

GLENORCHY PLANNING AUTHORITY MINUTES MONDAY, 11 JULY 2022



Chairperson: Alderman B Thomas

Hour: 4.03 p.m.

Present: Aldermen B Thomas, J Dunsby, A Ryan and S King

In attendance: E Reale (Director Infrastructure and Works),
P Garnsey (Manager Development),
T Boheim (Coordinator Planning Services),
L Byrne (Senior Strategic Planner),
E Burch (Transport Engineer),
R Thorp (Development Technical Officer),
T Eschler (Senior Environmental Health Officer)

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

Alderman: K Sims

3. PECUNIARY INTERESTS

None

4. CONFIRMATION OF MINUTES

Resolution:

RYAN/KING

That the minutes of the Glenorchy Planning Authority Meeting held on Tuesday, 14 June 2022 be confirmed.

The motion was put.

FOR: Aldermen Dunsby, Thomas, Ryan and King

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - DEMOLITION AND STAGED REDEVELOPMENT OF SHOWGROUNDS (COMMUNITY MEETING AND ENTERTAINMENT, GENERAL RETAIL AND HIRE, SPORTS AND RECREATION, VISITOR ACCOMMODATION, FOOD SERVICES AND HOTEL INDUSTRY) - 2 HOWARD ROAD GLENORCHY

File Reference: 3367019

REPORT SUMMARY

Application No.:	PLN-21-543
Applicant:	IreneInc Planning
Owner:	Royal Agricultural Society of Tasmania
Zone:	Community Purpose
Use Class	Community Meeting and Entertainment, General Retail and Hire, Sports and Recreation, Visitor Accommodation, Food Services and Hotel Industry
Application Status:	Discretionary
Discretions:	27.3.1 P1 & P2, C2.5.1 P1, C3.5.1 P1, C14.6.1 P1, GLE-S6.6.1 P2 & P4, GLE-S6.7.1 P1, GLE-S6.7.2 P1.2 & P2, GLE-S6.7.3 P1 (The proposal meets all other applicable standards as demonstrated in the attached appendices)

Level 2 Activity?	No
42 Days Expires:	12 July 2022

Existing Land Use:	Royal Hobart show grounds (Community Meeting and Entertainment)
Representations:	0
Recommendation:	Approval, subject to conditions.

Resolution:

THOMAS/RYAN

That a permit be granted for the proposed use and development of 2 Howard Road Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-543 and Drawings submitted on 8 March 2022 (18 pages) and 17 May 2022 (20 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 2021/01897-GCC, dated 16/11/2021, form part of this permit.
3. The development must be undertaken in the following stages, and as shown on the staging plan (DA-013 Issue C dated 08/03/2022):
 - (a) Stage 1A involves the temporary relocation of the existing caravan park and associated amenities to be sited within the Brooker Precinct;
 - (b) Stage 1B involves the demolition of all buildings and other structures within the Showground Precinct excluding the existing Elwick Knoll relic and the existing billboards;
 - (c) Stage 1C involves earthworks for levelling within the Showground Precinct;
 - (d) Stage 2A involves the construction and development of the pavilion building and associated showground event areas along with the access road and services in the Showground Precinct;

- (e) Stage 3A involves upgrading in the Brooker Precinct during which time the motorhome park will be unavailable;
 - (f) Stage 3B involves demolition of all buildings in Brooker Precinct and earthworks, other than the buildings and land associated with building E08 and the existing billboards;
 - (g) Stage 4A involves construction of 92 motorhome sites, the remaining portion of the access roads and associated infrastructure to support the motorhome park;
 - (h) Stage 5A involves demolition of remaining buildings within Brooker Precinct; and
 - (i) Stage 5B involves finalisation of earth and site works in the Brooker Precinct.
4. Immediately preceding demolition at any stage of the development, all areas of the site visible from public spaces must be free of building debris and kept in a tidy, easily maintained, and secure manner to the satisfaction of the Council's Senior Statutory Planner.
 5. All external lighting, excluding security lighting must not operate between 11pm and 6am. All external lighting, including flood lighting must be designed and baffled so that direct light does not extend into the adjoining properties.
 6. The hours of operation for outdoor events must not exceed the following:
 - (a) 7:00am – 10:00pm for Major Outdoor Events without amplified music;
 - (b) 12:00pm – 11:00pm for Major Outdoor Events with amplified music;
 - (c) 7:00am – 10:00pm for Minor Outdoor Events without amplified music;
 - (d) 12:00pm – 11:00pm for Minor Outdoor Events with amplified music;
 - (e) 7:00am – 10:00pm for Private Outdoor Events and Function without amplified music;
 - (f) 12:00pm – 11:00pm for Private Outdoor Events and Function with amplified music; and
 - (g) 12:00pm – 11:00pm for Major Outdoor Sporting Events.

