

GLENORCHY PLANNING AUTHORITY

AGENDA

MONDAY, 17 OCTOBER 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.

TABLE OF CONTENTS:

1.	PLANNING AUTHORITY DECLARATION	3
2.	APOLOGIES/LEAVE OF ABSENCE	3
3.	PECUNIARY INTERESTS.....	3
4.	CONFIRMATION OF MINUTES	3
5.	PROPOSED USE AND DEVELOPMENT - TREE REMOVAL FOR CHURCH (COMMUNITY MEETING AND ENTERTAINMENT) ON A HERITAGE LISTED SITE - 1 AND 5 SPRINGFIELD AVENUE, MOONAH	4

6.	PROPOSED USE AND DEVELOPMENT - DEMOLITION AND CONSTRUCTION OF WOOD AND METAL FABRICATION (MANUFACTURING AND PROCESSING) RELYING ON PERFORMANCE CRITERIA FOR HEIGHT, HOURS OF OPERATION, PARKING AND ACCESS - 34 AND 36 CHAPEL STREET, GLENORCHY	26
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	CLOSED TO MEMBERS OF THE PUBLIC	64
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7.	APPEALS REPORT ERROR! BOOKMARK NOT DEFINED.	
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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 3 October 2016 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - TREE REMOVAL FOR CHURCH (COMMUNITY MEETING AND ENTERTAINMENT) ON A HERITAGE LISTED SITE - 1 AND 5 SPRINGFIELD AVENUE, MOONAH

Author: Planning Officer (Chantelle Griffin)

Qualified Person: Planning Officer (Chantelle Griffin)

Property ID: 5446351

REPORT SUMMARY:

Application No.:	PLN-16-099
Applicant:	Coptic Orthodox Church (Victoria) Property Trust
Owner:	Coptic Orthodox Church (Victoria) Property Trust
Zone:	Light Industrial
Use Class	Community Meeting and Entertainment
Application Status:	Discretionary
Discretions:	Heritage Listed Site (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	1 Nov 2016
Existing Land Use:	Church
Proposal In Brief:	Tree removal for church (Community Meeting and Entertainment) on a heritage listed site
Representations:	0
Recommendation:	Refusal

REPORT IN DETAIL:

PROPOSAL

The application is for tree removal for a Church (Community Meeting and Entertainment) at 1 and 5 Springfield Avenue, Moonah.

The proposal would involve the removal of an English Elm tree located along the north-west front boundary in the northern corner of the site. An arboricultural assessment has been provided stating the tree is in good health, has good structure, is 18m in height with a diameter between 0.96m to 1.4m.

SITE and LOCALITY

The subject site is located on the south-east side of Springfield Avenue, approximately 38m to the south-west of the intersection with Main Road, Moonah. The property has a combined front boundary of approximately 55m, an average depth of 40m and a total area of approximately 2289m².

The site is generally flat and falls toward the north-east with an average gradient of 1 in 65. An 80-year-old English Elm is located in the northern corner. The site is located within a band of light industrial between the residential to the west, utilities to the north and commercial to the east.



Figure 1: Aerial photo of 1 and 5 Springfield Avenue, West Moonah

ZONE

The subject property is within the Light Industrial Zone under the Glenorchy Interim Planning Scheme 2015.

