

**GLENORCHY PLANNING AUTHORITY
AGENDA
TUESDAY, 13 FEBRUARY 2018**



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 - SINGLE DWELLING RELYING ON PERFORMANCE CRITERIA - 12 MCGILL RISE, CLAREMONT	4
6.	PROPOSED USE AND DEVELOPMENT - ADDITIONS FOR A SINGLE DWELLING - 8 MICHAEL STREET, LUTANA	33

7.	PROPOSED USE AND DEVELOPMENT - DEMOLITION AND NEW STORAGE (WAREHOUSE) AND SERVICE INDUSTRY WITH SIGNAGE - 60 CHARLES STREET, MOONAH.....	53
-----------	---	-----------

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 15 January 2018 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - SINGLE DWELLING RELYING ON PERFORMANCE CRITERIA - 12 MCGILL RISE, CLAREMONT

Author: Planning Officer (Sylvia Jeffreys)

Qualified Person: Planning Officer (Sylvia Jeffreys)

Property ID: 3495635

REPORT SUMMARY:

Application No.:	PLN-17-087
Applicant:	Aviation Consolidated Holdings Pty Ltd
Owner:	Aviation Consolidated Holdings Pty Ltd
Zone:	General Residential
Use Class	Residential (Single Dwelling)
Application Status:	Discretionary
Discretions:	10.4.2 A3 Setbacks and building envelopes for all dwellings E6.7.3 Vehicular Passing Areas Along an Access (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	13 February 2018
Existing Land Use:	Vacant
Proposal In Brief:	Single dwelling relying on performance criteria
Representations:	1
Recommendation:	Approval, subject to conditions

REPORT IN DETAIL:**PROPOSAL**

The application proposes a single dwelling on a vacant internal lot. The proposed dwelling is single storey with a skillion roof. The floor plan provides for three bedrooms, open plan living and attached single garage. The application is discretionary with respect to setbacks and passing bays. The proposal is shown in Figure 1 below.

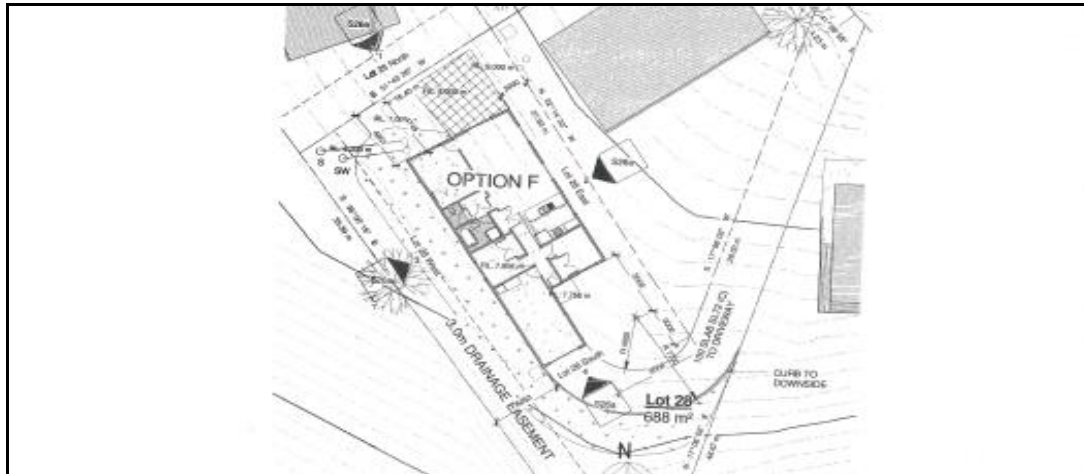


Figure 1: Proposal Plan – Sorell Drafting Services

SITE and LOCALITY

The subject property is an internal lot, located at the end of a small cul-de-sac off McGill Rise. The location of the subject property is shown in Figure 2 below.



Figure 2: Subject Property - Council Database 2016

The main body of the lot forms a parallelogram of 686m² and has an access strip of 29.03m in length. The slope of the property falls towards the west and has gradient of approximately 1:4. The property adjoins five residential properties. The properties adjoining the western boundary have a single dwelling each, which are situated at least 13m from the common boundary. The other properties are vacant.

ZONE

The subject land is situated within the General Residential Zone in red, as shown in Figure 3 below.



Figure 3: Zoning Map – GIPS 2015

BACKGROUND

There is no background information relevant to this assessment.

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 Specific Area Plan applies. The following codes apply and prevail over the relevant Zone provisions if there is any conflict.

- E6.0 Access and Parking Code
- E7.0 Stormwater Management Code

Use Class Description

The application is for a Single Dwelling which falls under the use class Residential (Single Dwelling). The use is defined in Table 8.2 Use Classes as follows:

Residential

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.

Other relevant definitions

The following meanings in 4.1 Planning Terms and Definitions are applicable:

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.

Part C: Special Provisions

Nil.

Discretionary Use or Development

The application is discretionary under Clause 8.8 as follows:

The planning authority has discretion to refuse or permit a use or development if:

- the use is within a use class specified in the applicable Use Table as being a use which is discretionary;*
- the use or development complies with each applicable standard but relies upon a performance criterion to do so; or*
- it is discretionary under any other provision of the planning scheme,*
- and the use or development is not prohibited under any other provision of the planning scheme.*

The proposal is discretionary under (b) above as it relies on Performance Criteria because it does not meet the following Acceptable Solutions:

- 10.4.2 A3 Setbacks and building envelopes for all dwellings (setback from lot in front)
- E6.7.3 Vehicular Passing Areas Along an Access

Part C: Special Provisions

Nil.

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 in 10.1.1 is as follows:

- *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.*
- *To provide for the efficient utilisation of services*

Comment

The proposal accords with the above purpose as it is for residential development utilising serviced land.

Use Table

The use class Residential – Single Dwelling is otherwise classified as ‘no permit required’. However, the application is discretionary pursuant to subclause 8.8.1 (b), owing to the reliance of the proposal on the Performance Criteria of an applicable standard.

Use Standards

The standards in Clause 10.3 Use Standards specifically relate to non-residential use, visitor accommodation and local shop and are therefore not applicable to this proposal.

Development Standards for Residential Buildings & Works

The application is in accordance with all applicable Acceptable Solutions of the Development Standards as demonstrated in the attached appendix, except for the following:

10.4.2 A3 Setbacks and building envelopes for all dwellings

The proposal does not accord with the Acceptable Solution in 10.4.2 A3 with respect to the setback from the lot in front for an internal lot. The application proposes a 2m setback where the Acceptable Solution requires 4.5m setback, as shown in Figure 4 below.

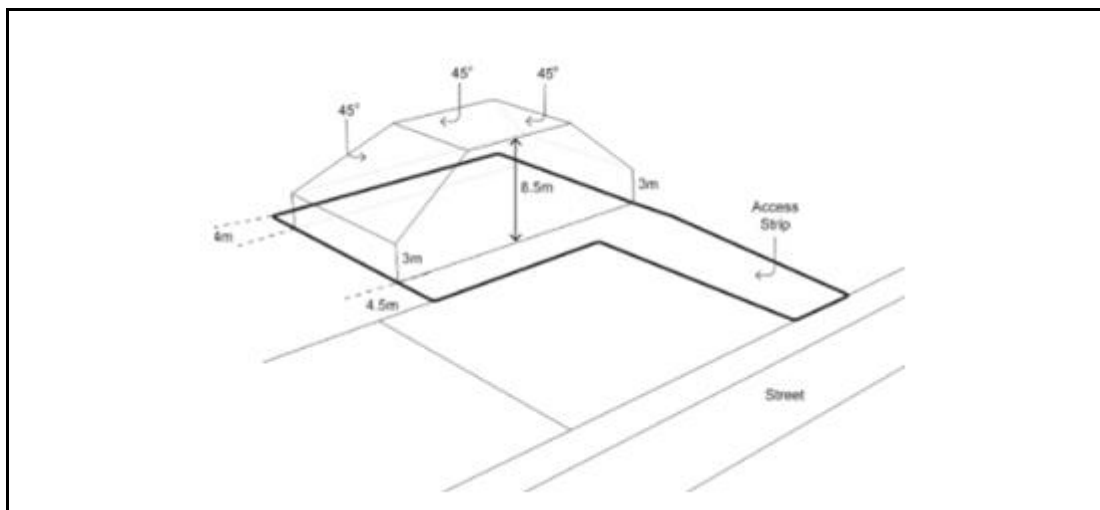


Figure 4: Building envelope for internal lots - GIPS 2015

Therefore, the proposal relies on the related Performance Criteria as follows:

10.4.2 P3 Setbacks and Building Envelope

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*

Comment

The proposed lot is not wide enough to comply with both the rear and the front setback for this dwelling type. The site plan shows the location of future dwellings on adjacent lots, although no dwelling has been approved for 10 McGill Rise at this point in time.

The plan shows the future dwelling in front, towards the north of the property with a separation of 5m between the dwellings. The proposed dwelling sits lower than the future neighbouring dwelling to the north and is partially offset. In addition, the future neighbouring dwelling is likely to have private outdoor space at the side rather than the rear. It is considered that the discretion would meet the above Performance Criteria for the following reasons:

- There would be no reduction of sunlight or overshadowing to any future dwelling at 10 McGill Rise, because the proposed dwelling is to the south.
- The proposed dwelling would not cause any adverse visual impact in terms of scale and bulk as it sits lower than any future dwelling located in front. In addition, the northeast wall would be less than 3m above natural ground level.
- A dwelling has been approved on the neighbouring lot to the north-west, at 4 McGill Rise, which is also closer than 4.5m from the lot in front with a 2.35m setback, so that the 2m setback proposed for this application would be compatible with the neighbouring lot.

Therefore, the proposal complies with the standard through the Performance Criteria.

Part E: Codes

E6.0 Parking and Access Code

The application is in accordance with all applicable Acceptable Solutions of the Parking and Access Code as demonstrated in the attached appendix except for the following:

E6.7.3 Vehicular Passing Areas Along an Access

The proposal does not accord with the Acceptable Solution in E6.7.3 A1 with respect to providing a passing bay. Therefore, the proposal relies on the related Performance Criteria as follows:

E6.7.3 P1 Vehicular Passing Areas Along an Access

Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following:

- avoidance of conflicts between users including vehicles, cyclists and pedestrians;*
- avoidance of unreasonable interference with the flow of traffic on adjoining roads;*
- suitability for the type and volume of traffic likely to be generated by the use or development;*
- ease of accessibility and recognition for users.*

Comment

The proposal has a driveway approximately 37m in length. The Acceptable Solution requires a passing bay if the driveway is longer than 30m. The Development Engineer assessed the proposal and found that in this instance the discretion would be acceptable and would not result in any safety issues, in particular and since on-site turning is to be provided to enable vehicles to leave the site in a forward direction. In addition, a single dwelling would result in a very low traffic volume.

Therefore, the proposal complies with the standard through the Performance Criteria. For further comments, please refer to the assessment by the Development Engineer in the Referrals section later in this report.

E7 Stormwater Management Code

The proposal accords with the relevant Acceptable Solutions as demonstrated in the attached Appendix. For further comments please refer to the Engineering Assessment under the Referrals section later in this report.