For the purposes of this condition, a Major Outdoor Event is an event, other than the Hobart Show Event, that results in 1,000 or more people attending the site and a Minor Outdoor Event and a Private Outdoor Events and Function is an event that results in 999 or fewer people attending the site.

7. There shall be no more than twelve (12) Major Events with any twelve (12) month period. For the purposes of this condition, a Major Event is an indoor or outdoor event, other than the Hobart Show Event, that results in 1,000 or more people attending the site.

Environmental Health

8. A 2.8m high and solid in construction (without gaps) fence must be established along the entire western boundary of the site (excluding vehicle accesses) prior to the commencement of the use and maintained for the duration of the use as approved. The fence must be a minimum of 15 kg/m², 20mm ship-lapped timber, or 9mm compressed cement sheet or commercial noise wall panels.
9. A 3m tall earthen bund/precast concrete retaining wall must be constructed prior to the commencement of the use as approved, along the northern side of the arena, with the extents shown in detail outlined in Figure 4 (page 22) of the NVC Noise Report dated 13 May 2022. The 3m tall earthen bund/precast concrete retaining wall must be appropriately maintained and remain in situ for the duration of the use.
10. Outdoor live music events must only occur within the pavilion courtyard only. No live music events are to occur within the onsite arena area, unless approved through a further planning permit.
11. A Potential Noise Generating Events must cease operation by 11pm.
12. A Potential Noise Generating Event must not generate noise levels that exceed 75dBA Leq 5-min.
13. All Potential Noise Generating Events must be monitored during the event through a permanent online noise monitor unit. This unit must be installed and maintained (including required calibration), on the boundary to residential use nearest the entrance to the pavilion courtyard. This monitor must use a type 1 sound level meter, be capable of recording one-third octave data, and have real-time online data access. Real-time access to data must be made available to site event management staff during all Potential Noise Generating Events.
14. Data recorded by the permanent online noise monitor unit must be retained for a period of not less than two (2) years. This data must be provided to Council upon request.

15. For the purpose of this permit, a Potential Noise Generating Event is defined as any event onsite that has the potential to generate noise above the acceptable noise limits defined by the NVC Noise Report dated 13 May 2022. These limits are:
 - (a) Day (7am to 6pm) - 53 dBA leq;
 - (b) Evening (6pm – 10pm) - 49 dBA;
 - (c) Night (10pm-7am) - 44dBA.
16. Prior to the first operation of any outdoor live music, large-scale indoor live music event or Potential Noise Generating Event, a Noise Management Plan, prepared by a suitably qualified person, must be submitted to and approved by Council. The Noise Management Plan must include measures to control noise emissions from live music and event noise such that environmental harm (as defined by the *Environmental Management and Pollution Control Act 1994*) is unlikely to be caused to the occupants of nearby noise sensitive uses (residential and visitor accommodation).
17. The Noise Management Plan must be based on the findings of a Noise Impact Assessment, that has been submitted to and approved by Council .
18. The Noise Impact Assessment must:
 - (a) be prepared by a suitably qualified acoustic engineer;
 - (b) include noise measurements to determine noise levels inside and outside the premises of the noise onto sensitive receivers that would be most affected by noise emissions from the site operations;
 - (c) include reference to best practice standards and guidelines, including the Tasmanian Environmental Protection Policy (Noise) 2009; and
 - (d) be focused on noise from the sound reinforcement system, and in particular low (bass) frequencies.
19. The Noise Management Plan must:
 - (a) include measures to manage noise for all Potential Noise Generating Events;

- (b) include an 'evaluation matrix' sufficient to identify events with the potential to cause environmental nuisance (as defined by the *Environmental Management and Pollution Control Act 1994*) and therefore deemed 'potential noise events'. These events are limited to 12 events per year;
- (c) include record-keeping protocols for the tracking of potential noise events. This record keeping must be made available to Council on request;
- (d) include protocols to provide community consultation and facilitate feedback;
- (e) specify procedures for informing the community of event details;
- (f) specify procedures for informing event management staff of noise mitigation details;
- (g) specify limits on noise emissions from the sound reinforcement system;
- (h) include measures to ensure speaker noise limits are complied with; and
- (i) include noise complaint record-keeping and response protocols. A record of any noise complaints must be made available to Council on request.

Once approved by Council, the Noise Management Plan forms part of the permit and must be complied with.

20. A Noise Verification Report must be submitted to Council to the satisfaction of the Planning Authority within six (6) weeks from the first occurrence of each modelled scenarios in the NVC Noise Report dated 13 May 2022 excluding Noise Generating Events. To remove any doubt, a separate Noise Verification Report is required for each of the modelled scenarios in the NVC Noise Report dated 13 May 2022.

