

GLENORCHY PLANNING AUTHORITY

AGENDA

MONDAY, 14 NOVEMBER 2016



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.

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1. PLANNING AUTHORITY DECLARATION
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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 31 October 2016 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - PARTIAL CHANGE OF USE TO SPORTS AND RECREATION (FITNESS CENTRE) RELYING ON PERFORMANCE CRITERIA - 6 PEAR AVENUE, DERWENT PARK

Author: Planning Officer (Vanessa Tomlin)

Qualified Person: Planning Officer (Vanessa Tomlin)

Property ID: 5440574

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-025
<i>Applicant:</i>	Action Fitness Centre
<i>Owner:</i>	R E Betts
<i>Zone:</i>	Light Industrial
<i>Use Class</i>	Sports and Recreation
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Hours of operation, Noise and Parking (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 November 2016
<i>Existing Land Use:</i>	Limited impact Industry (GPS 1992)
<i>Representations:</i>	1
<i>Recommendation:</i>	Approval, subject to conditions

REPORT IN DETAIL:

PROPOSAL

The proposal involves the occupation of one tenancy at 6 Pear Avenue, Derwent Park by a fitness centre (Sports and Recreation). The fitness centre is primarily a boxing training gym and is to operate from 6am to 7pm weekdays and 7am to 10am Saturdays. A wall sign is proposed to identify the associated business. A shared parking arrangement is proposed between the two tenancies, which consists of 19 parallel parking spaces within the frontage of the site.

The proposal is relying on performance criteria to comply with the hours of operation, noise standards and the number of parking spaces standard.

SITE and LOCALITY

The site is situated on the northern side of Pear Street, approximately 90m east of Gormanston Road, Derwent Park (Fig. 1)



Figure 1. An aerial view of the site and surrounds, Council record, Exponare

The site is occupied by an established building with two tenancies. The proposal site is 605m² and parallel parking adjacent to the frontage. The site has approximately 62m of frontage to Pear Avenue and an area of 2378m². The site is situated amongst industrial and commercial uses and is bordered to the north by residential uses.

ZONE

The site is situated within the Light Industrial Zone. The General Industrial Zone is situated to the south; the Commercial Zone is to the east; the Utility Zone is in proximity to the site; and the General Residential Zone borders the site to the north (Fig. 2).

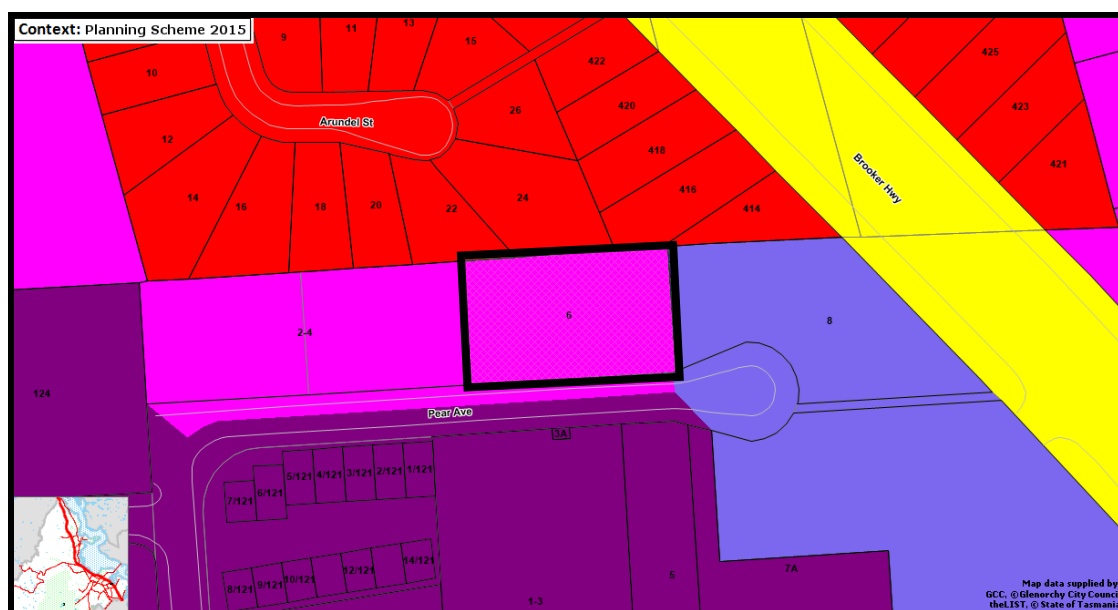


Figure 2. The excerpt of the zoning of the locality, Council record, Exponare, showing the Light Industrial Zone (pink), General Industrial Zone (aubergine), Commercial Zone (purple), Utility Zone (yellow) and General Residential Zone (red).

