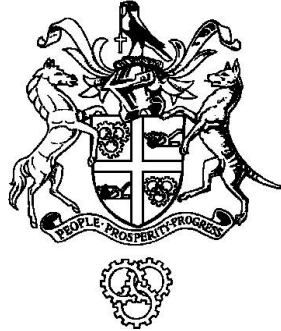


GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 16 JANUARY 2017



Chairperson: Alderman K. Johnston.

Hour: 3.00 p.m.

Present: Aldermen K. Johnston, D. Pearce, M. Stevenson, H. Quick and J. Branch-Allen.

In attendance: Mr. A. Askey (Acting Manager – Environment and Development), Ms. V. Tomlin (Senior Statutory Planner), Mr. P. Coney (Planning Officer), Ms. C. Griffin (Planning Officer), Ms. H. Zimmerman (Senior Environmental Health Officer) and Ms. B. Narksut (Development Engineer).

Alderman C. Lucas.

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

Resolution:

PEARCE/QUICK

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 12 December 2016 be confirmed.

The motion was put.

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

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - PARTIAL CHANGE OF USE TO INDOOR PAINTBALL RECREATION FACILITY (SPORTS AND RECREATION) AND SIGNAGE RELYING ON PERFORMANCE CRITERIA FOR EXTENSION TO HOURS OF OPERATION AND PARKING (INCLUDING 2 HOWARD ROAD) - 8 KNOLL STREET AND 2 HOWARD ROAD, GLENORCHY

File Reference: 5379312

REPORT SUMMARY:

Application No.:	PLN-16-211
Applicant:	Johnstone McGee & Gandy Pty Ltd (JMG)
Owner:	J A Brooks and N A Brooks, and Royal Agricultural Society of Tasmania
Zone:	Light Industrial and Community Purpose
Use Class:	Sports and Recreation
Application Status:	Discretionary
Discretions:	Signage, noise and hours of operation (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extension until 17 Jan 2017
Existing Land Use:	Warehouse (inclusive of all buildings)
Proposal In Brief:	Partial change of use to Indoor Paintball Recreation facility (Sports and Recreation)
Representations:	11
Recommendation:	Approval, subject to conditions

Resolution:

STEVENSON/QUICK

That a permit be granted for the proposed use and development of change of use to Indoor Paintball Recreation Facility (Sports and Recreation) and signage relying on performance criteria for extension to hours of operation and parking (including 2 Howard Road) at 8 Knoll Street, Glenorchy and 2 Howard Road, Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-211 and Drawing No. P1 submitted on 16 September, 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. This permit allows the use of the land only by **Southern Services Pty Ltd**. If **Southern Services Pty Ltd** ceases to use the land, this permit will expire.
4. The use of Indoor Paintball Recreation Facility at 8 Knoll Street, Glenorchy must cease when access to the car parking area at 2 Howard Road via Knoll Street is closed during the hours of operation. The use can only recommence when access is available to the car parking area via Knoll Street during the hours of operation.
5. This permit does not include any use of the existing building located at the front of 8 Knoll Street, Glenorchy.
6. Approval is for an indoor paintball recreation facility catering for up to fourteen (14) customers and two (2) staff. Any increase in staff and/or customers numbers on the site may necessitate separate planning approval.
7. The car parking spaces at 8 Knoll Street must be for customer use only. The car parking spaces must be labelled for customer use only prior to commencement of the use, and must remain in situ and maintained for the life of the use.

Please note: 2 Howard Road is for both staff and customer car parking.

8. The 0.7m by 0.5m wall sign (which is a sign attached to the wall of a building or a fence surrounding a building) must be erected at the entrance of 2 Knoll Street for the purpose of locating car parking associated with the Indoor Paintball Recreation Facility (sports and Recreation) at 8 Knoll Street. The signage must clearly indicate the location of the car parking for the Indoor Paintball Recreation Facility (sports and Recreation) at 2 Knoll Street. The sign must be maintained to the satisfaction of Council's Senior Statutory Planner for the life of the use.
9. The use must operate only between the hours of 9.00am to 8.00pm Monday to Friday inclusive, 10.00am to 9.00pm Saturday and 10.00am to 9.00pm Sunday, and 10.00am to 7.00pm on Public Holidays.

10. The use must operate only between the hours of 8.00pm to 10.00pm Friday and 9.00pm to 10.00pm Saturday for private occasional functions by appointment.

Engineering

11. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
12. The proposed parking area on 8 Knoll Street must be constructed to a sealed finish and 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 drawings showing the driveway areas 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 prior to the issuing of the Building Permit or the occupancy of the new use and be approved by Council's Development Engineer.
13. Appropriate 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. Parking must be provided for vehicle circulation roadways and pedestrian paths serving five or more car parking spaces, used outside daylight hours. To satisfy the requirement, the applicant must submit on the site plan lighting details prior to the issuing of the Building Permit or the occupancy of the new use and be approved by Council's Development Engineer.
14. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.

