

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 8 MAY 2017



Chairperson: Commissioner Sue Smith

Hour: 3.00 p.m.

Present: Commissioner Sue Smith

In attendance: Mr. A. Woodward (Acting Manager – Environment and Development), Ms. V. Tomlin (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Mr. P. Coney (Planning Officer), Ms. B. Narksut (Development Engineer), Mr. N. Wass (Environmental Health Officer) and Ms. T. Patmore (Environmental Health Officer).

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

4. CONFIRMATION OF MINUTES

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 24 April 2017 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - SEVEN (1 EXISTING AND 6 NEW) MULTIPLE DWELLINGS - 14 PARINGA ROAD AND 1 MOORE PARK DRIVE, GLENORCHY

File Reference: 5387865 and 2070336

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-020
<i>Applicant:</i>	Cunic Homes
<i>Owner:</i>	Odette Tas Pty Ltd
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential (Multiple Dwellings)
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	10.4.2 (P1) Setbacks and building envelope for all dwellings 10.4.4 (P1) Sunlight and overshadowing for all dwellings E5.6.2 Road accesses and junctions E6.7.1 Number of vehicle accesses (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	17 May 2017
<i>Existing Land Use:</i>	Single Dwelling (Residential)
<i>Proposal In Brief:</i>	Seven (1 existing and 6 new) Multiple Dwellings (Residential)
<i>Representations:</i>	1
<i>Recommendation:</i>	Approval subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Seven (1 existing and 6 new) Multiple Dwelling units at 1 Moore Park Drive, Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-020 and Drawing No. P2 submitted on 27/03/2017, 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. The length of each proposed sleeper retaining wall must not exceed 9m and must not exceed 3m in height above natural ground level. Plans submitted with application for building permit must show the dimensions, extent of fill to be retained, and be designed by a suitably qualified person.
4. Car parking spaces identified on the site plan as P9 and P11 are to be identified on plans submitted with the building permit application as visitor car parking spaces. These spaces must be set aside exclusively for the common use of any visitors to the site only and must be installed prior to the issue of certificate of occupancy of dwellings in stage 3. These spaces must be clearly marked 'Visitor' once constructed.
5. Plans submitted for the building permit application must demonstrate that any fence (including a free-standing wall) within 4.5 m of a frontage and above 1.2m in height above natural ground level must have openings which provide a uniform transparency of not less than 30% (excluding any posts or uprights) above 1.2m, and be no greater than 1.8m in height.

Engineering

6. Prior to the issuing of a Building Permit or the commencement of works on site for each stage, submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures 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. For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Environment, Parks, Heritage and the Arts. These are available from Council or online at www.derwentestuary.com.au

7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. Any damage to Council's assets, including services, footpaths, driveway crossings and nature strips must be promptly reported to and then repaired to the requirements of Council's Development Engineer, at the developer's cost. It shall be the developer's responsibility to obtain and submit with the Building Application or prior to the commencement of works, a comprehensive photographic record of the condition of the footpaths, driveways and nature strips at the road frontage to the site and adjacent to the site, prior to commencing construction. The photographic record shall be relied upon to establish the extent of damage caused to Council's assets throughout construction. In the event that the developer fails to provide a pre-construction photographic record of the site then any damage to Council assets found on completion of the works shall be deemed to be the responsibility of the developer and shall be repaired at the developer's cost.
9. Construction of a new vehicle crossing must be constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary and completed to the satisfaction of Council's Development Engineer prior to the occupancy or the approval of Strata application. The detail design must be submitted and approved prior to the issuing of a Building Permit.
10. Any driveway crossover work within Council's road reservation must be carried out by a Council-registered contractor. A road-opening permit from Council's Planning Services Program is required. An inspection fee is payable upon application. Any modifications to vehicular kerb crossing must include reinstatement of the footpath/nature strip and kerbing to match the existing environment.
11. The design and construction of the driveway, parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to service mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site.
12. The proposed driveway, access and parking must comply with the following-:
 - a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 25% or 1 in 4;
 - b) Fourteen (14) clearly marked car parking spaces for proposed Units 1 to 7 in addition to the two (2) spaces for the existing house must be provided in accordance with the approved plan received by Council dated 27/03/2017 and kept available for these purposes at all times;

- c) Of the fourteen (14) parking spaces, two (2) spaces must be provided and nominated as visitor parking spaces and kept available for these purposes at all times.
- d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- e) The gradient of any parking areas must not exceed 5%;
- f) Minimum carriageway width is to be no less than 3.0 metres;
- g) Passing bays in accordance to GIPS, E6.7.3 must be provided. The passing bays must be 6 m long, 5.5 m wide, and taper to the width of the driveway; have the first passing area constructed at the kerb; and be at intervals of no more than 30 m along the access.
- h) Water sensitive urban design principle and landscaping for parking areas must be provided and incorporated in the design.