General

There are overlays covering a portion of the property E3.0 Landslide (medium) and E11.0 Waterway and Coastal Protection Code (WCPC), which are not applicable because the proposed building and works are outside the overlays. In addition, no vegetation removal is proposed within the WCPC, so that it does not apply for that reason as well.



Figure 5: Overlay Map - GIPS 2015

PART F: Specific Area Plans

Nil.

INTERNAL REFERRALS

Development Engineer

Traffic, Access & Parking

The site is very steep; however the driveway will generally comply with AS2890.1:2004 maximum grade of below 25% as shown on the P4 plan. The site plan shows two parking spaces are proposed; this complies with the numbers of parking spaces required under Code E6.6.1. The driveway is longer than 30m and this triggers a requirement for passing bays of 5.5m wide by 6.0m deep. However, considering the use as a single residential dwelling and the limitation to widen the access, it is assessed that the discretion complies with the Performance Criteria. Additionally, on-site turning is provided to allow vehicles to enter and exit the site in a forward direction over the steep driveway. It is assessed that on-site turning will serve to ensure the safe use of the driveway. It is therefore 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 at the southern corner where the lowest point of the site is.

Other

Geoscience issues

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

Flooding/Inundation issues

There are no flooding impacts identified through Council's records that affect the application.

EXTERNAL REFERRALS

TasWater

Pursuant to the *Water and Sewerage Industry Act 2008* (TAS) Section 56P(2)(a) TasWater does not object to the proposed development and no conditions are imposed.

REPRESENTATIONS

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

1. Erosion control and unstable building base

The representor states that a lot of dirt and rocks have been placed on site and that there is nothing to retain it, so that there would be no stable base for any dwelling.

Planner's Comment:

This issue would have to be addressed as part of any Building Application, where building foundations and stability of embankments would have to be certified by a qualified engineer.

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

2. Ineffective weed control and plant loss on neighbouring property

The representor states that imported soil resulted in the growth of weeds, which have not been controlled and spread to neighbouring properties. The representor is also concerned that if spraying was occurring then there might be potential of neighbouring trees and plants to be harmed.

Planner's Comment:

Weed management is not usually regulated under the planning scheme, unless the area is of conservation value.

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

3. Noise

The representor states that noise pollution was an issue and that despite assurances on multiple occasions the issue remains.

Planner's Comment:

Noise complaints about construction noise out of hours have been made to Council previously. This issue is regulated by the *Environmental Management and Pollution Control Act 1994* (noise regulations) and has been followed-up separately. There will be no condition recommended in regard to construction hours, because there is no standard in the Scheme for construction hours. The noise standard is limited to non-residential uses.

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

4. Protective fencing

The representor states that sufficient fencing to prevent pollution of their property has not been put up or discussed.

Planner's Comment:

The representation refers to 'protective fencing' which does not make it clear what type of fencing is being referred to. This could refer to a safety fence during construction, a sediment control fence during construction, a fence for noise attenuation or a normal fence between neighbours. The original permit for the subdivision did require some special fencing adjacent to the road, but not in relation to the western boundary of the subject property. Any fencing on this boundary would be on the terms agreed between the neighbours under the *Boundary Fences Act 1908*, up to a height of 2.1.

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

CONCLUSION

The application is for a single dwelling on an internal lot within the General Residential Zone. The application is discretionary with respect to setbacks and passing bays. The discretion relating to setbacks is not considered to result in any adverse amenity impacts on neighbouring properties by way of loss of sunlight, overshadowing or visual bulk. The discretion relating to the provision of a passing bay is also considered acceptable and would not result in any safety issues, because on-site turning would be provided and traffic volumes would be very low.

There was one representation received in response to public exhibition of the proposal, which raised issues in regard to erosion control, weed control, construction noise and fencing. Some of these issues would be addressed through different processes outside this application, including fencing which would be an issue between neighbours.

The proposal is assessed to substantially comply with the requirements of Schedule 1 of the *Land Use Planning and Approvals Act 1993* and the *Glenorchy Interim Planning Scheme 2015*, subject to the recommended conditions.

Recommendation:

That a permit be granted for the proposed use and development of Single dwelling relying on performance criteria at 12 McGill Rise, Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-17-087 and Drawing No. P1 submitted on 11/04/17 page 3 (floor plan); and Drawing No P3 submitted on 22/11/17 pages 1 and 2 (site plan and elevations), and Drawing No P4 submitted on 21/12/17 pages 2, 3 and 4 (driveway and manoeuvring plan); 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. An area of private outdoor space of at least 24m² and not less than 4m wide, adjacent to the north-west wall of the dwelling, must be levelled to a grade not steeper than 1 in 10 prior to the issue of a Certificate of Occupancy and to the satisfaction of Council's Senior Statutory Planner.

Engineering

4. Prior to the issuing of a Building Approval or the commencement of works on site, (whichever occurs first), 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

5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. 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.
7. 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 design 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 and submitted with the Building 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 25% or 1 in 4;
 - (b) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
 - (c) On-site turning areas must be provided to ensure vehicles are able to enter and exit the site in forward direction;
 - (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%; and
 - (f) Minimum carriageway width is to be no less than 3.0 metres.

To comply with the above requirements, the developer must submit 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.

8. 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.
9. The development must comply with Council's Stormwater Runoff Management Policy and the requirement of the covenant on the Title. 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.

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.

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.

APPENDIX**10.0 General Residential Zone.**

Standard	Acceptable Solution	Proposed	Complies?
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) 325m ² ; or (b) if within a density area specified in Table 10.4.1 below and shown on the planning scheme maps, that specified for the density area.		NA
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	Internal Lot	NA

	(d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.		
	A2 A garage or carport must have a setback from a primary 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.	Frontage setback is in excess of 5.5m	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 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:	1. Setback from lot in front 2m - No 2. Rear setback (SW) 5m - complies 3. Side NE: 5m- complies 4. Side SW: 10m – complies	No - Discretion

	(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).		
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.	(a) Dwelling 128.17m²/Land 686m²=19% (b) NA (c) More than 25% impervious free	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 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) 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	The proposal provides access to the private outdoor space (POS) to the north of the dwelling from the living areas where an area exceeding the minimum of 24m ² is available with a minimum width of 4m, orientated to the northwest. The area has a gradient of approximately 1:4. A condition will be required to ensure the POS accords with the required gradient not steeper than 1 in 10.	Yes

	(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 dwelling	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).	Living room window	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 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:		NA

	(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 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.		NA
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 within 12m	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 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.	None proposed	NA
	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	There is a setback of 5.53m for windows on the rear elevation (SW).	Yes

	(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 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.		NA
10.4.7 Frontage Fences for all dwellings	A1 A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than:	None proposed	NA

	(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.		NA

E6.0 Parking and Access Code

Standard	Acceptable Solution	Proposed	Complies?
E6.6 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.	Two	Yes
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.		N/A
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).		N/A

Standard	Acceptable Solution	Proposed	Complies?
	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.		
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.		N/A
E 6.7 Development Standards			
E6.7.1 Number of Vehicle Accesses	A1 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.		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.		N/A

Standard	Acceptable Solution	Proposed	Complies?
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.	None proposed	No - Discretion
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.		N/A
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.		Yes

Standard	Acceptable Solution	Proposed	Complies?
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.		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.		N/A
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.		N/A
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;		N/A

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.		N/A
	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.		
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.		N/A
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.		Yes

Standard	Acceptable Solution	Proposed	Complies?
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 zone within 50 m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site.	N/A	N/A
E6.7.14 Access to a Road	A1 Access to a road must be in accordance with the requirements of the road authority.		Yes

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.		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.		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.		Yes
	A4 A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.		N/A

Attachments/Annexures

- 1  Attachment - 12 McGill Rise, Claremont

6. PROPOSED USE AND DEVELOPMENT - ADDITIONS FOR A SINGLE DWELLING - 8 MICHAEL STREET, LUTANA

Author: Planning Officer (Chantelle Griffin)

Qualified Person: Planning Officer (Chantelle Griffin)

Property ID: 5439055

REPORT SUMMARY:

Application No.:	PLN-17-370
Applicant:	R J Hevey and K J Hevey
Owner:	R J Hevey and K J Hevey
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	Clause 10.4.2 Setbacks and building envelope for all dwellings (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extension granted until 14 Feb 2018
Existing Land Use:	Single Dwelling
Proposal In Brief:	Additions for a Single Dwelling
Representations:	1
Recommendation:	Approval, subject to conditions

REPORT IN DETAIL:**PROPOSAL**

The proposal is for the construction of a deck and demolition of an outbuilding. The deck is designed to gain access to the dwelling on a steep site and create an accessible outdoor area.

The proposed deck will be located along the north-western side boundary, 2.215m from the south-western front boundary and 4.3m from the eastern front boundary. The proposed deck will have screening along the side boundary and would have a maximum height of 4.22m. The deck would be constructed with a timber frame and steel supports (figure 1).

The plans show a walkway and carport that comply with the acceptable solutions in the Scheme.

The proposal would be reliant on performance criteria for Clause 10.4.2 – P1 and P3 for setbacks and building envelope, for the proposed deck.

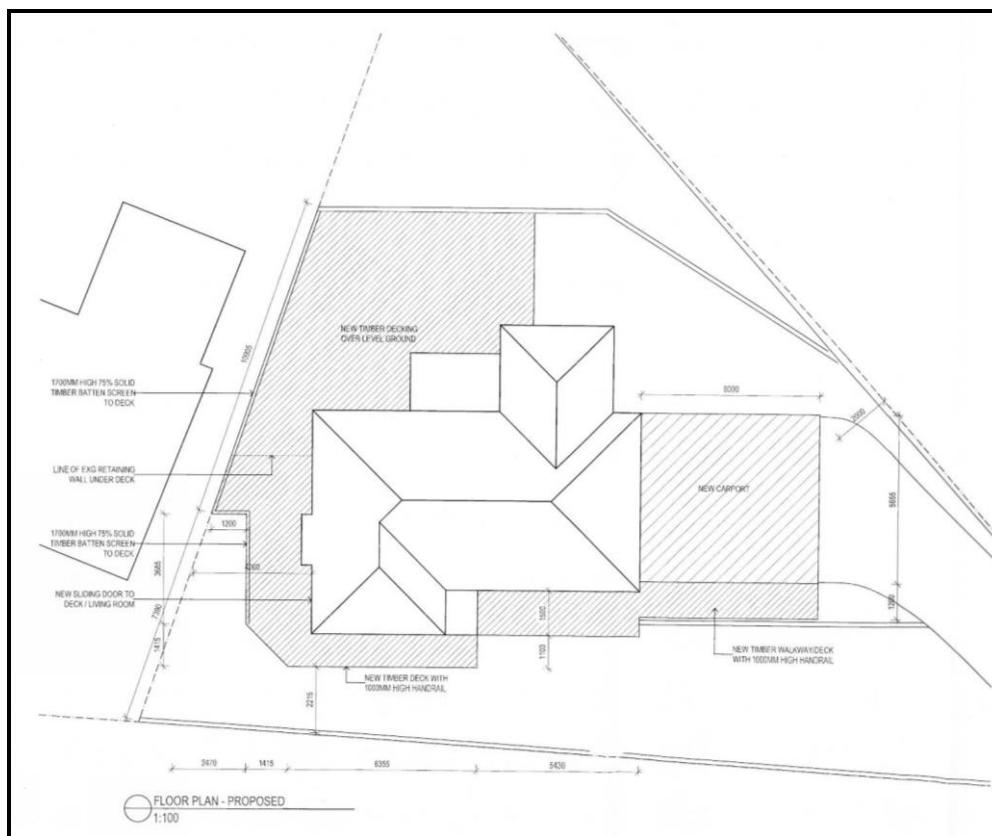


Figure 1: Site plan of 8 Michael Street, Lutana.