If predicted noise levels in the NVC Noise Report dated 13 May 2022 are not met, the Noise Verification Report must provide suggested recommendations to address the noise generated. These recommendations must be implemented, and additional verification reports must be submitted until predicted noise limits are met.

21. An approved Noise Management Plan must be reviewed and amended if this is recommended in a Noise Verification Report or upon request by Council if complaints (other than frivolous or vexatious complaints) have been received by Council.

22. Where a review or an amendment of an approved Noise Management Plan has been requested it must be submitted to Council for approval within six weeks or such further time agreed to by Council. Once approved, an amended Noise Management Plan replaces any previous Noise Management Plan, and forms part of this permit and must be complied with.
23. The noise attenuation between the pavilion and the interior of the hostel must be sufficient to ensure that noise during a potential noise event is below the appropriate maximum recommended design level under AS/NZS 2107:2016 Acoustics - Recommended design sound levels and reverberation times for building interiors.

Traffic

24. The developer shall undertake Local Area Traffic Management (LATM) treatments and submit plans showing the following to Council, to the satisfaction of the Director of Infrastructure and Works. The works as per the approved plans, shall be installed by the developer prior to the commencement of use.
 - (a) Signage including warning, speed limit and no heavy vehicles;
 - (b) Low profile speed humps and/or road cushions at regular intervals along the main road;
 - (c) Threshold type treatment at intersections including the motorhome park loop and Knoll Street connection; and
 - (d) Tactile surface treatment
25. For small to medium events (under 999 people) parking must be contained on-site. If parking is removed on-site such as due to the closure or part closure of internal roads, this loss of parking shall be managed by RAST by implementing Event Management Measures such as public transport and/or additional parking provided at overflow car parking sites.
26. For large events (over 999 people) other than the Hobart Show, if parking is removed on-site such as due to the closure or part closure of internal roads, Event Management Measures such as public transport and encouraging cycling/walking must be put in place by RAST in which for each car parking space lost (that equates to 3 people) other means of transport are used.
27. A document setting out Event Management Measures for any events when access to any of the approved on-site parking spaces is not available shall be prepared prior to these events and made available to Council upon request.

Engineering

28. 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 and Senior Environmental Health Officer.

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.

29. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
30. 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.
31. 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.
32. Should damage 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.

33. The design and construction of roads must be in accordance with Austroads Guide to Road Design Part 1-8. To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction and approval of Council's Development Engineer prior to the commencement of works on site.
34. 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. The proposed driveway and parking must comply with the following:-
 - (a) Be constructed to a sealed finish and the finished gradient must not exceed 20%;
 - (b) 266 clearly marked car parking spaces must be provided in accordance with the approved plan received by Council and kept available for these purposes at all times;
 - (c) 187 bicycle spaces must be provided in accordance with the approved plan received by Council and kept available for these purposes at all times;
 - (d) 37 clearly marked motorcycle parking spaces must be provided in accordance with the approved plan received by Council and kept available for these purposes at all times;
 - (e) Of the proposed number of car parking spaces, seven (7) accessible parking spaces must be provided, clearly line-marked and kept available for these purposes at all times;
 - (f) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - (g) be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005; and
 - (h) The gradient of any parking areas must not exceed 5%.

To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction of and approval of Council's Development Engineer prior to the commencement of works on site. All works required by this condition must be installed prior to the commencement of the use.

35. The construction of footpath and walkways must be in accordance with the LGAT Standard Drawings and Council's footpath policy. To satisfy with the requirements, submit details demonstrating the above prior to the issuing of Council's approved drawing. All works required by this condition must be installed prior to the commencement of the use.
36. A design must be submitted showing that the minor stormwater drainage system is designed to accommodate a 5% AEP storm event. To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction and approval of Council's Development Engineer prior to the commencement of works on site.
37. The new stormwater connection must be constructed, and any existing abandoned connections must be sealed by owner's expense. Please note once plans are approved, a formal Application for New Stormwater Connection and inspection by Council's Senior Civil Engineer is required. The form is available from <https://www.gcc.tas.gov.au/council/documents-and-publications/forms/>
38. An adequate overland flow path must be maintained through the site, such that flows are excluded from the dwelling and not redirected onto third-party land, for the 1% AEP as at 2100 (including climate change loading) storm event. All work required by this condition must be undertaken and maintained in accordance with the certified design drawings as specified in Stormwater Plan & Stormwater Report by Aldanmark Consulting Engineers and to the satisfaction of the Council's Senior Civil Engineer prior to the sealing of final plan/issue of a completion certificate
39. The development must incorporate the nominated Water Sensitive Urban Design (WSUD) element(s) or equivalent, as presented in the Stormwater Design Report, submitted by Aldanmark Consulting Engineers, and other drawings approved as part of this permit. The WSUD design must achieve the acceptable stormwater quality and quantity targets stated in Table 5(b) of the Stormwater Management Policy 2021, for the treatment of stormwater discharging from the development and be submitted and approved in association with a Building Permit Application.

