

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 22 AUGUST 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) and Mr. P. Meloy (Senior Statutory Planner).

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/STEVENSON

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 8 August 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 - DEMOLITION AND CONSTRUCTION OF A SINGLE DWELLING (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA FOR THE RURAL RESOURCE ZONE, THE ELECTRICITY INFRASTRUCTURE PROTECTION CODE AND THE SCENIC LANDSCAPES CODE - 33 BRINCKMANS ROAD, GLENLUSK

File Reference: 1948530

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-116
<i>Applicant:</i>	Wilson Homes Tasmania Pty Ltd
<i>Owner:</i>	A J Rumbold
<i>Zone:</i>	Rural Resource
<i>Use Class:</i>	Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Single Dwelling (Residential) relying on performance criteria for the Rural Resource Zone, the Electricity Infrastructure Protection Code, and the Scenic Landscapes Code (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>	23 Aug 2016
<i>Existing Land Use:</i>	No approved use
<i>Proposal In Brief:</i>	Demolition and construction of a Single Dwelling (Residential) relying on performance criteria for the Rural Resource Zone, the Electricity Infrastructure Protection Code, and the Scenic Landscapes Code

Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

PEARCE/BRANCH-ALLEN

That a permit be granted for the proposed use and development of Demolition and construction of a Single Dwelling (Residential) relying on performance criteria for the Rural Resource Zone, the Electricity Infrastructure Protection Code, and the Scenic Landscapes Code at 33 Brinckmans Road, Glenlusk subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-116 and Drawing No. P2 submitted on 7 July 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. All structures (dwelling and outbuildings) must be removed prior to the issue of a building permit for the new dwelling.
4. Within 6 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.
5. External building materials must be of a dark colour and finish that blends with the surrounding natural landscape. Details are to be submitted with the building permit application and approved by Council's Senior Statutory Planner prior to construction.

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. 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.

Environmental Health

9. 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.

Advice to Applicant

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

- 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.

Other Permits

- The applicant must obtain from Council, a Special Plumbing Permit for an Onsite Wastewater Management System, prior to any works being commenced on the site. The Application for a Special Plumbing Permit is to contain plans and specifications demonstrating that the proposed design complies with the relevant provisions of AS/NZS 1547.2012- Onsite Domestic Wastewater Management.
- 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 2000 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, 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.

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

6. 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).

7. COMPLIANCE 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 3.23 p.m.

Confirmed,

CHAIRMAN