SITE and LOCALITY

The subject site is located at the on the northern corner of the intersection between Michael Street and Lennox Avenue, Lutana.

The property has a combined frontage of 68.33m, an average depth of 17.5m, and a total area of 495m².

The site has a steep slope and falls toward the west, with an average gradient of 1 in 3.5. The land has an existing single dwelling and there is no significant vegetation. The vehicular access is close to the corner of Michael Street and Lutana Avenue to the south.

The site is located within a General Residential area with a mix of single dwellings, multiple dwellings and vacant land. The property is within the General Residential zone (figure 2).



Figure 2: Aerial photo of 8 Michael Street, Lutana.

ZONE

The subject property is within the General Residential Zone under the Glenorchy Interim Planning Scheme 2015 (figure 3).

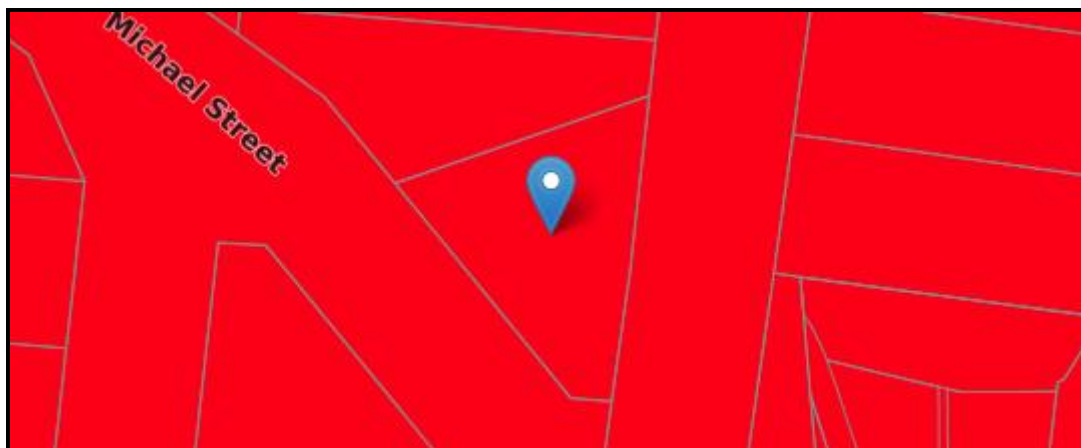


Figure 3: General Residential Zone over 8 Michael Street, Lutana.

BACKGROUND

Additions for the Single Dwelling were constructed prior to Council's 2002 aerial photograph for a deck and outbuilding (workshop). A walkway between the front door of the dwelling and the carport was added prior to November 2016.

The proposed application is for the deck that was constructed prior to November 2002. The outbuilding is proposed to be demolished. The walkway and carport do not require a planning permit under the Glenorchy Interim Planning Scheme 2015.

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

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 of Single Dwelling is listed within the Residential use class description of the Glenorchy Interim Planning Scheme 2015.

The definition of Residential use class states:

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.

Other relevant definitions (Clause 4.1):

The use of a Single Dwelling is defined as the following in Clause 4.1 of the Glenorchy Interim Planning Scheme 2015:

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.

Discretionary Use or Development (Clause 8.8):

The application is discretionary under Clause 8.8 as follows:

The planning authority has discretion to refuse or permit a use or development if:

- (a) *the use is within a use class specified in the applicable Use Table as being a use which is discretionary;*
- (b) *the use or development complies with each applicable standard but relies upon a performance criterion to do so; or*
- (c) *it is discretionary under any other provision of the planning scheme,*
- (d) *and the use or development is not prohibited under any other provision of the planning scheme.*

The proposal is discretionary under (b) above as it relies on Performance Criteria because it does not meet the following Acceptable Solutions:

- 10.4.2 A2 and A3 Setbacks and building envelopes for all dwellings standard

Part C: Special Provisions

No Special Provisions apply.

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 General Residential zone purpose statements in Clause 10.1.1 are as follows:

10.1.1.1

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.

10.1.1.2

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

10.1.1.3

To provide for the efficient utilisation of services.

The proposed single dwelling is consistent with the residential uses for the zone and would assist with accommodating a range of dwelling types. The proposal would efficiently utilise existing infrastructure. Therefore, the proposal is considered to be in accordance with the zone purpose statement in Clause 10.1.1 of the Scheme.

Use Table

The proposed use of 'single dwelling' is no permit required without qualifications, in accordance with the use table in Clause 10.2 of the Glenorchy Interim Planning Scheme 2015. However, the proposal is discretionary owing to the reliance on performance criteria for Clause 10.4.2.

Use Standards

The use standards set out in Clause 10.3 are not applicable to this application.

Development Standards for Residential Buildings & Works

Clause 10.4.2 – Standard A1, Setbacks and building envelope for all dwellings

The deck will have a setback of 2.215m from the secondary frontage. The proposed deck will require a minimum setback of 3m from the south-western secondary frontage from Michael Street, in accordance with Clause 10.4.2 – Standard A1. The proposal is considered in accordance with the performance criteria:

A dwelling must:

- (a) *have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and*
- (b) *if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.*

The proposal is located on a steep site surrounded by a range of setbacks for the existing street-scape between 0m and 17.5m. The dwellings and outbuildings have been designed to accommodate the changing terrain and steep slope. Given this, the design of the deck would have minimal impact on the existing streetscape. Therefore, it is considered that reliance on the performance criteria would be acceptable in this instance.

Clause 10.4.2 – Standard A3, Setback

The deck will be setback a minimum of 0m from the north-west side boundary and 2.215m from the secondary frontage. The proposed deck will require a minimum setback of 1.5m from the north-west side boundary and 3m from the south-west front boundary, in accordance with Clause 10.4.2 – Standard A3 in the Scheme. The proposal is considered in accordance with the performance criteria:

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*
 - (ii) *overshadowing of an adjoining vacant lot; or*
 - (v) *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 deck will be located to the south and will not be adjoining the neighbouring private open space. The deck is similar to the visual scale and bulk of surrounding residential development in the area. The deck is located on the southern side of the adjoining habitable rooms and will therefore not cause an unreasonable reduction in sunlight. Therefore, it is considered that reliance on the performance criteria is acceptable in this instance.

Clause 10.4.6 – Standard A1, Privacy for all dwellings

The deck will 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 northern side boundary and where the distance is less than 3m. The screening for the deck will comply with the acceptable solution, in accordance with Clause 10.4.6 – Standard A1. A condition has been recommended to ensure ongoing compliance.

Part E: Codes

The following codes of the Scheme apply to this proposal:

E6.0 Parking and Access Code

Clause E6.6.1 – Standard A1, Number of Car Parking Spaces

The proposal provides two car parking spaces for the single dwelling. Therefore, the proposal is in accordance with Clause E6.6.1 – standard A1.

E7.0 Stormwater Management Code

The proposal is not exempt under Clause E7.4. However, the proposal complies with the acceptable solutions of the standards in Section E7.0.

PART F: Specific Area Plans

No Specific Area Plans apply.

INTERNAL REFERRALS

No referrals to other Council officers were required for the assessment of this application.

EXTERNAL REFERRALS

TasWater

The application was referred to TasWater which was supportive of the proposal with recommended conditions. The *Water and Sewerage Industry Act 2008* requires the Planning Authority to include conditions from TasWater if a permit is approved.

REPRESENTATIONS

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

1. Loss of Privacy

The representor states that concern is raised due to the close proximity of the deck to the north-western side boundary, causing overlooking into the property as well as the kitchen and lounge room.

Planner's Comment:

This issue has been previously addressed under the heading Clause 10.4.6 Standard A1, 'Privacy for all dwellings' in the report. In summary, the proposal complies with the acceptable solution for privacy for all dwellings, in the Scheme.

2. Loss of Sunlight

The representor states that concern is raised due to loss of sunlight to the neighbouring property to the north-west of the deck causing safety risk for use of the paths.

Planner's Comment:

The potential loss of sunlight has been previously addressed under the heading Clause 10.4.2 – Standard A3, Setback in the report. In summary, the deck will be located on the southern side of the neighbouring dwelling and is therefore considered to comply with the performance criteria in the Scheme.

3. Compliance with Planning Scheme

The representor states the proposal does not comply with the 'Planning Scheme requirements'.

Planner's Comment:

This issue is being addressed by the assessment of the planning application in accordance with the Glenorchy Interim Planning Scheme 2015 and the Land Use Planning Approvals Act 1993. The proposal complies with the acceptable solutions of applicable standards and the performance criteria Clauses 10.4.2 – P1 and P3 for setbacks, as outlined in the report.

4. Structural Integrity

The representor states that concern is raised regarding the structural integrity of the retaining wall adjoining the road reserve along Michael Street and the potential risk for Council and passers-by.

Planner's Comment:

This issue is not a planning issue that can be considered as part of this application. However, the concern has been forwarded on to Council's Building Department and the structural integrity of the development will be assessed separately under in accordance with the Building Act 2016.

CONCLUSION

The proposal is relying on the performance criteria to comply with the applicable standard of the Scheme in relation to setbacks and building envelope for all dwellings.

The proposal is assessed as satisfying the performance criteria and complies with the applicable standard(s).

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 Stormwater Management Code.

The application was publicly advertised for the statutory 14-day period and one representation was received raising concerns about loss of privacy, loss of sunlight, compliance with standards and structural integrity.

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

Recommendation:

That a permit be granted for the proposed use and development of Additions for a Single Dwelling at 8 Michael Street, Lutana subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-17-370 and Drawing No. P1 submitted on 8 December 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. Privacy screen/wall to a height of 1.7m from finished floor level must be constructed between the north-east elevations of the deck and the side boundary up to a minimum setback of 3m. The privacy screen/wall must be constructed and finished with solid or translucent materials (with uniform transparency of no more than 25%), to prevent direct overlooking of the adjacent lot. The privacy screen must remain in-situ, for the life of the use.

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.

