

**GLENORCHY PLANNING AUTHORITY
MINUTES
MONDAY, 7 OCTOBER 2024**



- Chairperson:** Alderman Sue Hickey (Mayor)
- Hour:** 3.30 p.m.
- Present:** Aldermen Sue Hickey (Mayor), Russell Yaxley (Deputy Mayor), Steven King and Joshua Cockshutt
- In attendance:** Emilio Reale (Deputy Chief Executive Officer),
Paul Garnsey (Manager Development),
Patrick Marshall (Manager Assets, Engineering & Design),
Trevor Boheim (Coordinator Planning Services),
Sylvia Jeffreys (Planning Officer),
Bree Narksut (Development Engineer),
Dan Egodawatte (Senior Civil Engineer)

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

Alderman Jan Dunsby

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

KING/YAXLEY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 8 July 2024 be confirmed.

The motion was put.

FOR: Aldermen Hickey, Cockshutt, King and Yaxley

AGAINST:

The motion was CARRIED.

**5. PROPOSED USE AND DEVELOPMENT - DEMOLITION,
BUILDINGS AND WORKS FOR A COMMERCIAL PREMISES
(BUSINESS AND PROFESSIONAL SERVICES) - 2 REGINA STREET
& MILL LANE GLENORCHY**

File Reference: 3353332

REPORT SUMMARY

Application No.:	PLN-24-050
Applicant:	MC Planners
Owners:	Isaly Pty Ltd & Glenorchy City Council
Zone:	Central Business Zone
Use Class	Business and Professional Services
Application Status:	Discretionary

Discretions:	<p>GLE-S8.7.1 Building Height</p> <p>GLE-S8.7.3 Design of building at ground level</p> <p>GLE-S8.7.6 Awnings</p> <p>GLE-S8.7.7 Parking design and location</p> <p>GLE-S8.7.8 Crime prevention through environmental design</p> <p>GLE-S8.7.9 Pedestrian movement</p> <p>C2.5.1 Car parking numbers</p> <p>C2.5.3 Motorcycle parking</p> <p>C2.6.5 Pedestrian access</p> <p>C12.6.1 Buildings and works within a flood prone hazard area</p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>
Level 2 Activity?	No
42 Days Expires:	08 Oct 2024 (extension of time)
Existing Land Use:	Single dwelling and car park
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

YAXLEY/KING

That a permit be granted for the Demolition, and Buildings and works for a Commercial Premises (Business and Professional Services) at 2 Regina Street and Mill Lane Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-24-050 and Drawings submitted on 28/02/2024 (11 pages), 31/07/2024 (2 pages), and 29/08/2024 (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 2024/00294-GCC, dated 09/08/2024, form part of this permit.
3. External lighting must not operate within the hours of 11.00pm to 6.00am, excluding any security lighting. Security lighting must be baffled so that no direct light extends into properties within the Inner Residential Zone on the opposite side of Barry Street.
4. Commercial vehicle movements and the unloading and loading of commercial vehicles, excluding Emergency Services, must be within the hours of:
 - (a) 7.00am to 9.00pm Monday to Saturday; and
 - (b) 8.00am to 9.00pm Sunday and public holidays.
5. Mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places.
6. No security shutters or grilles over windows or doors on a façade facing a frontage or other public place are to be installed.
7. The street number of the building must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the location of the building.
8. Prior to the issue of a Building Permit the landowner must enter into a registered agreement with Council pursuant to Part 5 of the *Land Use Planning Approvals Act 1993* that provides for the following:
 - (a) That nine (9) carparking spaces of the re-configured carpark approved with Planning Permit PLN-24-050 are dedicated solely to the approved development at 2 Regina Street, Glenorchy (CT 178446/1). A plan must be part of the agreement that identifies both the access rights to and location of the relevant car parking spaces;

- (b) That the property owner of 2 Regina Street (CT 178446/1) is responsible for all ongoing maintenance and costs related to the nine (9) car parking spaces that are dedicated to the development/use, including the related lighting, unless otherwise agreed to in a separate written agreement with Glenorchy City Council;
 - (c) That the area of 2 Regina Street, Glenorchy (CT 178446/1) that forms part of the carpark approved with Planning Permit PLN-24-050 must be reserved for a public car park at all times to a height of 4.25m above Natural Ground Level;
 - (d) That the landowner is responsible for arranging the execution of the Agreement and for all costs associated with the preparation and registration of the Agreement.
9. A construction management plan must be submitted in conjunction with a Building Permit Application and approved by Council prior to the commencement of any works.

Engineering

10. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit an Erosion and Sediment Control (ESC) 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 Erosion and Sediment Control plan (ESC) forms part of this permit and must be complied with.

Advice: For further information please refer to Erosion and Sediment Control (ESC) 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/stormwater/

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

12. No civil works related to or associated with the use or development approved by this permit are to occur on or external to the site unless these works are in accordance with engineering drawings that have been approved by Council's Development Engineer. Changes to the design and/or location of civil works will require the submission of amended engineering drawings prepared by a licensed civil engineer for approval by Council's Engineer.
13. 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.
14. 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. It must be 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 shall be repaired at the developer's cost.
15. A detailed estimate for the works must be provided and payment of the engineering drawing approval fee must be made prior to the issue of approved engineering drawings or the issuing of the building approval. Under Council Schedule of fees and charges 2024/2025, the engineering drawings approval fee is 2.1% of the value of the civil works. 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.

