

**GLENORCHY PLANNING AUTHORITY
AGENDA
MONDAY, 3 OCTOBER 2016**



GLENORCHY CITY COUNCIL

- * *The General Manager certifies that the reports contained in this Agenda have been written by qualified persons under Section 65 of the Local Government Act 1993.*
- * Aldermen with an interest or concern in relation to a particular item on this Agenda, are invited to attend the meeting.
- * All application information is available to Aldermen for inspection upon request to the relevant Planning Officer.

Chairperson: Alderman K. Johnston

Hour: 3.00 p.m.

TABLE OF CONTENTS:

1.	PLANNING AUTHORITY DECLARATION	3
2.	APOLOGIES/LEAVE OF ABSENCE	3
3.	PECUNIARY INTERESTS.....	3
4.	CONFIRMATION OF MINUTES	3
5.	PROPOSED USE AND DEVELOPMENT - PROPOSED SCREEN TO SINGLE DWELLING RELYING ON PERFORMANCE CRITERIA AND HOME-BASED BUSINESS - 42 MAPLE AVENUE MOONAH.....	4

6.	PROPOSED USE AND DEVELOPMENT - ADDITIONS (CARPORT AND ENTERTAINMENT AREA) TO SINGLE DWELLING (RESIDENTIAL) - 42 ANFIELD STREET GLENORCHY	28
7.	PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO VETERINARY CENTRE (BUSINESS & PROFESSIONAL SERVICES) RELYING ON PERFORMANCE CRITERIA - 55 MAIN ROAD CLAREMONT	58
CLOSED TO MEMBERS OF THE PUBLIC		82
8.	APPEALS REPORT	82

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/LEAVE OF ABSENCE

3. PECUNIARY INTERESTS

4. CONFIRMATION OF MINUTES

That the minutes of the Glenorchy Planning Authority Meeting held on 19 September 2016 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - PROPOSED SCREEN TO SINGLE DWELLING RELYING ON PERFORMANCE CRITERIA AND HOME-BASED BUSINESS - 42 MAPLE AVENUE MOONAH

Author: Planning Officer (Vanessa Tomlin)

Qualified Person: Planning Officer (Vanessa Tomlin)

Property ID: 5438589

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-185
<i>Applicant:</i>	H Kunimoto
<i>Owner:</i>	H Kunimoto
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Setback and building envelope (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	10 October 2016
<i>Existing Land Use:</i>	Single dwelling (Residential)
<i>Representations:</i>	1
<i>Recommendation:</i>	Approval, subject to conditions

REPORT IN DETAIL:**PROPOSAL**

The proposal involves the construction of a 4-metre-high screen along 11 metres of the northern side boundary of the property. The proposed screen is to be attached to the existing garage and is to be positioned inside the property boundary adjacent to the existing 1.5-metre-high wooden paling fence. The proposed screen is to be constructed from “duragal” steel columns and horizontal battens and the screening is to be vertical custom orb sheeting in colorbond surfmist[®] or Classic Cream. The purpose of the screen is to prevent wood heater smoke drifting onto the property from the adjoining property.

The application also includes a home-based business. The home-based business is for pilates classes, held three times a week. The proposed hours of operation are 5:45pm to 6.45pm on Tuesdays, 6:15pm to 7.15pm on Wednesdays and 4pm to 5pm on Sundays. No fitness equipment, other than yoga mats and light dumbbells (1- 3 kg) are proposed.

The site has two parking spaces for the single dwelling and a visitor space on-site for the home-based business. The visitor parking space is to be in a tandem arrangement in the driveway.

The proposal relies on performance criteria to comply with the 10.3.1 Non-Residential Use standard (P1 and P3) and 10.4.2 Setbacks and building envelope for all dwellings standards (P3).

SITE and LOCALITY

The site is located on the western side of Maple Avenue, Moonah, approximately 124m south of Derwent Park Road. The site is located amongst established residential development, which is characterised by single-storey single dwellings. The site has approximately 18m of frontage to Maple Avenue, is approximately 29m in length and an area of 539m². The site is occupied by a single dwelling and associated outbuilding (Fig. 1).

ZONE

The site is situated in the General Residential zone (Fig. 2).



Figure 1. An aerial view of the site and surrounds, Exponare.

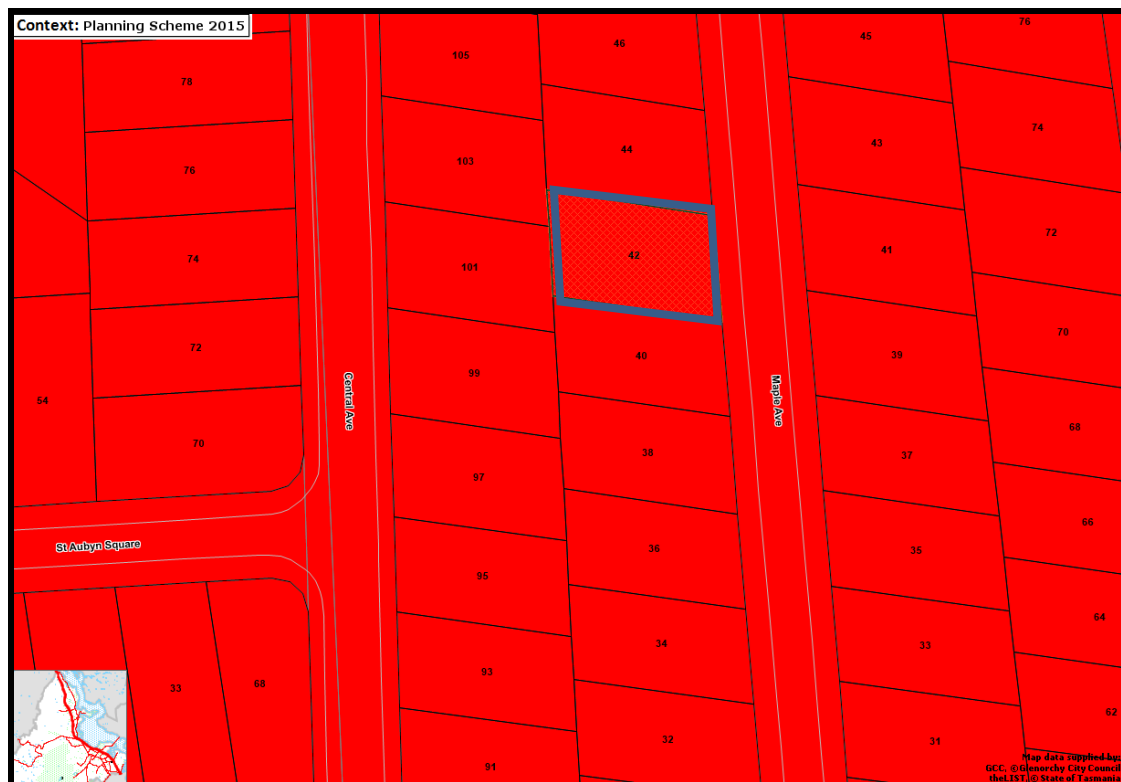


Figure 2. A snapshot of the site within the General Residential zone, Exponare.

BACKGROUND

An additional information request resulted in an amendment to the advertised plans. The amendment to the plan was a notation, specifying the materials and colours to be used for the proposed screen. Otherwise, the plans are unchanged from what was advertised.

ASSESSMENT

STATE POLICIES, OBJECTIVES of LUPAA

There are no inconsistencies with any other State Policies or with the objectives of the *Land Use Planning and Approvals Act 1993* (LUPAA).

A condition is recommended requiring appropriate soil and water management to prevent erosion and the transport of sediments into surface waters, consistent with the State Policy on Water Quality Management.

GLENORCHY INTERIM PLANNING SCHEME 2015

Part B: Administration

General Exemptions

5.2 Home occupation

5.2.1 Use of part of a dwelling by a resident for non-residential purposes if:

- (a) no more than 40m² of floor area of the dwelling is used for non-residential purposes;
- (b) the person conducting the home occupation normally uses the dwelling as their principal place of residence;
- (c) it does not involve employment of persons other than a resident;
- (d) there is no more than the occasional visitor to the site for non-residential purposes;
- (e) any load on a utility is no greater than for a domestic use;
- (f) there is no activity that causes electrical interference to other land;
- (g) there is, on the site, no storage of hazardous materials;
- (h) there is, on the site, no display of goods for sale;
- (i) there is, on the site, no advertising of the home occupation other than 1 sign (non-illuminated) not exceeding 0.2m² in area;
- (j) there is, on the site, no refuelling, servicing or repair of vehicles not owned by a resident;
- (k) not more than 1 commercial vehicle is on the site at any one time and no commercial vehicle on the site exceeds 2 tonnes; and
- (l) any vehicle used for non-residential purposes is parked on the site.

The applicant has indicated that 38.8m² of the dwelling to be occupied by the home-based business and three fitness classes per week are proposed with an average of four people. Accordingly, more than the occasional visitor is expected to the site for non-residential purposes. The proposal is best described as a home-based business. Given the floor area of the activity, the home-based business requires discretionary assessment pursuant to Table 10.2. Clause 4.1 describes a home-based business as the use of part of a dwelling by a resident for non-residential purposes if:

- (a) no more than 50m² of floor area of the dwelling is used for the non-residential purposes;
- (b) the person conducting the business normally uses the dwelling as their principal place of residence;
- (c) it does not involve employment of more than 2 workers who do not reside at the dwelling;
- (d) any load on a utility is no greater than for a domestic use;
- (e) there is no activity that causes electrical interference to other land;
- (f) there is, on the site, no storage of hazardous materials;
- (g) there is, on the site, no display of goods for sale;
- (h) there is, on the site, no advertising of the business other than 1 sign (non-illuminated) not exceeding 0.2m² in area;
- (i) there is, on the site, no refuelling, servicing or repair of vehicles not owned by a resident;
- (j) not more than 2 commercial vehicles are on the site at any one time and no commercial vehicle on the site exceeds 2 tonnes; and
- (k) all vehicles used by the business are parked on the site.

Limited Exemptions

Clause 6.4.2 (a) makes provision for the construction or demolition of side and rear boundary fences, not adjoining a road or public reserve or not within 4.5m of the site's primary frontage, and to be not more than a total height of 2.1m above natural ground level. If the proposed screen was defined as a fence, Clause 6.4.2 (a) would not exempt the proposed screen from assessment, owing to the proposed height of the screen, which is 4m above natural ground level.

Planning Scheme Operation (Does a SAP or Code override Zone provisions?)

No SAP or Code provisions override Zone provisions in the assessment of this application.

Use Class Description (Table 8.2):

The proposal is in association to a residential use. Residential means use of land for self-contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.

The proposed Home-based business requires discretionary assessment pursuant to Table 10.2

Other relevant definitions (Clause 4.1):

Applicable standard means as defined in subclause 7.5.2, which is a standard in a zone, specific area plan or code, is an applicable standard if:

- (a) the proposed use or development will be on a site within a zone or the area to which a specific plan relates, or is a use or development to which the code applies; and
- (b) the standard deals with a matter that could affect, or could be affected by, the proposed use or development.

Standard means, in any zone, code or specific area plan, the objective for a particular planning issue and the means for satisfying that objective through either an acceptable solution or performance criterion presented as the tests to meet the objective.

Single Dwelling means a dwelling on a lot on which no other dwelling is situated, or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.

