

# **GLENORCHY PLANNING AUTHORITY MINUTES**

## **WEDNESDAY, 20 APRIL 2022**



**Chairperson:** Alderman B. Thomas

**Hour:** 4.00 p.m.

**Present:** Aldermen B Thomas, J Dunsby, A Ryan, K Sims, M Carlton and G Richardson

**In attendance:** S Fox (Director Strategy and Development)  
T Boheim (Coordinator Planning Services)  
V Tomlin (Senior Statutory Planner),  
S Jeffreys (Planning Officer) and I Rowe (Planning Officer)  
B Narksut (Development Engineer) and Rhys Thorp (Development Technical Officer).

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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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Ald S King

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### **3. PECUNIARY INTERESTS**

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Ald B Thomas declared an interest in item 5.

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### **4. CONFIRMATION OF MINUTES**

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#### **Resolution:**

RYAN/DUNSBY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 21 March 2022 be confirmed.

The motion was put.

**FOR:** Aldermen Dunsby, Sims, Thomas, Ryan, Carlton and Richardson

**AGAINST:**

The motion was CARRIED.

Alderman Thomas declared an interest in the following item and left the meeting.

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## **5. PROPOSED USE AND DEVELOPMENT - ELECTROLYSIS PLANT (CELLHOUSE) - (MANUFACTURING AND PROCESSING) - 300 RISDON ROAD LUTANA**

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File Reference: 7855159

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-21-506</b>
<b>Applicant:</b>	<b>ERA Planning &amp; Environment</b>
<b>Owner:</b>	<b>Nyrstar Hobart Pty Ltd</b>
<b>Zone:</b>	<b>General Industrial</b>
<b>Use Class</b>	<b>Manufacturing and processing</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>Level 2 Activity (EMPCA)</b>  <b>19.4.1 P1 Building Height</b>  <b>C2.5.1 P1 Car parking numbers</b>  (The proposal meets all other applicable standards demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>Yes</b>
<b>Representations</b>	<b>Two</b>
<b>42 Days Expires:</b>	<b>14 May 2022</b>
<b>Existing Land Use:</b>	<b>Zinc works (Manufacturing and Processing)</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

## **Resolution:**

RYAN/SIMS

That a permit be granted for the proposed use and development of 300 Risdon Road Lutana subject to the following conditions:

## **Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-506 and Drawings submitted on 27/09/2021 (8 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 2021/01864-GCC, dated 05/11/2021, form part of this permit.
3. The person responsible for the activity must comply with the conditions contained in Schedule 2 of Permit No. 10449, which the Board of the Environment Protection Authority has required the Planning Authority to include in the permit, pursuant to section 25(5) of the *Environmental Management and Pollution Control Act 1994*, dated 5 April 2022.
4. Any materials stored or handled within the site and within 65m of the substation must not become airborne contaminants which could transmit into the nearby substation facility.

## **Engineering**

5. 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 in accordance with the approved Construction and Environmental management plan (CEMP) 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) and Construction and Environmental management plan (CEMP) 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)

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

The design and construction of the temporary driveway, parking and turning areas must be to the satisfaction of the Council's Development Engineer. Drawings showing the temporary driveway and parking areas details, and the removal and remediation methods once no longer required must be 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 be constructed to an all-weather surface and runoff from the surface be discharged to existing stormwater system. All works required by this condition must be installed prior to the commencement of the works.

### **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.

*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](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 Dunsby, Sims, Ryan, Carlton and Richardson

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

Noted that at 4.20pm G Richardson left the meeting.

