

GLENORCHY PLANNING AUTHORITY

MINUTES

TUESDAY, 14 FEBRUARY 2017



Chairperson: Commissioner Sue Smith

Hour: 3.01 p.m.

Present: Commissioner Sue Smith

In attendance: Mr. P. Garnsey (Manager – Environment and Development), Ms. V. Tomlin (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Mr. L. Meline (Acting Development Engineer) and Mr. D. Parham (Heritage Officer).

1. PLANNING AUTHORITY DECLARATION

Under Regulation 25(i) of the *Local Government (Meeting Procedures) Regulations 2015* the Chairperson stated that the Glenorchy Planning Authority intended to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*.

2. APOLOGIES

None

3. PECUNIARY INTERESTS

None

4. CONFIRMATION OF MINUTES

The General Manager confirms the minutes of the Glenorchy Planning Authority Meeting held on Monday, 30 January 2017 are correct.

Resolved Commissioner Smith

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 30 January 2017 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - SIGN ON A HERITAGE LISTED SITE - 518 MAIN ROAD, MONTROSE

File Reference: 5382554

REPORT SUMMARY:

<i>Application No.:</i>	PLN-15-224
<i>Applicant:</i>	Metro Signs Pty Ltd
<i>Owner:</i>	Aust Conference Assoc Ltd
<i>Zone:</i>	Community Purpose
<i>Use Class</i>	Community Meeting and Entertainment
<i>Application Status:</i>	Discretionary
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	31st January 2017
<i>Existing Land Use:</i>	Church (Community Meeting and Entertainment)
<i>Proposal In Brief:</i>	New sign on a heritage-listed site.
<i>Representations:</i>	0
<i>Recommendation:</i>	Refusal

Resolved Commissioner Smith

That the application for the proposed use and development of a sign on a Heritage listed site, at Seventh Day Adventist Church 518 Main Road, Montrose be approved for the following reasons:

Conditions for Sign at 518 Main Road, Montrose:

1. Use and development shall be substantially in accordance with Planning Permit Application No. PLN-15-224 and Drawing No. P2 submitted on 29/08/2016, except as otherwise required by this permit.
2. Prior to installation of the new sign, the existing free-standing sign situated in the circular garden bed out front of the Church must be removed.

Reason for condition: So as not to repeat messages and information on the same street frontage, nor contribute to or exacerbate visual clutter. This relates to E17.7.1, P1(e) and (f).

3. Messages displayed are to be restricted to content which relates to the use of the land as a church, and those activities undertaken on the site only.
4. Messages displayed must be text only.
5. A maximum of two text messages are to be shown at any time. Transition between these messages is to be instantaneous (0.1 seconds). There is to be no implied motion, no graphics and no animation during the display of any message, or as a transition between messages.
6. The successive presentation of messages must be of a frequency so as to not present a flashing effect.
7. Proposed LED component is to be set at a maximum luminance of 5500 Nit during daylight hours, and must have an intuitive brightness sensor fitted, so as to dim the brightness of the screen automatically at night, ensuring there is no glare, flashing, dazzling or distraction to passing motorists.

Reason for Decision:

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

1. The design and siting of the sign complements the characteristics of the built environment by not unreasonably impacting upon the residential amenity of the locality in terms of the visual brightness and/or negligible 'flashing' affect and would not cause a safety hazard by way of distraction to drivers of motor vehicles.
2. The design and siting of the sign is not considered to be of dominate character within the streetscape or cause visual clutter. Thereby complementing the characteristics of the built environment.
3. Whilst the cultural significance of the place is regarded as significant, the sign is not considered to be unsympathetic to the setting of the relatively modern design of the church building and would be congruent within the setting.

6. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO BUSINESS AND PROFESSIONAL SERVICES (COMMUNITY BASED ORGANISATION) RELYING ON PERFORMANCE CRITERIA - 16B ELMSLEIGH ROAD, DERWENT PARK

File Reference: 3382577

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-278
<i>Applicant:</i>	Pitt & Sherry (Launceston)
<i>Owner:</i>	Neighbourhood Houses Tasmania Inc.
<i>Zone:</i>	Community Purpose
<i>Use Class</i>	Business and Professional Services
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	E6.6.1 A1 Number of Car Parking Spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	17 February 2017
<i>Existing Land Use:</i>	Educational and Occasional Care
<i>Proposal In Brief:</i>	Change of use to business and professional services (community based organisation) relying on performance criteria
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to conditions

Resolved Commissioner Smith

That a permit be granted for the proposed use and development of Change of use to business and professional services (community based organisation) relying on performance criteria at 16B Elmsleigh Road, Derwent Park subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-278 and Drawing No. P1 page 2 submitted on 30/11/16 and Drawing No. P3 page 1 submitted on 13/01/17, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. Hours of operation must be within:
 - (a) 8.00 am to 8.00 pm Mondays to Fridays inclusive;
 - (b) 9.00 am to 6.00 pm Saturdays;
 - (c) 10.00 am to 5.00 pm Sundays and Public Holidays;except for office and administrative tasks.
4. External lighting must comply with all of the following:
 - (a) be turned off between 9:00 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.
5. Signage must not be in addition to any alteration of existing approved signs and must not contain any lights or be illuminated unless exempt or separately approved.

Engineering

6. A minimum of 15 clearly marked car parking spaces must be provided prior to use generally as shown on the Site Plan submitted with the development application and kept available for these purposes at all times. Car parking spaces, manoeuvring areas and aisles must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking. In areas set aside for car parking, securely fixed wheel stops or kerbing must be provided to the satisfaction of Council to prevent damage to fences or landscaped areas.
7. In addition to the above, a minimum of one (1) of the 15 car parking spaces must be provided prior to use, for the exclusive use of persons with a disability and kept available for these purposes at all times. These car spaces must be provided in accordance with Australian Standard AS 2890.6 – 2009 Off-Street Parking for persons with a disability.

8. Driveways, car parking and turning areas must be constructed and sealed with an approved surface treatment prior to use commencing and to the satisfaction of the Development Engineer. All runoff from paved and driveway areas must be retained within site boundaries and discharged into Council's stormwater system. Construction details must generally be in accordance with Council's standard requirements. The driveway, parking and manoeuvring areas must be kept clear of obstructions, such as service authority infrastructure, letterboxes or bin enclosures, so that vehicle paths are not restricted.
9. Two (2) bicycle parking spaces must be provided, be well-lit, have adequate locking frame and be located in close proximity to the main entrance/exit. The spaces must be clearly marked (delineated) and be in accordance with Australian Standard AS/NZS 2890.3 - 2004 Off-Street Parking.
10. In accordance with the Glenorchy Interim Planning Scheme Clause E.6.7.8 Landscaping of Parking Areas and the Stormwater Management Code, to meet acceptable stormwater quality, water sensitive urban design principles for the treatment of stormwater discharging from the development at a rate no less than 5% of the area of the carparking must be incorporated into the development and be approved by Council's Development Engineer. Certification from a registered professional engineer must be provided prior to use, that landscaping and the stormwater treatment system has been constructed in accordance with the approved plans.
11. Lighting must be provided for the car park and operated during the hours of use in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces and completed prior to the commencement of use as approved.

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 2016 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 62166800.

Reason for Decision:

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

Moved Commissioner Smith

That the meeting be closed to the public pursuant to Regulation 15(4) of the *Local Government (Meeting Procedures) Regulations 2015*.

CLOSED TO MEMBERS OF THE PUBLIC

7. APPEALS REPORT

This item is to be considered at a closed meeting of the Glenorchy Planning Authority by authority of the Local Government (Meeting Procedures) Regulations 2015 Regulation 15(4).

8. COMPLIANCE REPORT

This item is to be considered at a closed meeting of the Glenorchy Planning Authority by authority of the Local Government (Meeting Procedures) Regulations 2015 Regulation 15(4).

The meeting closed at 3.27 p.m.

Confirmed,

CHAIRMAN