

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 24 JULY 2017



Chairperson: Commissioner Smith

Hour: 3.00 p.m.

Present: Commissioner Smith

In attendance: Mr. A. Woodward (Acting Manager – Environment and Development), Ms. V. Tomlin (Senior Statutory Planner), Mr. P. Coney (Planning Officer), Ms. H. Zimmermann (Acting Coordinator Environmental Health Services), Ms. B. Narksut (Development Engineer).

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, 3 July 2017 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - DEMOLITION, OUTBUILDING AND ADDITIONS TO RESIDENTIAL (SINGLE DWELLING) RELYING ON PERFORMANCE CRITERIA - 137 RISDON ROAD, LUTANA

Property ID: 5442262

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-111
<i>Applicant:</i>	Field Labs
<i>Owner:</i>	A S Cuthbertson
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Clause 10.4.2 Setbacks and building envelope for all dwellings and Clause 10.4.6 Privacy for all dwellings (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 July 2017
<i>Existing Land Use:</i>	Single Dwelling
<i>Representations:</i>	1
<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 Demolition, outbuilding and additions to Residential (Single Dwelling) relying on performance criteria at 137 Risdon Road Lutana subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-111 and Drawing No. P2 submitted on 16 June 2017, 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. Prior to the issuing of a Building permit or commencement of works on site (whichever comes first), a plan showing the glass balustrade on the eastern side of the deck, setback a minimum of 3m from the side boundary of the lot must be provided. The glass balustrade must be setback from the eastern side boundary for the life of the deck to minimise direct overlooking of the neighbouring property.
4. The proposal must be wholly constructed within the property boundary. The boundary location for the closest point of the boundary to the outbuilding must be confirmed by a suitably qualified Land Surveyor prior to the issue of a building permit or the commencement of works on site, whichever comes first.
5. Privacy screen/wall to a height of 1.7 m from the finished floor level of the deck must be constructed on the southern elevation of the deck, as shown on the approved plans. 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 life of the use.

Engineering

6. 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 and 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.

7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. The proposed parking and driveway area must be constructed to a sealed finish and 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. Designed drawings showing the driveway areas 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 prior to the issuing of the Building Permit and be approved by Council's Development Engineer.
9. 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 must 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.

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 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.

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.

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 - PROVISION OF MINOR UTILITIES AND FORMAL PARKING BAYS (UTILITIES) RELYING ON PERFORMANCE CRITERIA - CREEK ROAD NEW TOWN

Property ID: 1001755

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-149
<i>Applicant:</i>	Glenorchy City Council
<i>Owner:</i>	Crown Land (reserve road)
<i>Zone:</i>	Environmental Management
<i>Use Class</i>	Utilities
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	E11.7.1 Buildings and Works (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	25 July 2017
<i>Existing Land Use:</i>	Utilities
<i>Representations:</i>	1
<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 Provision of minor utilities and formal parking bays (Utilities) relying on performance criteria at Creek Road New Town subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-149 and Drawing No. P1 submitted on 25 May 2017 and Drawing No. P2 submitted on 28 June 2017, 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.

Engineering

3. 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 and to be approved by the Council's Development Engineer and/or Environmental Health Officer.

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.

4. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
5. The design and construction of the driveway and parking areas must generally comply with the Australian Standard, Parking facilities, Part 1:

On-street parking AS2890.5 – 1993 (Section 2.2), to the satisfaction of the Council's Development Engineer. Detailed engineering drawings showing the driveway and parking areas, internal service lines and connections to service mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Standard Drawings, LGAT and submitted 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;
- b) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- c) Appropriate signage and markings to the satisfaction of Council's Transport Engineer must be installed;
- d) The gradient of any parking areas must not exceed 5%; and
- e) Minimum carriageway width is to be no less than 2.35 metres.

4. To comply with the above requirements, the developer must submit drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the commencement of works. All works required by this condition must be installed prior to the occupancy.
5. All stormwater drainage works, including the provision of treatment devices/elements must be to the satisfaction of Council's Development Engineer and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2000.
6. The development must incorporate Water Sensitive Urban Design Principles. These Principles will be in accordance with the Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania or The Model for Urban Stormwater Improvement Conceptualisation (MUSIC) and to the satisfaction of the Council's Development Engineer.
7. Parking bays must be clearly marked to the satisfaction of Council's Transport Engineer in order to maximise the usage of the parking bays.

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 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.

7. PROPOSED USE AND DEVELOPMENT - SPORTS GROUND LIGHTING (SPORTS AND RECREATION) AND WORKS WITHIN THE WATERWAY COASTAL PROTECTION AREA, RELYING ON PERFORMANCE CRITERIA - 1 GEPP PARADE DERWENT PARK

Property ID: 2145385

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-242
<i>Applicant:</i>	Glenorchy City Council
<i>Owner:</i>	Glenorchy City Council
<i>Zone:</i>	Recreation
<i>Use Class</i>	Sports and Recreation
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	E2.6.2 (P1) Excavation E11.7.1 (P1) Buildings and Works E15.7.5 (P1) and (P2) Riverine, Coastal Investigation Area, Low, Medium, High Inundation Hazard Areas (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	25 July 2017
<i>Existing Land Use:</i>	Sports and Recreation
<i>Proposal In Brief:</i>	Sports ground lighting (sports and recreation) and works within the waterway coastal protection area, 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 Sports ground lighting (sports and recreation), and works within the Waterway coastal protection area, relying on performance criteria at 1 Gepp Parade Derwent Park, subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-242 and Drawing No. P1 submitted on the 1/11/2016 (sheets 2-11 only), P2 submitted on 4/11/2016 and P4 submitted on 4/04/2017 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. Prior to commencement of works, a landscaping plan must be submitted to Council showing use of species native to the area to revegetate all disturbed areas of the site outside the boundary of the sports ground. This plan must include both native grasses and woody shrubs, as appropriate to the topography of the site, and specify density and timeframes for planting and maintenance.
4. Maximum LUX measurable at any boundary must not subject nearby residential lots to obtrusive light, in accordance with, and as defined within AS 4282-1997-1.4.7 *Control of the obtrusive effects of outdoor lighting*.
5. The hours of operation of the use are restricted to;
 - (a) 7.00 am to 8.00 pm Mondays to Fridays inclusive;
 - (b) 8.00 am to 6.00 pm Saturdays;
 - (c) 10.00 am to 5.00 pm Sundays and Public Holidays;

Advice, these hours of operation are for the regular use of the grounds for organised sporting activities and do not limit the use of the land for occasional social or cultural events.

Engineering

6. Prior to the commencement of works, a Soil and Water Management Plan must be submitted for the approval of Council's Development Engineer. This Soil and Water Management Plan must be implemented to comply with best practice to prevent any transfer of soil material outside of the area of landfill and disturbance.

Particular attention is to be paid to ensure no soil material is tracked onto roads or to enter any waterways. All control measures must comply with the requirements of Council's Development Engineer and must be installed prior to the removal, disturbance and/or placement of any soil or vegetation and maintained until the site is revegetated.

Advice: For further information to satisfy the performance criteria of clause E15.7.5 of the Glenorchy Planning Scheme 2015 please refer 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010) as applicable.

Environmental Health

7. All excavation works must be conducted in accordance with the remediation and protection measures as outlined in the Contamination Management Plan dated June 2017 and received 12/07/2017.

Advice to Applicant

8. 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.

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.

The meeting closed at 3:27 p.m.

Confirmed,

CHAIRMAN