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## **6. PROPOSED USE AND DEVELOPMENT - DEMOLITION AND THREE MULTIPLE DWELLINGS - 26 CLEBURNE STREET CLAREMONT**

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File Reference: 5311078

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-21-592</b>
<b>Applicant:</b>	<b>Kunama Architects Pty Ltd</b>
<b>Owner:</b>	<b>J E Mcphee and P M Mcphee</b>
<b>Zone:</b>	<b>General Residential</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>8.4.2 P2 Setbacks and building envelopes for dwellings</b>  (The proposal meets all other applicable standards demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>Extension of time 20 Apr 2022</b>
<b>Existing Land Use:</b>	<b>Single Dwelling</b>
<b>Representations:</b>	<b>4</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

**Resolution:**

RYAN/DUNSBY

That a permit be granted for the proposed use and development of 26 Cleburne Street Claremont subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-592 and Drawings submitted on 07/03/2022 (22 pages) and Drawings 2022/443/3-1 and 2022/443/3-2 prepared by Williams Consulting Engineers submitted on 21/02/2022 (2 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 2021/02027-GCC, dated 26/11/2021, form part of this permit.
3. The development approved herewith must only be carried out in the stages as shown on the approved plans, which are as follows:
  - Stage 1: Demolition of outbuildings, extension of existing driveway and construction of Unit 1.
  - Stage 2: Demolition of existing dwelling and driveway, construction of new driveway and crossover, and construction of Unit 2 and Unit 3.
4. Retaining walls within 1.5m of a boundary must not retain a difference in ground level of more than 1m.
5. Within 3 months of commencement of demolition works, all areas visible from public spaces are to be free of building debris and must be kept in a tidy, easily maintained and secure manner to the satisfaction of Council's Senior Statutory Planner.

**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 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).

7. The loading and unloading of goods, including building materials and equipment, from vehicles 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.
9. 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.
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 25%;
- b) Seven (7) car parking spaces (two (2) spaces per dwelling and one (1) visitor park) 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 at all grade changes greater than 12.5%;
- d) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
- e) The gradient of any parking areas must not exceed 5% and
- f) Minimum carriageway width is to be no less than 3.0 metres.

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

- 11. The construction of the new driveway crossing is to be constructed in accordance with Municipal Standard Drawing TSD-R09
- 12. Existing footpath cross over and apron must be removed, and the footpath/nature strip and kerbing reinstated to match the existing adjacent footpath/nature strip and kerbing profile.

### **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-21-592 dated 28/02/2021, is associated with this permit.

### *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.

### *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.

### *Waste Management*

Waste Services will be Council's standard bin service collected fortnightly:

- The Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste, one (1) x 240L wheelie bin for recycling and (1) x 240L FOGO bin to each of the dwelling, collected fortnightly.
- Please note that this property would have a total of nine (9) bins, three (3) Waste bins and three (3) Recycling Bins, and three (3) FOGO bins.
- This property has an existing kerbside/nature strip area for placement of the bins therefore the dwellings would have their own individual bins.
- All bins are to be placed on the kerbside for collection.
- Council's Waste Management Contractor collection trucks will not enter the property to collect and empty the wheelie bins.

The motion was put.

**FOR:** Aldermen Dunsby, Sims, Thomas, Ryan and Carlton

**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 Tasmanian Planning Scheme - Glenorchy, 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 - 1 LOT PLUS BALANCE SUBDIVISION ON A HERITAGE LISTED PLACE - 2 BERESFORD PLACE MOONAH**

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File Reference: 5408953

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-21-302</b>
<b>Applicant:</b>	<b>Rogerson &amp; Birch Surveyors</b>
<b>Owner:</b>	<b>Indigenous Tasmanian Aboriginal Corporation</b>
<b>Zone:</b>	<b>General Residential Zone</b>
<b>Use Class</b>	<b>Subdivision</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>8.6.1 Lot Design – P2</b>  <b>C6.10.1 – Lot design on a Local Heritage Place – P1</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>20 April 2022</b>
<b>Existing Land Use:</b>	<b>Single Dwelling</b>
<b>Representations:</b>	<b>4</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

## **Resolution:**

RYAN/DUNSBY

That a permit be granted for the proposed use and development of 2 Beresford Place Moonah subject to the following conditions:

## **Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-302 and Drawings submitted on 09/03/22 (4 pages) and 16/03/22 (3 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 2021/01113-GCC dated 08/12/2021, form part of this permit.
3. An original and two copies of each of the Plan of Subdivision and Schedule of Easements must be submitted to Council for sealing.