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.	Not applicable.	N/A
	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) (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 Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	Not applicable.	N/A
	A3 External lighting must comply with all of the following:	Not applicable.	N/A

	(a) be turned off between 6:00 pm and 8:00 am, except 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.	Not applicable.	N/A
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.	N/A
10.3.3 Local Shop	A1 A local shop must have a gross floor area no more than 200m².	Not applicable.	N/A
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	Not applicable.	N/A

	(b) if within a density area specified in Table 10.4.1 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: (e) 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 (f) 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 (g) 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 (h) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road.	The deck will be setback 2.215m. Compliance will require a setback of 3m. Therefore the deck relies on a variation of 0.785m.	No Refer to discussion in the report.
	A2 A garage or carport must have a setback from a primary frontage of at least: (d) 5.5 m, or alternatively 1 m behind the façade of the dwelling; or (e) 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.	Complies.	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: (c) 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 (d) 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).	The deck will be setback 0m from the north-east side boundary and 2.215m from the south-west front boundary. Compliance will require a setbacks of 1.5m and 3m. Therefore the deck relies on a variation of 1.5m and 0.785m respectively.	No Refer to discussion in the report.
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	Complies.	Yes

	(c) a site area of which at least 25% of the site area is free from impervious surfaces.		
	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: (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.	Complies.	Yes
10.4.4 Sunlight overshadowing of and 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).	Not applicable.	N/A

	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 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.	Not applicable.	N/A
	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 degrees from the horizontal.	Not applicable.	N/A

	(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.	N/A
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 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.	Complies. A condition has been recommended.	Yes

	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 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 (iv) 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%.	Not applicable.	N/A
	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	Not applicable.	N/A

	(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.		
10.4.7 Frontage Fences for all dwellings	A1 A fence (including a free-standing wall) within 4.5 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) 1.8 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).	Not applicable.	N/A
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 m² 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.	N/A

APPENDIX 2**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.	Complies	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

Attachments/Annexures

- 1  Attachment - 8 Michael Street, Lutana

7. PROPOSED USE AND DEVELOPMENT - DEMOLITION AND NEW STORAGE (WAREHOUSE) AND SERVICE INDUSTRY WITH SIGNAGE - 60 CHARLES STREET, MOONAH

Author: Planning Officer (Angela Dionysopoulos)
 Qualified Person: Senior Statutory Planner (Vanessa Tomlin)
 Property ID: 19554842

REPORT SUMMARY:

Application No.:	PLN-17-314
Applicant:	CBM Sustainable Design
Owner:	L B Radcliffe
Zone:	Light Industrial
Use Class	Service Industry and Storage
Application Status:	Discretionary
Discretions:	24.4.2 Setback, 24.4.5 Landscaping, E6.6.1 Number of Car Parking Spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	14 February 2018
Existing Land Use:	Residential (single dwelling) and Storage (warehouse)
Representations:	1
Recommendation:	Approval, subject to conditions

REPORT IN DETAIL:**PROPOSAL**

The application proposes to demolish an existing dwelling, retain an existing shed, albeit with a new roof and construct buildings for the purpose of Storage (warehouse) and Service Industry. The proposed buildings are to be co-joined and accommodate up to four individual tenancies.

A 280m² floor area (excluding internal car parking) for the storage use is proposed to be located to the rear of the site (tenancies 1 and 2 shown in Figure 1). This area is to incorporate the existing shed, proposed tenancy 2, located at the southern corner of the site.

A 112.5m² floor area (excluding internal car parking and a stairwell of approximately 2.5m²) for the service industry use is proposed to be located toward the front of the site (tenancies 3 and 4 in Figure 1). An office space in association to proposed tenancy 4 is to be located at the front of the building.

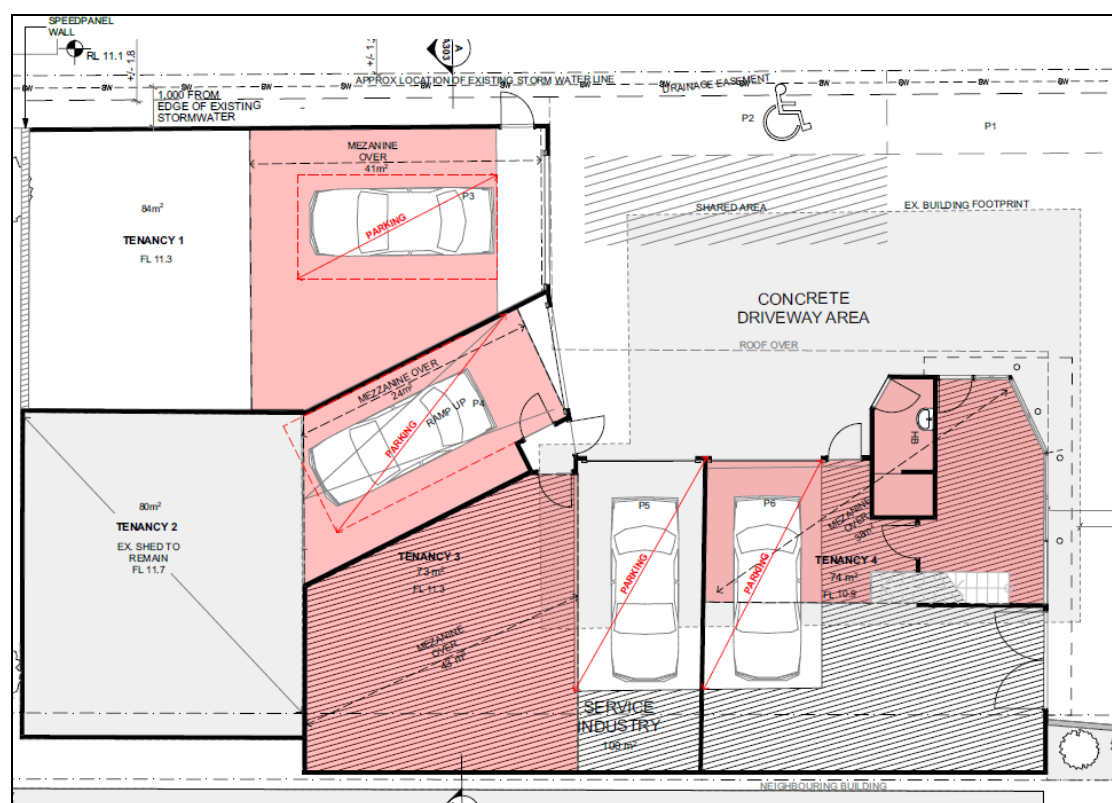


Figure 1. Snapshot of page 5 from P3 plans of proposed development – planning application PLN-17-314

The proposal is designed with a partial mezzanine floor over all tenancies and the proposed maximum height of the building is approximately 5.7m. Tenancy 1 and 2 tapers down to a height of 3.1m and 2.8m respectively, along the south-western rear boundary.

A 0.5m rear boundary setback is proposed for the new building, with a minimum side setback of 0.15m on the south-east boundary and approximately 1.25m at the north-east boundary. A frontage setback of approximately 3.6m is proposed.

The proposed hours of operation for each use are 7.00 am to 7.00 pm Mondays to Fridays; and 9.00 am to 5.00 pm Saturdays.

Six car parking spaces are proposed, including four internal car parking spaces and two, shared external car parking spaces. Two existing vehicle accesses providing for one entry and one exit point are proposed to be retained.

The following signage is proposed for the site:

- Two Wall Signs to be located on the north-east and north-west walls, respectively. The content of the proposed signs is not specified. The Wall Signs have a proposed area of 2m² each, and are to be located towards the top of the building at the front of the site;
- One Window Sign in one of the ground floor windows, proposed to cover a maximum of 10% of the window surface; and
- Five Transom signs located within the site, with each sign being 0.5m deep (high), 1m long and located above each door, no wider than the door, at a height of 2.2m to the bottom of the sign.

Landscaping is proposed to be located along the front boundary, between the two vehicle accesses. Landscaping is also proposed along the south-east boundary of the site, between the proposed building and the frontage.

The proposal is to be staged, as follows:

- Stage 1: Tenancies 1 and 2 for Storage at the rear of the site; and
- Stage 2: Tenancies 3 and 4 for Service Industry at the front of the site.

SITE and LOCALITY

The site is made up of two (2) Certificates of Title and has an approximate road alignment boundary of 18 metres, an approximate depth of 31 metres with a total site area of 539m². A 0.61m wide drainage easement extends along the length of the northern side boundary.

The subject site is located on the south-western side of Charles Street, approximately 20 metres north west of Amy Street, Moonah, with a gentle north-easterly gradient of approximately 1 in 10 (Figure 2).



Figure 2. Aerial photograph of the site (highlighted) and surrounds - Council database 2015

The site contains an existing weatherboard dwelling and storage shed to the rear.

The locality is characterised by a variety of uses including a gym, warehouses, showrooms, workshops and existing non-conforming residential dwellings, and is located in proximity to the Moonah shopping precinct to the east, and inner residential development to the west and south.

ZONE

The site is wholly located in the Light Industrial zone and is adjacent to the Inner Residential zone to the west (Figure).

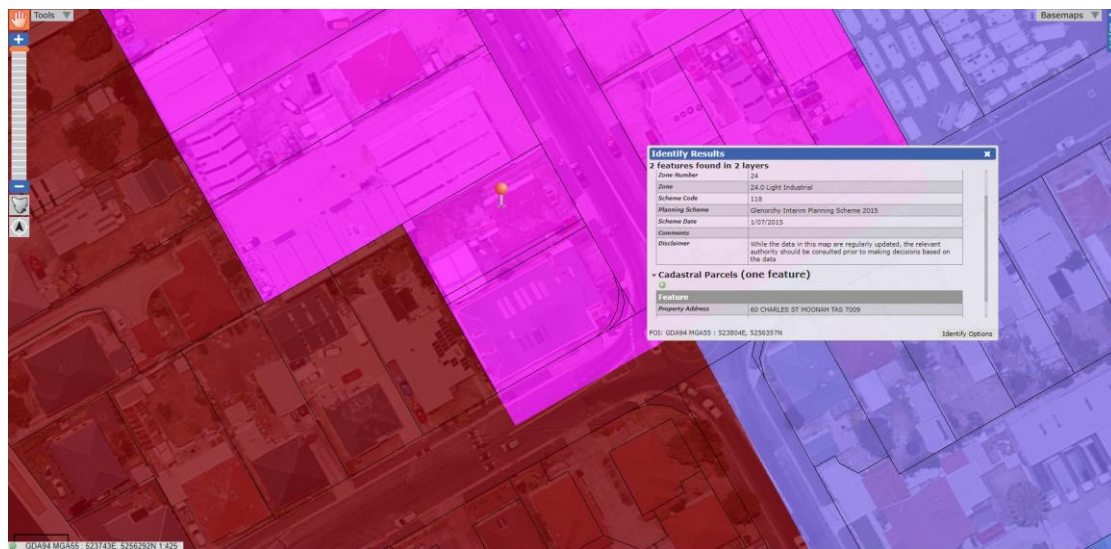


Figure 3. The site is located in the Light Industrial zone (fuchsia), adjacent to an Inner Residential zone (maroon). A Commercial zone (medium slate blue) is located to the east. – Glenorchy Interim Planning Scheme 2015

BACKGROUND

PLN 05-03467-01 Permit approved for extension of existing non-conforming use (garage for a single dwelling) and additional access.

PLN-10-240 Permit approved for construction of a 263m² warehouse, with a maximum height of 6m. Four car parking spaces were approved (one surplus). The hours of operation were Monday to Friday – 7.00am to 6.00pm; Saturday – 8.00am to 6.00pm; and Sunday, Good Friday, Christmas Day – nil. This permit was extended until 2014 and has since lapsed, because it was not been acted on.