Dwelling means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.

Building means as defined in the Act. The Act defines building to include

- (a) a structure and part of a building or structure; and
- (b) fences, walls, out-buildings, service installations and other appurtenances of a building; and
- (c) a boat or a pontoon which is permanently moored or fixed to land

Part C: Special Provisions

No special provisions of the Scheme apply to this proposal.

Part D: Zones

The land is within the General Residential zone and the following Scheme zone purpose statements, use table, use standards and/or development standards apply to this proposal:

Zone Purpose Statements

The purpose of the General Residential zone is to provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided; to provide for compatible non-residential uses that primarily serve the local community; and to provide for the efficient utilisation of services.

Use Table

Residential use may be “no permit required” in the General Residential zone only if single dwelling and/or only if the home-based business has no more than 1 non-resident worker/employee, no more than 1 commercial vehicle and a floor area no more than 30m². The proposal does not meet this requirement in relation to the home-based business. The proposal relies on the performance criteria and is discretionary, pursuant to Clause 8.8.1 (b).

Use Standards*10.3.1 Non-Residential Use**Performance criteria P1*

The acceptable solution states the hours of operation must be within 8.00 am to 6.00 pm, except for office and administrative tasks or visitor accommodation. The proposed hours of operation for the home-based business are 5:45pm to 6.45pm on Tuesdays, 6:15pm to 7.15pm on Wednesdays and 4pm to 5pm on Sundays. The proposal relies on performance criteria to comply with the standard. The performance criteria requires the hours of operation to not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

In view of the fact that the pilates classes are a low-noise generating activity with a 50-minute duration, three times a week, the proposal is assessed as not causing an unreasonable impact upon the residential amenity through noise, or by the timing, duration or extent of the activity. A condition of approval is recommended to ensure the home-based business continues to have a negligible effect on the residential amenity of the area.

Performance criteria P3

The acceptable solution requires external lighting to be turned off between 6pm and 8am, except if security lights and then security lighting is to be baffled to ensure no emission of light onto adjoining private land. Considering the proposed hours of operation, the proposal relies on the performance criteria. The performance criteria stipulate that the external lighting must not adversely affect existing or future residential amenity by the level of illumination, duration of lighting and the distance to habitable rooms in an adjacent dwelling.

The proposed screen is to separate the existing dwelling on the adjoining lot from the proposal site. The proposed screen would effectively negate any opportunity for external lighting to spill onto the adjacent dwelling. The external lighting associated with the home-based business could be turned off after each class, limiting the duration of the lighting. It is noted that domestic outdoor lighting would be used. A condition of approval is recommended to ensure the lighting is turned off after operating hours so as to ensure no adverse effect on to the existing or future residential amenity. The proposal complies with the standard.

Development Standards for Residential Buildings & Works*10.4.2 Setbacks and building envelope for all dwellings*

The proposed screen is to be located on the northern side boundary and is to be 11m in length. The proposal, plus the length of the existing garage that is built on the boundary, is more than 9m in total length and is thus discretionary. The proposed screen is to be 4m in height and exceeds the height of structures that can be positioned on the boundary, pursuant to the acceptable solution. The proposal relies on the performance criteria.

Performance criteria P3

The performance criteria require the siting and scale of a dwelling to:

- (a) not cause unreasonable loss of amenity by:
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or
 - (iii) overshadowing of an adjoining vacant lot; or
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

The proposed screen is to be located on the southern side of the dwelling on the adjoining lot and is to be separated from that dwelling by at least 2m. Given the position of the proposed screen in relation to the adjoining dwelling, the proposal is not expected to overshadow the private outdoor space of the dwelling and the separation between the proposal and that dwelling is compatible with that prevailing in the surrounding area.

The support structure of the proposal is to be constructed from duragal steel columns and horizontal battens and the screening is to be vertical custom orb sheeting in colorbond surfmist® or Classic Cream. The elevation facing the adjoining lot is to display the underside of the colorbond sheeting and the structural frame. Given the separation distance between the proposal and the habitable rooms of the adjoining lot, the light colour of the proposed screen and the existing vegetation on the adjoining lot, the proposal is not expected to unreasonably reduce sunlight to the southern facing habitable rooms of the dwelling on the adjoining lot (Fig. 3 and 4).



Figure 3. A view of the site showing the boundary fence, where the screen is to be located and the adjoining dwelling

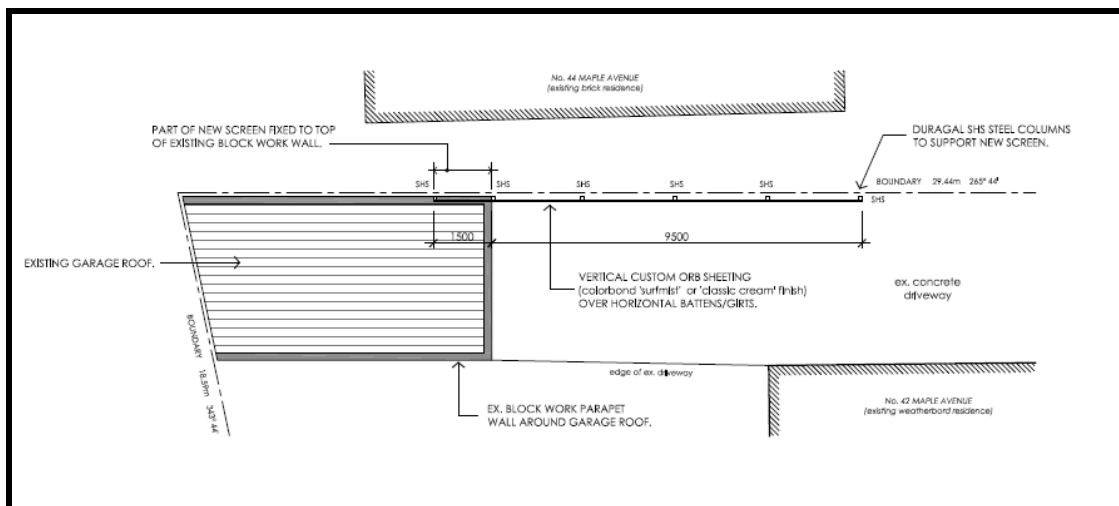


Figure 4. A snapshot of the plan showing the location of the screen in relation to the adjoining dwelling

In terms of visual impact, a 4m high structure would need to be setback 1m from the side boundary to comply with the acceptable solution. The proposed screen is to be 1m taller than the existing garage, which is located on the boundary. However, the proposed screen is to be no taller than the dwelling on the site and that of dwellings in the surrounding area (Fig. 5).

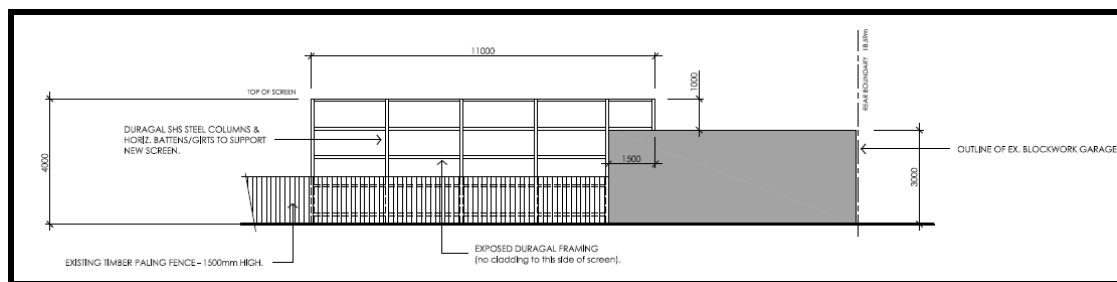


Figure 5. An elevation view of the proposal, viewed from the adjoining lot.

As mentioned earlier, Council requested the applicant to provide amended plans detailing the materials and colours of the proposed screen so the visual impact could be assessed. The amended plans detail the proposed colours but it is not clear whether both sides of the fence are proposed to have the colorbond surfmist[®] or Classic Cream colour or just the applicant's side so a condition is recommended that both sides have the same colour as proposed on the plans and whichever colour is chosen that this colour must extend to the supporting framework to reduce any visual impact on the adjoining owner.

It is assessed that the scale and proportions of the proposal would not cause an unreasonable loss of amenity through visual impact when viewed from the adjoining lot subject to a condition confirming that both sides of the wall must be coloured in one of the two proposed colours. The proposal is assessed as satisfying the performance criteria and complies with the standard.

Part E: Codes

The following codes of the Scheme apply to this proposal:

Parking and Access Code

A single dwelling containing 2 or more bedrooms (including all rooms capable of being used as a bedroom) generates two parking spaces and a home-based business generates 1 parking space for each non-resident employee and 1 visitor space for each home-based business. The proposal requires three parking spaces to be provided on-site. The plans indicate that three parking spaces can be provided on site. With regard to the remaining applicable standards of the code, Council's Development Engineer has assessed the proposal against these provisions and is satisfied that the proposal complies with the applicable standards.

Stormwater Management Code

Council's Development Engineer has assessed the proposal against the provisions of this code and is satisfied that the proposal complies with the applicable standards.

PART F: Specific Area Plans

No SAP applies to the site.

INTERNAL REFERRALS

Development Engineer

Council's Development Engineer has made the following comments and recommended conditions of approval.

Traffic, Access & Parking

In accordance with Table E6.1 of the Glenorchy Interim Planning Scheme 2015 three car parking spaces are required (two for the residential use and one for the proposed home-based business).

The existing driveway/access should be adequate to accommodate the three car parking spaces required for the proposed development. A representation has been received on water run-off from this surface and is assumed to increase with the erection of the proposed screen. This is not considered to be related to the application but the matter of the existing driveway drainage has been referred to Council's Hydraulics Investigation Officer.

There is no traffic or parking issues associated with this application.

GCC Services (Stormwater)

There are no GCC stormwater mains affected by this application.

Other

Geoscience issues

There are no geotechnical issues identified through Council records that affect this application.

Flooding/Inundation issues

There are no flooding issues identified through Council records that affect this application.

EXTERNAL REFERRALS

TasWater

TasWater is in support of the proposal.

REPRESENTATIONS

The application was advertised for the statutory 14-day period with one representations received. The issues raised are as follows:

1. Loss of natural light

The representor states that the 4-metre-high screen will cause a loss of natural light to the three windows that are down that side of the dwelling. Any loss of natural light would contribute to the dampness problems experienced on that side of the property.

Planner's Comment:

This issue has been previously addressed under the heading "Development Standards for Residential Buildings & Works, 10.4.2 Setbacks and building envelope for all dwellings" and the proposal is assessed as satisfying the performance criteria.

2. Stormwater

The representor states that stormwater flows from the neighbouring driveway onto their land.

Planner's Comment:

The proposal does not necessitate changes to the existing stormwater disposal on the site. Stormwater discharge is to be controlled within the site boundaries by the owner and the directing of water from the existing driveway on to the neighbouring property was referred to Council's Hydraulics Investigation Officer (HIO) to determine if any problem that required attention by the owner. Council's HIO has investigated and recommended a condition requiring the screen not to cause concentration and/or direction of stormwater onto the neighbouring property.