Traffic

16. The developer shall undertake a parking design plan of the car park spaces adjacent to its building and fronting Barry Street within Council car park. This design plan shall include:
- (a) Two accessible parking spaces near the front entrance of the building.
 - (b) Four bicycle parking spaces available for public use.
 - (c) Swept paths of vehicles in accordance with AS2890.1.
 - (d) Dimensions of parking spaces and aisles in general accordance with AS2890.1, considering the existing kerb on the Barry Street frontage and the columns supporting the building.

The design plan shall be submitted to Council prior to works commencing, to the satisfaction of the Council's Development Engineer and Manager Assets, Engineering and Design. The parking shall be installed as per the parking design plan by the developer prior to the commencement of use.

17. The design and construction of the parking, access and turning areas as required by the above condition 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. Engineering 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;
 - (b) Vertical alignment shall include transition curves (or straight sections) at all grade changes greater than 12.5%;
 - (c) A minimum of thirty-three (33) clearly marked car parking spaces over the Council's parking area must be provided in accordance with the approved plan received by Council and always kept available for these purposes;
 - (d) Of the required number of car parking spaces, two (2) car parking space must be provided for the exclusive use of people with disabilities, clearly marked and kept available for these purposes at all times;

- (e) Lighting must be provided to all car parking and driveways areas in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car parks” of AS/NZ 1158.3.1: 2005. The illumination of the proposed light standards is to be activated prior to the occupancy;
- (f) All runoff from paved and driveway areas must be discharged into Council’s stormwater system;
- (g) The crossfall along the footpath must not exceed 4%;
- (h) The gradient of any parking areas must not exceed 5% and
- (i) Minimum carriageway width is to be no less than 3.0 metres.

All works required by this condition must be installed prior to the commencement of the use.

Hydraulics

18. Engineering design drawings must be submitted and approved by Council’s senior civil engineer, prior to the issue of Building Permit or approved engineering drawings (whichever occurs first). The engineering drawings must:
- (a) be certified by a qualified and experienced Engineer.
 - (b) show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows rates, velocities, hydraulic grade lines, clearances, location related to other services, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements, and inspection openings.
 - (c) Clearly distinguish between public and private infrastructure
 - (d) Be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines 2013
 - (e) A detailed design of on-site detention and On-site treatment measures as presented in Stormwater management report and Concept Civil Engineering drawings by Poortenaar Consulting_REV03 including but not limited to inlet, outlets, orifice size, overflow mechanism, access points for future maintenance and inspections.
 - (f) Incorporate recommendations made by Flood hazard report REV02 dated 05/04/2024 by Flussig Engineers including:

- a) proposed FFLs to be set at minimum 19.2mAHD
 - b) Solid 500mm high flood wall to be constructed and a suitably qualified person.
 - c) Structural engineering design of proposed flood protection wall, proposed building are to incorporate the relevant flood load impacts outlined in the report including;
 - (i) Maximum flow rate of 0.37 m³/sec
 - (ii) Maximum velocity of 1.16 m/sec
 - (iii) Design life of 100 years and,
 - (iv) Substantially in accordance with ABCB Standard: Construction of buildings in flood hazard areas.
19. Prior to the commencement of the use or development, new stormwater connections to Council's public stormwater system onto the property boundary must be installed in accordance with the approved plans. Any existing abandoned connections must be made redundant and sealed by owner's expense. The stormwater connection(s) must be constructed by a suitably qualified person to the satisfaction of Council and be inspection by Council's Senior Civil Engineer. The applicant must contact Council and submit for approval the Stormwater Connection Request Form. A copy of the Stormwater Connection Request Form can be obtained via Council's Customer Service or via Council's website <https://www.gcc.tas.gov.au/council/documents-and-publications/forms/>, which outlines the process and conditions for stormwater connections.
- Advice: Digital copies of a post construction work CCTV video and associated report(s) of any proposed Council stormwater main must be submitted to Council after completion of all work but prior to the issue of any Certificate of Completion.
20. In association with a Building Permit Application, an OSD Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Senior Civil Engineer, defining the maintenance method and frequency for OSD element incorporated in the development. The Owner and all successors in the title must ensure ongoing compliance with the approved OSD Maintenance Scheme for the duration of the approved use. Council must first approve any changes to the OSD Maintenance Scheme.

21. A maintenance inspection schedule for the proposed flood protection wall and fences must be submitted with a building permit application for approval of development engineer. The owner and all successors in title must ensure ongoing compliance and record keeping with the approved Maintenance schedule for the duration of the approved use.
22. A maintenance schedule for the ongoing maintenance of the on-site stormwater detention infrastructure must be provided to Council's Development Engineer for approval prior to the commencement of the use and/or the issuing of the plumbing approval. When approved, the maintenance schedule forms part of this permit.
23. The landowner must maintain the on-site stormwater detention infrastructure in accordance with the approved maintenance schedule.

Advice to Applicant

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

General Managers 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-24-050, dated 23 September 2024, form part of this permit.

Carpark Licence

The property owner of 2 Regina Street, Glenorchy (CT 178446/1) must enter into a Licence agreement with the Glenorchy City Council for car parking and associated access arrangements on the shared car park land at the corner of Regina Street, Glenorchy and Mill Lane, Glenorchy (CT 29803/5) prior to a Certificate of Occupancy.

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 with the agreement of the mover and seconder to amend Condition 17(c) to include the words 'A minimum of thirty three (33)' in the place of 'Total of thirty four (34)'.

FOR: Aldermen Hickey, King, Yaxley and Cockshutt

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 representation; 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 4.27pm.

Confirmed,

CHAIR