

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 5 OCTOBER 2020



Chairperson: Alderman K. Johnston

Hour: 5.00 p.m.

Present: Aldermen Kristie Johnston, Jan Dunsby, Angela Ryan and Bec Thomas

In attendance: Dr. S. Fox (Director Strategy and Development), Mr. P. Garnsey (Manager Development), Mr. T. Boheim (Coordinator Planning Services), Ms. V. Tomlin (Senior Statutory Planner), Ms. B. Gungabison (Planning Officer), Mr. M. Graham (Development Technical Assistant), Ms. B. Narksut (Development Engineer), Ms. A. Wilson (Senior Environmental Health Officer), Ms. E. Burch (Traffic Engineer).

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

Ald. K. Sims

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

RYAN/DUNSBY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 7 September 2020 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Thomas and Ryan

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - STAGED SUBDIVISION (50 LOTS PLUS BALANCE) - 166A ABBOTSFIELD ROAD CLAREMONT 50 TOFFOLIS ROAD CLAREMONT

File Reference: 2648230

REPORT SUMMARY

Application No.:	PLN-20-053
Applicant:	PDA Surveyors
Owner:	G A Leeson
Zone:	General Residential Zone
Use Class	Subdivision
Application Status:	Discretionary
Discretions:	10.6.1 Lot Design 10.6.2 Roads 10.6.3 Ways and Public Open Space 10.6.4 Services E3.8.1 Subdivision E5.5.1 Existing road accesses and junctions E5.6.2 Road accesses and junctions E14.7.1 Removal of Bushland within Scenic Landscape Areas E14.7.2 Appearance of buildings and works within Scenic Landscape Areas (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	24 Sep 2020 – EOT granted till 6 Oct 2020

Existing Land Use:	Residential
Representations:	26
Recommendation:	Approval, subject to conditions

RESOLUTION:

RYAN/DUNSBY

That a permit be granted for the proposed use and development of Staged Subdivision (50 lots plus balance) at 166a Abbotsfield Road Claremont 50 Toffolis Road Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-053 and Drawing submitted on 23/07/2020 (3 pages), Drawing submitted on 07/08/2020 (1 page) and Drawing submitted on 20/08/2020 (1 page), except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2020/00207-GCC, dated 04/02/2020, form part of this permit.
3. The implementation of the subdivision must occur in the following stages:
 - Stage 1 – Balance lot
 - Stage 2 – Lots 1-8
 - Stage 3 – Lots 9-15 and Road lot 201
 - Stage 4 – Lots 16 -21 and Road lot 202
 - Stage 5 – Lots 22-28, POS lot and Road lot 203
 - Stage 6 – Lots 29-36 and Road lot 204
 - Stage 7 – Lots 37-50 and Road lot 205
4. The road, driveways and manoeuvring areas must be sealed in a dark grey impervious surface, to minimise impacts to the scenic landscape value.
5. Surfaces of all retaining walls and batters must be finished with a natural appearance, to ensure no unreasonable adverse impact on the scenic landscape value.

6. Plan of Survey for Lots 1-8 as part of Stage 2, Lots 9-15 as part of Stage 3, Lots 35 and 36 as part of Stage 6 and Lots 37-42 as part of Stages 7, must establish and describe a building area as per Drawing submitted on 7/08/2020 annotated *Max. Vegetation Clearance Areas*, outside of which no tree is to be removed.
7. A covenant, to which Council is to be made a party, must be placed on the title of the lots 1-15 and 35-42 to the effect that no tree is removed outside the building area established as part of Condition 7.
8. A covenant, to which Council is to be made a party, must be placed on the title for all lots within the Bushfire Management Hazard Area, to the effect that all development must be in accordance with the recommendations of the Bushfire Hazard Management Plan (Geo-Environmental Solutions, February 2020 V1) and report by Geo-Environmental Solutions, April 2020 V2.
9. Prior to the sealing of final plan of subdivision for Stage 2, the landowner of 166A Abbotsfield Road (CT 142679/1) must enter into a registered agreement with Council pursuant to Part 5 of the *Land Use Planning Approvals Act 1993* to establish the Bushfire Management Plan (Geo-Environmental Solutions, February 2020 V1) which must be managed in accordance with the recommendations of the Bushfire Hazard Report by Geo-Environmental Solutions, dated April 2020 V2 till the completion of Stage 7. The developer is responsible for arranging the execution of the Agreement by any mortgagees and for all costs associated with the preparation and registration of the Agreement.
10. Prior to the sealing of final plan of subdivision for Stage 2, the landowner of 50 Toffolis Road (CT 142679/2) must enter into a registered agreement with Council pursuant to Part 5 of the *Land Use Planning Approvals Act 1993* to provide for the 15m wide Bushfire Hazard Management Area to be established in accordance with the Bushfire Management Plan (Geo-Environmental Solutions, February 2020 V1) and managed in accordance with the recommendations of the Bushfire Hazard Report by Geo-Environmental Solutions, dated April 2020 V2. The developer is responsible for arranging the execution of the Agreement by any mortgagees and for all costs associated with the preparation and registration of the Agreement.

