

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 28 NOVEMBER 2016



Chairperson: Alderman K. Johnston.

Hour: 3.00 p.m.

Present: Aldermen K. Johnston, D. Pearce, M. Stevenson, J. Dunsby (Proxy) and S. King (Proxy).

In attendance: Mr. E. Reale (Director City Services and Infrastructure), Mr. P. Garnsey (Manager – Environment and Development), Ms. V. Tomlin (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer) and 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

Aldermen H. Quick and J. Branch-Allen.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

DUNSBY/PEARCE

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 14 November 2016 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Dunsby and King.

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - ALTERATIONS AND ADDITIONS TO EXISTING MULTIPLE DWELLINGS (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA - 1-9 / 16-18 LEONARD AVENUE, MOONAH

File Reference: 7328973

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-174
<i>Applicant:</i>	Prime Design
<i>Owner:</i>	Housing Tasmania
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	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>	19 Dec 2016
<i>Existing Land Use:</i>	Multiple Units
<i>Proposal In Brief:</i>	Alterations and additions to existing multiple dwellings (residential) relying on performance criteria
<i>Representations:</i>	1
<i>Recommendation:</i>	Approval, subject to conditions

Resolution:

PEARCE/DUNSBY

That a permit be granted for the proposed use and development of Alterations and additions to existing multiple dwelling units (residential) relying on performance criteria at 1-9 /16-18 Leonard Avenue, Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-174 and Drawing No. P1 submitted on 10/08/16, and Drawing No P2 submitted on 27/10/16, 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 office space for administration of the social program and the play area must be directly associated with and be a subservient part of the use for multiple dwellings (residential) on the same site. In the event that these spaces are no longer required, these spaces must revert back to a residential use in connection with the dwellings on-site, unless a separate permit is granted.

Engineering

4. 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.
5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. 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.
7. The developer must submit a plan prior to the issue of Building Permit, to demonstrate the stormwater run-off from the proposed development is drained via gravity to the existing Council's approved outlet.
8. The redundant vehicular crossing via Springfield Avenue must be reinstated to footpath/nature strip and kerbing to the satisfaction of Council's Development Engineer at the developer's cost prior to the occupancy of the building. 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 approved contractor and all work, including redundant vehicular access points must be reinstated to match the existing adjacent footpath/nature strip profile.

A Property Access Works Application must be completed prior to any work being undertaken. The application is available from Council's planning department or available from Council's website at: <http://gcc.tas.gov.au/content/Driveways.GCC?ActiveID=1304>

9. An existing vehicular access via Leonard Avenue must be widened and completed at developer's cost prior to the occupancy of the building. Vehicular access shall be 6.0 metre wide tapering to 6 meter at the property boundary and constructed in accordance with standard drawing SD-1003. Any driveway / crossover work within Council's road reservation must be carried out by a Council approved contractor and all work, including redundant vehicular access points must be reinstated to match the existing adjacent footpath/nature strip profile. A Property Access Works Application must be completed prior to any work being undertaken.
10. Widening to the existing vehicle crossing via Leonard Avenue to provide sufficient on-site turning area 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.
11. The design and construction of the 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.

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

- a) Be constructed to a sealed finish;
- b) Each parking spaces are to be line-marked with clearly painted markings;
- 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 access width is to be 6.0 metres;
- f) The sight distance at an access or junction must comply with the Safe Intersection Sight Distance. The fence line, vegetation, hedges, trees and/or shrubs must not limit the sight distance; and
- g) Lighting must be provided for the proposed carpark 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.

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.

12. Four (4) clearly marked car parking spaces must be provided 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.

Advice to Applicant:

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

A road-opening permit from Council's Planning Services Program is required. An inspection fee is payable upon application. Prior to the commencement of any work within the road reservation by Council's approved contractor, the contractor shall obtain a road opening permit from the Council's Development Engineer. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management, etc. The Road Opening Permit Application Form is available on Council's website. Please contact Council's Development technical Officer on (03) 6216 6426 to organise for Council to provide the Permit.

Other 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.

Property Access Works Application

A Property Access Works Application must be completed prior to any work being undertaken. The application is available from Council's planning department or available from Council's website at:

<http://gcc.tas.gov.au/content/Driveways.GCC?ActiveID=1304>

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.

Title

Please be aware that an amendment to the strata title may be required because strata title unit entitlements may be affected.

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Dunsby and King.

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 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 - SINGLE DWELLING (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA - 101 SPRINGFIELD AVENUE (NOW 32 SEVENTH AVENUE), WEST MOONAH

File Reference: 5446909

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-202
<i>Applicant:</i>	L Bull
<i>Owner:</i>	L Bull
<i>Zone:</i>	General Residential
<i>Use Class</i>	Single Dwelling
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	10.4.2 P2 Setbacks and Building Envelope (garage) 10.4.2 P3 Setbacks and Building Envelope (dwelling) 10.4.6 P1 (a) Privacy 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>	29 Nov 2016 Extension of time granted
<i>Existing Land Use:</i>	Vacant
<i>Proposal In Brief:</i>	Single Dwelling (Residential) relying on performance criteria
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to conditions

Resolution:

PEARCE/STEVENSON

That a permit be granted for the proposed use and development of Single Dwelling (Residential) relying on performance criteria at 101 Springfield Avenue West, Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-202 and Drawing No. P1 (pages 1-4) submitted on 08/09/16, and Drawing No. P3 received on 14/10/16 (reference to Geotechnical Report), and Drawing P4 received on 19/10/16 (driveway levels and longitudinal section) 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 or the commencement of works on site (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.

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

6. 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. 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 25% and be in accordance with the approved P4 plan received by Council dated 19 October 2016;
 - (b) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - (c) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Car parking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
 - (d) The gradient of any parking areas must not exceed 5%; and
 - (e) Minimum carriageway width is to be 3.0 metres;

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.

7. Barrier compliant with the Australian Standard AS 1170.1 must be installed to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit. All works required by this condition must be installed prior to the occupancy of the dwelling.
8. The development must comply with Council's Stormwater Runoff Management Policy, where the Stormwater detention for a 1 in 20 year ARI storm event must be provided on site. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.

9. Prior to the issuing of the Building Permit, the development must demonstrate the development will be in accordance with the recommendations contained in the Geotechnical Report "Geotechnical Assessment of Proposed Residential Development – 101 Springfield Avenue, West Moonah" by Rock Solid Geotechnical Pty dated 27 March 2015 and approved P3 plan submitted to Council dated 14 October 2016.

Advice to Applicant:

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

Other 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.

Stormwater – On-site Detention

All development applications that result in an increase in the impervious area of the site, and therefore the peak stormwater discharge rate must incorporate an On-Site Detention System (OSD) in accordance with Council Policy No 28-4. The proposed OSD must provide a runoff storage volume equivalent to the difference between the allowable site discharge and the anticipated maximum discharge over the period of the design storm. An OSD proposal must be submitted with the Plumbing Permit Application and detailed in a hydraulic design for assessment and approval by Council's Plumbing Permit Authority. Water Sensitive Urban Design (WSUD) elements are encouraged. If the developer has any enquiries relating to acceptable methods of providing On-site detention, they should contact Council's Plumbing Surveyor on (03) 6216 6800.

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.

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Dunsby and King.

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 Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report.

PEARCE/DUNSBY

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

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Dunsby and King.

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 Regulation 15(4).

The meeting closed at 3.31 p.m.

Confirmed,

CHAIRMAN