

# **GLENORCHY PLANNING AUTHORITY**

## **MINUTES**

### **MONDAY, 19 APRIL 2021**



**Chairperson:** Alderman B. Thomas

**Hour:** 5.00 p.m.

**Present:** Aldermen Bec Thomas, Jan Dunsby, Angela Ryan and S Fraser

**In attendance:** S Fox (Director Strategy and Development)  
P Garnsey (Manager Development),  
T Boheim (Coordinator Planning Services) ,  
V Tomlin (Senior Statutory Planner), S Jeffreys (Planning Officer),  
A Dionysopoulos (Planning Officer), M Abell (Planning Officer), M  
Graham (Development Engineer)

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## **1. PLANNING AUTHORITY DECLARATION**

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The Chairperson stated that the Glenorchy Planning Authority intended to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*.

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## **2. APOLOGIES**

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None.

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### 3. PECUNIARY INTERESTS

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None.

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### 4. CONFIRMATION OF MINUTES

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**Resolution:**

RYAN/FRASER

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 15 March 2021 be confirmed.

The motion was put.

**FOR:** Aldermen Thomas, Dunsby, Fraser and Ryan

**AGAINST:**

The motion was CARRIED.

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## **6. PROPOSED USE AND DEVELOPMENT - GAZEBO ADDITION (SINGLE DWELLING) - 4 DICKENSON DRIVE GRANTON**

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File Reference: 3038602

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-21-039</b>
<b>Applicant:</b>	<b>D L Falconer</b>
<b>Owner:</b>	<b>D L Falconer</b>
<b>Zone:</b>	<b>Particular Purpose Zone 1 - Urban Growth</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>F5.6.1 Desired Future Character, F5.6.7 Privacy, F5.6.9 View Sharing, F.5.6.11 Stormwater Flow.</b>  (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>19 Apr 2021</b>
<b>Existing Land Use:</b>	<b>Single dwelling.</b>
<b>Representations:</b>	<b>0</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

**Resolution:**

RYAN/FRASER

That a permit be granted for the proposed use and development of Gazebo addition (single dwelling) at 4 Dickenson Drive Granton subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-039 and Drawing submitted on 26/02/2021 and 27/01/2021, except as otherwise required by this permit.
2. The maximum height of the gazebo must be no more than 7.1 m above natural ground level.

**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 6216 6800.

The motion was put.

**FOR:** Aldermen Thomas, Dunsby, Fraser and Ryan

**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.

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## **5. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (ONE EXISTING, ONE NEW) - 170C ABBOTSFIELD ROAD CLAREMONT**

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File Reference: 5293340

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-21-064</b>
<b>Applicant:</b>	<b>Tas Building Design</b>
<b>Owner:</b>	<b>J T S Roberts</b>
<b>Zone:</b>	<b>General Residential Zone</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>10.4.2 Setbacks and building envelopes for all dwellings, 10.4.3 Site coverage and private open space for all dwellings</b>  (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>Extended until 20 April 2021</b>
<b>Existing Land Use:</b>	<b>Single dwelling</b>
<b>Representations:</b>	<b>Two</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

**Resolution:**

RYAN/FRASER

That a permit be granted for the proposed use and development of Multiple Dwellings (one existing, one new) at 170c Abbotsfield Road Claremont subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-064 and Plans submitted on 10/02/2021 (eight 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 2021/00245-GCC, dated 2/03/2021, form part of this permit.
3. The approved fencing (including free-standing walls) within 4.5 m of the frontage must have a height above natural ground level of not more than 1.2 m, if solid, or 1.8 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).
4. The windows labelled 'S04.15' on the approved plans must have a sill height of at least 1.7 m above the floor level.
5. The approved deck must have a setback of at least 3 m from the side boundaries of the lot.

**Engineering**

6. Prior to the issuing of a Building 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 Glenorchy City 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 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](http://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 design and construction of the access must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of Council's Development Engineer. Drawings showing the design of the driveway must be submitted with the Building Application or prior to the commencement of works on site (whichever comes first) for approval by Council's Development Engineer. The proposed driveway and parking area must comply with the following:
  - (a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25%
  - (b) The four (4) external car parking spaces are to be clearly marked and must be provided in accordance with the approved plan and kept available for these purposes at all times
  - (c) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Carparking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%
  - (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system, and
  - (e) Minimum carriageway width is to be no less than 3.0 m.

The approved design of the driveway, parking, access and turning areas must be installed prior to the occupancy of the additional dwelling.

9. Lower branches of the tree adjacent to the new access are to be removed to increase the sight distance to a measured distance of 40 m.
10. Adequate on-site stormwater detention must be provided so that stormwater discharged from the site does not exceed the pre-development stormwater runoff for 1 in 20 ARI (5% AEP) storm event. A detailed design must be submitted with the Building Application prepared by a qualified professional engineer for approval by Council's Development Engineer and completed prior to a Certificate of Occupancy being issued for the additional dwelling.
11. 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.
12. The property owner must ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner must 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.

### **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 6216 6800.



*Strata Division*

It is noted that the approved plans do not include any identified common property. Please be aware that Council may be unable to support a potential future application for strata division on this basis.

*Engineering*

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](http://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.

The motion was put.