Environmental Health

15. Commercial vehicle movements, the loading and unloading of vehicles on the land and the transportation of any materials to or from the land must only take place between the following hours:

Monday through to Saturday	0700 to 1800
Sunday and Public Holidays	Nil
16. The discharge of liquids, other than unpolluted rainwater, to Council's stormwater system, receiving water bodies or water courses is strictly prohibited.

Any area where liquid wastes (including spills) are generated must be suitably graded and bunded to direct the liquid waste to sewer.
17. All solid wastes must be managed in accordance with the hierarchy of waste management summarised below, unless otherwise approved in writing by the Senior Environmental Health officer:

- a) waste must be minimised, that is, the generation of waste must be reduced to the maximum extent that is reasonable and practicable, having regard to best practice environmental management;
- b) waste must be re-used or recycled to the maximum extent that is reasonable and practicable; and
- c) any residual waste must be disposed of only at a site and in a manner approved by the Senior Environmental Health Officer.

18. A noise level from an activity/building must enable compliance with the following:

The equivalent continuous A-weighted sound pressure level measured over 15 minutes (LAeq15min) emitted from a noise source must not exceed 5dB above the background (LA90) noise level at any time when assessed at the boundary of an affected receiver. The background noise level must be measured in the absence of noise emitted from the proposed use in accordance with *AS 1055.1-1997 Acoustics – Description and Measurement of Environmental Noise General Procedures*.

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.

19. Netting or other suitable barrier must be installed to prevent paint balls hitting the roof and roller doors within the facility.
20. A verification report must be submitted by the applicant to the Senior Statutory Planner within six weeks from commencement of the use. The report must be written by a suitably qualified and experienced acoustics consultant. The report is to certify the development and use is complying with acceptable noise levels as required in the Planning Permit; and operating without causing a noise environmental nuisance, as defined by the *Environmental Management and Pollution Control Act 1994*. The verification report must include measurements, data and evaluation of both day and evening hours to closing. Should the verification report show noise above the allowable limit, further mitigation measures must be recommended by the acoustic consultant in the report, in order to achieve compliance.

The recommended noise mitigation measures contained in the verification report must be installed and operational within eight weeks of the date of the initial verification report and be maintained satisfactorily for the life of the use.

A further noise verification report is required to show that the proposed development and use complies with the noise requirements in the Planning Permit. This report must be provided to the Senior Statutory Planner no later than four weeks following installation of the noise mitigation measures and be written by a suitably qualified and experienced acoustic consultant.

Advice to Applicant

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

- This permit is for the properties of 8 Knoll Street and 2 Howard Road, Glenorchy. In the event that enforcement action may be required, this will be taken against both owners and properties for which the use applies.
- When the use of Warehouse ceases in the rear building, the use of the front building for ancillary to the Warehouse will also cease under the existing permit PLN-02-01172 approved on 24 May 2002. Any use of the front building will require separate planning approval.
- The former use rights for the front building as a single dwelling lapsed prior to the current planning scheme.
- 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.

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, Stevenson and Quick.

AGAINST: Aldermen Pearce and Branch-Allen.

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 Planning Scheme 1992, the Glenorchy Planning Authority decides **to grant a permit** for the reasons set out in the officer's report, except that a new condition was added as No. 8:

Condition 8 is:

The 0.7m by 0.5m wall sign (which is a sign attached to the wall of a building or a fence surrounding a building) must be erected at the entrance of 2 Knoll Street for the purpose of locating car parking associated with the Indoor Paintball Recreation Facility (sports and Recreation) at 8 Knoll Street. The signage must clearly indicate the location of the car parking for the Indoor Paintball Recreation Facility (sports and Recreation) at 2 Knoll Street. The sign must be maintained to the satisfaction of Council's Senior Statutory Planner for the life of the use.

This new condition was inserted after condition 7 and the remaining conditions were renumbered, to a total of 20 conditions.

6. PROPOSED USE AND DEVELOPMENT - EXTENSION OF HOURS FOR GYM (SPORTS AND RECREATION) - 51-53 CHAPEL STREET, GLENORCHY

File Reference: 2734198

REPORT SUMMARY:

Application No.:	PLN-16-222
Applicant:	Akjj Pty Ltd
Owner:	Jjaki Pty Ltd
Zone:	Light Industrial
Use Class	Sports and Recreation
Application Status:	Discretionary
Discretions:	24.3.1 (P1) Hours of Operation (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	17/01/2016
Existing Land Use:	Gymnasium (Sport and Recreation)
Proposal In Brief:	Extension of hours for Gym (Sports and Recreation)
Representations:	1
Recommendation:	Approval Subject to Conditions