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 Building Permit and/or the commencement of works (whichever occurs first). All works required by this condition must be installed prior to the occupancy of the dwelling.

13. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains shall be undertaken by Council at the developer's cost. Council does not have any record of the stormwater connection to the site. The applicant is required to accurately locate, size and accurately plot the location on the submitted site plans if a connection does exist. The applicant can contact Council and complete a Storm Water Line Location Request form at the developer's cost, if required to enable Council's Asset Survey Officer to assist with locating and determining the size of the drainage line on site. If no stormwater connection exists the developer is required to contact Council's Development Technical Officer on (03) 62166426 to organise for Council to provide a quote to perform the stormwater connection works.
14. The development must comply with Council's Stormwater Runoff Management Policy, the Stormwater detention for a 1 in 20 year ARI storm event must be provided on site. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.
15. The treatment of stormwater discharging from the development must be incorporated into the development, in accordance with the Glenorchy Interim Planning Scheme E7.0 Stormwater Management Code and be approved by Council's Development Engineer prior to the issuing of a Building Permit or the commencement of Stormwater works.

16. The proposed retaining structure, if required, must be design and certified by a suitably qualified Engineer. The form and certification must be submitted to and approved by Council prior to the issue of a Building Permit for each stage.
17. The staged development must be no more than 3 stages, and be in accordance with the plan submitted to Council dated 27/03/2014. All the works for each stage must be completed prior to the approval of each Strata stage.

Advice to Applicant:

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

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.

Engineering

All development applications that result in an increase in the impervious area of the site, and therefore the peak stormwater discharge rate must incorporate an On-Site Detention System (OSD) in accordance with Council Policy No 28-4. The proposed OSD must provide a runoff storage volume equivalent to the difference between the allowable site discharge and the anticipated maximum discharge over the period of the design storm. An OSD proposal must be submitted with the Plumbing Permit Application and detailed in a hydraulic design for assessment and approval by Council's Plumbing Permit Authority. Water Sensitive Urban Design (WSUD) elements are encouraged. If the developer has any enquiries relating to acceptable methods of providing On-site detention, they should contact Council's Plumbing Surveyor on (03) 6216 6800.

Waste

Waste Services to the proposed multiple dwelling development at 1 Moore Park Drive Glenorchy would be Council's standard bin service collected fortnightly.

The Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste and one (1) x 240L wheelie bin for recycling to each of the dwelling, collected fortnightly.

Please note that this property would have a total of fourteen bins (14) bins, seven (7) Waste bins and seven (7) Recycling Bins.

This property has an existing kerbside/nature strip area for placement of the bins therefore the dwellings would have their own individual bins.

All bins are to be placed on the kerbside for collection.

Council's Waste Management Contractor collection trucks will not enter the property to collect and empty the wheelie bins.

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 62166800.

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 - THREE ADDITIONAL DWELLING UNITS (MULTIPLE DWELLINGS) - 32 O'BRIEN STREET, GLENORCHY