CONCLUSION

The proposal is relying on the performance criteria to comply with the 10.3.1 Non-Residential Use standard and 10.4.2 Setbacks and building envelope for all dwellings standards. The proposal is assessed as satisfying the performance criteria and complies with the applicable standards. The proposal is assessed as complying with all other use and development standards in the General Residential zone, as well as the relevant standards of the Parking and Access Code and Stormwater Management Code. The application was publicly advertised for the statutory 14-day period and one representation was received. The issues raised by the representor were addressed in the assessment of the proposal.

It is concluded that the proposal is consistent with the Scheme's zone purpose statements and is satisfactory.

Recommendation:

That a permit be granted for the proposed use and development of Proposed screen to single dwelling relying on performance criteria and home-based business at 42 Maple Avenue Moonah, subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-185 and Drawing No. P2 submitted on 19 September 2016, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. Both sides of the proposed screen are to have finished surfaces of one of the proposed colours on the approved plans. This requirement includes the proposed frame upon which the screen is to be erected and the colouring of the frame is to be completed prior to the screen being erected.
4. The hours of operation for the home-based business are:
 - 5:45pm to 6.45pm Tuesdays;
 - 6:15pm to 7.15pm Wednesdays; and
 - 4pm to 5pm Sundays.

The hours of operation provide for three pilates classes per week, with a maximum of 5 participants.

5. The external lighting associated with the home-based business must be turned off after each class, to limit any adverse impact to the residential amenity of adjoining lots.
6. Noise emissions measured at the boundary of the site must not exceed the following:
 - (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;
 - (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am;
 - (c) 65dB(A) (LAmax) at any time.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.

Noise levels are to be averaged over a 15 minute time interval.

Engineering

7. A minimum of three (3) car parking spaces must be provided generally as shown on the proposal plan submitted with the development application and kept available for these purposes at all times. The car parking spaces and associated driveway must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking. Driveways and car parking areas must be constructed and sealed with an approved impervious surface treatment prior to use.
8. The proposed screen shall not cause or result in stormwater being concentrated and/or directed onto the adjoining property.

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 2000 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.

Attachments/Annexures

- 1 Attachment - 42 Maple Avenue, Moonah

APPENDIX 1**10.0 General Residential Zone.**

Standard	Acceptable Solution	Proposed	Complies?
10.3 Use Standards			
10.3.1 Non-Residential Use	A1 Hours of operation must be within 8.00 am to 6.00 pm, except for office and administrative tasks or visitor accommodation.	Home-based business to operate Tuesdays 5.45pm to 6.45pm, Wednesdays 6.15pm to 7.15pm and Sundays 4pm to 5pm.	No
	A2 Noise emissions measured at the boundary of the site must not exceed the following: (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAm _{ax}) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	The proposal is a low noise generating activity and is expected to comply with the acceptable solution. Conditioned accordingly.	Yes
	A3 External lighting must comply with all of the following: (a) be turned off between 6:00 pm and 8:00 am, except	Existing outdoor domestic lighting is proposed. Considering the hoe-based business operates after 6pm, the proposal does not comply with acceptable solution.	No

	for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.		
	A4 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of: (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (c) 9.00 am to 12 noon Saturdays; (d) nil on Sundays and Public Holidays.	No commercial vehicle movements are proposed.	NA
10.3.2 Visitor Accommodation	A1 Visitor accommodation must comply with all of the following: (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site; (c) has a floor area of no more than 160m².	Not applicable standard	NA
10.3.3 Local Shop	A1 A local shop must have a gross floor area no more than 200m².	Not applicable standard	NA
10.4 Development Standards for Residential Buildings and Works			
10.4.1 Residential density for multiple dwellings.	A1 Multiple dwellings must have a site area per dwelling of not less than: (a) 325m²; or (b) if within a density area specified in Table 10.4.1	Not applicable standard	NA

	below and shown on the planning scheme maps, that specified for the density area.		
10.4.2 Setbacks and building envelopes for all dwellings:	A1 Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.	The proposal is setback more than 4.5m and complies with the acceptable solution.	Yes
	A2 A garage or carport must have a setback from a primary	Not applicable standard	NA

	frontage of at least: (a) 5.5 m, or alternatively 1 m behind the façade of the dwelling; or (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1 m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage.		
	A3 A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5 m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries and a distance of 4 m from the rear boundary to a building height of not more than 8.5 m above natural ground level; and (b) only have a setback within 1.5 m of a side boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2 m of the boundary of	The proposed screen is to be located on the boundary and is to be 11m in length. The proposal plus the length of the existing garage that is built on the boundary is more than 9m in length. The proposed screen is to be 4m in height and exceeds the height of structures that can be positioned on the boundary pursuant to the acceptable solution.	No

	the adjoining lot; or (ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser).		
10.4.3 Site coverage and private open space for all dwellings	A1 Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6 m); and (b) for multiple dwellings, a total area of private open space of not less than 60 m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces.	No change to the existing site coverage arrangement and no change to amount of impervious surfaces.	NA
	A2 A dwelling must have an area of private open space that: (a) is in one location and is at least: (i) 24 m²; or (ii) 12 m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of:	No change to existing arrangement for private outdoor space.	NA

	(i) 4 m; or (ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking.		
10.4.4 Sunlight overshadowing of all dwellings	A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	No changes proposed to the window arrangements of the existing dwelling.	NA
	A2 A multiple dwelling that is to the north of a window of a	Not applicable standard	NA

	habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B): (i) at a distance of 3 m from the window; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.		
	A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C): (i) at a distance of 3 m from the northern edge of the private open space; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45	Not applicable standard	NA

	degrees from the horizontal. (b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.		
10.4.5 Width of openings for garages and carports for all dwellings	A1 A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6 m or half the width of the frontage (whichever is the lesser).	Not applicable standard	NA
10.4.6 Privacy for all dwellings	A1 A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof	Not applicable standard	NA

	terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.		
	A2 A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b): (a) The window or glazed door: (i) is to have a setback of at least 3 m from a side boundary; and (ii) is to have a setback of at least 4 m from a rear boundary; and (iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site. (b) The window or glazed door: (i) is to be offset, in the horizontal plane, at	Not applicable standard	NA

	least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.		
	A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least: (a) 2.5 m; or (b) 1 m if: (i) it is separated by a screen of at least 1.7 m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.	Not applicable standard	NA
10.4.7 Frontage Fences for all	A1 A fence (including a free-standing wall) within 4.5 m of a	Not applicable standard	NA

dwelling s	frontage must have a height above natural ground level of not more than: (a) 1.2 m if the fence is solid; or (b) 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).		
10.4.8 Waste Storage for multiple dwellings.	A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m ² per dwelling and is within one of the following locations: (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: (i) has a setback of at least 4.5 m from a frontage; and (ii) is at least 5.5 m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area.	Not applicable standard	NA

Appendix 2**Appendix 3**

6. PROPOSED USE AND DEVELOPMENT - ADDITIONS (CARPORT AND ENTERTAINMENT AREA) TO SINGLE DWELLING (RESIDENTIAL) - 42 ANFIELD STREET GLENORCHY

Author: Senior Statutory Planner (Peter Meloy)

Qualified Person: Senior Statutory Planner (Peter Meloy)

Property ID: 5351512

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-177
<i>Applicant:</i>	T J Pettit
<i>Owner:</i>	T A Pettit
<i>Zone:</i>	Inner Residential
<i>Use Class</i>	Residential, Single Dwelling
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Setbacks & Building Envelope 11.4.2 A3(a) 7 (b); Riverine Inundation E15.7.4 A3 & E15.7.5 A2 (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	04 Oct 2016
<i>Existing Land Use:</i>	Single dwelling
<i>Proposal In Brief:</i>	Additions (carport and entertainment area) to single dwelling (residential)
<i>Representations:</i>	1
<i>Recommendation:</i>	Approval subject to conditions.

REPORT IN DETAIL:

PROPOSAL

The applicant proposes the construction of a carport in the western corner of the property and running adjacent to the site's north-western boundary. The carport will have a maximum height of 4.3 metres and a minimum height of 3.025 metres. The carport will consist of five bays including an existing single bay carport that requires a planning permit. The carport will be constructed of colourbond steel and the proposed colour will be "Night Sky".

The plans also show a proposed covered entertainment area to be constructed on the south-eastern side of the existing dwelling-house. This proposed entertainment area does not require a planning permit as no discretion is proposed. The proposal relies on satisfying performance criteria in regards to building envelope, side setbacks and the Inundation Code.

SITE and LOCALITY

The site is a large residential lot (1,626m²) located at the northern end of Anfield Street, adjacent to the southern side of the Brooker Highway. A single dwelling has been erected towards the centre of the property and a large garage is located behind the single dwelling towards the southern corner of the site. The property is virtually level with much of the rear of the property sealed and used for parking of vehicles and boats.

The surrounding area is predominantly developed for single dwellings but with some multiple dwelling developments scattered throughout the locality. A 10-unit multiple dwelling development at 13 Fleming Street adjoins the site's north-western boundary.

ZONE

The land is zoned Inner Residential under the Glenorchy Interim Planning Scheme 2015.

BACKGROUND

There is no background information relevant to the assessment of this planning permit application.



FIGURE 1: Aerial photograph of site (highlighted) and surrounds with cadastral overlay.



FIGURE 2: Extract from Council's zoning layer on Exponare (site highlight added).

ASSESSMENT

STATE POLICIES, OBJECTIVES of LUPAA

There are no inconsistencies with any other State Policies or with the objectives of the Land Use Planning and Approvals Act 1993 (LUPAA).

A condition is recommended requiring appropriate soil and water management to prevent erosion and the transport of sediments into surface waters, consistent with the State Policy on Water Quality Management.

GLENORCHY INTERIM PLANNING SCHEME 2015

Part B: Administration

General Exemptions

Nil.

Limited Exemptions

Nil.

Planning Scheme Operation (Does a SAP or Code override Zone provisions?)

No.

Use Class Description (Table 8.2):

The use – additions (carport) to a single dwelling – falls within the Use Class “Residential”.

Other relevant definitions (Clause 4.1):

Single Dwelling: means a dwelling on a lot on which no other dwelling is situated, or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.

Dwelling: means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding normally forming part of a dwelling.

Outbuilding: means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.

Part C: Special Provisions

The following special provisions of the Scheme apply to this proposal:

Nil.

Part D: Zones

The land is within the Inner Residential zone and the following Scheme zone purpose statements, use table, use standards and/or development standards apply to this proposal:

Zone Purpose Statements**11.1.1.1**

To provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, which uses and types respect the existing variation and pattern in lot sizes, set back, and height.

11.1.1.2

To provide for compatible non-residential uses that primarily serve the local community.

11.1.1.3

To encourage residential development at higher densities in locations within walkable distance of services, facilities, employment and high frequency public transport corridors.

11.1.1.4

To provide for a change in character from single dwellings on larger lots to alternative forms of housing such as terrace housing and apartments at greater density and with improved public open space amenity, whilst protecting amenity for existing nearby development.

Use Table

Table D.11.2 of the Scheme lists “Residential” use class as “no permit required” if only for a single dwelling. The proposed carport and the entertainment area falls within the definition of a single dwelling so normally would not require a planning permit. However, as the proposal relies on the Performance Criteria for the building envelope and setback so the application becomes Discretionary.

Use Standards

Nil.