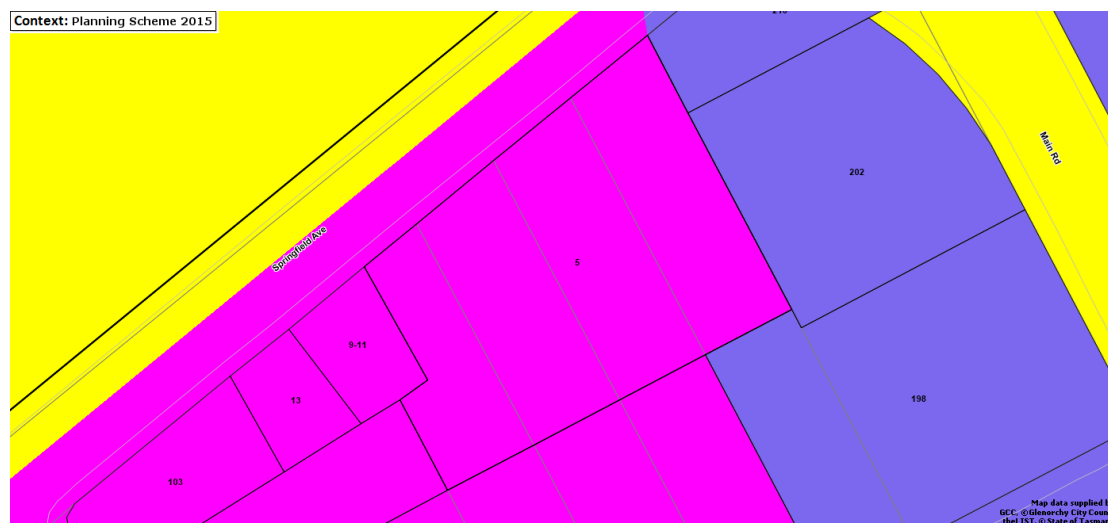


Figure 2: Zone over 1 and 5 Springfield Avenue, West Moonah

BACKGROUND

The application originally included maintenance work for the church but after further details were provided it was determined that the maintenance works did not require a planning permit.

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).

GLENORCHY INTERIM PLANNING SCHEME 2015

Part B: Administration

General Exemptions

Nil.

Limited Exemptions

Nil.

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

Yes. E13 Historic Heritage Code (see later sections of this report).

Use Class Description (Table 8.2):

The Church falls within the Community Meeting and Entertainment use class description of the Glenorchy Interim Planning Scheme 2015.

Other relevant definitions (Clause 4.1):

Not applicable.

Part C: Special Provisions

The following special provisions of the Scheme apply to this proposal:

Demolition

The proposal includes demolition, therefore Clause 9.4 of the Scheme applies:

Unless approved as part of another development or prohibited by another provision, an application for demolition may be approved at the discretion of the planning authority having regard to:

- (a) the purpose of the applicable zone;*
- (b) any relevant local area objective or desired future character statement of the applicable zone;*
- (c) the purpose of any applicable code; and*
- (d) the purpose of any applicable specific area plan.*

The proposal would involve demolition of the existing English Elm tree at the front on the northern corner of the site. The proposed demolition is for the Church and will be considered in regard to the Light Industrial zone and the Historic Heritage code in accordance with Clause 9.4 of the Glenorchy Interim Planning Scheme 2015.

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 Statements

The Light Industrial zone purpose statements in Clause 24.1.1 of the Glenorchy Interim Planning Scheme 2015 are as follows:

24.1.1.1

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.

24.1.1.2

To promote efficient use of existing industrial land stock.

24.1.1.3

To minimise land use conflict in order to protect industrial viability and the safety and amenity of sensitive land uses in adjacent zones.

24.1.1.4

To provide industrial activity with good access to strategic transport networks.

The proposed is for tree removal for a Church that would be prohibited in the zone. The use would not meet the zone purpose statements, however demolition for removal of a tree can be considered in Clause 9.4 of the Glenorchy Interim Planning Scheme 2015.

Use Table

The existing use of 'church' is a prohibited use without qualifications in accordance with the use table in Clause 24.2 of the Glenorchy Interim Planning Scheme 2015. The church has existing non-conforming use rights, however the proposal for demolition would not change the use.

Use Standards

Not applicable.

Development Standards for Buildings or Works

Not applicable.

Development Standards for Subdivisions

Not applicable.

Part E: Codes

The following codes of the Scheme apply to this proposal:

Historic Heritage Code*Clause E13.7.1 – Standard A1*

The proposed tree removal would not meet the acceptable solutions for Clause E13.7.1 – Standard A1 of the Glenorchy Interim Planning Scheme 2015.

A variation under Clause E13.7.1 can be considered subject to the performance criteria in Clause E13.7.1 – P1 which states the following:

Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;

- (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;*
- (b) there are no prudent and feasible alternatives;*
- (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;*
- (d) significant fabric is documented before demolition.*

The proposal removal of the mature English Elm tree was accompanied by an arboricultural assessment and structural inspection and monitoring report. Further details were submitted to provide clarification to the structural inspection and monitoring report.

As discussed by Council's Heritage Officer in the report:

Information supplied by Element Tree Services (the Applicant's arborist) suggests that the Elm tree is estimated at 80 years of age, and possesses somewhere in the order of 50 – 100 years remaining landscape life. The tree is otherwise in good health, exhibits good structure with no major faults in the crown...

In response to the findings, the March 2016 GHD report specified a range of measures aimed at rectifying the damage to the building. In the framing of the recommendations, GHD identified removal of the Elm as one of a number of Optional Repair Works. These were defined by GHD as "actions that do not necessarily need to be completed, but could improve the aesthetics or the remaining life of the building"...