File Reference: 7712211

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-273
<i>Applicant:</i>	Wilson Homes Tasmania Pty Ltd
<i>Owner:</i>	SYMIC Pty Ltd
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential - Multiple Dwellings
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	104.2 A3 Setbacks and Building Envelopes E6.4 Number of car parking spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	23 May 2017
<i>Existing Land Use:</i>	Single Dwelling
<i>Proposal In Brief:</i>	Three additional dwellings (Multiple Dwellings)
<i>Representations:</i>	1
<i>Recommendation:</i>	Approval, subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Three additional dwelling units (Multiple Dwellings) at 32 O'Brien Street Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-273 and Drawing No. P4 submitted on 07/04/17, 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. Each dwelling unit must have an area of Private Open Space of at least 24m² with a minimum width of 4m and a grade not steeper than 1:10. All earthworks must be shown on plans submitted as part of building permit application and must be completed prior to the Certificate of Occupancy to the satisfaction of Council's Senior Statutory Planner.
4. The window of the northeast elevation of Unit 2 must be reduced in size to have a sill height of at least 1.7 m above the floor level so as to prevent overlooking. The plans submitted in association of a Building Permit Application must show this requirement to the satisfaction of Council's Senior Statutory Planner.
5. 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% must be installed on the southwest side of the landing of Unit 3 and on the northeast side of the landing of Unit 2 to prevent overlooking. The screen must be installed prior to issue of a Certificate of Occupancy and must then be maintained for the life of the use. The screen must be shown on plans submitted in association with a Building Permit Application to the satisfaction of Council's Senior Statutory Planner.
6. A permanently fixed external screen must be installed on the eastern side of the first floor window on the northeast elevation of Unit 4. The screen must be perpendicular to the wall and extend the full height of the window. In addition, the screen must have transparency of not more than 25% and must be sufficient in depth to prevent overlooking from the window opposite at Unit 3. The screen must be shown on plans submitted in association with a Building Permit Application and must then be installed prior to a Certificate of Occupancy. The screen must be maintained for the life of the development to the satisfaction of Council's Senior Statutory Planner.
7. All dwellings must have a screened storage area, for waste and recycling bins, that is an area of at least 1.5 m² per dwelling as shown on the endorsed plans.
8. There must be no concrete bin collection pad constructed outside the boundaries of the property, without separate approval by Council's Waste Management Section. Plans submitted in association with a Building Permit Application must not show the bin collection area outside the boundaries. Please note: Garbage trucks are unable to reverse for bin collection.

Engineering

9. Prior to the issuing of a Building Permit or the commencement of works on site, submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of 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. For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Environment, Parks, Heritage and the Arts. These are available from Council or online at www.derwentestuary.com.au
10. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
11. Any damage to Council's assets, including services, footpaths, driveway crossings and nature strips must be promptly reported to and then repaired to the requirements of Council's Development Engineer, at the developer's cost. It shall be the developer's responsibility to obtain and submit with the Building Permit, a comprehensive photographic record of the condition of the footpaths, driveways and nature strips at the road frontage to the site and adjacent to the site, prior to commencing construction. The photographic record shall be relied upon to establish the extent of damage caused to Council's assets throughout construction. In the event that the developer fails to provide a pre-construction photographic record of the site then any damage to Council assets found on completion of the works shall be deemed to be the responsibility of the developer and shall be repaired at the developer's cost.
12. The design and construction of the driveway, parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to service mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted with the Building Permit Application for approval by Council's Development Engineer prior to the commencement of works on site.

The proposed driveway, access and parking must comply with the following:-

- (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 20%;

- (b) Seven (7) clearly marked car parking spaces must be provided in accordance with the approved plan received by Council and kept available for these purposes at all times.
- (c) Of the total required number of car parking spaces of the completed development, one (1) car parking space must be provided for the use of visitor parking. The parking space to be provided must be marked, with clearly painted markings, as "Visitor Parking".
- (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- (e) The gradient of any parking areas must not exceed 5%;
- (f) Minimum carriageway width is to be no less than 3.0 metres;
- (g) The turning bay(s) to be provided must be marked, with clearly painted markings, as "No Parking";
- (h) Passing bays in accordance to GIPS, E6.7.3 must be provided; and
- (i) Wheel stops must be installed for drops between 150mm and 600mm to prevent vehicles running off the edge of a carriageway.

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 Building Permit and/or the commencement of works (whichever occurs first). All works required by this condition must be installed prior to the occupancy of the dwelling.

13. Barrier compliant with the Australian Standard AS 1170.1 must be installed to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit. All works required by this condition must be installed prior to the occupancy of the dwelling.
14. 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 alterations or works to Council mains shall be undertaken by Council at the developer's cost.
15. The appropriate retaining structure, if required, must be design and certified by a suitably qualified Engineer. The form and certification must be submitted to and approved by Council prior to the issue of a Building Permit.
16. Run-off from the car parking areas must be discharged and directed to Council's existing stormwater connection. Stormwater pre-treatment is also required.

A Water Sensitive Urban Design element for the treatment of stormwater discharging from the development must be incorporated into the development, in accordance with the Glenorchy Interim Planning Scheme Stormwater Management Code 7 and be approved by Council's Development Engineer prior to the issuing of a Building Permit. . Prior to the issue of a Building Permit, the stormwater treatment detail designed certified by a suitably qualified Engineer must be submitted to and approved by Council.