Development Standards for Buildings or Works

The proposed development complies with all relevant Acceptable Solutions, as can be seen in Appendix 1, except for the following:

Setbacks and Building Envelope for all Dwellings (Clause 11.4.2 A3 (a)):

Acceptable Solution A3 (a) requires the proposed carport to be sited within the building envelope acceptable solution. Part of the proposed carport’s wall and roof extend beyond envelope on the side boundary. The proposal, therefore, relies on satisfying the Performance Criteria to be approved. The relevant Performance Criteria in this instance are:

The siting and scale of a dwelling must:

(a) not cause unreasonable loss of amenity by:

- (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*

- (ii) overshadowing the private open space of a dwelling on an adjoining lot; or*
 - (iii) overshadowing of an adjoining vacant lot; or*
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.*

In regards to the above criteria, the following is noted:

1. The wall of the carport lies to the south-east of the units on the adjoining western boundary at 13 Fleming Street and to the north-east of the dwelling at 11 Fleming Street and the separation between the wall and dwellings is 10 metres and 12 metres respectively and will not cause a reduction in sunlight to a habitable room on an adjoining lot.
2. The wall is adjacent to the private open space of several units but the south-east location of the wall relative to the open space means that there will be no unreasonable loss of amenity through overshadowing.
3. There is no vacant lot adjoining.
4. The proposed carport is to be partly screened by the existing 2.1 metre high boundary fence. In addition, the appearance when viewed from the adjoining lots would be little different if the fence were set 1.5 metres from the side boundary and 3 metres from the rear boundary so that it complied with the building envelope.
5. The lot to the south has heavy vegetation screening the existing fence and the proposed wall and effectively negates the position of the wall within 3 metres of the rear boundary.
6. The separation between the proposed carport and dwellings is compatible with that in the surrounding area as can be seen in Figure 1.

It is considered that the proposed carport satisfies the relevant performance criteria.

Setbacks and Building Envelope for all Dwellings (Clause 11.4.2 A3 (b)):

Acceptable Solution A3 (b) requires the proposed carport to be sited a minimum of 1.5 metres from the side boundary as it is more than 9 metres long. The entire length of the carport's western wall is within 1.5 metres of the side boundary. The proposal, therefore, relies on satisfying the Performance Criteria to be approved. The relevant Performance Criteria in this instance are:

The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:*
- (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*

- (ii) overshadowing the private open space of a dwelling on an adjoining lot; or*
 - (iii) overshadowing of an adjoining vacant lot; or*
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.*

In regards to the above criteria, the following is noted:

1. The wall of the carport lies to the south-east of the units on the adjoining western boundary at 13 Fleming Street and to the north-east of the dwelling at 11 Fleming Street and the separation between the wall and dwellings is 10 metres and 12 metres respectively and will not cause a reduction in sunlight to a habitable room on an adjoining lot.
2. The wall is adjacent to the private open space of several units but the south-east location of the wall relative to the open space means that there will be no unreasonable loss of amenity through overshadowing.
3. There is no vacant lot adjoining.
4. The proposed carport is to be partly screened by the existing 2.1 metre high boundary fence. In addition, the appearance when viewed from the adjoining lots would be little different if the fence were set 1.5 metres from the side boundary and 3 metres from the rear boundary so that it complied with the building envelope.
5. The separation between the proposed carport and dwellings is compatible with that in the surrounding area as can be seen in Figure 1.

It is considered that the proposed carport satisfies the relevant performance criteria.

Part E: Codes

The following codes of the Scheme apply to this proposal:

Waterway and Coastal Protection Code

The north-eastern section of the property lies within the Barossa Creek Waterways Protection corridor (see Figure 3 below) and the proposed entertainment shown on the plans lies partly within the corridor. However, the entertainment area is exempt from this code's requirements as it does not involve clearing of vegetation or soil disturbance.

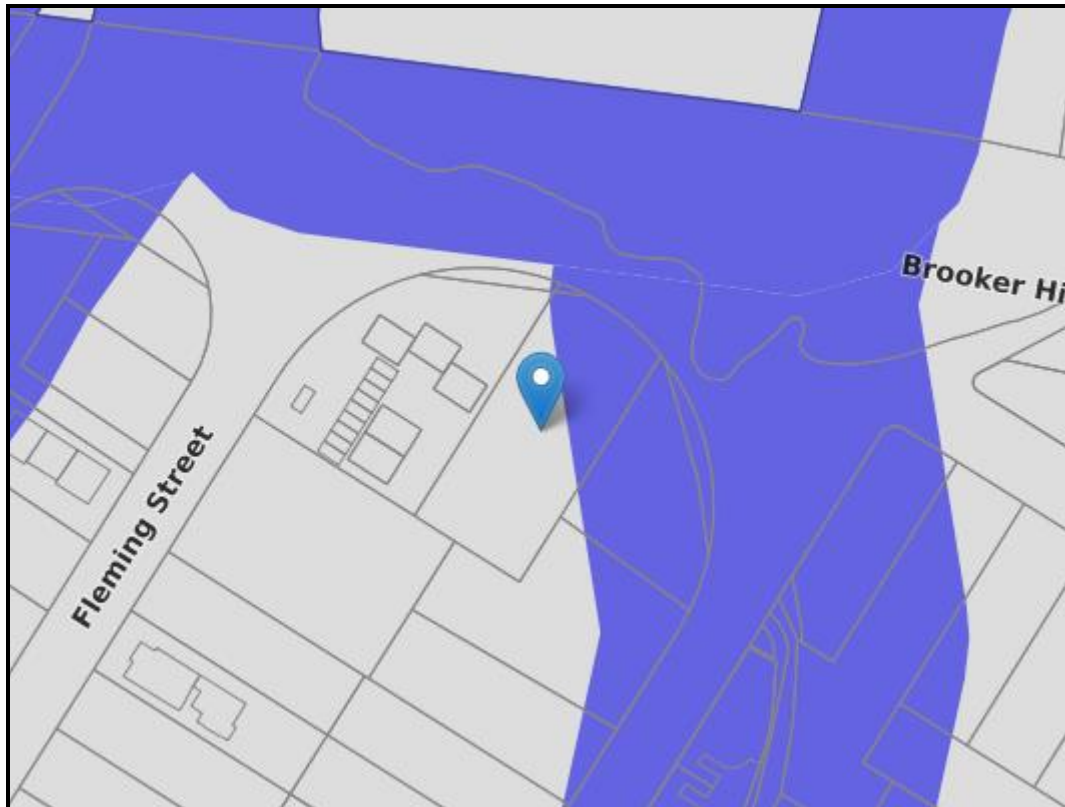


FIGURE 3: Extract from Waterways and Coastal Area Protection Code from The LIST.

Inundation Prone Areas Code

The proposed development is not exempt from the requirements of the Inundation Code but as can be seen in Appendix 2, the proposal satisfies all relevant use and development standards except for Acceptable Solutions E15.7.4 A3 and E15.7.5 A2. However, these have been assessed against the relevant Performance Criteria by Council's Development Engineer who has concluded that the proposal is satisfactory (see Development Engineer's comments under the "Referrals" section of this report.

Coastal Erosion Hazard Code

The land is partly affected by the Coastal Erosion Hazard Code but the area affected is not in the location of the proposed carport or the proposed outdoor entertainment as can be seen in Figure 4 below.

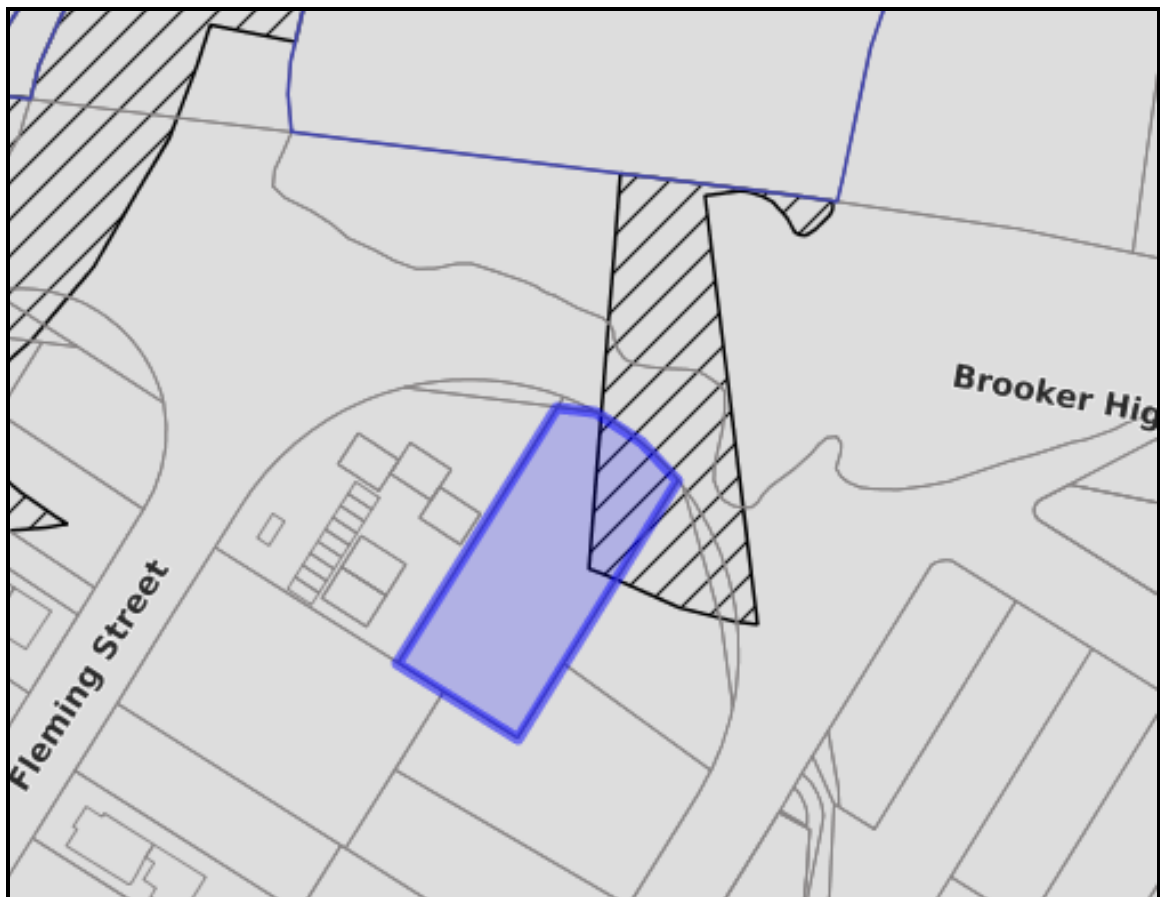


FIGURE 4: Extract from Coastal Erosion Hazard Code from The LIST.

Stormwater Management Code

The proposed development satisfies all relevant Acceptable Solutions as can be seen in Appendix 3.

PART F: Specific Area Plans

Nil.

INTERNAL REFERRALS

Development Engineer

Traffic, Access & Parking

There is no change in the current traffic, access and parking situation at the site. Therefore, it is considered that the site is capable of being developed and the local traffic conditions are not expected to be significantly affected.

GCC Services (Stormwater)

There are no GCC stormwater mains affected by this application and the stormwater connection is available via Anfield Street.

Other

Geoscience issues

There are no geotechnical issues identified through Council's records that affect the application.