Environment

11. Prior to the commencement of Stage 1, a clearly marked machinery exclusion zone is to be installed around the Public Open Space (Lot 101). The exclusion zone should be marked with in-ground pegs and signs or similar. This exclusion zone is to be established to the satisfaction of the Open Space Coordinator or Environment Coordinator.

12. Under no circumstances are any native vegetation within the Public Open Space to be cleared or disturbed without prior consent of the Environment Coordinator.
13. A Weed Management Plan for the entire property is to be developed prior to the commencement of Stage 1. This plan is to identify the weed management actions for all weeds at the property listed (declared) under the Tasmanian Weed Management Act (1999), and any recognised environmental weeds not currently listed under the Weed Management Act.
14. Management of weeds within the Public Open Space (Lot 101) must be completed in accordance with the Weed Management Plan, to the satisfaction of the Environment Coordinator. A primary aim of the weed control program within the POS must be to minimise impacts on any native vegetation.
15. A native planting list is to be submitted prior to the commencement of Stage 1 to the Environment Coordinator and based on the Wet Eucalyptus globulus Forest (WGL). This list is to show the specific species and numbers of plants to replace the blackberry thickets, willow and other weeds along the Roseneath Rivulet in the area of open space (Lot 101).
16. The installation of storm water infrastructure within the south-east corner of the POS must include site rehabilitation, including the planting of suitable native species based on the submitted planting list.

Engineering

7. Prior to the commencement of works on site for any construction stage or the issuing of approved engineering drawing for subdivision, submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of and to be approved by the Council's Development Engineer.

The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties.

The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks, Waters

and Environment. These are available from Council or online at www.derwentestuary.org.au.

17. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
18. Prior to construction works commencing a Construction Management Plan (CMP) for each stage must be submitted and approved by Council's development engineer. All works required must be undertaken in accordance with CMP. The plans must include the following:
 - (a) The existing access to the land from Abbotsfield Road must not be used for construction vehicles;
 - (b) Demonstrate how the constructed driveway walls on Toffolis Road will be made safe until a property access and driveway deck is constructed;
 - (c) A photographic record of Council's infrastructure which will be relayed upon if there is any damage during construction. If this is not provided, then any damaged found during or after completion will be deemed the responsibility of the developer. The developer will be required to fix any damage within 30 days or sooner if a safety issue.
 - (d) Demonstrate how the works will be undertaken safely and times of operations- works within the Toffolis Road reservation are to be confined to the hours of 9am.- 4.00pm. Monday - Saturday;
 - (e) Outline how residents will be consulted; and
 - (f) Show traffic and parking management plans.
19. The construction details of specific components of the works must comply with LGAT Standard Drawings and accord with Tasmanian Subdivision Guidelines 2013, the developer must appoint a qualified and experienced engineer who will be required to certify practical completion of subdivision construction works. The appointed supervising engineer must be the primary contact person on matters concerning the subdivision.
20. The design and construction of roads must be in accordance with Austroads Guide to Road Design Part 1-8.
 - (a) The materials used for roadworks are to be in accordance with State Growth General Specification for Roadworks;
 - (b) Road reservation widths are to be a minimum of eighteen (18) metres
 - (c) The minimum carriageway widths (face of kerb – face of kerb) for the internal roads proposed are to be eight point nine metres (8.90m) To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements

to the satisfaction of Council's Development Engineer prior to the issuing of the Council's approved drawing. All works required by this condition must be installed prior to the sealing of the Final Plan for each stage.