Resolution:

PEARCE/QUICK

That a permit be granted for the proposed use and development of Extension of hours for Gym (Sports and Recreation) at 51-53 Chapel Street, Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-222 and Drawing No. P1 submitted on 28/09/2016, except as otherwise required by this permit.
2. The use of the gymnasium must operate only between the hours of
 - 7:00am to 7:00pm Monday to Friday
 - 7:00am to 8:00pm Saturday
 - 8:00am to 7:00pm Sundays and Public Holidays

Environmental Health

3. A noise level from an activity/building must enable compliance with the following:
 - i. The equivalent continuous A-weighted sound pressure level measured over 15 minutes (LAeq15min) emitted from a noise source must not exceed 5dB above the background (LA90) noise level at any time when assessed at the boundary of an affected receiver. The background noise level must be measured in the absence of noise emitted from the proposed use in accordance with AS 1055.1-1997 Acoustics – Description and Measurement of Environmental Noise General Procedures.
4. The loading and unloading of vehicles on the land and the transportation of any materials to or from the land must only take place between the following hours:
 - Monday through to Saturday 0700 to 1900
 - Sunday and Public Holidays 0900 to 1700.
5. A verification report must be submitted by the applicant to the Senior Statutory Planner within six weeks from commencement of the use. The report must be written by a suitably qualified and experienced acoustics consultant. The report is to certify the development and use is complying with acceptable noise levels as required in the Planning Permit; and operating without causing a noise environmental nuisance, as defined by the Environmental Management and Pollution Control Act 1994. The verification report must include measurements, data and evaluation of both day and evening hours to closing. Should the verification report show noise above the allowable limit, further mitigation measures must be recommended by the acoustic consultant in the report, in order to achieve compliance.

The recommended noise mitigation measures contained in the verification report must be installed and operational within eight weeks of the date of the initial verification report.

A further noise verification report is required to show that the proposed development and use complies with the noise requirements in the Planning Permit. This report must be provided to the Senior statutory Planner no later than four weeks following installation of the noise mitigation measures and be written by a suitably qualified and experienced acoustic consultant.

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, Stevenson, Quick and Branch-Allen.

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.

7. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO CAR SALES (BULKY GOODS SALES) AND SIGNAGE, RELYING ON PERFORMANCE CRITERIA - 13 DERWENT PARK ROAD, MOONAH

File Reference: 7855087

REPORT SUMMARY:

Application No.:	PLN-16-165
Applicant:	North Hobart Investments Pty Ltd
Owner:	KM & M Pty Ltd and North Hobart Investments Pty Ltd
Zone:	Light Industrial
Use Class	Bulky Goods Sales
Application Status:	Discretionary
Discretions:	24.2 Use Table E6.6.1 (P1) Number of Car Parking Spaces E6.7.7 (P1) Lighting of Parking Areas E6.7.8 (P1) Landscaping of Parking Areas (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	17 Jan 2017
Existing Land Use:	Storage
Proposal In Brief:	Change of use to car sales (bulky goods sales) & signage, relying on performance criteria.
Representations:	0

Recommendation: Approval subject to conditions**Resolution:**

BRANCH-ALLEN/QUICK

That a permit be granted for the proposed use and development of Change of use to car sales (bulky goods sales) and signage, relying on performance criteria. at 13 Derwent Park Road, Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-165 and Drawings No P1 (sheets 2-5 only) submitted on the 3/8/2016 and P3 submitted on 14/12/2016, 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. The use of Motor Vehicle sales must operate only between the hours of
7:30am to 6:00pm Monday to Friday, and
7:30am to 4:00pm on Saturdays
4. A landscaping plan, prepared by a suitably qualified person, is to be submitted and approved prior to the undertaking of the use of the land for motor vehicle sales. This landscaping plan is to be approved by Council's Senior Statutory Planner. Particular attention is to be paid to the retention of existing vegetation on site and must be maintained for the life of the use. The landscaping plan is to be prepared at a suitable scale, and indicate the following:-
 - (a) outline of buildings;
 - (b) existing trees and any to be removed;
 - (c) any proposed driveways, paths, car parking, retaining walls and fencing (indicating the materials and surface finish);
 - (d) any proposed planting (including expected mature height and plant size);It is anticipated that the approval of the landscaping plan will ensure the objective of the standard will be satisfactorily met.

Engineering

5. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.

6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. The design and construction of the 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 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 any Building Application for approval by Council's Development Engineer.

The proposed driveway, access and parking must comply with the following:-

- (a) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- (b) Each parking spaces must be clearly line-marked and kept available for these purposes at all times;
- (c) Lighting must be provided for the proposed car park 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

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 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, Stevenson, Quick and Branch-Allen.

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 4.31 p.m.

Confirmed,

CHAIRMAN