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

5.10 Signs

A general exemption is provided for signs exempt under clause E17.4, as follows:

E17.4 Use or Development Exempt from this Code

E17.4.1 The signs listed in Table E.17.1 are exempt from requiring a permit under this planning scheme provided that all of the following apply:

- (a) historic building fabric is not damaged by the drilling of holes into stone, brick or wood and all fittings are fixed using non corrosive fittings, and in the case of masonry buildings, inserted into mortar joints;*
- (b) the standards in Table E.17.2 and the Acceptable Solutions in Clauses E.17.6.1 and E.17.7.1 are complied with;*
- (c) the sign is on, or affixed to, the land to which it relates.*

E17.4.2 Signs within a building or site that cannot be seen from outside of the building or site are exempt from requiring a permit under this planning scheme.

E17.4.3 Changes to the graphics of a legally existing sign, including text, graphic design and colour is exempt from requiring a permit under this planning scheme.

In accordance with Table E17.1:

- Transom Signs are exempt provided they are not illuminated; there is no more than one Transom Sign per business; and they are not on a Heritage Place.

The Transom Signs are not proposed to be illuminated and the site is not a Heritage Place. A condition of approval is recommended to ensure a maximum of one externally visible Transom Sign per business. Therefore the proposed Transom Signs are exempt signs in accordance with Table E17.1, subject to compliance with the other applicable requirements for exemption.

- Wall Signs are exempt provided, amongst other requirements, that there is no more than one Wall Sign per building.

Two Wall Signs are proposed. The Wall Signs are therefore not exempt from requiring a planning permit.

- Window Signs are exempt provided there are no more than two Window Signs per building, and the signs are not on a Heritage Place.

One Window Sign is proposed, and the site is not a Heritage Place. Therefore, the proposed Window Sign is an exempt sign in accordance with Table E17.1, subject to compliance with the other applicable requirements for exemption.

In accordance with E17.4.1 (a) -

The site and the buildings located on the subject site are not heritage listed.

In accordance with E17.4.1 (b) -

The signs are proposed to comply with the applicable acceptable solutions; and a condition is recommended to ensure this.

In accordance with E17.4.1 (c) -

The content of the proposed signs is not specified; however, a condition is recommended to ensure this.

In accordance with E17.4.2 -

The proposed Window and Transom Signs are exempted from requiring a planning permit as detailed above, and do not rely on Clause E17.4.2 for exemption. The proposed Wall Signs are designed to be visible from outside the building and the site, and are not exempted under this clause.

In accordance with E17.4.3 -

Not applicable. No changes to legally existing signs are proposed.

In summary, the proposed Transom Signs and Window Sign are exempt. The proposed Wall Signs are not exempt in accordance with Table E17.1, owing to the proposal being for two Wall Signs, and are designed to be externally visible. The proposed Wall Signs are therefore not exempt under any of the provisions of General Exemptions Clause 5.10, and are further assessed as detailed in the subsequent sections of this report.

Limited Exemptions

Nil.

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

No Specific Area Plan applies. The E5.0 Road and Rail Assets Code, E6.0 Parking and Access Code, E7.0 Stormwater Management Code and E17.0 Signs Code apply, and therefore prevail over the zone provisions, where there is any conflict.

Use Class Description (Table 8.2):

Two use classes are proposed:

- **Storage**, which means use of land for storage or wholesale of goods, and may incorporate distribution. Individual use examples include boat and caravan storage, contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse and wood yard; and
- **Service Industry**, which means use of land for cleaning, washing, servicing or repairing articles, machinery, household appliances or vehicles. Individual use examples include a car wash, commercial laundry, electrical repairs, motor repairs and panel beating.

No individual use is specified for the proposed Service Industry.

Other relevant definitions (Clause 4.1):

The following signs are defined in clause E17.3, for the purposes of the E17.0 Signs Code:

- **Transom Sign** means a sign attached to the transom of a doorway or display window of a building.
- **Wall Sign** means a sign painted on or attached parallel to the wall of a building or fence surrounding a building.
- **Window Sign** means a sign on the glass surface of a window or located less than 150mm behind a surface.

Floor area is defined in clause E6.3.1, for the purposes of the E6.0 Parking and Access Code, to mean the gross floor area, excluding the area of stairs, loading bays, access ways, or car parking areas, or any area occupied by machinery required for air conditioning, heating, power supply, or lifts.

Gross floor area means the total floor area of the building measured from the outside of the external walls or the centre of a common wall.

Private open space means an outdoor area of the land or dwelling for the exclusive use of the occupants of the land or dwelling.

The term **work bay** is used in the E6.0 Parking and Access Code and impacts on the number of car parking spaces required for Service Industry use. 'Work bay' is not a defined term in the Scheme or the *Land Use Planning and Approvals Act 1993*, and therefore has its ordinary meaning. The term is not defined as a phrase in the Macquarie Dictionary; however, a bay is defined as a space or division of a wall, building, etc., between two vertical architectural features or members.

For the purposes of this planning assessment, each 'tenancy' (as identified on the plans) in the proposed building constitutes one work bay.

Discretionary Use or Development

The application is discretionary under Clause 8.8 as follows:

The planning authority has discretion to refuse or permit a use or development if:

- (a) the use is within a use class specified in the applicable Use Table as being a use which is discretionary;*
- (b) the use or development complies with each applicable standard but relies upon a performance criterion to do so; or*
- (c) it is discretionary under any other provision of the planning scheme,*
- (d) and the use or development is not prohibited under any other provision of the planning scheme.*

The proposal is discretionary under (b) above as it relies on Performance Criteria because it does not meet the following Acceptable Solutions:

- 24.4.2 Setback (from a residential zone);
- 24.4.5 Landscaping (along a boundary with a residential zone); and
- E6.6.1 Number of Car Parking Spaces.

Part C: Special Provisions

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

9.1 Changes to an Existing Non-Conforming Use

Clause 9.1.1 provides for discretionary approval of applications to bring an existing use of land that does not conform to the scheme into conformity with the scheme.

The proposal will eliminate an existing non-conforming residential use and replace it with uses that are permitted within the zone.

9.4 Demolition

An application for demolition may be approved at the discretion of the planning authority, unless the demolition is approved as part of another development or prohibited by another provision.

The proposed demolition of the existing dwelling forms part of this proposal and is assessed accordingly.

Part D: Zones

The land is within the Light Industrial 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:

24.1.1.1 Provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses;

The proposed development provides for storage and cleaning, washing, servicing or repairing of goods.

24.1.1.2 Promote efficient use of existing industrial land stock;

The proposal will convert the land from an existing non-conforming use, to uses which are permitted in the zone.

24.1.1.3 Minimise land use conflict in order to protect industrial viability and the safety and amenity of sensitive land uses in adjacent zones; and

The proposed use for Storage is to be at the rear of the site. The Storage (warehouse) use is not expected to generate unreasonable noise or other environmental impacts which could adversely affect the amenity of nearby residential uses.

The proposed use for Service Industry is to be located toward the front of the site, with the Storage at the rear acting as a buffer between the front of the site and the adjacent residential zone to the rear.

24.1.1.4 Provide industrial activity with good access to strategic transport networks.

Charles Street is a secondary thoroughfare running parallel to Main Road, Moonah, and connects to Brooker Highway via Albert Road, to the south, and Derwent Park Road, to the north.

The proposed use and development accords with the purpose of the zone and is assessed as being consistent with the purpose of the zone.

Use Table

Clause 8.2.5 enables multiple uses on site, provided that each use is not directly associated with and subservient to another use on the same site.

Storage and Service Industry use classes are proposed and are both permitted uses in the zone, with no associated qualifications. However, the application is discretionary owing to reliance on performance criteria for compliance with the standards for setback, landscaping and number of car parking spaces, as noted under Part B of this report.

Use Standards

The proposal complies with the acceptable solutions for all the applicable zone use standards, as detailed at Appendix A.

Development Standards for Buildings or Works

24.4.2 Setback (A2)

Acceptable Solution A2 requires the building setback from a residential zone to be no less than 10m. The proposed building is to have a 0.5m setback from the adjacent Inner Residential zone. The proposal relies on Performance Criterion P2 for compliance with the standard.

Performance Criterion P2 requires the building setback from a residential zone to be sufficient to prevent unreasonable adverse impacts on residential amenity by:

- a) *Overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours;*

The majority of shading of the adjacent residential lot at 12 Amy Street is currently caused by buildings located at 62 Charles Street.

As illustrated in figure 4, a portion of the adjacent lot's private open space and habitable rooms currently receive sunlight between 9am and 1pm on 21st June. By 3pm the private outdoor space is completely shaded. However, the habitable rooms and private open space currently receive a minimum of three hours to the habitable rooms and private open space.

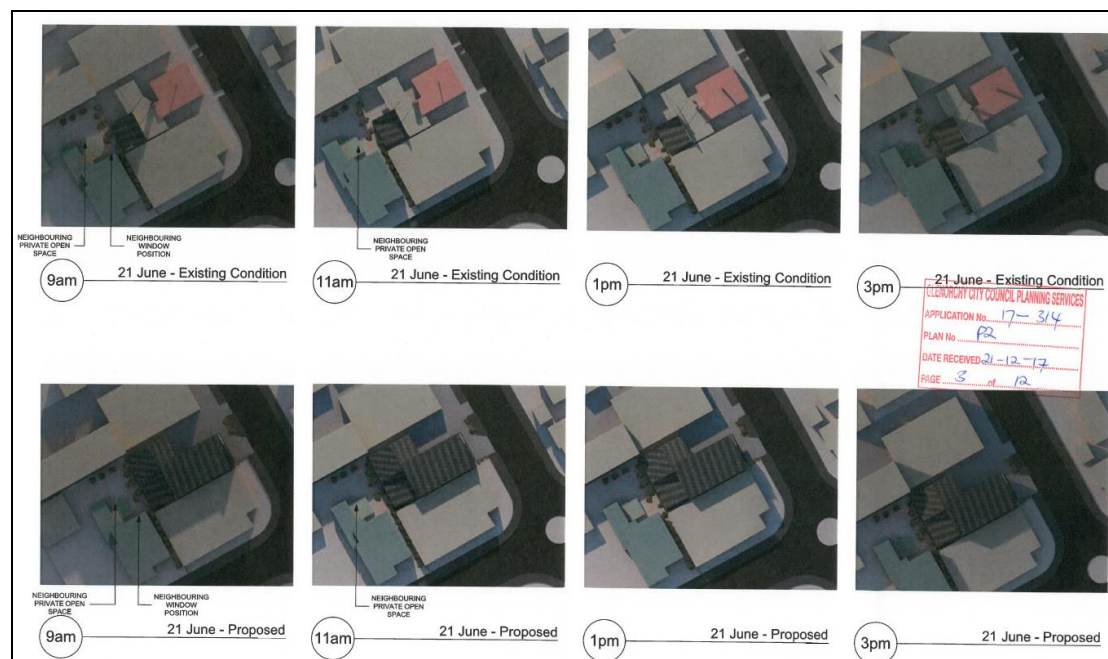


Figure 4. Snapshot of shadow diagram from P2 plans – planning application PLN-17-314

The greatest impact of any additional shading is to be caused by the proposed development at 9am on 21st June. The shadow diagrams show no additional shading of the adjacent residential lot caused by the proposal between 11am and 1pm on 21st June. Noting that the potential shadowing decreases over time from 9am to 11am and conversely, the shadows lengthen from 1pm to 3pm, when the private open space is in completely shade.