21. Pavement depths shown on the Standard Drawings are the minimum required. Final depths will be determined by structural calculations based on actual sub-grade C.B.R. and design traffic loads and must be certified by an appropriate qualified engineer. All design plans submitted must be accompanied by pavement design calculations to demonstrate that the design is appropriate.
22. The design for the widening of Toffolis Road must be in accordance with Austroads Guide to Road Design Part 1-8.
23. Prior to the commencement of works for stage 2 of the subdivision, the detailed design plans for the widening of Toffolis Road must be submitted to and approved by Council's Development Engineer. The plans must include;
 - (a) The face of the new kerb to be a minimum of 6.450 metres from the western edge of the existing sealed pavement.
 - (b) Detail the location of the driveway accesses and walls on Toffolis Road in relation to the location of the building area and show how the driveways and decks for each lot will be positioned so to minimise work to gain access onto the lot and to the building, in stage 2.
 - (c) Written correspondence prior to stage 2 regarding consultation with properties at 28 and 38 Toffolis Road due to the construction of the footpath, considering their driveway accesses and infrastructure they have in the road reservation such as fences, letter boxes and parking decks.
 - (d) Street lighting must be provided on Toffolis Road fronting the development in accordance with AS/NZS 1158 series. A street lighting plan is to be submitted and approved by Council's development engineer as part of the engineering design drawings for stage 2. The street lighting and any other infrastructure shall be clear of the 1.2m footpath being constructed. All works required must be undertaken in accordance with the street lighting plan and engineering drawings before the final plans are sealed for Stage 2.
 - (e) A Traffic Management Plan (TMP) must be submitted to Council's Transport Engineer for approval prior to works commencing as part of Stage 2. All works required must be undertaken in accordance with the TMP and be completed before the final plans are sealed for Stage 2. The TMP must include:
 - A centre white line on Toffolis Road from the new subdivision road to the junction with Abbotsfield Road;

- Parking banned on the western side (vegetation/cut side) of Toffolis Road with the installation of signage in accordance with Australian Standard 1742.11;
 - The removal of vegetation on the western side of the road fronting property 38 and on the eastern side of the road from the culvert to along the frontage of the development on Toffolis Road
- (f) Type 4 side entry pit to be installed along the new kerb and gutter at maximum centres of ninety (90) metres and connected to the proposed stormwater system prior to the WSUD treatment train.
24. Prior to the commencement of works for any stage of the subdivision, the detailed design plans for footpaths and walkways in road reserves must be submitted to and approved by Council's Development Engineer. The plans must show a level nature strip area adjacent to the kerb and gutter 600mm wide where no foot path is proposed, with a crossfall not exceeding 1:10. The plans must be to the satisfaction of Council's Development Engineer and must be in accordance with the LGAT Standard Drawings and have regard to Council's Footpath Policy.
25. The path to be contained within the public open space must be 1.5m wide and grade 1 compacted gravel with drainage in accordance with AS2156.
26. Kerb ramps are to be provided at road crossings on pedestrian paths of travel, in accordance with Council's Standard Drawing GCC 11-11 and AS1428 Design for Access and Mobility, Part 4.1. Tactile ground surface indicators must be provided for kerb ramps and pedestrian refuge crossings in accordance with Council's Standard Drawing GCC 11-11 and AS1428 Design for access and Mobility, Part 4.1.
27. Driveway construction excluding lots 1-8 (stage 2) is to accord with Standard Drawings TSD-RO9. Designs for the driveway are to include the full extent of the formation to achieve the maximum gradient of 20% (or 1 in 5). The driveway servicing the internal lot 44 (stage 7) must be demonstrated on the design drawing as complying with standards of acceptable sight distance, and to be fully constructed to the lot proper (minimum 3.600m. wide in accordance with Standard Drawing TSD-RO9) prior to the sealing of final plan.
28. All road areas required for road widening, walkways and public open space are to be show as lots on the final diagram and are to be sold to Council for a nominal sum of one dollar (\$1.00). The final plan of survey will not be sealed until an executed Agreement of Sale and an executed Memorandum of Transfer is provided to Council, along with the required Titles Office registration fees. All other legal costs associated with fulfilment of this condition are to be met by the subdivider.

