

# **GLENORCHY PLANNING AUTHORITY**

## **MINUTES**

### **MONDAY, 14 NOVEMBER 2016**



**Chairperson:** Alderman K. Johnston.

**Hour:** 3.00 p.m.

**Present:** Aldermen K. Johnston, D. Pearce, H. Quick, J. Branch-Allen and J. Dunsby (Proxy).

**In attendance:** Ms. K. Williams (Coordinator Planning Services), Ms. V. Tomlin (Senior Statutory Planning Officer), Mr. L. Meline (Development Technical Officer) and Ms. T. Patmore (Environmental Health Officer).

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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.

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## **2. APOLOGIES**

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Alderman M. Stevenson.

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### 3. PECUNIARY INTERESTS

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None.

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### 4. CONFIRMATION OF MINUTES

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#### **Resolution:**

PEARCE/QUICK

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 31 October 2016 be confirmed.

The motion was put.

**FOR:** Aldermen Johnston, Pearce, Quick, Branch-Allen and Dunsby.

**AGAINST:**

The motion was CARRIED.

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

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File Reference: 5440574

### REPORT SUMMARY:

|                                   |                                                                                                                                                    |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><i>Application No.:</i></b>    | <b>PLN-16-025</b>                                                                                                                                  |
| <b><i>Applicant:</i></b>          | <b>Action Fitness Centre</b>                                                                                                                       |
| <b><i>Owner:</i></b>              | <b>R E Betts</b>                                                                                                                                   |
| <b><i>Zone:</i></b>               | <b>Light Industrial</b>                                                                                                                            |
| <b><i>Use Class</i></b>           | <b>Sports and Recreation</b>                                                                                                                       |
| <b><i>Application Status:</i></b> | <b>Discretionary</b>                                                                                                                               |
| <b><i>Discretions:</i></b>        | <b>Hours of operation, Noise and Parking</b><br><br>(The proposal meets all other applicable standards as demonstrated in the attached appendices) |
| <b><i>Level 2 Activity?</i></b>   | <b>No</b>                                                                                                                                          |
| <b><i>42 Days Expires:</i></b>    | <b>20 November 2016</b>                                                                                                                            |
| <b><i>Existing Land Use:</i></b>  | <b>Limited impact Industry (GPS 1992)</b>                                                                                                          |
| <b><i>Representations:</i></b>    | <b>1</b>                                                                                                                                           |
| <b><i>Recommendation:</i></b>     | <b>Approval, subject to conditions</b>                                                                                                             |

**Resolution:**

BRANCH-ALLEN/DUNSBY

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  $Leq = 70 \text{ dB(A)}$ , 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.

The motion was put.

**FOR:** Aldermen Johnston, Pearce, Quick, Branch-Allen and Dunsby.

**AGAINST:**

The motion was CARRIED.

### **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.

The meeting closed at 3.16 p.m.

Confirmed,

**CHAIRMAN**