Therefore, it is assessed that the habitable rooms and private open space continue to receive more than 3 hours of sunlight between 10am and 3pm on June 21.

To further support the analysis, table 1, provides estimates of the current and proposed area of contiguous sunlight received by the private open space at the rear of the dwelling on the adjoining lot.

Table 1. *Estimated area of private open space receiving sunlight at 12 Amy Street, Moonah, on 21st June*

Time	Area receiving sunlight		Notes
	Current (m ²)	Proposed (m ²)	
9am	57	0	Estimated measurement based on visual comparison between shadow diagram (and Council database of aerial photograph of affected site).
10am	57	28.5	Calculated as linear progression between 9am and 11am.
11am	57	57	Estimated measurement based on visual comparison between shadow diagram and Council database of aerial photograph of affected site.
12am	57	57	Calculated as linear progression between 11am and 1pm.
1pm	57	57	Estimated measurement based on visual comparison between shadow diagram and Council database of aerial photograph of affected site.
2pm	28.5	28.5	Calculated as linear progression between 1pm and 3pm.
3pm	0	0	As illustrated in figure 4..

These estimates illustrate that approximately 28m² of private open space will receive sunlight for at least four hours on 21st June. This compares favourably with the acceptable solution for the private open space standard in the Inner Residential zone, which requires a minimum of 24m², of which a minimum of 50% must receive at least three hours of sunlight on 21st June.

The proposed development does not cause a reduction of sunlight to less than three hours between 9am and 5pm, and the affected area of the site does not currently receive less than three hours of sunlight. Therefore, the proposed impact of the development on the adjoining lot is assessed as not causing an unreasonable adverse impact on residential amenity as a result of overshadowing or reduction of sunlight.

b) Overlooking and loss of privacy;

No glazing is proposed for the south-west wall overlooking the Inner Residential zone, so that no overlooking is caused by the proposed development.

c) Visual impact when viewed from adjoining lots; and

The proposed development will be visible from the residential lot at 12 Amy Street, which adjoins the rear of the subject site. The visual impact is considered to be mitigated by the following factors:

- The horizontal scale of the building and its position relative to the boundary is consistent with those of buildings on other adjacent lots within the Light Industrial zone, which also adjoin the lot at 12 Amy Street (Figure 5).

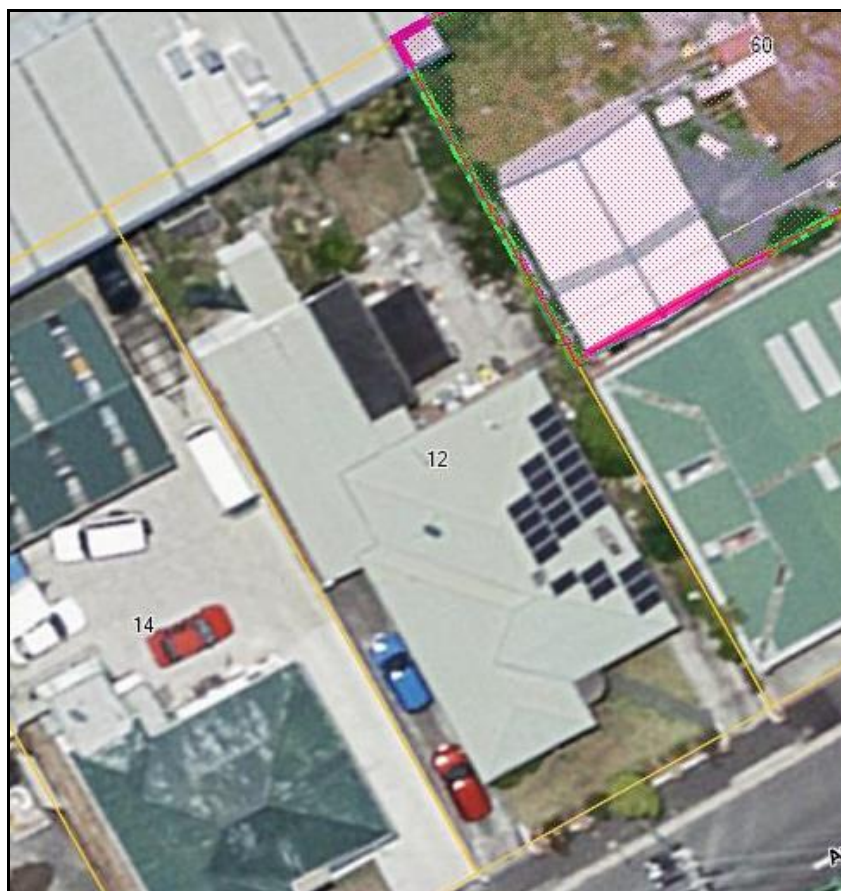


Figure 5. Aerial photograph showing existing development adjacent to the neighbouring lot at 12 Amy Street – Council database 2015

Specifically:

- A gymnasium at 58A Charles Street has a width of approximately 16m and a setback of approximately 0.5m from the side boundary of 12 Amy Street.
- An industrial training facility at 62 Charles Street has a total width of approximately 57m, of which approximately 31.5m adjoins the full length of the rear boundary of 12 Amy Street, with no setback.

In comparison, the proposed development will have a total width of 15.3m, with a 0.5m setback from the rear boundary adjoining the neighbouring residential land. This is in keeping with the scale of existing development.

- As illustrated in Figure , the rear part of the proposed building has a skillion roof, reducing in height from approximately 5m above natural ground level at a distance of approximately 7.5m from the rear boundary, to a height of 3.1m above natural ground level, at 0.5m from the rear boundary. The existing shed located on the subject site has a height of approximately 2.8m with a setback distance of 0.5m from the rear boundary.

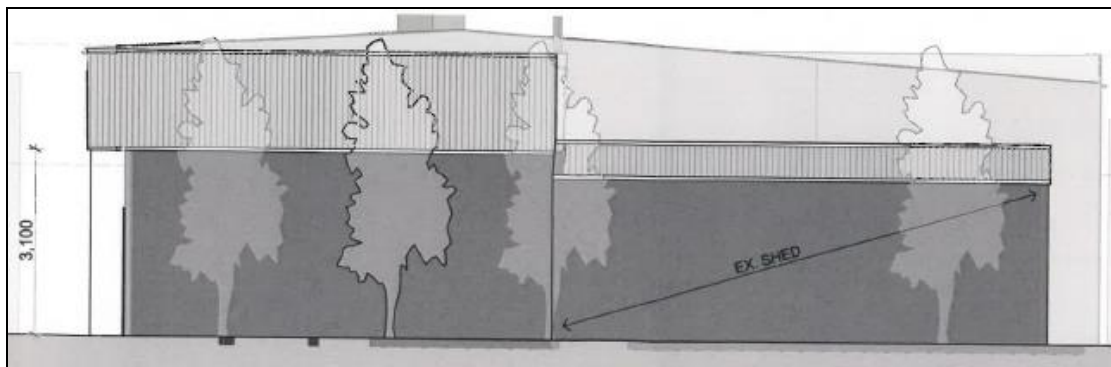


Figure 6. Snapshot of the proposed south-west elevation – planning application PLN-17-314 P2 plans

In comparison, the building at 62 Charles Street has a height of 6.3m with no setback from the shared boundary with 12 Amy Street. The proposed development is considered to have less visual impact on the adjoining residential land than that caused by existing neighbouring development, and is therefore not considered unreasonable.

- The standard does not refer explicitly to view lines or sky views. However, it may be argued that an impact on view lines could be considered to be a reduction of amenity resulting from visual impacts. It is noted that the angle of the view line from the neighbouring property across the subject site is determined by the highest part of the proposed development which is visible from the neighbouring lot. In this case, the view line is determined by the proposed building's height of approximately 5.2m at a distance of approximately 7.6m from the rear boundary, generating an angle of 34 degrees from ground level at the rear boundary. This compares favourably with the maximum allowable height of 9m at a distance of 10m from a residential zone, in accordance with the relevant acceptable solutions, which would cause a 42 degree angle from ground level at the rear boundary. Therefore, the proposed development provides a more generous view angle from the neighbouring lot across the development, than would be allowed under the acceptable solutions for building height (24.4.1 (A1)) and setback (24.4.2 (A2)) in the Light Industrial zone.

The proposed development is consistent with the scale and siting of surrounding buildings in the industrial zone relative to the adjacent residential zoned land, and would provide a more generous view line than required by the acceptable solutions of the Scheme. The proposal is therefore not considered to cause unreasonable loss of amenity through visual impact on adjoining lots within a residential zone.

d) Industrial activity.

The proposed uses are to comply with the use standards through the acceptable solutions, which include controls relating to noise, lighting, hours of operation, commercial vehicle movements and outdoor work areas, with respect to the impact on residential amenity. The proposed industrial uses are therefore not expected to cause an unreasonable impact on residential amenity.

The proposal is assessed as satisfying the performance criteria and complies with the standard.

24.4.5 Landscaping (A2)

Acceptable solution A2 requires 10m of landscaping to be provided along a boundary with a residential zone. No landscaping is proposed along the site's boundary with the adjacent residential zone. The proposal relies on Performance Criterion P2.

Performance Criterion P2 requires that, along a boundary with a residential zone, landscaping or a building design solution must be provided to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone, having regard to the characteristics of the site and the characteristics of the adjoining residentially-zoned land.

As previously discussed, the proposed building is designed to scale down in height toward the rear boundary, with the finished height of the south-west wall of the building being approximately 0.3m higher than the existing shed on the site, which is to be largely retained. The marginal difference in height of the proposal on the south-western elevation provides visual interest in the building form and avoids large expanses of blank walls, commonly seen in industrial areas.

Furthermore, the adjoining land in the residential zone accommodates domestic outbuildings (sheds), similar in height and proximity to the side and rear boundaries as this portion of the proposed development, which shares the common boundary with the residential zone. As such, the proposed low scale of the building is designed to avoid unreasonable adverse impact on the visual amenity of adjoining land in a residential zone.

The proposal is assessed as complying with the acceptable solutions for all the remaining applicable standards of the Light Industrial zone, detailed at Appendix A.

Part E: Codes

The following codes of the Scheme apply to this proposal:

E5.0 Road and Railway Assets Code

As specified in Clause E5.2.1, this code applies to use or development:

- (a) *that will require a new vehicle crossing, junction or level crossing; or*
- (b) *that intensifies the use of an existing access; or*
- (c) *that involves a sensitive use, a building, works or subdivision within 50m metres of a Utilities zone that is part of:*
 - (i) *a rail network;*
 - (ii) *a category 1 - Trunk Road or a category 2 - Regional Freight Road, that is subject to a speed limit of more than 60km/h kilometres per hour.*

The code applies under (b) above, as the proposal will intensify the use of an existing access.

The proposal complies with the acceptable solutions for all the applicable standards of the E5.0 Road and Railway Assets Code, as detailed at Appendix B.

E6.0 Parking and Access Code

As specified in clause E6.2.1, this code applies to all use and development.

E6.6.1 Number of Car Parking Spaces (A1)

Acceptable Solution A1 requires a total of nine car parking spaces, as detailed in Appendix C. Six car parking spaces are proposed, which constitutes a shortfall of three car parking spaces. The proposal relies on Performance Criterion P1 for compliance with the standard.