29. Stormwater flow maintenance and quality treatment for the development must be installed at the developers cost, to the satisfaction of Council's Development Engineer.
30. The development must be designed to ensure overland flow formed in any major flood events (e.g.1% AEP) can pass the site in a controlled manner, without causing risk to properties or users of the site. Any flood mitigation proposed onsite must not impede overland flood or increase flood risks to neighbouring properties in any major flood events.
31. The development must incorporate a Water Sensitive Urban Design (WSUD) treatment train, based on a possible future fully developed catchment, to meet the overall 80%, 45% and 45% reduction of the average annual load of total suspended solids (TSS), total phosphorus (TP), and total nitrogen (TN) respectively. Prior to the start of work, the applicant must provide a detailed design and supporting calculations, designed by suitably qualified person and to the Council's Stormwater Engineers satisfaction, to demonstrate that the designed WSUD treatment train is able to meet the pollutant reduction targets required. The Developer shall maintain all the WSUD treatment train elements until the completion and sealing of the survey diagram for the final stage of the subdivision.

Prior to Council taking over all the WSUD treatment train elements, the developer is required to demonstrate to Council by providing evidence or documentation, to the satisfaction of Council's Stormwater Engineer, that all the WSUD treatment train elements are in a working condition as designed.

The developer is required to replace all consumable parts, such as filters and cartridges, no more than one month before Council taking over these WSUD treatment train elements.

32. The development must be designed to ensure overland flow formed in any major flood events (e.g.1% AEP) can pass the site in a controlled manner, without causing risk to properties or users of the site. Any flood mitigation proposed onsite must not impede overland flood or increase flood risks to neighbouring properties in any major flood events
33. The stormwater drainage arrangements must comply with the following:
 - (a) All lots must be serviced with a one hundred and fifty diameter (150mm.) house connection at the lowest point to adequately drain the entire lot; proper;
 - (b) All house connection must be discharged into a piped system (no connections to the kerb and gutter);
 - (c) Side entry pits for road drainage to be type four (4); and

- (d) The design of the Open Space walkway to incorporate a system of drains and culverts to minimise erosion and scouring.
 - (e) The outfall to Roseneath Rivulet to incorporate an energy dissipation device to the approval of the Development Engineer.
34. Prior to the start of work, the developer is required to provide Council with a detailed engineering services plan indicating the location of all proposed easements and services, and how they connect to public infrastructure including;
- a) Lot connections, size and location, each connection must service the lowest point of the lot;
 - b) Long sections along with invert levels and depths of all proposed new mains;
 - c) Any proposed manholes and inspection openings must be sized appropriately; and
 - d) The servicing plan must clearly indicate how all stormwater from the site, will be discharged to Council infrastructure with sufficient receiving capacity. To satisfy the above requirements, submit details demonstrating the above prior to the issuing of Council's approved drawing. All works required by this condition must be completed prior to the sealing of the Final Plan for each applicable stage.
35. Private sewer, stormwater and water services/connections are to be entirely separate to each lot in order to ensure that they are contained entirely within the lots served. Power and telephone connections must also be contained within their respective lots. A detailed services plan showing both the existing and the proposed (or as built) private services, Council mains and access to all lots on the site must be prepared by a civil engineer or a qualified designer and submitted to the Council for approval prior to the sealing of the final plans. In particular, the developer must confirm the position of any services that may be affected by the subdivision/boundary adjustment.
36. In order to satisfy the above condition on the separation of services, the developer must verify compliance by supplying the Council with a services plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots) and also a covering letter, where the Council is advised in writing that all the relevant engineering work required in these planning permit conditions have been satisfactorily completed, prior to the sealing of the final plan.

Any final plan submitted for sealing cannot be fully processed unless it is accompanied by documentation by a qualified person that clearly certifies that this condition has been satisfied and that all the work required by this condition has been completed. A "qualified person" shall be a professional engineer or

professional surveyor or other persons acceptable to Council. Applicants or their agents should take notice that unless this condition is satisfactorily complied with, then documents submitted for sealing of the final plans will not be processed.

