

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 7 AUGUST 2023



Chairperson: Alderman J. Dunsby

Hour: 3.37 p.m.

Present: Aldermen Jan Dunsby, Joshua Cockshutt, Russell Yaxley, Steven King and Sue Hickey

In attendance: P Marshall (Acting Director Infrastructure and Works),
P Garnsey (Manager Development),
G Paisley (Acting Coordinator Planning Services),
P Coney (Acting Senior Statutory Planner),
S Jeffreys (Planning Officer), N Kumawat (Planning Officer),
B Narksut (Development Engineer), M Cerna (Assistant Development Engineer),
S Alderton (Alderman)

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

Mayor Bec Thomas.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

KING/YAXLEY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 10 July 2023 be confirmed.

The motion was put.

FOR: Aldermen Dunsby, Cockshutt, Yaxley, King and Hickey

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - EXTENSION TO POLICE STATION (EMERGENCY SERVICES) - 315-319 MAIN ROAD GLENORCHY

File Reference: 3274204

REPORT SUMMARY

Application No.:	PLN-23-129
Applicant:	Philp Lighton Architects Pty Ltd
Owner:	The Crown
Zone:	Commercial Zone
Use Class	Emergency Services
Application Status:	Discretionary
Discretions:	C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	8 August 2023
Existing Land Use:	Police Station (Emergency Services)
Representations:	One
Recommendation:	Approval, subject to conditions

Resolution:

HICKEY/COCKSHUTT

That a permit be granted for the Extension to Police Station (Emergency Services), at 315-319 Main Road, Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-23-129 and Drawings submitted on 24 May 2023, 3 pages, except as otherwise required by this permit.

Engineering

2. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
3. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.
4. 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.

Damage to Council Assets include:

- (a) 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.

- (b) It is the developer's responsibility to obtain and submit with the Building Application, 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 must be repaired at the developer's cost.

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 Tasmanian Planning Scheme - Glenorchy. 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.

TasRail

Please see attached notes supplied by TasRail which are recommended to be understood in undertaking works adjacent to a rail corridor.

The motion was put.

FOR: Aldermen Dunsby, Cockshutt, Yaxley, King and Hickey

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; and reference to the current provisions of the Tasmanian Planning Scheme – Glenorchy, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

6. PROPOSED USE AND DEVELOPMENT – PARTIAL DEMOLITION AND MULTIPLE DWELLINGS (ONE EXISTING, TWO NEW) - 2-4 ASHBOURNE GROVE WEST MOONAH

File Reference: 3271694

REPORT SUMMARY

Application No.:	PLN-22-412
Applicant:	West Elevation Design
Owner:	J J H Koh
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	8.4.2 P3 Setbacks and building envelopes for all dwellings 8.4.6 P2 Privacy for all dwellings 8.4.8 P1 Waste Storage for multiple dwellings C2.5.1 P1 Car parking numbers (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extension of time granted until 07 Aug 2023
Existing Land Use:	Single Dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

KING/COCKSHUTT

That a permit be granted for the Partial demolition and multiple dwellings (one existing, two new) of 2-4 Ashbourne Grove West Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-22-412 and Drawings submitted on 19/06/2023, 14 pages, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2022/01846-GCC, dated 21/11/2022 form part of this permit.
3. Bedroom 2 and 3 of the existing dwelling must have opaque film installed to a height of 1.7m above the floor level. This requirement must be shown on plans submitted with a Building Permit Application.
4. The existing dwelling must have an area for waste and recycling bins that is not less than 1.5m² and is not in front of the dwelling. This requirement must be shown on plans submitted with a Building Permit Application.
5. The front fence must have openings above the height of 1.2m which provide uniform transparency of at least 30% (excluding any post). This requirement must be shown on plans submitted with a Building Permit Application.

Engineering

6. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), a Soil and Water Management Plan must be submitted detailing proposed sediment and erosion control measures to the satisfaction of 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 Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentestuary.org.au.

7. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
8. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.
9. 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.

Damage to Council Assets:

- (a) 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.
- (b) It is the developer's responsibility to obtain and submit with the Building Application, 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 must be repaired at the developer's cost.

10. The design and construction of the parking, access and turning areas must 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. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway 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% or 1 in 5.
 - (b) Vertical alignment shall include transition curves (or straight sections) at all grade changes greater than 12.5%.
 - (c) Total of six (6) clearly marked car parking spaces (2 spaces per each dwelling) must be provided in accordance with the approved plan received by Council and always kept available for these purposes.
 - (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
 - (e) The crossfall along the footpath must not exceed 4%.
 - (f) The gradient of any parking areas must not exceed 5% and
 - (g) Minimum carriageway width is to be no less than 6.0 metres.

All works required by this condition must be installed prior to the occupancy of the dwellings.

11. Widening to the existing vehicle crossing to provide a passing bay at the access point must be constructed in accordance with the Tasmanian standard drawing TSD-R09-v3, TSD-R11-v3 and TSD-R14-v3 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.

Advice: Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a Road Opening Permit from the Council's Compliance Officer. 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 via Council's website <https://www.gcc.tas.gov.au/wp-content/uploads/2022/08/Road-Opening-Permit-Application-Form-1.pdf>

12. Prior to the commencement of the use or the issuing of the plumbing permit, a stormwater kerb connection via Ashbourne Grove onto the property boundary must be provided by Council at full cost to the applicant. The developer must apply for a Stormwater Kerb Connection by completing the Stormwater Connection Request Form which can be obtained by contacting Council's Customer Service or via Council's website <https://www.gcc.tas.gov.au/council/documents-and-publications/forms/>. The Request Form outlines the process and conditions for stormwater connections.

Advice to Applicant

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

General Manager's Consent for Stormwater Management

Any conditions and/or advice as set out in the attached General Manager's Consent for Stormwater Management, reference No. PLN-22-412, dated 26 July 2023, form part of this permit.

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 Tasmanian Planning Scheme - Glenorchy. 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.

The motion was put.

FOR: Aldermen Dunsby, Cockshutt, Yaxley, King and Hickey

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; and reference to the current provisions of the Tasmanian Planning Scheme – Glenorchy, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

The Chair closed the meeting at 4.05pm.

Confirmed,

CHAIR