Performance Criterion P1 requires the number of on-site car parking spaces to be sufficient to meet the reasonable needs of users, having regard to all of the following:

- (a) *car parking demand;*

Supporting documents for the proposal indicate that car parking demand is anticipated to be relatively low. Use of the small warehouse facilities in particular is expected to be intermittent, with little overlap of tenant's onsite.

The applicant suggests that the proposed mezzanine spaces are 'sundry', and not expected to contribute to any parking demand. However, the Scheme does not differentiate between mezzanine floors and other floors, and the mezzanine areas are included in the calculation of the car parking requirement as part of this assessment.

- (b) *the availability of on-street and public car parking in the locality;*

On-street parking is available in the vicinity of the site. The Moonah public car park is located approximately 435m from the site. Supporting documentation for the proposal indicates that, anecdotally, on-street parking is generally available close to the site.

- (c) *the availability and frequency of public transport within a 400m walking distance of the site;*

A bus stop is located within 200m of the site, on Main Road Moonah. This is a high-frequency bus route.

- (d) *the availability and likely use of other modes of transport;*

None identified.

(e) the availability and suitability of alternative arrangements for car parking provision;

None identified.

(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;

Four of the proposed car parking spaces are internal, allocated spaces to each tenancy. Two of the spaces are external, shared spaces. Considering the relatively low likelihood of substantial concurrent demand, this allows for three spaces to be potentially available for utilisation by each of the proposed tenancies at any given time.

(g) any car parking deficiency or surplus associated with the existing use of the land;

Not applicable.

(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;

The site is proposed to be substantially redeveloped.

(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;

No financial contribution in lieu of parking is deemed necessary.

(j) any verified prior payment of a financial contribution in lieu of parking for the land;

Not applicable.

(k) any relevant parking plan for the area adopted by Council;

Not applicable.

(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;

Not applicable.

(m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Schedule.

Not applicable.

In summary, the proposed parking for six cars is assessed as being sufficient to meet the reasonable needs of users, considering the relatively low anticipated demand, combined with the availability of on-street parking in the vicinity. The proposal is assessed as meeting the performance criteria and satisfies the standard.

The proposal complies with the acceptable solutions for all the remaining applicable standards of the E6.0 Parking and Access Code, as detailed at Appendix C.

E7.0 Stormwater Management Code

As specified in Clause E7.2.1, this code applies to development requiring management of stormwater. The proposal involves substantial new impervious areas, and requires management of stormwater. The code therefore applies.

The proposal complies with the acceptable solutions for all the applicable standards of the E7.0 Stormwater Management Code, as detailed at Appendix D.

E17.0 Signs Code

As specified in Clause E17.2.1, this code applies to:

- (a) the construction, putting up for display or erection as development; and*
 - (b) the continuous display as use;*
- of all signs.*

The proposal includes construction and continuous display of five Transom Signs, two Wall Signs and one Window Sign. The proposed Transom Signs and Window Sign are exempted from requiring a planning permit, as detailed in Part B of this report. The proposed Wall Signs are not exempted, and the code applies.

The proposed signs comply with the acceptable solutions for all the applicable standards of the Signs Code, as detailed at Appendix E.

PART F: Specific Area Plans

No Specific Area Plan applies to the site.

INTERNAL REFERRALS

Development Engineer

Council's Development Engineer reviewed the proposal and made the following comments.

Traffic, Access & Parking

The site can be accessed off the existing frontage via vehicular accesses onto the site. The driveway complies with AS2890.1:2004. The development proposed generates a shortfall of three car parking spaces; hence the proposal relies on compliance with the Performance Criteria P1. The shortfall of three spaces is considered acceptable 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 connections are available off the road frontage.

It is proposed that one of the connections is to be abandoned and a new kerb connection is proposed as per the advice from Council's Hydraulic Engineer, as specified in the proposed P2 plans received by Council.

Other*Geoscience issues*

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

Flooding/Inundation issues

There are no flooding impacts identified through Council's records that affect the application.

Environmental Health Officer

Council's Environmental Health Officer reviewed the proposal and is in support of the proposal.

EXTERNAL REFERRALS**TasWater**

TasWater has reviewed the proposal and does not object, subject to conditions as specified at Attachment A.

REPRESENTATIONS

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

1. Sunlight

The representor states that the height of the proposed building will reduce sunlight to their residential lot.

Planner's Comment:

The proposed building height complies with the relevant acceptable solution, as detailed at Appendix A. However, the proposed development relies on performance criteria with respect to a setback from a residential zone. The relevant performance criteria involve consideration of overshadowing and reduction of sunlight. The proposal is assessed as meeting the performance criteria, as detailed in Part D of this report.

In summary, the proposal is expected to reduce sunlight currently enjoyed by the neighbouring site in the morning, around 9am. However, the amount of sunlight received is not expected to change between 11am to 1pm and sunlight is expected to reach the site outside this timeframe, at 10am to 2pm. Therefore, the site is expected to receive a minimum of three hours of sunlight on 21 June.

The applicant has provided plans to illustrate the low scale of the proposal within proximity of the residentially zoned land. This is designed to demonstrate the low scale of this part of the proposal (Figure 7).

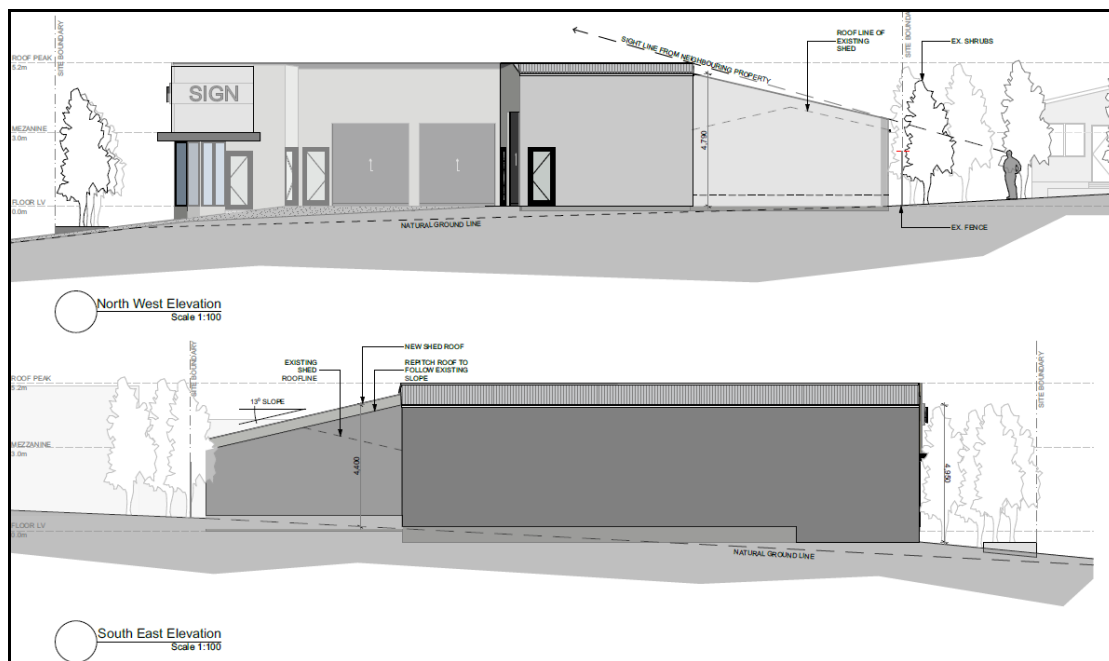


Figure 7. A snapshot of the plan showing the scale of the proposal in proximity to the neighbouring residential land, emphasising the roofline of the existing shed and proposed view lines.

2. Views

The representor states that the height of the proposed building will reduce sky views for their residential lot.

Planner's Comment:

The applicable Scheme standards do not relate to view preservation. This issue is not a planning issue that can be considered as part of this application.

3. Property value

The representor is concerned that their property value will be adversely impacted by the reduction of sunlight and views.

Planner's Comment:

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

4. Use

The representor states that they would like the use of the site to match the existing buildings on the site.

Planner's Comment:

The existing use of the site includes residential use, which is an existing, non-conforming use in the Light Industrial zone. The proposed uses for Storage and Service Industry are permitted uses in the zone, and will bring the use of the site into conformity with the Scheme.

CONCLUSION

The proposal relies on performance criteria for compliance with the standards for setback, landscaping and number of car parking spaces. The proposal is assessed as satisfying the performance criteria and complies with the standard. The proposal is assessed as complying with all other use and development standards in the Light Industrial zone, as well as all the relevant standards of the Road and Railway Assets Code, Parking and Access Code, Stormwater Management Code and Signs Code. The application was publicly advertised for the statutory 14-day period and one representation was received. The issues raised by the representation have been considered and it is concluded that the proposal is consistent with the requirements of the Scheme and is satisfactory.

Recommendation:

That a permit be granted for the proposed use and development of Demolition and new Storage (warehouse) and Service Industry with signage at 60 Charles Street, Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-314 and Drawing No. P2 submitted on 21 December 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. Staging of the use and development is to be:

Stage one – Tenancy 1 and 2, including common areas such as access, driveway, parking areas and associated services; and

Stage two – Tenancy 3 and 4 and associated services.
4. Hours of operation must be within:
 - a) 7.00 am to 7.00 pm Mondays to Fridays inclusive;
 - b) 9.00 am to 5.00 pm Saturdays;
 - c) nil Sundays and Public Holidays.
5. Any external lighting within 50 m of a residential zone must comply with all of the following:
 - a) be turned off between 10:00 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.
6. 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) 9 am to 5.00 pm Sundays and public holidays.
7. 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) (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 Environmental Management, including adjustment of noise levels for tonality and impulsiveness.

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

8. The building must be coloured using colours with a light reflectance value not greater than 40 percent. This is in order to ensure the building design contributes positively to adjoining land in a residential zone.
9. This permit allows for the following signs, as shown on the approved plans:
- (a) Five Transom Signs;
 - (b) Two Wall Signs; and
 - (c) One Window Sign.
10. In order to ensure that the use, design and siting of signs complement or enhance the characteristics of the natural and built environment in the locality, the signs must:
- (a) Relate to the land to which they are affixed;
 - (b) Not advertise sale of goods or services not relating directly to the use of the building or site;
 - (c) Not contain flashing lights, moving parts or changing messages or graphics;
 - (d) Not be illuminated within 30m of a residential use; or
 - (e) Not resemble Statutory Signs.

Engineering

11. Prior to the issuing of a Building Approval or the commencement of works on site, (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of, and to be approved by, Council's Development Engineer.

The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting or 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 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

12. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
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 must be undertaken by Council at the developer's cost. The developer is required to contact Council's Development Engineer on (03) 62166439 to organise for Council to provide a quote to perform the stormwater connection works prior to the issuing of a Building Permit Approval or the commencement of works on site (whichever occurs first).
14. 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. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following:
 - a) Be constructed to a sealed finish;
 - b) Six (6) clearly marked car parking spaces must be provided in accordance with the approved plan received by Council, and must be kept available for these purposes at all times;
 - c) Of the required car parking spaces, one (1) car parking space must be provided for the exclusive use of people with disabilities, clearly marked and kept available for these purposes at all times;
 - 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%; and
 - f) All works required by this condition must be installed prior to the occupancy of the building(s).
15. The development must comply with Council's Stormwater Runoff Management Policy. 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 must be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.
16. The proposed building and structural foundations (including eaves and overhangs) must be located at least one metre clear (measured horizontally to the nearest external surface of the pipe) of Council's 100mm Stormwater main and not within the drainage easement. Prior to the issuing of a building permit, a site plan and a typical cross-section drawing must be submitted, showing the relationship both vertically and horizontally between the footings and the mains, to the satisfaction of Council's Development Engineer. The proposed building and structural foundations must be designed such that no additional loads are imposed on any nearby Council mains. Any footings located close to mains must be taken down to at least the invert level of the mains, or to a suitable bearing material such as bedrock.