In response to Council's query regarding other remedial measures that could be implemented without having to remove the tree...

GHD specifically note that:

"Ground movement and structural damage is expected to occur for the remaining life of the building."

"...ongoing monitoring must be undertaken whether the tree is removed or not, to identify any potential new damage and to implement reactive maintenance as required."

"If the tree is not removed, it is expected that monitoring and periodic maintenance would be adequate to maintain the integrity of the building for many more years".

"...if the tree is removed, the risk of excessive damage occurring is expected to reduce and ongoing maintenance costs are expected to decrease."

"The site observations and resulting inferred history of the church building indicate that future damage to the building is not expected to be severe, even if the tree is not removed."

"Removal of the tree is expected to reduce the amount of maintenance required into the future, although to what extent is unknown."

In summary the information submitted states the English Elm tree is in good health, its removal is not required to maintain the building, and there are other options available to maintain and repair the building for the church. Given that the potential impact of the tree on the building is unclear and that several options for maintenance are available the proposal would not comply with the performance criteria in Clause E13.7.1 – P1(b) of the Scheme.

PART F: Specific Area Plans

Not applicable.

INTERNAL REFERRALS

Development Engineer

The proposal was referred to Council's Development Engineer who provided the following:

GCC Services (Stormwater)

There are no GCC stormwater mains affected by this application.

Other

Geoscience issues

Not applicable

Flooding/Inundation issues

Not applicable

Standard Conditions

Traffic Management Plan.

Prior to any works commencing onsite an application for a Road Opening Permit must be completed and approved by Council. The application for a Road Opening Permit is available from Council.

Heritage Officer

The proposal was referred to Council's Heritage Officer who provided the following:

HERITAGE LISTINGS:

Glenorchy Interim Planning Scheme 2015 (GIPS) – Heritage Place

Table E13.1 REF No.	Street Address	Property Name	General Description
0306	5 Springfield Ave, Moonah	St Mary's Anglican Church	Church

BRIEF DESCRIPTION OF PLACE & HISTORICAL CONTEXT:

Description of Place: St Mary's Anglican Church is a large brick building constructed in the Inter-War Romanesque style.

It has a corrugated iron gabled roof, round-headed windows, a brick bell tower with steeple sheathed in copper and various later additions.



General view of St Mary's Anglican Church from Springfield Avenue.

There is a mature (approximately 80 year old) English Elm (*Ulmus procera*) tree in front of the building.



The mature Elm tree is a distinctive and complementary feature in the setting of the Church.

The Church and tree make a strong contribution to the streetscape near the corner of Main Road and Springfield Avenue.



View towards the Main Rd/Springfield Ave junction demonstrating the prominence of the Church and the importance of the tree in the setting and broader streetscape.

Historical Context: In 1908 the Moonah Mission Hall near the Derwent Park Railway Station was dedicated and used for worship by the Church of England. However, in 1924 the local Anglican community built a church measuring 79 feet long, 30 wide, with a sanctuary 30 by 16 feet, and tower between 40 and 50 feet high on a new site. It was designed to seat 350 people. The foundations were of reinforced concrete and the structure was of brick. Built at a cost of £5,000, the church was consecrated in 1929. In 1975 a narthex, hall and porch costing \$50,000 were added. The Church of England was the government enshrined religion and dominated education in Tasmania until the Church Act (1837) prompted the establishment of the Board of Education and the banishment of denominational teaching in government schools. St Mary's Anglican Church was built in the era of the so-called Springfield Garden Suburb, when garden subdivisions were being planned all over Australia based on the ideology that ownership of pleasant houses with gardens led to 'a more satisfied and quiescent citizenry'. In 1924 the Anglican Church was built at Springfield Avenue when very few houses had been built in the new suburb, anticipating the need for a church in the area.

References:

Cultural Heritage Management Australia, 1 September 2016. St Marys Anglican Church – 5 Springfield Avenue, Moonah: Structural Repair Works – Statement of Heritage Advice (submitted as part of Planning Permit Application PLN-16-099).

Element Tree Services, 4 April 2016. Arboricultural Assessment – St Marys Anglican Church (submitted as part of Planning Permit Application PLN-16-099).

Element Tree Services, 30 May 2016. Email to Applicant re Estimated Age of Tree (submitted as part of Planning Permit Application PLN-16-099).