17. An existing 150mm stormwater main to be abandoned must be removed and backfilled to the satisfaction of Council's Development Engineer prior to the occupancy of the dwellings.
18. The proposed development requires the design and construction of a Council 150mm Stormwater main and manholes within the subject site. The applicant must submit as engineering design of the works for approval in accordance with Council's standard and requirements. The 150mm stormwater main and new manholes are required to be constructed at the developer's cost and completed by the Developer, prior to the occupancy of the dwellings.
19. A proposed new 300 mm stormwater main must be provided to the satisfactory of Council at the cost to the applicant where Council will contribute to the cost difference in upgrading the 225mm to 300mm stormwater main. Prior to the occupancy of the dwellings, a new stormwater main and connection via O'Brien Street to the property boundary must be completed. Prior to the issuing of Building Permit or the commencement of works, the developer must contact Council requesting a quotation for the new stormwater connection. Council will supply a quotation for the cost of the works.
20. Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a road opening permit from the Council's Assistant Stormwater Co-ordinator. This permit must include items such as hours of work, road safety, reinstatement, soil and water management. The Road Opening Permit Application Form is available on Council's website. Please contact Council's Assistant Stormwater Co-ordinator on (03) 62166363 to organise for Council to provide the Permit.
21. Easements must be created over all existing and proposed service lines, in accordance with Council's Development Engineer's requirements.
22. The Council required all infrastructure works that will be transferred to Council to be inspected and completed to the satisfaction of Council's Development Engineer.

Advice to Applicant

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

Other Services

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

Stormwater

All development applications that result in an increase in the impervious area of the site, and therefore the peak stormwater discharge rate must incorporate an On-Site Detention System (OSD) in accordance with Council Policy No 28-4. The proposed OSD must provide a runoff storage volume equivalent to the difference between the allowable site discharge and the anticipated maximum discharge over the period of the design storm. An OSD proposal must be submitted with the Plumbing Permit Application and detailed in a hydraulic design for assessment and approval by Council's Plumbing Permit Authority.

Water Sensitive Urban Design

Water Sensitive Urban Design (WSUD) elements are encouraged. If the developer has any enquiries relating to acceptable methods of providing On-site detention, they should contact Council's Plumbing Surveyor on (03) 6216 6800.

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 62166800.

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.

7. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO BREWERY (RESOURCE PROCESSING) RELYING ON PERFORMANCE CRITERIA - 73-75 ALBERT ROAD, MOONAH

File Reference: 2895346

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-071
<i>Applicant:</i>	All Urban Planning
<i>Owner:</i>	Marios Connector Property Developments Pty Ltd
<i>Zone:</i>	Light Industrial
<i>Use Class</i>	Resource Processing
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	E6.6.1 (P1) Number of Car Parking Spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	11 May 2017
<i>Existing Land Use:</i>	Food Wholesaler (Storage)
<i>Proposal In Brief:</i>	Change of use to Brewery (Resource Processing) relying on performance criteria.
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Change of use to Brewery (Resource Processing) relying on performance criteria at 73-75 Albert Road, Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-071 and Drawing No. P1 submitted on 27/03/2017, 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. The pole sign must be no more than 5m in height and a clearance from the ground to the sign of no less than 2.4m is required.
4. The pole sign must not project more than 1.2m beyond the boundary of the site with the footpath or road reservation.

Engineering

5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. The driveway, parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer prior to the occupancy of the new use. The proposed driveway area must comply with the following:-
 - a) Fifteen (15) clearly line-marked car parking spaces must be provided in accordance with the approved plan P1 received by Council dated 27/03/2017 and kept available for these purposes at all times; and
 - b) Lighting must be provided for the proposed carpark in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces.

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

Environmental Health

7. Hours of operation must be within:
 - (a) 7.00 am to 7.00 pm Mondays to Fridays inclusive and
 - (b) 9.00 am to 5.00 pm Saturdays;except for office and administrative tasks.
8. External lighting which operates between 10:00pm and 6:00am must be baffled to ensure that it does not cause an overspill of light onto any adjoining Residentially zoned land
9. 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) 7.00 am to 7.00 pm Mondays to Saturdays inclusive;
 - (b) 9am to 5.00 pm Sundays and Public Holidays.

10. The discharge of liquids, other than unpolluted rainwater, to Council's stormwater system, receiving water bodies or water courses is strictly prohibited.
11. Any area where liquid wastes (including spills) are generated must be suitably graded and bunded to direct the liquid waste to sewer.
12. 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 a. to 7.00 pm
 - (b) 5dB(A) above the background (LA90) 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.

Please Note:

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.

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 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 62166800.

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, except an additional condition No. 12 is added:

12. 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 a. to 7.00 pm
 - (b) 5dB(A) above the background (LA90) 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.

Please Note:

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.

The meeting closed at 3.40 p.m.

Confirmed,

CHAIRMAN