

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 27 FEBRUARY 2017



Chairperson: Commissioner Sue Smith

Hour: 3.00 p.m.

Present: Commissioner Sue Smith

In attendance: Ms. S. Jeffreys (Acting Senior Statutory Planner), Mr. P. Coney (Planning Officer), Ms. A. Dionysopoulos (Planning Officer), Mr. L. Meline (Development Technical Officer) Mr. A. Mousavi (Transport Engineer) and Mr. A. Woodward (Acting Manager Environment and Development).

Deputation: Applicant – Mr. Chris Love – Item 6

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

Resolved Commissioner Smith

That the minutes of the Glenorchy Planning Authority Meeting held on Tuesday, 14 February 2017 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - ADDITIONS TO EXISTING BULKY GOODS SALES AND CHANGE OF USE TO BULKY GOODS SALES, INCLUDING DEMOLITION OF DWELLINGS (20 AND 22 STATION STREET - 43 ALBERT ROAD, MOONAH - 20 STATION STREET, MOONAH AND 22 STATION STREET, MOONAH

File Reference: 2867396

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-164
<i>Applicant:</i>	R & D Properties Pty Ltd
<i>Owner:</i>	R & D Properties Pty Ltd
<i>Zone:</i>	General Business
<i>Use Class</i>	Bulky Good Sales
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	21.2 Use, 21.4.2 Setback, E6.6.1 Number of Car Parking Spaces, E6.7.12 Siting of Car Parking, E17.7.1 Standards for Signs (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	3 March 2017 (extension of time from 4/01/17)
<i>Existing Land Use:</i>	Bulky Goods Sales and non-conforming Residential
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to conditions

Resolved Commissioner Smith

That a permit be granted for the proposed use and development of additions to existing Bulky Goods Sales and change of use to Bulky Goods Sales, including demolition of dwellings (20 and 22 Station Street) at 43 Albert Road Moonah, 20 Station Street and 22 Station Street, Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-164 and Drawing No. P3 submitted on 13 January 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. The doors and roller doors in the western external wall of the building addition are to include a glazed or transparent area to allow for passive surveillance of the car parking area from within the building.
4. The Exit doors in the western external wall of the building addition must be able to be used by employees for entry to the building.
5. Titles for the land subject to the proposed use and development must be adhered prior to issue of a Certificate of Completion.

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. A minimum of Twenty Five (25) clearly marked car parking spaces must be provided prior to use generally 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. In areas set aside for car parking (excluding "jockey" space), securely fixed wheel stops or kerbing must be provided to the satisfaction of Council to prevent damage to fences or landscaped areas.
8. In addition to the above, a minimum of one (1) of the 25 car parking spaces must be provided prior to use, for the exclusive use of persons with a disability and 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.

9. Driveways, car parking and turning areas must be constructed and sealed with a surface treatment approved by Council's Development Engineer prior to use. All runoff from paved and driveway areas must be retained within site boundaries and discharged into Council's stormwater system. Construction details must generally be in accordance with Council's standard requirements. The driveway, parking and manoeuvring areas must be kept clear of obstructions, such as service authority infrastructure, letterboxes or bin enclosures, so that vehicle paths are not restricted.
10. Two (2) bicycle parking spaces within fully enclosed individual lockers (or locked compounds with communal access using duplicate keys) shall be provided for employees. Two (2) bicycle parking spaces comprising facilities to which the bicycle frame and wheels can be locked shall be provided for visitors and customers. All bicycle parking spaces shall be located within 30m of the main entrance of the building. The spaces shall be clearly marked (delineated) and be in accordance with Australian Standard AS/NZS 2890.3 - 2004 Off-Street Parking. Construction of the spaces shall be completed prior to issuing a Certificate of Completion.
11. In accordance with the Glenorchy Interim Planning Scheme Clause E.6.7.8 Landscaping of Parking Areas and to meet acceptable stormwater quality (Clause E7.0 Stormwater Management Code), water sensitive urban design principles for the treatment of stormwater discharging from the development, generally as shown on the proposal plan, must be incorporated into the development. Detailed plans must be submitted and be approved by Council's Development Engineer prior to building approval. Certification from a suitably qualified person must be provided prior to use, that landscaping and the stormwater treatment system has been constructed in accordance with the approved plans within three months of the date of approval.
12. Lighting must be provided for the car park and operated during the hours of use 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.
13. 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

14. Hours of operation of a use within 50 m of a residential zone must be within:
 - (a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;
 - (b) 7.00 am to 9.00 pm Sundays and Public Holidays.except for office and administrative tasks.
15. 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) (LAmax) 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.

16. Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:

(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;

(b) 7.00 am to 9.00 pm Sundays and public holidays.

17. The discharge of liquids, other than unpolluted rainwater, to Council's stormwater system, receiving water bodies or water courses is strictly prohibited.

18. Any area where liquid wastes (including spills) are generated must be suitably graded and bunded to direct the liquid waste to sewer.

19. 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.

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.

Asbestos

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.

Machinery operation

Equipment and machinery associated with the development of the site should only be operated during the following times:

- Monday to Friday: 7.00am to 6.00pm
- Saturday: 8.00am to 6.00pm
- Sunday and Public Holidays: 10.00am to 6.00pm

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 - MULTIPLE DWELLINGS (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA (CT 24200/8) - READVERTISED - 31 WINDEREMERE BEACH ROAD, CLAREMONT

File Reference: 5349148

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-272
<i>Applicant:</i>	Big Blue Co Pty Ltd
<i>Owner:</i>	Big Blue Co Pty Ltd
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	10.4.1 (P1) Residential density for multiple dwellings. 10.4.3 (P1), (P2) Site coverage and private open space for all dwellings 10.4.4 (P3) Sunlight and overshadowing for all dwellings 10.4.7 (P1) Frontage Fences for all dwellings E6.6.1 (P1) Number of Car Parking Spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	06 March 2017
<i>Existing Land Use:</i>	Single Dwelling (Residential)

<i>Proposal In Brief:</i>	Multiple dwellings (Residential) relying on performance criteria (CT 24200/8) - Readvertised
<i>Representations:</i>	0
<i>Recommendation:</i>	Refusal

Resolved Commissioner Smith

That the application for the proposed use and development of multiple dwellings (Residential) relying on performance criteria (CT 24200/8) - Readvertised at 31 Windermere Beach Road, Claremont be refused for the following reasons:

1. The development application does not comply with Clause *10.4.1 Residential density for multiple dwellings* of the Glenorchy Interim Planning Scheme 2015, or its associated performance criteria, because the proposed density of 1 dwelling per 244m² is not compatible with the density of the surrounding area.
2. The development application does not comply with Clause *E6.6.1 Number of Car Parking Spaces* of the Glenorchy Interim Planning Scheme 2015, or its associated performance criteria, because no on-site car parking for 'Unit 1' is provided which does not satisfy the anticipated car parking demand.

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 decided to ***refuse to grant a permit*** for the reasons set out in the officer's report.

Moved Commissioner Smith

That the meeting be closed to the public pursuant to Regulation 15(4) of the *Local Government (Meeting Procedures) Regulations 2015*.

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 Regulation 15(4).

The meeting closed at 3.40 p.m.

Confirmed,

CHAIRMAN