Flooding/Inundation issues

The subject site is in the flood prone area. The development does not comply with Acceptable solution A3 under Code E15.7.4 Riverine Inundation Hazard areas and there is no Acceptable Solution under Code E15.7.5 Riverine, Coastal Investigation areas, Low, Medium, High Inundation Hazard areas. However, the scope of the proposed additions is as a non-habitable building which its risk to the users of the site and adjoining or nearby land is acceptable and the land has already been filled therefore it is considered that the site is capable of being developed and the flooding conditions are not expected to be significantly impacted by the development.

EXTERNAL REFERRALS

TasWater

The application was referred to TasWater which has advised that it has no objection to the proposal and no conditions are imposed.

REPRESENTATIONS

The application was advertised for the statutory 14-day period with one representations received. The issues raised are as follows:

1. Height of Carport

The representors state that the height of one section of the carport is almost 4.5 metres high which the representors feel is too high for a metal clad building on the boundary.

Planner's Comment:

This issue has been previously addressed under the heading "Development Standards for Buildings and Works". However, the applicant has verbally advised Council that the height of the rear section of the carport is such that his boat and trailer can be stored under cover.

2. Fire Rating

The representors state that the existing carport has been constructed with a plastic skylight at a high level on the boundary wall and it is the representors' understanding that a wall built on a boundary must be constructed with a fire rating.

Planner's Comment:

A site inspection confirms that a high-set window (or clear pane) runs the length of the rear wall of the unapproved existing carport. The carport, including this section, will require a building permit and must comply with the relevant standards of the Building Code. However, this issue is not a planning issue that can be considered as part of this application.

3. Boundary Fence Height Extension

The representors state that recently, the fence along this boundary has been extended in height without permission of the owners of 13 Fleming Street with one section having metal placed above the existing timber fence.

Planner's Comment:

The new side boundary fence does not exceed 2.1 metres in height and is therefore exempt from requiring a planning permit via the provisions of Clause 6.4.2(b). This means that this issue is not a planning issue that can be considered as part of this application.

4. Visual Impact of Multiple Buildings

The representors state that there are already a considerable number of outbuildings at the rear of the property and this will double the area with matching black colourbond cladding and would give the area the appearance of a commercial rather than residential property.

Planner's Comment:

This issue has been previously addressed under the heading "Development Standards for Building and Works". However, it should be noted that there are only two buildings to the rear of the existing dwelling house...a garage and the existing carport which forms part of this application. The proposed building will be in a colour scheme that matches existing development and the proposed domestic storage uses are permissible within the zone. It is considered that the proposed carport will improve the appearance of the rear yard by allowing vehicles to be stored under cover.

or

This issue is not a planning issue that can be considered as part of this application.

5. Appearance from Adjoining Properties.

The representors state the buildings at 13 Fleming Street are two storeys which mean that the upper level owners/residents will be overlooking this development.

Planner's Comment:

This issue has been previously addressed under the heading "Development Standards for Buildings and Works".

CONCLUSION

The applicant has applied for the construction of a carport and outdoor entertainment area. The development normally has Permitted status but because it relies on performance criteria the application becomes discretionary. The proposed development has been assessed against the relevant performance criteria and satisfies the performance criteria. The application was referred to TasWater and to Council's Development Engineer who have raised no objections to the development. The application was advertised for the 14-day statutory period during which one representation was received. The issues raised in that representation have been addressed in the report.

Recommendation:

That a permit be granted for the proposed use and development of Additions (carport and entertainment area) to single dwelling (Residential) at 42 Anfield Street Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-177 and Drawing No. P1 submitted on 16 August 2016, except as otherwise required by this permit.

Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.

Engineering

2. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.
3. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
4. 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.

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 2000 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 Service Authorities

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.

Attachments/Annexures

- 1** Attachment - 42 Anfield Street, Glenorchy

APPENDIX 1

11.0 Inner Residential Zone

Standard	Acceptable Solution	Proposed	Complies?
11.4 Development Standards for Buildings and Works			
11.4.1 Residential density for multiple dwellings	A1 Multiple dwellings must have a site area per dwelling of not less than 200m ² and not more than 400m ² .	Not a multiple dwelling proposal.	N/A
11.4.2 Setbacks and building envelope	A1 Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is: (a) at least 3m, or, if the setback from the frontage is less than 3m, not less than the setback from the frontage of any existing dwelling on the site; (b) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street.	>3 metres from the frontage.	YES
	A2 A garage or carport must have a setback from a frontage of at least:		

Standard	Acceptable Solution	Proposed	Complies?
	(a) 4m, or alternatively 1m behind the façade of the dwelling; or (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	>4 metres from the frontage.	YES
	A3 A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to diagrams 11.4.2A, 11.4.2B, 11.4.2C and 11.4.2D) determined by: (i) a distance equal to the permitted frontage setback or, for an internal lot, a distance of 3m from the rear boundary of a lot with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries and a distance of 3m from the rear boundary; to a building height of not more than 9.5 m above natural ground level; and	(a) Proposed carport wall and roof is partly outside the building envelope. (b) Is within 1.5 metres of side boundary and has length greater than 9 metres.	NO, REFER REPORT NO, REFER REPORT

Standard	Acceptable Solution	Proposed	Complies?
	(b) only have a setback within 1.5 m of a side boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or (ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser).		
11.4.3 Site coverage and private open space	A1 Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6 m); and (b) for multiple dwellings, a total area of private open space of not less than 50m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces.	(a) Site coverage is <50%. (b) Not a multiple dwelling proposal. (c) > 25% of site free of impervious surfaces.	YES YES YES
	A2 A dwelling must have an area of private open space that: (a) is in one location and is at least: (i) 24 m²; or (ii) 12 m², if the dwelling is a multiple dwelling with a finished floor level that is	Private open space unaffected by this proposed development.	YES

Standard	Acceptable Solution	Proposed	Complies?
	entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of: (i) 3 m; or (ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and (e) located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking.		

Standard	Acceptable Solution	Proposed	Complies?
11.4.4 Sunlight and overshadowing	A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west and 30 degrees east of north (see Diagram 11.4.4A).	Existing dwelling unaffected by this development.	YES
	A2 A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 11.4.4A), must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 11.4.4B): (i) at a distance of 3 m from the window; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and	Not a multiple dwelling development.	N/A

Standard	Acceptable Solution	Proposed	Complies?
	awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.		
	A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 11.4.3, must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 11.4.4C): (i) at a distance of 3 m from the northern edge of the private open space; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.	Not a multiple dwelling development.	N/A
11.4.5 Width of openings for	A1 A garage or carport within 12 m of a primary frontage	Proposed carport not within 12 metres of	N/A

Standard	Acceptable Solution	Proposed	Complies?
garages and carports	(whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6 m or half the width of the frontage (whichever is the lesser).	primary frontage.	
11.4.6 Privacy for all dwellings	A1 A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: (a) side or rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the boundary; and (b) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.	Carport does not have finished surface of more than 1 metre above natural ground level.	N/A
	A2 A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a),	No habitable room proposed.	N/A

Standard	Acceptable Solution	Proposed	Complies?
	unless it is in accordance with (b): (a) the window or glazed door: (i) is to have a setback of at least 3 m from a side or rear boundary; and (ii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iii) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site. (b) the window or glazed door: (i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.		
	A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable	No shared driveway.	N/A

Standard	Acceptable Solution	Proposed	Complies?
	room of a multiple dwelling by a horizontal distance of at least: (a) 2.5 m; or (b) 1 m if: (i) it is separated by a screen of at least 1.7 m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.		
11.4.7 Frontage Fences	A1 A fence (including a free-standing wall) within 3 m of a frontage must have a height above natural ground level of not more than: (a) 1.2 m if the fence is solid; or (b) 1.5 m, if any part of the fence that is within 3m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).	No fence or free-standing wall proposed within 3 metres of a frontage.	N/A
11.4.8 Waste Storage for multiple dwellings	A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of at least 1.5 m² per	Not a multiple dwelling development.	N/A

Standard	Acceptable Solution	Proposed	Complies?
	dwelling and is within one of the following locations: (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a communal storage area with an impervious surface that: (i) has a setback of at least 3 m from a frontage; and (ii) is at least 5.5 m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of at least 1.2m above the finished surface level of the storage area.		
11.4.9 Non-dwelling development	A1 Non-dwelling development must comply with all of the following acceptable solutions as if it were a dwelling: (a) 11.4.2 A1 and A3; (b) 11.4.3 A1 (a) and (c); (c) 11.4.7 A1.	Is not non-dwelling development.	N/A
	A2 Non-residential garages and carports must comply with all of the following acceptable solutions as if they were ancillary to a dwelling:	Not a non-residential carport.	N/A

Standard	Acceptable Solution	Proposed	Complies?
	(a) 11.4.2 A2; (b) 11.4.5 A1.		
	A3 Outdoor storage areas must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped area.	No outdoor storage areas proposed.	N/A

APPENDIX 2

E15.0 Inundation Prone Areas Code

Standard	Acceptable Solution	Proposed	Complies?
E15.6 Use Standards			
E15.6 Use Standards	A1 Change of use of a non-habitable building to a habitable building or a use involving habitable rooms must comply with all of the following: (a) floor level of habitable rooms is no less than the AHD level for the Coastal Inundation Low Hazard Area in Table E15.1; (b) floor level of habitable rooms is no less than the AHD level for the 1% AEP plus 300mm if in an area subject to riverine flooding.	No change of use proposed.	N/A
E15.7 Development Standards for Buildings and Works			
E15.7.1 Coastal Inundation High Hazard Areas	A1 For a habitable building, including extensions to existing habitable buildings, there is no Acceptable Solution.	Not in a High Coastal Inundation Hazard Area.	N/A

	A2 For a non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, there is no Acceptable Solution.	Not in a High Coastal Inundation Hazard Area.	N/A
E15.7.2 Coastal Inundation Medium Hazard Areas	A1 For a new habitable building there is no acceptable solution	Not in a Medium Coastal Inundation Hazard Area and not a new habitable building.	N/A
	A2 Except for new rooms associated with habitable buildings other than dwellings, for which there is no acceptable solution, an extension to an existing habitable building must comply with one of the following: (a) new habitable rooms must comply with both of the following: (i) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1, (ii) floor area of the extension no more than 40 m² from the date of commencement of this planning scheme; (b) new habitable rooms must be above ground floor.	Not in a Medium Coastal Inundation Hazard Area.	N/A
	A3 A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 40 m².	Not in a Medium Coastal Inundation Hazard Area.	N/A

E15.7.3 Coastal Inundation Low Hazard Areas	A1 A new habitable building must comply with the following: (a) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1;	Not in a Low Coastal Inundation Hazard Area.	N/A
	A2 An extension to a habitable building must comply with either of the following: (a) floor level of habitable rooms is no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1; (b) floor area is no more than 60 m ² .	Not in a Low Coastal Inundation Hazard Area.	N/A
	A3 A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 60 m ² .	Not in a Low Coastal Inundation Hazard Area.	N/A
E15.7.4 Riverine Inundation Hazard Areas	A1 A new habitable building must have a floor level no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm.	Not a habitable building.	N/A