## **Heritage**

*Retention and protection of the mature Oak tree:*

4. The mature Oak tree on the north side of the Federation period house makes an important contribution to the setting of the Heritage Place and must be retained and protected during construction:
  - (a) By installation of an 8.52m radius, fully fenced, Tree Protection Zone for the duration of construction of the driveway access as shown on PLN-21-302 Gandy & Roberts Siteworks Plan Reference C020 Rev E; date received 16 March 2022, and,
  - (b) To arborist specifications set out in: PLN-21-302, Hodgman, Alister. 23/12/2021. Development Impact Assessment - 2 Beresford Place, Moonah. Unpublished report prepared for the Indigenous Tasmanian's Aboriginal Corporation; date received 9 March 2022.

*Farm gate at entry to Beresford Place*

5. The galvanised farm style gate, and its associated width, must be retained as an indicator of former farm use at the entry point to the property from Beresford Place as specified on PLN-21-302 Rogerson & Birch Proposed Subdivision Plan Reference ITAC03 13105-10; date received 16 March 2022.

*New internal access road surface*

6. To soften the intrusion upon local historic heritage values on Lot 1, the new internal access road must be surfaced in concrete segmental pavers as specified on PLN-21-302 Gandy & Roberts Siteworks Plan Reference C020 Rev E; date received 16 March 2022.

*Hawthorn Hedge southern and western boundary*

7. The Hawthorn hedge that defines part of the southern and western boundaries of the listed Heritage Place is typical of the manner in which farm property boundaries were defined and must be retained to the extent shown on PLN-21-302 Rogerson & Birch Proposed Subdivision Plan Reference ITAC03 13105-10; date received 16 March 2022.

## **Engineering**

8. 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).*

9. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
10. The cost of any alterations and/or reinstatement to existing services or private property incurred in proposed subdivisional works to be borne by the developer. Any work so required is to be specified and undertaken by the appropriate Authority concerned.
11. 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 Council's approved drawing. All works required by this condition must be installed prior to the sealing of the Final Plan.
12. The stormwater drainage arrangements must comply with the following:
  - (a) All lots must be serviced with a one hundred and fifty diameter (150mm.) dwelling connection at the lowest point to adequately drain the entire lot;
  - (b) Prior to the start of work, the developer is required to provide Council with a detailed engineering services plan indicating the location of all proposed easements and services, and how they connect to public infrastructure including Lot connections, size and location, each connection must service the lowest point of the lot.
13. Driveway construction is to accord with Standard Drawings TSD-RO9 – V3. Designs for the driveway are to include the full extent of the formation to achieve the maximum gradient of 20% (or 1 in 5) as well as an area for on-site turning.
14. The developer must provide underground electrical reticulation for power. Underground TasNetwork cables must be used subject to any underground cables in joint use trenches complying with Council's Development Engineer and TasWater codes.
15. The developer is to liaise with the relevant agency and to make provision for the installation of communication cabling to service each lot of the development.
16. Any proposed changes to the approved drawings are to be properly documented; the approved engineering drawings affected by any proposed change must be resubmitted for approval prior to the start of the works.



17. The applicant must pay Council the amount of \$271.00 per lot on the diagram to complete the measure up and record 'as constructed' data for all assets to be taken over by council prior to the sealing of a Final Plan. This amount is subject to annual adjustment with the Council Fees and Charges Register.
18. A detailed estimate for the works must be provided and payment of the engineering assessment fee must be made prior to the issuing of Council's approved engineering drawings. Under Glenorchy City Council Fees and Charges, the engineering assessment fee is 2% of the value of the civil works including GST or minimum of \$850.00 This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. Construction must not commence until the approved engineering plans have been issued.
19. Prior to the sealing of a Final Plan, evidence must be provided to Council's Development Engineer that the development meets the requirements of TasWater.
20. 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.

### **Advice to Applicant**

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

#### *Heritage*

Please note that the all the land forming the subject of this Application and Permit will remain heritage listed in the Local Provisions Schedule. As such, any proposal for future development, where not otherwise exempt, will be discretionary and subject to Application and assessment against the relevant heritage standards in the *Tasmanian Planning Scheme – Glenorchy*.

### *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.

### *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 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 Dunsby, Sims, Thomas, Ryan and Carlton

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

The meeting closed at 5:22 pm

Confirmed,

**CHAIR**