BACKGROUND

- PLN-00459 Change of Use to Indoor Sports Facility, approved 22/01/01
- PLN-00598 Signage, approved 03/05/01
- PLN-11-340 Change of Use to Limited Impact Industry with car parking variation, approved 20/02/12. This permit allowed for a change of use from an indoor sports facility to a Limited Impact Industry (Window Fabrication) with a condition for 18 car parking spaces.
- PLN-14-219 Change of Use to Limited Impact Industry (2 tenancies) with parking variation, approved 06/10/14. This application is for the creation of two tenancies within the building and the addition of a small mezzanine floor. Nineteen parking spaces were required and formed the basis of a condition of approval.

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

Clause 5.10.1 makes provision for exempt signs under clause E17.4 Signs Code.

The proposal includes an unlit wall sign designed to identify the associated business. The wall sign is assessed as exempt from requiring assessment in accordance with E17.4.1. This is because the sign is not attached to a heritage building, complies with the standards listed in table E17.2 and the acceptable solutions in Clauses E17.6.1 and E17.7.1 and is a sign affixed to land to which it relates (Fig. 3).



Figure 3. A view of the proposed wall sign that is not illuminated

Limited Exemptions

Nil

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

There are no SAP or Code provision, which would override the Zone provisions for this assessment.

Use Class Description (Table 8.2):

Sports and Recreation which means use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf course or driving range, gymnasium, outdoor recreation facility, public swimming pool, race course and sports ground.

Clause 8.2.2 makes provision for use or development that is directly associated with and a subservient part of another use on the same site must be categorised into the same use class as that other use. The proposed office is considered to be directly associated with and a subservient part of the proposal.

Other relevant definitions (Clause 4.1):

Applicable standard means as defined in subclause 7.5.2, which is a standard in a zone, specific area plan or code, is an applicable standard if:

- (a) the proposed use or development will be on a site within a zone or the area to which a specific plan relates, or is a use or development to which the code applies; and
- (b) the standard deals with a matter that could affect, or could be affected by, the proposed use or development.

Standard means, in any zone, code or specific area plan, the objective for a particular planning issue and the means for satisfying that objective through either an acceptable solution or performance criterion presented as the tests to meet the objective.

Amenity means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.

Hours of operation means the hours that a business is open to the public or conducting activities related to the business, not including routine activities normally associated with opening and closing for business.

Traffic impact assessment means a study prepared by a suitably qualified person that shows the likely effects of traffic generated by use or development on the local environment and on the road or railway networks or both in terms of safety, efficiency and amenity, having regard to present and assumed future conditions. It includes recommendations on measures to be taken to maintain the safety and efficiency of the road or railway networks.

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. For the purposes of E6.0 Parking and Access Code, floor area means 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.

Part C: Special Provisions

No Special Provisions apply to this proposal:

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 Statement

To 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; to promote efficient use of existing industrial land stock; to minimise land use conflict in order to protect industrial viability and the safety and amenity of sensitive land uses in adjacent zone; and to provide industrial activity with good access to strategic transport networks.

Use Table

Sports and Recreation is a discretionary use within the Light Industrial Zone.

Use Standards**24.3.1 Hours of Operation**

The proposed hours of operation are 6am to 7pm weekdays and 7am to 10am Saturdays. Considering the proposal is located within 100m of a residential zone, the acceptable solution for hours of operation are 7.00 am to 7.00 pm Mondays to Fridays inclusive; 9.00 am to 5.00 pm Saturdays; nil Sundays and Public Holidays; except for office and administrative tasks. The proposal relies on performance criteria.