	A2 An extension to an existing habitable building must comply with one of the following: (a) floor level of habitable rooms is no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm; (b) floor area of the extension no more than 60 m² as at the date of commencement of this planning scheme.	Not an extension to an existing habitable building.	N/A
	A3 The total floor area of all non-habitable buildings, outbuildings and Class 10b buildings under the Building Code of Australia, on a site must be no more than 60 m².		NO, REFER REPORT
15.7.5 Riverine, Coastal Investigation Area, Low, Medium, High Inundation Hazard Areas	A1 For landfill, or solid walls greater than 5 m in length and 0.5 m in height, there is no acceptable solution.	No landfill proposed.	N/A
	A2 No acceptable solution.		NO, REFER REPORT

	A3 A land application area for onsite wastewater management must comply with all of the following: (a) horizontal separation distance from high water mark or from the top of bank of a watercourse or lake must be no less than 100 m; (b) vertical separation distance from the water table must be no less than 1.5 m.	No land application area proposed.	N/A
E15.7.6 Development Dependent on a Coastal Location	A1 An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway must be no more than 20% of the size of the facility existing at the effective date.	Not applicable.	N/A
	A2 No acceptable solution	Not applicable.	N/A
	A3 No Acceptable Solution for coastal protection works initiated by the private sector.	Not applicable	N/A

APPENDIX

E7.0 Stormwater Management Code

Standard	Acceptable Solution	Proposed	Complies?
E7.7 Development Standards			
E7.7.1 Stormwater Drainage and Disposal	A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	Will connect to existing drainage.	YES
	A2 A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply: (a) the size of new impervious area is more than 600 m ² ; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots.	Not applicable.	N/A
	A3 A minor stormwater drainage system must be designed to comply with all of the following: (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.	Not applicable.	N/A
	A4 A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	Not applicable.	N/A

7. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO VETERINARY CENTRE (BUSINESS & PROFESSIONAL SERVICES) RELYING ON PERFORMANCE CRITERIA - 55 MAIN ROAD CLAREMONT

Author: Planning Officer (Vanessa Tomlin)
 Qualified Person: Planning Officer (Vanessa Tomlin)
 Property ID: 1978792

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-183
<i>Applicant:</i>	D E Pettet and E E A Pettet
<i>Owner:</i>	Lehr Services Pty Ltd
<i>Zone:</i>	General Business
<i>Use Class</i>	Business and Professional Services
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Number of parking spaces and signage (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	05 Oct 2016
<i>Existing Land Use:</i>	Shop (GPS 1992)
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to conditions

REPORT IN DETAIL:

PROPOSAL

The proposal involves the change of use to a veterinary centre (Business and Professional Services). The proposal includes consultation for dogs, cats and other small animals, surgical procedures and hospitalisation when needed. No changes are proposed to the existing building, apart from signage. Business identification signage, measuring 1.22m by 4.88m is proposed to be attached to the fascia of the building. Three spotlights directed onto the signage are proposed. The existing pylon/pole sign is to be re-badged with business identification signage associated with the proposal.

The proposed hours of operation are weekdays 8am to 7pm; Saturdays 8am to 7pm; and Sundays 9am to 5pm. Parking for the proposal is to be made available in the existing shared parking arrangement on the site.

The proposal relies on performance criteria to comply with E6.6.1 Number of Car Parking Spaces P1, E17.6.1 Use of Signs P4 and E17.7.1 Standards for Signs P1.

SITE and LOCALITY

The site is located on the eastern side of Main Road, Claremont approximately 30m north of Bilton Street. The site is located within the General Business Zone and residential uses border the site to the north and east, with business uses to the south (Fig. 1.).

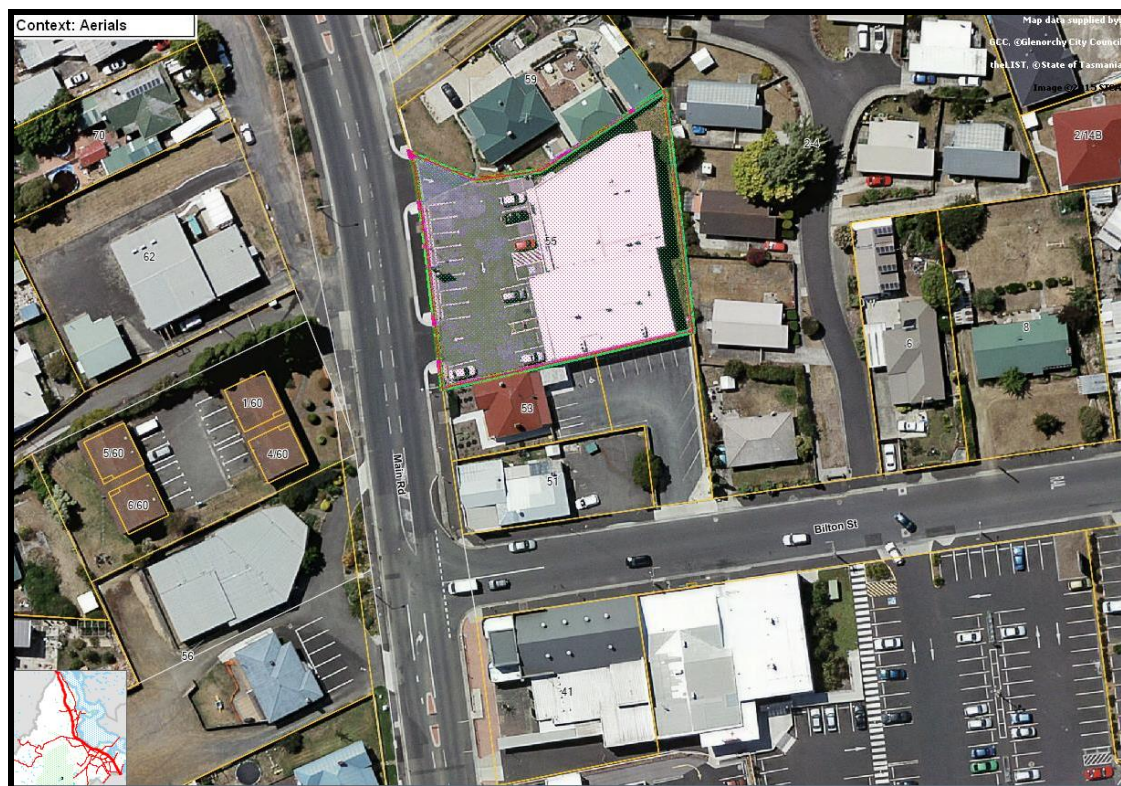


Figure 1. Aerial view of the site and surrounds prior to the construction of the proposal site.

The site has 39.79m of frontage to Main Road and an area of 1,752m². The site is occupied by two shops (General retail and hire) and a Restaurant (Food services), with 19 shared parking spaces between the uses. The site has two access points, enabling one access for entry and the other for exiting the site.

ZONE

The site is located in the General Business Zone and borders the Inner Residential Zone (Fig. 2).

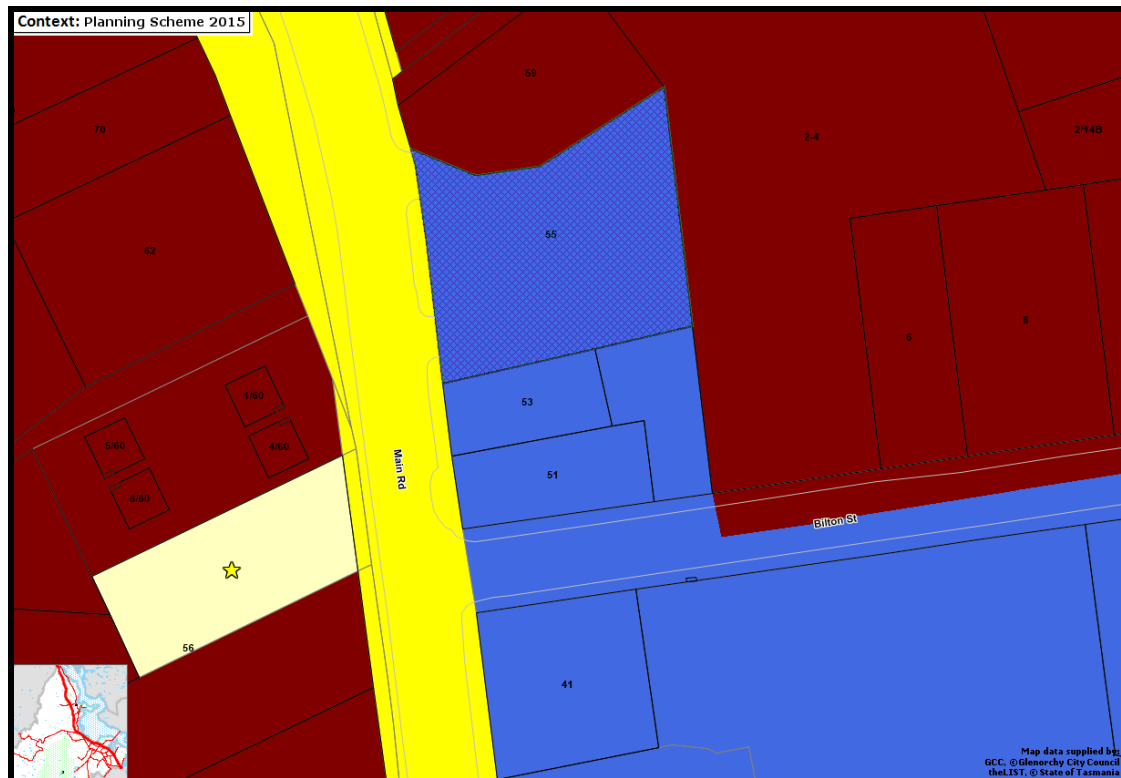


Figure 2. The site is located in the General Business zone (blue) and borders the Inner Residential zone (maroon), the Utility zone is shown in yellow.

BACKGROUND

PLN-03-01884 Audio Visual Library (formerly a service station), approved 16/09/03. The approved hours of operation of this use are 8am to 10pm Mondays to Saturdays inclusive and 10am to 10pm Sundays. This proposal included a pole sign, with a condition of approval stipulating the pole sign was not to be illuminated outside of the hours from 4.00 pm to 10.00pm.

PLS43A-11/008 Rezone the land from part Urban Residential and part Local Business (LB4 Service Station) to Central Commercial C3 and the development of two shops and associated car parking with variation to road alignment setback, approved 04/01/13. Nineteen parking spaces were approved for the existing audio visual library and two additional 'shops', at a rate of 1 space per 35m², in accordance with GPS 1992.

The approved hours of operation for the two shops are 8am to 6pm Monday to Friday inclusive and 9am to 1pm Saturdays. No operation is permitted on Sundays. Signage did not form part of the application.

- PLN-15-239 Change of Use to food services (restaurant) relying on performance criteria (parking and access code) and signage, approved 14/12/15. This proposal involved the change of use from a shop to the restaurant. There was a parking shortfall of nine spaces. The previously approved shared parking arrangement was approved for this application. The proposal included signage, which was a 2.44m by 0.8m double-sided illuminated light box to be attached to an existing pole sign, with a 2.5m clearance from ground level and a 2.44m by 1.22m ACM panel with vinyl cut lettering and awning fascia sign attached to the tenancy. A condition controlling potential light spill from the existing pylon/pole sign was carried forward from a previous approval on site, to enable compliance with performance criteria. The hours of operation 12 midday to 9:00pm Sunday to Thursday; and 12 midday to 10.00pm Fridays to Saturdays inclusive, except for office and administrative tasks.

