

GLENORCHY PLANNING AUTHORITY

MINUTES

TUESDAY, 14 MARCH 2017



Chairperson: Commissioner Sue Smith

Hour: 3.00 p.m.

Present: Commissioner Sue Smith

In attendance: Mr. P. Garnsey (Acting Director City Services and Infrastructure), Mr. A. Woodward (Acting Manager – Environment and Development), Ms. V. Tomlin (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer) and Ms. B. Narksut (Development Engineer).

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolved Commissioner Smith

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 27 February 2017 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - ALTERATIONS AND ADDITIONS TO CAFE AND TAKE AWAY FOOD PREMISES (FOOD SERVICES) RELYING ON PERFORMANCE CRITERIA - MCDONALDS MOONAH - 184-190 MAIN ROAD, MOONAH

File Reference: 7599175

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-236
<i>Applicant:</i>	Centrum Architects
<i>Owner:</i>	McDonalds Australia
<i>Zone:</i>	Commercial
<i>Use Class</i>	Food Services
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	E6.4 Number of car parking spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	20 Mar 2017
<i>Existing Land Use:</i>	Food Service
<i>Proposal In Brief:</i>	Alterations and additions to Cafe & Take Away food premises (Food Services) 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 use and development of Alterations and additions to Cafe & Take Away food premises (Food Services) relying on performance criteria at McDonalds Moonah 184-190 Main Road Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-236 and Drawing No. P1 submitted on 26/10/16 pages 1, 4, 5, 6 and Drawing No. P2 submitted on 14/02/17 pages 1 and 2 (parking layout), 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.

Engineering

3. Prior to the issuing of a Building Permit Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of to be approved by the Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties. The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Environment, Parks, Heritage and the Arts. These are available from Council or online at www.derwentestuary.org.au.

4. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
5. The design and construction of the driveway, parking, drive-thru and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to service mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted with the Building Application for approval by Council's Development Engineer. The proposed driveway, access and parking must comply with the following:-

- Be constructed to a sealed finish and properly line-marked in accordance with the approved plan P2 DWG. No. DA01 and DA02 dated 14/02/2017;
- All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- The gradient of any parking areas must not exceed 5%;
- Minimum carriageway width is to be no less than 3.0 metres;

To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Building Permit.

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.

Resolved 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

6. 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).

The meeting closed at 3.10 p.m.

Confirmed,

CHAIRMAN