The objective of the standard is to ensure that hours of operation do not have unreasonable impact on residential amenity on land within a residential zone. To achieve this, the performance criteria requires the hours of operation of the use within 100 m of a residential zone to not have an unreasonable impact upon the residential amenity of land in a residential zone, through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

Given that commercial vehicle movements are not anticipated on a regular basis for the proposal, noise is considered to be the potential emission that may impact the residential amenity. Council's Environmental Health Officer has provided detailed comment in the 'internal referral' section of the report. However, in summary, a noise report was provided to determine the likely impact of potential noise emanating from the proposal. It was found that the boxing training activities would not cause a detrimental impact through noise emissions to the residential amenity, although dropping of heavy weights onto a rack system may do so. As a result, the applicant has chosen to not include this type of activity into the proposed use. A condition of approval is recommended accordingly, where noise emissions are restricted. Therefore, the proposed hours of operation are assessed as reasonable and would not cause a detrimental impact to the residential amenity, through the timing, duration or extent. The proposal satisfies the performance criteria.

24.3.2 Noise

The proposal is assessed as not satisfying the acceptable solution and relies on the performance criteria. The objective of the standard is to ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone. As previously mentioned, Council's Environmental Health Officer has provided detailed comment in the 'internal referral' section of the report. In summary, the proposed boxing training, in itself, is not expected to increase the ambient noise levels of the area and activities that may have otherwise cause unreasonable noise emissions, such as dropping heavy weights on storage racks and loud amplified music, no longer form part of the proposal. Conditions of approval have been recommended in this regard. The proposal is assessed as satisfying the performance criteria and complies with the standard.

Development Standards for Buildings or Works

There are no proposed changes to the external appearance of the existing building. The proposal complies with the applicable development standards.

Part E: Codes

The following codes of the Scheme apply to this proposal:

Parking and Access Code

E6.6.1 Number of Car Parking Spaces

The proposal relies on the performance criteria owing to a parking shortfall. A Traffic Impact Assessment (TIA) was provided to ensure there is enough car parking to meet the reasonable needs of all users of the proposal, taking into account the level of parking available on or outside of the land and the access afforded by other modes of transport; and the use does not detract from the amenity of users or the locality by preventing regular parking overspill; and minimising the impact of car parking on the local character, in accordance with the objective of the standard.

Given that the two tenancies on the site have a history of a shared parking arrangement, because of variations of car parking demand over time and because of efficiencies gained from the consolidation of shared car parking spaces, any additional traffic volumes generated by the change of use and extended opening times are expected to have a minimal impact on the safety and operation of the surrounding road network. In addition, parking generated from the proposal can be accommodated in the existing available parking spaces.

PART F: Specific Area Plans

A SAP does not apply to the assessment of this application.

INTERNAL REFERRALS

Traffic Engineer

Council's Traffic Engineer has reviewed the application and does not take issue with the parking shortfall as the TIS argues that the parking demand for the Fitness Centre largely occurs outside the peak parking demand for adjacent businesses and there is available on-street parking to accommodate the any overflow parking generated by the Fitness Centre.

Development Engineer

Council's Development Engineer has made the following comments and recommended conditions of approval.

Traffic, Access & Parking

Access to available parking for the site is directly off Pear Avenue. The site currently has approval for 2 tenancies within the building approved with a parking shortfall. The parking on Pear Avenue is to remain for use of both tenancies.

This proposed change of use generates a parking discretion under the Glenorchy Interim Planning Scheme 2015 (Scheme). The applicant submitted a Traffic Impact Assessment (TIA) with the application to justify a reduction from that required by the scheme, and this was referred to Council Traffic Engineer for review.

The TIA concluded that the additional traffic volumes generated by the extended opening times are expected to have a minimal impact on the safety and operation of the surrounding road network and that the car parking demand that would be generated during the extended opening times can be accommodated in the existing 90 degree car parking spaces assigned to the proposed use.

Council's Traffic Engineer supports a parking shortfall based on the above findings and agrees the parking demand for the proposed use occurs outside the peak parking demand for adjacent businesses and, consequently, there is available on-street parking to accommodate the parking requirement associated with the proposed use.

This results in a total of 19 parking spaces including one accessible parking space. This is indicated on the submitted drawings and included as a condition of approval below. In addition there is on street parking available directly opposite the site on Pear Avenue and public transport available within approximately 10 minute walking distance to Derwent Park Road. Bus services operate every 15-30 minutes between 7:00am and 6:00pm and can be used by visitors to the proposed use and during the day but not during early morning and late evening sessions

GCC Services (Stormwater)

There are no GCC stormwater mains affected by this application.