**FOR:** Aldermen Thomas, Dunsby, Fraser and Ryan

**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.

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## **7. PROPOSED USE AND DEVELOPMENT - ADDITION AND ALTERATION TO EXISTING SCHOOL (EDUCATIONAL AND OCCASINAL CARE) - 71 BOWDEN STREET GLENORCHY**

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File Reference: 5356583

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-21-044</b>
<b>Applicant:</b>	<b>Luttrell Pyefinch Architects</b>
<b>Owner:</b>	<b>Guilford Young College</b>
<b>Zone:</b>	<b>Community Purpose</b>
<b>Use Class</b>	<b>Educational and Occasional Care</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>17.4.2 P1 Setback</b> <b>17.43 P1 Design</b> <b>17.4.4 P1 Passive Surveillance</b> <b>17.4.5 P1 Landscaping</b> <b>E13.7.1 P1 and P2 Demolition</b> <b>E13.7.2 P1 to P6 Building and works other than Demolition</b> <b>E17.6.1 P1 Use of Signs</b> <b>E17.7.1 P1 Standards for Signs</b> <b>E17.7.1 P2 Standards for Signs</b> <b>E17.7.2 A1 Standards for signs on Heritage Places</b>  (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>No</b>

<b>42 Days Expires:</b>	<b>19 April 2021</b>
<b>Existing Land Use:</b>	<b>Educational and Occasional Care</b>
<b>Representations:</b>	<b>0</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

**Resolution:**

DUNSBY/RYAN

That a permit be granted for the proposed use and development of Addition and Alteration to existing School (Educational and Occasional Care) at 71 Bowden Street Glenorchy, subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-044 and Drawings submitted on 12/03/21 (architectural drawings) and Drawing submitted on 29/01/21 (landscape design), 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. PLN-21-044, dated 24/02/2021, form part of this permit.
3. External lighting must comply with all of the following:
  - (a) be turned off between 9:00 pm and 6:00 am, except for security lighting;
  - (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.

**Heritage**Houghton House

4. Demolition within the Houghton House complex must be:
  - (a) Restricted to those parts of the structure shown on PLN-21-044 Plan LPA2018.SK201 (date received 12/03/21),  
and,

- (b) Carried out with due care in accordance with all the recommendations set out in section 4.1 of the Praxis Environment, January 2021, Heritage Impact Assessment, Houghton House, Glenorchy (Unpublished report prepared for Luttrell Pyefinch Architects obo Guilford Young College), so as to ensure that:
  - (i) Further specialist heritage investigations and appraisal can occur following removal of non-significant modern linings/accretions.
  - (ii) Bulkheads, wall nibs and key elements of the building specified to be retained *in situ* are retained to the extent recommended.
  - (iii) Significant fabric specified for retention is carefully salvaged for re-use or safe storage on site for use in future repairs.
  - (iv) Further investigation of the doors proposed for removal between the storeroom and gardener's store be carried out to ensure significant fabric is retained and, subject to confirmation of origin, reinstated to the attic.
- 5. Construction of the new infill building between the east and west wings must be carried out in such a way as to ensure sufficient separation between the concrete slab of the infill building and the brick walls to avoid the potential for the ingress of damp and salts, in line with section 4.2 of the Praxis Environment, January 2021, Heritage Impact Assessment, Houghton House, Glenorchy (Unpublished report prepared for Luttrell Pyefinch Architects obo Guilford Young College).
- 6. All new roof sheeting and rainwater products for the new infill building must be compatible with the historic galvanised roof elements of Houghton House so as to avoid the prospect of bi-metallic corrosion.

#### Barn

- 7. In replacing the internal roof structure, there must be no change to the exterior roof pitch or roofline of the Barn.
- 8. In order to minimise impacts to significant heritage fabric, the covered linkway at the point of attachment to the Barn must be either independently supported or secured using non-corrosive fixings to mortar joints rather than face brickwork.

### Archaeology

9. To ensure appropriate oversight and mitigation of impact to significant subsurface features and deposits, any and all ground surface disturbance corresponding to the areas of archaeological potential set out in Figure 7.3 on page 14 of the Praxis Environment, January 2021, Heritage Impact Assessment, Houghton House, Glenorchy (Unpublished report prepared for Luttrell Pyefinch Architects obo Guilford Young College) must be managed in accordance with the Method Statement set out in section 4.4 of that report.

### Landscaping

10. In order to mitigate impacts to Houghton House through screen plantings, re-orientation of the front carpark and to realise an educational benefit through creative use of surface finishes reflecting historic building locations, landscaping must be carried to the specifications set out in PLN-21-044 Plan – Sue Small Landscape Architects, Landscape Design Development Plan dated 19.1.21 (date received 29/01/21).

### Fencing and Signage

11. Fencing and signage addressing Mill Lane must be constructed to the specifications shown on PLN-21-044 Plan LPA2018.SK404.A (date received 12/03/21).

## **Engineering**

12. Prior to the issuing of a Building 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 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](http://www.derwentestuary.org.au).

13. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
14. All internal hydraulic service works required for the development must 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 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 6216 6800.

#### *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](http://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.

#### *Number of Carparking Spaces*

A total of 81 line-marked carparking spaces must be available during school hours based on 54 staff (full time equivalent) and 330 students. Any increase in staff or students may require provision of additional parking, if not already available on site.

A total of 178 car parking spaces, including overflow spaces, must be available after school hours for performances at the performing arts centre.

The motion was put.

**FOR:** Aldermen Thomas, Dunsby, Fraser and Ryan

**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.

The meeting closed at 6:50 pm

Confirmed,

**CHAIR**