ASSESSMENT

STATE POLICIES, OBJECTIVES of LUPAA

There are no inconsistencies with any other State Policies or with the objectives of the Land Use Planning and Approvals Act 1993 (LUPAA).

A condition is recommended requiring appropriate soil and water management to prevent erosion and the transport of sediments into surface waters, consistent with the State Policy on Water Quality Management.

GLENORCHY INTERIM PLANNING SCHEME 2015

Part B: Administration

General Exemptions

Clause 5.10 makes provision to exempt certain signs listed in table E17.1 of the signs code. It is noted that a pole sign is not listed in table E17.1. The proposed signs are not exempt because the awning fascia sign and the re-badging of the pole sign do not comply with the standards in table E17.2 and rely on the performance criteria of Clauses E17.6.1 (P4) and E17.7.1 (P1).

Limited Exemptions

Nil.

Planning Scheme Operation (Does a SAP or Code override Zone provisions?)

No SAP or Code provisions override the zone provisions for this application.

Use Class Description (Table 8.2):

Business and professional services means the use of land for administration, clerical, technical, professional or similar activities. Examples include a bank, call centre, consulting room, funeral parlour, medical centre, office, post office, real estate agency, travel agency and veterinary centre.

Other relevant definitions (Clause 4.1):

Applicable standard means as defined in subclause 7.5.2, which is a standard in a zone, specific area plan or code, is an applicable standard if:

- (a) the proposed use or development will be on a site within a zone or the area to which a specific plan relates, or is a use or development to which the code applies; and
- (b) the standard deals with a matter that could affect, or could be affected by, the proposed use or development.

Standard means, in any zone, code or specific area plan, the objective for a particular planning issue and the means for satisfying that objective through either an acceptable solution or performance criterion presented as the tests to meet the objective.

Amenity means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.

Hours of operation means the hours that a business is open to the public or conducting activities related to the business, not including routine activities normally associated with opening and closing for business.

Part C: Special Provisions

No special provisions of the Scheme apply to this proposal.

Part D: Zones

The land is within the General Business zone and the following Scheme zone purpose statements, use table, use standards and/or development standards apply to this proposal:

Zone Purpose Statements

The purpose of the zone is to provide for business, community, food, professional and retail facilities serving a town or group of suburbs; to ensure the major centres provide for a range of convenience and goods and services as well as some community services and facilities for the municipal area and surrounds; to provide a focus for employment at the municipal level primarily in retailing, but complemented by a range of office based employment mainly in professional and personal services; to facilitate residential use above ground floor level; to ensure development is highly accessible by public transport, walking and cycling; and to provide a safe, comfortable and pleasant environment for workers, residents and visitors through the provision of high quality urban spaces and urban design.

Use Table

“Business and professional services” is a permitted use class in Table 21.2. However, the proposal is discretionary owing to the reliance of the proposal on performance criteria to comply with applicable standards.

Use Standards

The proposal complies with the acceptable solutions of the use standards in the zone. Please see Appendix 1 and comments from the Environmental Health Officer in the ‘referral’ section of the report.

Development Standards for Buildings or Works

No external changes, other than signage, is proposed for the existing building.

Part E: Codes

The following codes of the Scheme apply to this proposal:

E6.0 Parking and Access Code

E6.6.1 Number of Car Parking Spaces

The proposal is to have a parking shortfall of 2 spaces and relies on performance criteria in the Parking and Access Code. The purpose of the code is ensure safe and efficient access to the road network for all users, including drivers, passengers, pedestrians and cyclists; to ensure enough parking is provided for a use or development to meet the reasonable requirements of users, including people with disabilities; to ensure sufficient parking is provided on site to minimise on-street parking and maximise the efficiency of the road network; to ensure parking areas are designed and located in conformity with recognised standards to enable safe, easy and efficient use and contribute to the creation of vibrant and liveable places; to ensure access and parking areas are designed and located to be safe for users by minimising the potential for conflicts involving pedestrians, cyclists and vehicles; and by reducing opportunities for crime or anti-social behaviour; ensure that vehicle access and parking areas do not adversely impact on amenity, site characteristics or hazards; recognise the complementary use and benefit of public transport and non-motorised modes of transport such as bicycles and walking; and provide for safe servicing of use or development by commercial vehicles

A Traffic Impact Assessment discussing the shared parking arrangement on the site has been previously provided. Council’s Development Engineer has made comments in the referrals section of the report. It is noted that Council’s Traffic Engineer is in support of the proposed shared parking arrangement and is satisfied that the parking demand of the proposal and the existing uses can be successfully accommodated in this arrangement without causing detrimental impacts to the surrounding road network. Accordingly, the proposal is taken to satisfy the performance criteria and complies with the standards of the Parking and Access Code.

E17.6 Signs Code

The purpose of the Signs Code is to provide opportunities for commercial advertising essential to support and encourage business activity; promote the use of well-designed signs that complement and enhance the streetscape and do not exacerbate visual clutter or adversely impact on residential amenity; promote signs which assist with way-finding and pedestrian useability as part of a coordinated interpretative and directional signage framework; and to ensure that signs do not adversely impact on the cultural heritage values of places of cultural significance.

E17.6.1 Use of Signs

Performance criteria P4

The existing pole sign is located within 30m of a residential use and relies on the performance criteria of Clause E17.6.1 (P4). The performance criteria requires the proposed re-badging of the pole sign to not have an unreasonable impact on the residential amenity of residential uses within 30m of the proposed sign, caused by light shining into windows of habitable rooms.

The original approval for the pole sign requires the pole sign to not be illuminated after 10.00pm. This measure was endorsed to mitigate light shining into windows of habitable rooms. It is recommended that this condition be carried forward to the proposed pole sign addition, to enable the proposal to satisfy the performance criteria (P4) of Clause E17.6.1 and the Use standard.

E17.7.1 Standards for Signs

Performance criteria P1

The proposed pole sign addition and the awning fascia sign are both permitted signs within the General Business Zone. However, the proposed signage does not comply with the standards in table E17.2 and relies on performance criteria of Clause E17.7.1 (P1). The performance criteria requires the proposed signage to be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape; be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located; be constructed of materials which are able to be maintained in a satisfactory manner at all times; not result in loss of amenity to neighbouring properties; not involve the repetition of messages or information on the same street frontage; not contribute to or exacerbate visual clutter; and not cause a safety hazard.

The proposed signs are designed to identify the associated business and considered to be appropriately dimensioned so as to not dominate the building or the streetscape. The signage is to be constructed of robust materials and is not expected to exacerbate visual clutter or cause a safety hazard. The proposed signage is not expected to cause or contribute to a loss of amenity to the neighbouring properties. The proposed signs are assessed as satisfying the performance criteria and comply with the development standard.

PART F: Specific Area Plans

No SAP applies to the site.

INTERNAL REFERRALS

Development Engineer

Council's Development Engineer has made the following comments and recommended conditions of approval.

Traffic, Access & Parking

Access to the site is available from Main Road. The site of the application was the subject of a rezoning and for the construction of two (2) shops and associated car parking (PLS43A-11/008) and an approved application for food services (restaurant PLN-15-239) for one of the vacant shops that were constructed on site as a result of the rezoning.

The total site has 19 existing parking spaces including three accessible parking spaces. This site has one-way traffic flow with separate entry and egress points as previously approved.

A detailed Traffic Impact Statement (TIS) was undertaken as part of the food services development application (PLN-15-239) as required by E6.0 Parking and Access Code of the Glenorchy Interim Planning Scheme (GIPS) 2015. That TIS concluded the maximum number of car parking spaces generated in isolation would be 17 spaces. The TIS considered the site as a whole and incorporates principles of shared parking for the various uses of the three separate tenancies. Peak parking demands generated will be during evenings when on street parking demands in the surrounding network are low. The TIS also took into consideration that: Claremont Shopping Centre parking was in close proximity and has a large supply of off-street parking that is generally under-utilised after 5:00pm; Metro Tasmania operate regular bus services along Main Road past the site; and that the site is located near a residential area within a reasonable walking distance and many customers may walk to the site from these areas.

The proposed change of use from a video library to a veterinary centre (Business & Professional services) has a parking shortfall under the Parking and Access Code of the Glenorchy Interim Planning Scheme (GIPS) 2015 of 2 parking spaces from the previous approved use. Council's Traffic Engineer supports this parking shortfall based on the above findings without any significant detrimental impacts on the surrounding road network in terms of traffic efficiency or road safety

GCC Services (Stormwater)

There are no GCC stormwater mains affected by this application.

Other

Geoscience issues

There are no geotechnical issues identified through Council records that affect this development.

Flooding/Inundation issues

There are no flooding issues identified through Council records that affect this development.

Environmental Health Officer

Council's Environmental Health Officer has made the following comments and recommended conditions of approval.

Hours of operation requested by the applicants fall within those outlined in Acceptable Solution, A1, 21.3.1 (Hours of Operation) of the Glenorchy Interim Planning Scheme 2015 (The Scheme). These proposed hours of operation are recommended to be applied as a condition of the permit.

The use, as a vet, is believed to be low-noise generating and therefore will comply with Acceptable Solution, A1, 21.3.2 (Noise) of The Scheme. This Acceptable Solution is recommended to be applied as a condition of the permit.

No external lighting has been proposed as part of this development. Acceptable Solution, A1, 21.3.3 (External Lighting) is recommended to be applied as a condition of permit to protect the amenity of neighbouring residence in the instance that external lights are utilised in the future.

A1 of 21.3.4 (Commercial Vehicle Movements) of The Scheme is also recommended to be applied as a condition of this permit to protect the amenity of the neighbouring residential zone.

EXTERNAL REFERRALS

TasWater

TasWater is in support of the proposal and has recommended conditions of approval.

REPRESENTATIONS

The application was advertised for the statutory 14-day period with no representations received.

CONCLUSION

The proposal is relying on the performance criteria to comply with the E6.6.1 Number of Car Parking Spaces, E17.6.1 Use of Signs and E17.7.1 Standards for Signs standards. The proposal is assessed as satisfying the performance criteria and complies with the applicable standards. The proposal is assessed as complying with all other use and development standards in the General Business zone, as well as the applicable standards of the Parking and Access Code. The application was publicly advertised for the statutory 14-day period and no representations were received. It is concluded that the proposal is consistent with the Scheme's zone purpose statements and is satisfactory.

Recommendation:

That a permit be granted for the proposed use and development of Change of use to veterinary centre (Business & Professional services) relying on performance criteria at 55 Main Road Claremont subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-183 and Drawing No. P1 submitted on 19 August 2016 and Drawing No. P2 submitted on 9 September 2016, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. External lighting must be turned off between 11:00 pm and 6:00 am, except for security lighting. Security lighting must be baffled to ensure they do not cause emission of light outside the zone.
4. The pole sign must only be illuminated between 4.00pm to 10.00pm.
5. The use must only operate between the hours of 8.00am to 7.00pm Mondays to Saturdays inclusive, Sundays and public holidays 9.00am to 5.00pm.

