

GLENORCHY PLANNING AUTHORITY
MINUTES
MONDAY, 24 APRIL 2017



Chairperson: Commissioner Sue Smith

Hour: 3.03 p.m.

Present: Commissioner Sue Smith

In attendance: Ms. K. Williams (Coordinator Planning Services), Ms. V. Tomlin (Senior Statutory Planner), Mr. P. Coney (Planning Officer), Ms. B. Narksut (Development Engineer), Mr. A. Mousavi (Transport Engineer) 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

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 10 April 2017 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO PLACE OF WORSHIP (COMMUNITY MEETING AND ENTERTAINMENT) - 1/370 MAIN ROAD, GLENORCHY

File Reference: 5382052

REPORT SUMMARY:

Application No.:	PLN-17-012
Applicant:	Ireneinc Planning
Owner:	Tasmanian Investment Corporation Pty Ltd
Zone:	Central Business
Use Class	Community Meeting and Entertainment
Application Status:	Discretionary
Discretions:	E6.6.1 Number of Car Parking Spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	07 May 2017
Existing Land Use:	Community Service Centre (Business and Professional Services).
Proposal In Brief:	Change of Use to Place of Worship (Community Meeting and Entertainment)
Representations:	0
Recommendation:	Approval Subject to Conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Change of Use to Place of Worship (Community Meeting and Entertainment) at 1/370 Main Road, Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-012 and Drawing No. P1 submitted on 18/01/2017, Drawing No. P2 submitted on 14/3/2017 and drawing No. P3 submitted on 12/04/2017, except as otherwise required by this permit.
2. The floor area for the use as a Place of worship must not exceed a total of 200m².
3. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

Advice to Applicant

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

This approval is for a change of use for a 200m² portion of the tenancy at 1/370 main road Glenorchy only. Should the use of the land outside of that 200m² portion change, further planning approval may be required.

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.

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 - THREE (3) MULTIPLE DWELLINGS (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA - 590 MAIN ROAD, ROSETTA

File Reference: 5329286

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-027
<i>Applicant:</i>	S D Morse
<i>Owner:</i>	S D Morse
<i>Zone:</i>	General Residential
<i>Use Class</i>	Multiple Dwelling Units
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	10.4.1 (P1) Residential density for multiple dwellings. 10.4.3 Site coverage and private open space for all dwellings (P1) and (P2). 10.4.4 (P1) Sunlight and overshadowing for all dwellings. 10.4.6 (P3) Privacy for all dwellings. E5.6.1 (P1) Development adjacent to roads and railways. (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	26 April 2017
<i>Existing Land Use:</i>	Single Dwelling (Residential)

<i>Proposal In Brief:</i>	Three (3) Multiple Dwellings (Residential) relying on performance criteria
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Three (3) Multiple Dwellings (residential) relying on performance criteria at 590 Main Road, Rosetta subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-027 and Drawing No. P2 submitted on the 16/02/2017 and P4 submitted on 23/03/2017 and, 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. Any advice as determined by TasRail, and set out in the attached Appendix B, forms part of this permit.
4. The windows of the existing residence which are within 1m of the shared driveway must be obscured by frosted glazing for any section of the windows below 1700mm above floor level. This obscuring of the window must be in place prior to the occupancy of the proposed dwellings and must remain in place for life of the use.

Engineering

5. Prior to the issuing of a Building Permit 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 to be approved by the 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 Environment, Parks, Heritage and the Arts. These are available from Council or online at www.derwentestuary.org.au.

6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. Any damage to Council's assets, including services, footpaths, driveway crossings and nature strips must be promptly reported to and then repaired to the requirements of Council's Development Engineer, at the developer's cost. It shall be the developer's responsibility to obtain and submit with the Building Application or prior to the commencement of works on site, a comprehensive photographic record of the condition of the footpaths, driveways and nature strips at the road frontage to the site and adjacent to the site, prior to commencing construction. The photographic record shall be relied upon to establish the extent of damage caused to Council's assets throughout construction. In the event that the developer fails to provide a pre-construction photographic record of the site then any damage to Council assets found on completion of the works shall be deemed to be the responsibility of the developer and shall be repaired at the developer's cost.
8. Widening to the existing vehicle crossing to provide a passing bay at the access point must be constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary and completed to the satisfaction of Council's Development Engineer prior to the occupancy. The detail design must be submitted and approved prior to the issuing of a Building Permit Approval. Any driveway crossover work within Council's road reservation must be carried out by a Council-registered contractor. A road-opening permit from Council's Planning Services Program is required. An inspection fee is payable upon application.
9. 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. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to service mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site.

The proposed driveway, access and parking must comply with the following:-

- (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 20%;

- (b) Six (6) clearly marked car parking spaces must be provided in accordance with the approved plan received by Council dated 15/02/2017 and kept available for these purposes at all times.
- (c) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- (d) The gradient of any parking areas must not exceed 5%;
- (e) Minimum carriageway width is to be no less than 3.0 metres;
- (f) Passing bays in accordance with clause E6.7.3 of the Glenorchy Interim Planning Scheme 2015, must be provided, where one passing bay is provided at the access point; and
- (g) Wheel stops must be installed for drops between 150mm and 600mm to prevent vehicles running off the edge of a carriageway.

To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Building Permit and/or the commencement of works (whichever occurs first). All works required by this condition must be installed prior to the occupancy of the dwellings.

10. 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. Any alterations or works to Council mains shall be undertaken by Council at the developer's cost.

Advice: Council does not have any record of the stormwater connection to the site. The applicant is required to accurately locate, size and accurately plot the location on the submitted site plans if a connection does exist. The applicant can contact Council and complete a Storm Water Line Location Request form at the Developer's cost, if required to enable Council's Asset Survey Officer to assist with locating and determining the size of the drainage line on site. If no stormwater connection exists the developer is required to contact Council's Development Technical Officer on (03) 62166426 to organise for Council to provide a quote to perform the stormwater connection works.

Environmental Health

11. The discharge of liquids, other than unpolluted rainwater, to Council's stormwater system, receiving water bodies or water courses is strictly prohibited.
12. Any area where liquid wastes (including spills) are generated must be suitably graded and bunded to direct the liquid waste to sewer.
13. 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.

- a) 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.
- b) Building construction should be consistent with AS/NZS 2107:2000 Acoustics Recommended design sound levels and reverberation times for building interiors and AS3671-1989 Acoustics – Road traffic noise intrusion – Building siting and construction.

Other Permits

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Reason for Decision:

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The meeting closed at 3.30 p.m.

Confirmed,

CHAIRMAN