40. The development must incorporate the On-Site Detention (OSD) as part of the development as presented in the Stormwater Design Report & Stormwater Plan, prepared by Aldanmark Consulting Engineers. The onsite detention element and its associated components must be designed and constructed to the satisfaction of the Council's Senior Civil Engineer and completed prior to a Certificate of Occupancy being issued for any of the dwelling. A detailed design of on-site detention must be certified by a suitably qualified structural engineer must be submitted prior to issue of any consent under Building Act/Commencement of works.
41. In association with a Building Permit Application, a WSUD and OSD Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Senior Civil Engineer, defining the maintenance method and frequency for each WSUD or OSD element incorporated in the development. The Owner and all successors in title must ensure ongoing compliance with the approved WSUD and OSD Maintenance Scheme for the duration of the approved use. Council must first approve any changes to the approved WSUD and OSD Maintenance Scheme.
42. Upon approval of the WSUD and OSD Maintenance Scheme, and in association with a Building Permit Application, the applicant shall enter into a registered agreement with Council, at the sole expense of the applicant, pursuant to Part 5 of the Land Use Planning and Approvals Act 1993, for the area which is subject to this permit. The Owner and all successors in title must advise any subsequent successor in title of the existence of the Agreement and its terms and conditions. The Part 5 agreement shall require the Owner and all successors in title to covenant and agree with Council the following:
 - (a) All works outlined in the WSUD and OSD Maintenance Scheme submitted by the applicant and approved by Council, including the maintenance method and frequency for individual WSUD and OSD elements, must be implemented and managed by the Owner and all successors in title at their sole expense;
 - (b) The Owner must keep the maintenance records in an accessible form (either printed or electronic) for five years from the date of the work was carried out to prove that the maintenance of each WSUD and OSD element has been conducted in accordance with the WSUD and OSD Maintenance Scheme;

- (c) Repair and replace all the WSUD and OSD elements at the sole expense of the Owner and all successors in title so that the WSUD and OSD functions (stormwater quality and quantity control) in a safe and efficient manner.
- (d) Permit the Council from time to time and upon giving reasonable notice (but in the case of an emergency, at any time and without notice) to enter and inspect the WSUD and OSD elements for compliance with the requirements of this agreement;
- (e) Comply with the terms of any written notice issued by the Council in respect of the requirements of this agreement within the time stated in the notice.

43. The use of electronic gaming machines as a form of gambling must not occur.

Advice to Applicant

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

All soil on site must be managed as per Environmental Protection Authority Tas Information Bulletin No.105 (IB105).

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, Thomas, King 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 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 and the discussion above.

6. COMBINED PLANING SCHEME AMENDMENT & PLANNING PERMIT APPLICATION REQUEST - 32 CHEVIOT ROAD, WEST MOONAH - PLS43A-21/02

File Reference: 5430157

REPORT SUMMARY

Application No	PLA43A-21/02
Applicant	Van Diemen Consulting (Richard Barnes)
Owners	Australasian Conference Association Limited
Existing Zoning	Community Purpose
Existing Land Use	School
Proposal in Brief	Rezone to facilitate residential subdivision
Representations	Advertising occurs after amendment is prepared
Recommendation	Prepare and certify amendment, grant permit and exhibit for 28 days

Resolution:

RYAN/DUNSBY

- A. That pursuant to Section 40D (a)(i) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agrees to prepare Amendment PLS43A-21/02 to the Glenorchy Local Provisions Schedule to rezone part of 32 Cheviot Road, West Moonah to a General Residential Zone as shown in **Attachment 1**.
- B. That having decided to prepare the amendment, the Planning Authority certifies pursuant to Section 40F of the *Land Use Planning and Approvals Act 1993* that the draft amendment meets the *Land Use Planning and Approvals Act 1993*.
- C. That in accordance with Section 40Y of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agrees to grant a permit for a nineteen (19) lot subdivision at 32 Cheviot Road, West Moonah and 3 and 5 Ransley Court West Moonah subject to the conditions identified in this report.

- D. That, in accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment and permit on public exhibition for a period of 28 days.

The motion was put.

FOR: Aldermen Dunsby, Thomas 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 State Policies and having regard to PLS43A-21/02 to rezone part of 32 Cheviot Road, West Moonah to a General Residential Zone combined with a planning permit for a 19 Lot subdivision at part 32 Cheviot and 3 and 5 Ransley Court, West Moonah the Glenorchy Planning Authority decided to prepare and certify this draft amendment for the reasons set out in the officer's report.

The meeting closed at 5.22 pm

Confirmed,

CHAIR