Engineering

6. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.
7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. A total of nineteen (19) shared (for whole site) car parking spaces must be provided and kept available for these purposes at all times. Car parking spaces, manoeuvring areas and aisles must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking. In areas set aside for car parking and turning bays, securely fixed wheel stops or kerbing must be provided to the satisfaction of Council to prevent damage to fences or landscaped areas.
9. In addition to the above, a minimum of one (1) of the 19 clearly marked car parking spaces must be provided for the exclusive use of persons with a disability and kept available for these purposes at all times. These car spaces must be provided in accordance with Australian Standard AS 2890.6 – 2009 Off-Street Parking for persons with a disability.
10. 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.

Any relocation of internal stormwater and sewerage lines required as a result of the development are required to be approved and constructed in accordance with an issued Plumbing Permit to the requirements of Council's Plumbing Surveyor.

Environmental Health

11. Noise emissions measured at the boundary of a residential zone must not exceed the following:

- (a) 5dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;
- (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;
- (c) 65dB(A) (LAm_{ax}) at any time.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.

Noise levels are to be averaged over a 15 minute time interval.

12. Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:

- (a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;
- (b) 7.00 am to 9.00 pm Sundays and public holidays.

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 2000 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.

Attachments/Annexures

- 1 Attachment - 55 Main Road, Claremont

APPENDIX

21.0 General Business

Standard	Acceptable Solution	Proposed	Complies?
21.3 Use Standards			
21.3.1 Hours of Operation	A1 Hours of operation of a use within 50 m of a residential zone must be within: (a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive; (b) 7.00 am to 9.00 pm Sundays and Public Holidays. except for office and administrative tasks.	The proposal is within 50m of a residential zone. Proposed hours of operation are Weekdays 8am to 7pm; Saturday 8am to 7pm; Sundays 9am to 5pm; and Public holidays 9am to 5pm.	Yes
21.3.2 Noise	A1 Noise emissions measured at the boundary of a residential zone must not exceed the following: (a) 5dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAmix) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of	Low noise generating activity. Condition of approval recommended.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.		
21.3.3 External Lighting	A1 External lighting within 50 m of a residential zone must comply with all of the following: (a) be turned off between 11:00 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.	Considering the proposed hours of operation, the proposal can comply with the acceptable solution for external lighting. A condition of approval is recommended to ensure this happens.	Yes
21.3.4 Commercial Movements Vehicle	A1 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of: (a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive; (b) 7.00 am to 9.00 pm Sundays and public holidays.	Commercial vehicle means a small rigid vehicle, medium rigid vehicle, heavy rigid vehicle or articulated vehicle described in section 2 "Design Vehicles" of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities. No commercial vehicle movements are proposed.	NA
21.4 Development Standards for Buildings and Works			
21.4.1 Building Height	A1 Building height must be no more than: 12m.	No change to existing building proposed.	NA
	A2 Building height within 10 m of a residential zone must be no	No change to existing building proposed	NA

Standard	Acceptable Solution	Proposed	Complies?
	more than 8.5 m.		
21.4.2 Setback	A1 Building setback from frontage must be parallel to the frontage and must be no more than: (a) nil m, if fronting Main Road: or (b) the alignment of adjoining buildings, if fronting a street other than Main Road.	No change to existing building proposed	NA
	A2 Building setback from a residential zone must be no less than: (a) 5m; or (b) half the height of the wall, whichever is the greater.	No change to existing building proposed	NA
21.4.3 Design	A1 Building design must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front façade no less than 40% of the	No change to existing building proposed	NA

Standard	Acceptable Solution	Proposed	Complies?
	surface area of the ground floor level façade; (c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 30% of the length of the facade; (d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (f) provide awnings over the public footpath if existing on the site or on adjoining lots; (g) not include security shutters over windows or doors with a frontage to a street or public place.		
	A2 Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.	No change to existing building proposed	NA
21.4.4 Passive Surveillance	Building design must comply with all of the following: (a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;	No change to existing building proposed	NA

Standard	Acceptable Solution	Proposed	Complies?
	(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade; (c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade; (d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (e) provide external lighting to illuminate car parking areas and pathways; (f) provide well-lit public access at the ground floor level from any external car park.		
21.4.5 Landscaping	A1 Landscaping is not required along the frontage in this zone.	Not applicable standard	NA
	A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2m.	Not applicable standard	NA

Standard	Acceptable Solution	Proposed	Complies?
21.4.6 Outdoor Storage Areas	A1 Outdoor storage areas for non-residential uses must comply with all of the following: (a) be located behind the building line; (b) all goods and materials stored must be screened from public view; (c) not encroach upon car parking areas, driveways or landscaped areas.	No change to existing outdoor storage area proposed.	NA
21.4.7 Fencing	A1 Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage; (b) fences along a frontage must be at least 50% transparent above a height of 1.2 m; (c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.	Not applicable standard	NA

Appendix 2

E6.0 Parking and Access Code

STANDARD	ACCEPTABLE SOLUTION	PROPOSED	COMPLIES
Use Standards			
E6.6.1 Number of Car Parking Spaces	A1 The number of on-site car parking spaces must be: (a) no less than the number specified in Table E6.1 and no more than 10% greater than that number; except if: (i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (ii) this provision was not used in this planning scheme.	19 existing parking spaces (shared for the whole site). Performance Criteria satisfied through submission of TIA	No
E6.6.2 Number of Accessible Car Parking Spaces for People with a Disability	A1 Car parking spaces provided for people with a disability must: (a) satisfy the relevant provisions of the Building Code of Australia; (b) be incorporated into the overall car park design; (c) be located as close as practicable to the building entrance.	Existing three access parking space provided.	Yes.
E6.6.3 Number of Motorcycle Parking Spaces	A1 The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.	None.	Yes.
E6.6.4 Number of Bicycle Parking Spaces	A1 The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.	Existing one space (at least).	Yes
Development Standards			
E6.7.1 Number of	A1		

STANDARD	ACCEPTABLE SOLUTION	PROPOSED	COMPLIES
Vehicle Accesses	The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.	Existing access not changed.	Yes
E6.7.2 Design of Vehicular Accesses	A1 Design of vehicle access points must comply with all of the following: (a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.	Existing access points not changed.	Yes.
E6.7.3 Vehicular Passing Areas Along an Access	A1 Vehicular passing areas must: (a) be provided if any of the following applies to an access: (i) it serves more than 5 car parking spaces; (ii) is more than 30 m long; (iii) it meets a road serving more than 6000 vehicles per day; (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; (c) have the first passing area constructed at the kerb; (d) be at intervals of no more than 30 m along the access.	Existing internal passing available.	Yes
E6.7.4 On-Site Turning	A1 On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: (a) it serves no more than two dwelling units; (b) it meets a road carrying less than 6000 vehicles per day.	Existing one way traffic flow. Separate entry and exist points.	Yes

STANDARD	ACCEPTABLE SOLUTION	PROPOSED	COMPLIES
E6.7.5 Layout of Parking Areas	A1 The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 “Design of Parking Modules, Circulation Roadways and Ramps” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 “Headroom” of the same Standard.	Layout complies with AS/NZS 2890.1	Yes
E6.7.6 Surface Treatment of Parking Areas	A1 Parking spaces and vehicle circulation roadways must be in accordance with all of the following; (a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; (b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.	Existing asphalt parking areas on site.	Yes.
E6.7.7 Lighting of Parking Areas	A1 Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must 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 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.	Existing parking areas.	NA
E6.7.8 Landscaping of Parking Areas	A1 Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.	Existing parking areas.	NA
E6.7.9 Design of Motorcycle Parking Areas	A1 The design of motorcycle parking areas must comply with all of the following: (a) be located, designed and constructed to comply with section 2.4.7 “Provision for Motorcycles” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;	Not applicable.	

STANDARD	ACCEPTABLE SOLUTION	PROPOSED	COMPLIES
	(b) be located within 30 m of the main entrance to the building.		
E6.7.10 Design of Bicycle Parking Facilities	A1 The design of bicycle parking facilities must comply with all the following; (a) be provided in accordance with the requirements of Table E6.2; (b) be located within 30 m of the main entrance to the building.	Existing one space (at least).	Yes.
	A2 The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.	Same as existing	
E6.7.11 Bicycle End of Trip Facilities	A1 For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.	Not applicable.	
E6.7.12 Siting of Car Parking	A1 Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.	Not applicable.	
E6.7.1.13 Facilities for Commercial Vehicles	A1 Commercial vehicles facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial. Vehicle Facilities AS 2890.2:2002, unless: (a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading	Not applicable.	

STANDARD	ACCEPTABLE SOLUTION	PROPOSED	COMPLIES
	zone within 50 m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site.		
E6.7.14 Access to a Road	A1 Access to a road must be in accordance with the requirements of the road authority.	Existing vehicle access points.	Yes

APPENDIX 3

E17.0 Signs Code

Standard	Acceptable Solution	Proposed	Complies?
E17.6 Use Standards			
E17.6.1 Use of Signs	A1 A sign must be a permitted sign in Table E17.3	Both the proposed pole sign and the awning fascia sign are permitted in table 17.3.	Yes
	A2 A sign associated with the sale of goods or services must relate directly to the use of the building or site to which it is affixed.	The signs are designed for business identification for the proposal.	Yes
	A3 A sign must not contain flashing lights, moving parts or changing messages or graphics, except if a Statutory Sign	The pole sign includes static illumination with no moving or changing graphics.	Yes
	A4 An illuminated sign must not be located within 30 metres of a residential use, except if a Statutory Sign.	The illuminated signs are within 30m of residential uses.	No
E17.7 Development Standards			
E17.7.1 Standards for Signs	A1 A sign must comply with the standards listed in Table E.17.2 and be a permitted sign in Table E17.3.	Pole or pylon sign – complies with acceptable solution, given that the height of the sign has been previously approved.	No

Standard	Acceptable Solution	Proposed	Complies?
		Awning fascia sign - Graphics to be more than 450mm in height	
	A2 The number of signs per business per street frontage must comply with all of the following: (a) maximum of 1 of each sign type; (b) maximum of 1 window sign per window; (c) if the street frontage is less than 20 m in length, the maximum number of signs on that frontage is 3; (d) if the street frontage is 20 m in length or greater, the maximum number of signs on that frontage is 6. except for the following sign types, for which there is no limit; (i) Building Site, (ii) Name Plate, (iii) Newspaper Day Bill, (iv) Open/Closed, (v) Real Estate, (vi) Street Number, (vii) Temporary Sign.	a) 1 type of each sign proposed b) No window signs proposed c) NA d) Two signs are proposed	Yes
	A3 Signs must not obscure or prevent or delay a driver from seeing a Statutory Sign or a Tourist Information Sign.	The proposed signs do not obscure or prevent or delay a driver from seeing a Statutory Sign or a Tourist Information Sign	Yes
	A4 Signs must not resemble Statutory Signs because of the same or similar shape, size, design, colour, letter size or lighting.	The signs do not resemble statutory signage	Yes

Standard	Acceptable Solution	Proposed	Complies?
	A5 For properties that have a common boundary with Brooker Avenue, any advertising sign must be located at least 5m from that boundary.	Not applicable standard	NA
E17.7.2 Standards for signs on Heritage Places subject to the Heritage Code or within Heritage Precinct or Cultural Landscape Precincts	A1 No acceptable solution	Not applicable standard	NA

CLOSED TO MEMBERS OF THE PUBLIC

8. APPEALS REPORT

This item is to be considered at a closed meeting of the Glenorchy Planning Authority by authority of the Local Government (Meeting Procedures) Regulations 2005 Section 15(4).