Advice: this condition is intended to protect the mains, and to protect the property in the event that Council has to excavate the mains, which may require a deep trench immediately adjacent to a building.

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.

This planning permit is for use as Storage (warehouse) and Service Industry (no individual use is specified). Please note that in accordance with clause 8.4.2 of the Scheme, a change from an individual use to another individual use (whether within the same use class or not) requires a permit unless the planning scheme specifies otherwise. The Use Table for the Light Industrial zone specifies that no permit is required for any permitted use, only if replacing an existing use on the site and there is no associated development requiring a permit.

Engineering

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.

APPENDIX A**24.0 Light Industrial Zone**

Standard	Acceptable Solution	Proposed	Complies?
24.3 Use of Standards			
24.3.1 Hours of Operation	A1 Hours of operation of a use within 100 m of a residential zone must be within: (a) 7.00 am to 7.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 5.00 pm Saturdays; (c) nil Sundays and Public Holidays. except for office and administrative tasks.	The proposed hours of operation align with the Acceptable Solution. A condition is recommended to ensure compliance.	Yes
24.3.2 Noise	A1 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) (LAmx) 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.	Addressed in the application and conditioned to comply.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	Noise levels are to be averaged over a 15 minute time interval.		
	A2 External amplified loud speakers or music must not be used within 50 m of a residential zone.	No external loudspeakers are proposed.	Yes
24.3.3 External Lighting	A1 External lighting within 50 m of a residential zone must comply with all of the following: (a) be turned off between 10:00 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.	Addressed in the application and conditioned to comply.	Yes
24.3.4 Commercial Vehicle Movements	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) 7.00 am to 7.00 pm Mondays to Saturdays inclusive; (b) 9 am to 5.00 pm Sundays and public holidays.	The proposed hours for commercial vehicle movements align with the Acceptable Solution. A condition is recommended to ensure compliance.	Yes
24.3.5 Outdoor Work Areas	A1 Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilations fans must not be located within 50 m of a residential zone.	Not applicable. No outdoor work areas, external fans or external air conditioning units are proposed.	NA

Standard	Acceptable Solution	Proposed	Complies?
24.4 Development Standards for Buildings and Works			
24.4.1 Building Height	A1 Building height must be no more than: 9m.	The maximum height of the proposed building is approximately 5.7m.	Yes
	A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	The maximum height of the proposed building is approximately 5.7m.	Yes
24.4.2 Setback	A1 Building setback from frontage must be parallel to the frontage and must be no more than: (a) 10 m; or (b) the alignment of the adjoining buildings whichever is the lesser.	The proposed frontage setback is 3.5m, which is less than the setback of the adjoining buildings.	Yes
	A2 Building setback from a residential zone must be no less than: (a) 10m; or (b) half the height of the wall, whichever is the greater.	The proposed setback from an adjoining Inner Residential zone is 0.5m.	No
24.4.3 Design	A1 Building design must comply with all of the following: (a) provide the main pedestrian entrance to the	(a) Complies.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	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 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 50% 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.	(b) More than 40% of the ground floor front façade is proposed to be glazed. (c) A total width of 3m of the proposed 10m front façade consist of blank wall. This is divided into two sections separated by glazing. (d) No mechanical plant or miscellaneous equipment is proposed. (e) No roof-top service infrastructure is proposed. (f) There are no existing footpath awnings on the site or adjoining lots. (g) No security shutters are proposed.	

Standard	Acceptable Solution	Proposed	Complies?
	A2 Walls of a building facing a residential zone must comply with all of the following: (a) be coloured using colours with a light reflectance value not greater than 40 percent; (b) if within 50m of a residential zone, must not have openings in walls facing the residential zone, unless the line of sight to the building is blocked by another building.	The building is proposed to be coloured dark grey. Conditioned to comply. The proposed wall facing the adjacent Inner Residential zone does not include any openings.	Yes
24.4.4 Passive Surveillance	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 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 20 % 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 10% of the surface area of the	(a) Complies. (b) Complies. (c) Of the 10m wide façade, approximately 6.5m is proposed to be glazed. (d) The building has a streamlined footprint with no entrapment spaces identified through this assessment. (e) Security lighting is proposed. (f) The public access from the external car park has ample access to light.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	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.		
24.4.5 Landscaping	A1 Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has a nil setback to frontage.	Appropriate landscaping is proposed.	Yes
	A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than: 10m.	No landscaping is proposed at the rear boundary, which adjoins a residential zone.	No
24.4.6 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 external storage is proposed.	NA

Standard	Acceptable Solution	Proposed	Complies?
24.4.7 Fencing	A1 Fencing must comply with all of the following: (a) fences, walls and gates of greater height than 2.1 m must not be erected within 10 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.	No new fencing is proposed.	NA

APPENDIX B**E5 Road and Railway Assets Code**

Standard	Acceptable Solution	Proposed	Complies?
5.5 Use Standards			
E5.5.1 Existing road accesses and junctions	A1 The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h , must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	Not applicable. The access is not onto a category 1 or category 2 road.	NA
	A2 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h , must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	Not applicable. The access is not in an area subject to a speed limit of more than 60km/h.	NA
	A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.	The site was previously approved for a total of three trips per day. The current proposal seeks approval for 18 trips per day. A 20% increase would equate to 4 vehicle movements per day (rounded to the nearest whole number), which is less than 40 movements per day. Compliance is therefore based on meeting the requirement for the increase to be no more than 40 vehicle movements per day, and the proposal complies.	Yes

Standard	Acceptable Solution	Proposed	Complies?
E5.5.2 Exiting Level Crossings	A1 Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.	Not applicable. The access is not across part of a rail network.	NA
5.6 Development Standards			
E5.6.1 Development adjacent to roads and railways	A1.1 Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h: (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots.	Not applicable. The proposed development is not adjacent to the rail network or a category 1 or category 2 road.	NA
	A1.2 Buildings, may be: (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: (i) the existing building; or (ii) an immediately adjacent building.	Not applicable. The proposed development is not adjacent to the rail network or a category 1 or category 2 road.	NA
E5.6.2 Road accesses and junctions	A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h	Not applicable. No new access or junction is proposed.	NA

Standard	Acceptable Solution	Proposed	Complies?
	A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.	Two existing accesses are proposed, with one designated for entry and the other designated for exit.	Yes
E5.6.3 New Level Crossings	A1 No Acceptable Solutions.	Not applicable. No new level crossing is proposed.	NA
E5.6.4 Sight distance at accesses, junctions and level crossings	A1 Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.	Not applicable. No new access, junction or level crossing is proposed.	NA

APPENDIX C

E6.0 Parking and Access Code

Standard	Acceptable Solution	Proposed	Complies?
E6.6 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.	Table E6.1 requires: - Three car parking spaces per 100m² of floor area, or 3 spaces for each work bay (whichever is the greater), for Service Industry use; and - One space per 100m² of floor area and one space for each 40m² of ancillary office floor area, for Storage use. There are two Service Industry work bays proposed, generating a parking requirement of six spaces, and 280m ² of Storage floor space proposed, generating a parking requirement of three spaces. Nine spaces are required in total. Six spaces are proposed.	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.	Council's Development Engineer has reviewed the proposal and does not object on this basis.	Yes

Standard	Acceptable Solution	Proposed	Complies?
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.	No motorcycle parking spaces are required.	NA
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.	There is no requirement for bicycle parking for Storage or Service Industry use.	NA
E 6.7 Development Standards			
E6.7.1 Number of Vehicle Accesses	A1 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.	The existing number of vehicle accesses is to be retained.	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;	No change is proposed to the existing vehicle access points.	NA

Standard	Acceptable Solution	Proposed	Complies?
	(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.		
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.	Council's Development Engineer has reviewed the proposal and does not object on this basis.	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.	Council's Development Engineer has reviewed the proposal and does not object on this basis.	Yes
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	Council's Development Engineer has reviewed the proposal and does not object on this basis.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	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.		
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.	Council's Development Engineer has reviewed the proposal and does not object on this basis.	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.	Supporting documentation for the proposal states that the driveway and parking areas will be lit to meet the standard. Conditioned to comply.	Yes
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.	Supporting documentation for the proposal suggests the standard applies to external parking spaces, and therefore does not apply. Nevertheless, approximately 9.5m ² of landscaping is proposed, which equates to approximately 5.5% of the proposed external parking and vehicle circulation areas of the site.	Yes

Standard	Acceptable Solution	Proposed	Complies?
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; (b) be located within 30 m of the main entrance to the building.	Not applicable. No motorcycle parking areas are required or proposed.	NA
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.	Not applicable. No bicycle parking areas are required or proposed.	NA
	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.	Not applicable. No bicycle parking areas are required or proposed.	NA
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. No bicycle parking areas are required or proposed.	NA

Standard	Acceptable Solution	Proposed	Complies?
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. The site is not located in the specified zones.	NA
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 zone within 50 m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site.	Council's Development Engineer has reviewed the proposal and does not object on this basis.	Yes
E6.7.14 Access to a Road	A1 Access to a road must be in accordance with the requirements of the road authority.	Council's Development Engineer has reviewed the proposal and does not object on this basis.	Yes

APPENDIX D**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.	Council's Development Engineer has reviewed the proposal and does not object on this basis.	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. Council's Hydraulic Engineer has reviewed the proposal and does not object on this basis.	NA
	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.	Council's Development Engineer has reviewed the proposal and does not object on this basis.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	A4 A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	Council's Development Engineer has reviewed the proposal and does not object on this basis.	Yes

APPENDIX E

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	Transom Signs, Wall Signs and Window Signs are permitted signs in the Light Industrial zone in accordance with Table E17.3.	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.	A condition is recommended to ensure compliance.	Yes
	A3 A sign must not contain flashing lights, moving parts or changing messages or graphics, except if a Statutory Sign	A condition is recommended to ensure compliance.	Yes
	A4 An illuminated sign must not be located within 30 metres of a residential use, except if a Statutory Sign.	A condition is recommended to ensure compliance.	Yes
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.	The proposed signs are permitted signs. The signs are proposed and conditioned to comply with the standards specified in Table E17.2 Sign Standards.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	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.	One Wall Sign and one Window Sign are proposed to be located facing the street frontage.	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 would not obstruct driver view in any way.	Yes
	A4 Signs must not resemble Statutory Signs because of the same or similar shape, size, design, colour, letter size or lighting.	A condition is recommended to ensure compliance.	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. The site does not have a common boundary with Brooker Avenue.	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. The site is not listed as a Heritage Place.	NA

Attachments/Annexures

- 1  Attachment - 60 Charles Street, Moonah