*Other**Geoscience issues*

There are no geotechnical issues identified through Council records that affect this application.

Flooding/Inundation issues

There are no flooding issues identified through Council records that affect this application.

Environmental Health Officer

Council's Environmental Health Officer has made the following comments and recommended conditions of approval.

Hours of operation requested by the applicant fall outside of those outlined in Acceptable Solution 24.3.1 of the Glenorchy Interim Planning Scheme 2015 (The Scheme). The proposed hours fall outside of Acceptable Solution by one (1) hour in the mornings of weekdays (6am proposed start – AS 24.3.1 has a 7am start) and two (2) hours of a Saturday (7am proposed start – AS 24.3.1 has a 9am start). The hours of operation are therefore assessed under the Performance Criteria P1 of 24.3.1 of the Scheme, which states that a use within 100 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone.

Council has received a number of complaints regarding noise being generated from this site. These complaints are associated with early commencement of use, loud music and noise generated by the dropping of weights.

Due to these complaints a noise report was requested by Environmental Health to demonstrate that the extension of operating hours would meet the Acceptable Solution 24.3.2 (Noise). It was also required to demonstrate compliance with the Performance Criteria for 24.3.1 in that it will not unreasonably interfere with residential premises in a residential zone.

The initial noise report, and supporting information, completed by Peru Terts received by Council dated July 2016 and 19/08/2016 stated that the extension of operating hours of the gym from 7am to 6am weekdays and 9am to 7am on Saturdays would be unlikely to cause community complaints, as long as the noise from the use (people and music combined) did not exceed 70dBA when measured inside of the gym. This noise level is recommended to be applied as a condition of permit. It also went on to state that the boxing training activities did not produce any measureable increment to ambient noise levels of the area when measured from the boundary of the nearest residential zone.

However, further assessment of the noise report dated July 2016 revealed that noise readings were not taken of weights being used at the gym, which has been a source of previous complaints. Due to this further information was request so that noise readings of weights dropping were included in the report.

An additional Noise Report was supplied to Council on 22/09/2016. This report included noise measurements for equipment such as free weights (kettle bells, dumbbells, and weight plates) and heavier weights, which utilised a metal squat rack. Results of these noise readings identified that the noise generated from the dropping of free weights did not cause an increase in noise generated at the site. However, it identified that noise generated from the dropping of heavier weights in the squat rack produced a max noise level of 69.4 dBA when measured at the boundary of a residential zone. Mr Terts advised that this level of noise would result in a justified noise complaint from the community.

Due to the high noise level generated by the use of the squat rack, the applicant has advised that this specific piece of equipment will not be used in association with heavy weights and that weights will no longer be re-racked/dropped on this equipment. A condition regarding this is recommended to be placed on this permit.

Hours of operation requested by the applicant are considered reasonable and are recommended to be applied as a condition of this permit.

It is considered that with the above conditions of permit the use will meet the Performance Criteria for sections 24.3.2 and 24.3.1 of The Scheme.

It is also recommended to place Acceptable Solution of 24.3.4 (commercial vehicle movements) as a condition of the permit to ensure any deliveries or services to the site do not cause a noise issue for surrounding residence.

EXTERNAL REFERRALS

TasWater

TasWater is in support of the proposal and has recommended conditions and advice.

REPRESENTATIONS

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

1. Noise

The representor states that loud music and noise comes from the premise and interferes with the residential amenity.

Planner's Comment:

To demonstrate compliance with the applicable standards and in response to noise complaints received, the applicant provided a noise report by a qualified person. As previously discussed, the noise report concludes that the proposed use could operate without causing unreasonable impact to the residential amenity. To ensure this is the case, conditions of approval are recommended where potential noise emissions must be kept below a certain measure for the life of the use.

CONCLUSION

The proposal is relying on the performance criteria to comply with the hours of operation and noise standards and the number of parking spaces standard. The proposal is assessed as satisfying the performance criteria and complies with the applicable standard. The proposal is assessed as complying with all other use and development standards in the Light Industrial Zone, as well as the applicable standards of the Parking and Access Code and Stormwater Management Code. The application was publicly advertised for the statutory 14-day period and no representations were received. It is concluded that the proposal is consistent with the Scheme's zone purpose statements and is satisfactory.

