

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 25 JULY 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) and Mr. L. Meline (Development Technical 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/QUICK

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 11 July 2016 be confirmed.

The motion was put.

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

AGAINST:

The motion was CARRIED.

5. AUDIO RECORDING OF GLENORCHY PLANNING AUTHORITY MEETINGS

File Reference: GPA (Council Committee)

REPORT SUMMARY:

To seek a decision from the Glenorchy Planning Authority on whether or not an audio recording of the GPA Meetings should be made.

Resolution:

PEARCE/BRANCH-ALLEN

That, the Glenorchy Planning Authority recommends to Council that no audio recording of the meetings of the Glenorchy Planning Authority is to be made.

The motion was put.

FOR: Alderman Pearce.

AGAINST: Aldermen Johnston, Stevenson, Quick and Branch-Allen.

The motion was LOST.

Reason for Decision:

After considering the current Council policy on audio recordings of Council meetings, the Glenorchy Planning Authority decides not to seek a Council decision to not record Glenorchy Planning Authority meetings as the GPA believes it would be in the interests of transparency to record meetings.

6. PROPOSED USE AND DEVELOPMENT - PROPOSED OUTBUILDING (SHED) RELYING ON PERFORMANCE CRITERIA - 8 CHARDONNAY DRIVE, BERRIEDALE

File Reference: 7543825

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-129
<i>Applicant:</i>	Steeline Roofing Hobart
<i>Owner:</i>	I M Draper and J M Draper
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Building Envelope (rear setback) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	04 August 2016
<i>Existing Land Use:</i>	Residential (Single Dwelling)
<i>Proposal In Brief:</i>	Proposed outbuilding (shed) relying on performance criteria (variation to rear building setback)
<i>Representations:</i>	1 (non-statutory)
<i>Recommendation:</i>	Approval with conditions

Resolution:

BRANCH-ALLEN/QUICK

That a permit be granted for the proposed use and development of Proposed outbuilding (shed) relying on performance criteria at 8 Chardonnay Drive, Berriedale subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-129 and Drawing No. P1 submitted on 21 June 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.

Engineering

3. 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.
4. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
5. 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.

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 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.

Private Covenants

The subject site, 8 Chardonnay Drive, Berriedale, is subject to private covenants that, among other things, restrict the use of the building materials that can be used in the construction of the proposed shed. The shed is proposed to be constructed of materials that would contravene those covenants. This planning permit does not override those covenants and it does not authorise the landowner to ignore those covenants. Should the landowner proceed to construct the shed out of materials that are not in accordance with the covenants without first resolving this issue then the landowners may be liable to a private civil action for non-adherence to the covenants.

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

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 3.36 p.m.

Confirmed,

CHAIRMAN