37. A minimum of 2.50m wide easements must be created in favour of Council over all public stormwater infrastructure systems located in private property.
38. The applicant must pay Council the amount of \$205.00 (incl. GST) per lot on the diagram to complete the measure up and record 'as constructed' data for all assets to be taken over by council prior to the sealing of a Final Plan. This amount is subject to annual adjustment with the Council Fees and Charges Register.
39. Any creation, diversion and augmentation of Council owned stormwater assets must be designed and constructed to the satisfaction of Council's Development Engineer. A twelve (12) month maintenance period will be applied to any creation, diversion and augmentation of Council owned assets after the practical completion, during which time the works must be maintained by the developer, prior to being handed over at the completion of the defects liability period. During the period all defects must be rectified at the developers cost. A further twelve (12) month maintenance period may be applied to defects after rectification. The Council may, at its discretion, undertake rectification of any defects at the developers cost. Before the end of the maintenance period, the developer must arrange CCTV inspections of any stormwater assets subject to this permit, taken no more than one month before the end of the maintenance period, and submit the inspection reports to the requirements of the Councils' Stormwater Engineer and at full cost to the applicant. Any defect identified in the CCTV inspection must be undertaken and all faults rectified to the satisfaction of Council's Stormwater Engineer, before the Council takes over the stormwater assets.
40. Upon the completion of any approved stage of the works the road and drainage infrastructure must be subject to a twelve month defects liability period. At the time of issue of the Certificate of Practical Completion the applicant must lodge security with Council to the value of 5% of the works.
41. The developer must provide underground electrical reticulation for power and street lighting. Underground TasNetwork cables must be used subject to any underground cables in joint use trenches complying with Council's Development Engineer and TasWater codes.
42. The developer is to liaise with the relevant agency and to make provision for the installation of communication cabling to service each lot of the development.

43. Any proposed changes to the approved drawings are to be properly documented; the approved engineering drawings affected by any proposed change must be resubmitted for approval prior to the start of the works.
44. Prior to the sealing of a Final plan, evidence must be provided to Council's Development Engineer that the development meets the requirements of TasWater.
45. A detailed estimate for the works must be provided and payment of the engineering assessment fee must be made prior to the issuing of Council's approval of the engineering design for each stage. Under the current Council Resolution, the engineering assessment fee is 2% of the value of works or a minimum of \$300.00. This amount is subject to annual adjustment in accordance with the Council fees and charges register. Construction must not commence until the approved engineering plans have been issued.
46. Prior to sealing of the plan of subdivision for each stage, all approved subdivision infrastructure works must be completed in accordance with the approved engineering plans and the requirements of Council's Development Engineer. Financial guarantees covering the cost of the uncompleted and unsecured works prior to the completion of approved Council infrastructure will not be permitted to be lodged.
47. Easements must be created over all existing and proposed Council stormwater mains in accordance with Council requirements. An original and two copies of each of the Plan of Subdivision and Schedule of Easements must be submitted to Council for sealing.
48. A restrictive covenant is required to be placed on all individual residential lots in accordance with the recommendation of the Geotechnical report (Rock Solid Geotechnics Pty Ltd, 16/04/2020) requiring each individual lot be assessed under Australian Standard 287, which includes a stability assessment of each individual lot, prior to any development on that site.

Advice to Applicant

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

Engineering

The granting of this permit does not ensure compliance with the provisions of the Commonwealth Discrimination Act 1992, and the applicant will therefore be responsible for any complaints arising under that act in relation to non-compliance with the provisions of that legislation. Applicants are advised to check the current Australian Standards and seek independent advice regarding disability matters.

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetwork, 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.

Waste services

Waste services to the proposed subdivision would be Council's standard bin service collected fortnightly.

- Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste, one (1) x 240L wheelie bin for Recycling, and one (1) x 240L for FOGO wheelie bin to each of the lots, collected fortnightly.
- This subdivision needs to have enough kerbside area for placement of wheelie bins.
- For new subdivisions, a nature strip located adjacent to the kerbside with a minimum 1 metre in width must be included for the placement of bins. If there is no scope for a nature strip, the footpath must be designed and constructed to accommodate the placement of bins. Recommend footpath width to each lot to be a minimum of 2m to accommodate the placement of wheelie bins, as well as meeting the minimum accessible footpath width (1.8 metre).
- For new properties and subdivisions to have a waste service all new road construction must ensure that continuous forward movement for a waste collection vehicle is available.
- Turning heads of cul-de-sacs shall be a minimum of 18 metre diameter inside the kerb to allow for the continuous forward movement of a heavy rigid vehicle.
- Council's Waste Services Contractor collection trucks will not enter any of the properties to collect and empty the wheelie bins.
- All bins are to be placed on the kerbside for collection.
- In an area with an overhead obstruction such as a tree canopy a minimum height of 5.0 metres needs to be allowed for contractor's collection vehicle including access to the lifting arm.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant

requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Thomas and Ryan

AGAINST:

The motion was CARRIED.

Reason for Decision

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

6. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO COMMUNITY MEETING AND ENTERTAINMENT AND FIVE RETAIL TENANCIES WITH ASSOCIATED DEMOLITION & WORKS - 80-82 MAIN ROAD MOONAH

File Reference: 9195411

REPORT SUMMARY

Application No.:	PLN-20-235
Applicant:	ASC - Andrew Sutherland Consulting Engineers
Owner:	W Coogan & Company Pty Ltd, Tasmanian Property Developments Pty Ltd and Energizer Life Church Inc
Zone:	General Business Zone
Use Class	Community Meeting and Entertainment, General Retail and Hire, Food services
Application Status:	Discretionary
Discretions:	21.3.1 Hours of operation 21.4.3 Design 24.4.4 Passive Surveillance E5.5.1 Existing accesses and junctions E6.6.1 Number of car parking spaces E6.6.3 Number of motorcycle parking spaces E17.7.1 Standards for Signs (P1 and P2) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No

42 Days Expires:	12 Sep 2020
Existing Land Use:	Bulky goods (Showroom)
Representations:	3
Recommendation:	Approval, subject to conditions

RESOLUTION:

RYAN/DUNSBY

That a permit be granted for the proposed use and development of Change of use to Community Meeting and Entertainment with five retail tenancies (General Retail and Hire) and a Café (Food services) with associated demolition and works at 80-82 Main Road Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-235 and Drawing submitted on 17/06/2020 (12 pages), except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2020/00907-GCC, dated 17/07/2020, form part of this permit.
3. Commercial vehicle movements must be between:
 - (a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;
 - (b) 7.00 am to 9.00 pm Sundays and public holidays.
4. Walls of the building facing Charles Street must be coloured using colours with a light reflectance of not greater than 40%.
5. The wall signs must not extend laterally beyond the wall or above the top of the wall to which it is attached
6. The signs must relate directly to the use of the building and not involve a repetition of messages.
7. The signs must be maintained in a satisfactory manner at all times for the duration of the use.

Engineering

8. A traffic and parking management plan is required to be submitted to Council to the satisfaction of the Director of Infrastructure and Works for large functions, being more than 107 people, prior to occupancy of Building B (community centre with auditorium with 400 seats and associated components). This plan must be adhered to for large functions.

Environmental Health

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

- (a) 55dB(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) (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.

Advice to Applicant

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

Environmental Health

The proponent's Building Surveyor must forward copies of the following documents to Council's Senior Environmental Health Officer prior to any works being undertaken on site (including the installation of fixtures and fittings) that relate to the proposed food premises:

- a) a request in an approved form (Form 42) for an Environmental Health Officer report;
- b) any relevant drawings, specifications or other documents submitted with the application; and
- c) details provided by the owner of the nature of the foods to be prepared, handled, stored or sold and the types of manufacturing processes to be undertaken on the premise

- d) Council's Senior Environmental Health Officer may require the premises to meet equipment and fit out specifications which exceed those required by the National Construction Code 2019, before the premises can be registered and the food business licensed pursuant to the Food Act 2003.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

The motion was put.

FOR: Aldermen Johnston, Dunsby, Thomas and Ryan

AGAINST:

The motion was CARRIED.

Reason for Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

The meeting closed at 06:12 pm

Confirmed,

CHAIR