Recommendation:

That a permit be granted for the proposed use and development of partial change of use to Sports and Recreation (Fitness Centre) relying on performance criteria at 6 Pear Avenue, Derwent Park, subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-025 and Drawing No. P1 submitted on 22 February 2016, 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. External lighting for the building is to be turned off between 10:00 pm and 6:00 am, except for security lighting. Security lighting must be baffled to ensure emission of light outside the zone does not occur.

Engineering

4. A minimum of 19 clearly marked car parking spaces must be provided prior to use 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.
5. In addition to the above, a minimum of one (1) of the 19 clearly marked 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.
6. Lighting must be provided for the carpark 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.

Environmental Health

7. 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.
8. The squat rack that is affixed to the exterior wall of the facility must not be used to rack, re-rack or store weights. Weights must not be dropped onto this structure.
9. All activities undertaken within the fitness centre must not produce a combined noise level exceeding $L_{eq} = 70$ dB(A), when measured inside of the fitness centre.
10. Hours of operation of a use must be within:
 - (a) 6.00 am to 7.00 pm Mondays to Fridays inclusive;
 - (b) 7.00 am to 10.00 am Saturdays;
 - (c) Nil Sundays and Public Holidays.except for office and administrative tasks.

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 2000 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

24.0 Light Industrial

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 are weekdays 6am to 7pm and Saturdays 7am to 10am.	No
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. Noise levels are to be averaged over a 15 minute time interval.	The proposal is assessed as not able to comply with the acceptable solution	No
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.	External lighting, except security lighting, attached to the building is to be turned off between 10:00 pm and 6:00 am. A condition of approval is recommended accordingly. However, the proposal is assessed as complying with the acceptable solution.	Yes

Standard	Acceptable Solution	Proposed	Complies?
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 proposal is assessed as satisfying the acceptable solution. A condition of approval is recommended to ensure ongoing 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 standard	NA
24.4 Development Standards for Buildings and Works			
24.4.1 Building Height	A1 Building height must be no more than: 9m.	Not Applicable standard	NA
	A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	Not Applicable standard	NA
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.	Not Applicable standard	NA
	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.	Not Applicable standard	NA

Standard	Acceptable Solution	Proposed	Complies?
24.4.3 Design	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 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.	No change is proposed to the existing design of the building.	NA
	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:	No change is proposed to the existing design of the building.	NA

Standard	Acceptable Solution	Proposed	Complies?
	(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.		
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 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.	No change is proposed to the existing the building.	NA
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.	Not Applicable standard	NA

Standard	Acceptable Solution	Proposed	Complies?
	A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than: 10m.	Not Applicable standard	NA
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.	Not applicable standard	NA
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.	Not applicable standard	NA

APPENDIX 2

E6.0 Parking and Access Code

STANDARD	ACCEPTABLE SOLUTION	PROPOSED	COMPLIES
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.	19 existing parking spaces (shared for the whole site / two tenancies)	Performance Criteria satisfied through submission of TIA.
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.	One accessible parking space proposed.	Yes.
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.	None.	Yes.
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.	None.	Yes

STANDARD	ACCEPTABLE SOLUTION	PROPOSED	COMPLIES
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.	Existing access arrangement not changed.	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.	Not applicable.	Yes.
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.	Not applicable.	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.	Not applicable.	Yes

STANDARD	ACCEPTABLE SOLUTION	PROPOSED	COMPLIES
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.	Layout complies with AS/NZS 2890.1	Yes
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.	Existing concrete parking areas on site.	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.	Conditioned.	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.	Existing parking areas.	NA
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.	NA

STANDARD	ACCEPTABLE SOLUTION	PROPOSED	COMPLIES
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.	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	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.	NA
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.	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.	Not applicable.	NA

STANDARD	ACCEPTABLE SOLUTION	PROPOSED	COMPLIES
E6.7.14 Access to a Road	A1 Access to a road must be in accordance with the requirements of the road authority.	Existing vehicle access points.	Yes

Attachments/Annexures

- 1** Attachment - 6 Pear Avenue, Derwent Park