Geoffrey Stephens, The Anglican Church in Tasmania: a diocesan history to mark the sesquicentenary, 1992, Trustees of the Diocese, Hobart, 1991, p.151-2.

GHD, March 2016. Coptic Orthodox Church: St Marys Anglican Church Inspection and Monitoring Report (submitted as part of Planning Permit Application PLN-16-099).

GHD, 20 July 2016. St Marys Anglican Church – Construction Phase. Response to Glenorchy City Council Letters (submitted as part of Planning Permit Application PLN-16-099).

'Moonah Mission', Church News, February 1924, p.25 and April 1924, p.25.

Robert Freestone, Model communities: the garden city movement in Australia, Thomas Nelson Australia, Melbourne, 1989, Pp.164–65 and 191–92.

Tasmanian Government Gazette, 16 September 1924, p.1859.

STATEMENT OF SIGNIFICANCE

St Mary's Anglican Church at Moonah demonstrates the prominence of Anglicanism in what began as a British colony, but also how parishioners in growing communities helped themselves by subscribing to the building of new churches.

It shows the 20th-century growth of Moonah as the former Hobart villa area was subdivided for suburban housing.

Along with the mature Elm tree out front, it is a landmark feature at the Main Rd/Springfield Avenue junction.

SCOPE OF PLANNING PERMIT APPLICATION

The Application is for works involving:

(i) Removal of the mature English Elm tree on Springfield Avenue.

*(ii) Installation of engineered tie bars with externally visible 300mm diameter steel plates on the upper section of the eastern wall of the Church.

* = Clause E13.4.1 (d) of the Glenorchy Interim Planning Scheme 2015 makes *permanent stabilisation works considered by a suitably qualified person to meet the Purpose and Objectives of this Code* (ie, the Heritage Code), exempt. In response to a further information request from Council, the Applicant supplied a statement prepared by Cultural Heritage Management Australia. On this basis, the installation of tie bars as per (ii), above, was confirmed as being exempt from requiring a Planning Permit and, therefore, is not a matter for consideration as part of this Application.

The only aspect of the Application requiring formal determination is the proposal to remove the English Elm tree – item (i), above.

APPLICABLE STANDARDS - HERITAGE

The proposal to remove the Elm tree constitutes Demolition.

E13.7.1 Demolition

The objectives of Clause E13.7.1 of the Historic Heritage Code apply.

The Objective of the Clause is: To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

In achieving the Objective, the following Performance Criteria must be satisfied:

P1: Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;

- (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;
- (b) there are no prudent and feasible alternatives;
- (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;
- (d) significant fabric is documented before demolition.

P2: Demolition must not result in the loss of significant archaeological evidence associated with the Heritage Place unless all of the following are satisfied:

- (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;
- (b) there are no prudent and feasible alternatives;
- (c) the archaeological potential is understood and impacts to archaeological evidence are managed in accordance with an archaeological method statement.

SUMMARY ASSESSMENT AGAINST APPLICABLE GIPS 2015 HERITAGE OBJECTIVES

The proposal to remove the Elm tree is assessed against the P1 criterion in Clause E13.7.1.

This states that demolition must not result in the loss of – in this instance – landscape elements that contribute to the historic cultural heritage significance of the place unless there are (a) environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place, and, (b) there are no prudent and feasible alternatives. [P1, parts (c) and (d) do not apply because they relate to built heritage fabric and elements; the P2 criteria do not apply because they relate specifically to archaeological evidence].

The English Elm tree is a significant streetscape element. It makes a strong contribution to the significance (ie, the setting) of the Church.

An engineering inspection and monitoring report prepared by GHD (dated March 2016) indicates there is cracking in the superstructure of the building.

Causative factors cited suggest include:

- shrinkage of the concrete bond beam as it cured over a postulated 30 year period post construction;
- subsidence of foundations, and;
- reactive foundations.

Movement in the building has been observed and addressed over time. The GHD report makes reference to remedial works undertaken as far back as 1964.

The Elm is proposed for removal on the basis that it is potentially contributing to movement in the substrate which is negatively impacting upon the structural integrity of the Church.

Information supplied by Element Tree Services (the Applicant's arborist) suggests that the Elm tree is estimated at 80 years of age, and possesses somewhere in the order of 50 – 100 years remaining landscape life. The tree is otherwise in good health, exhibits good structure with no major faults in the crown. Suckers developing from the roots of the tree were observed growing up against the Church building, 22metres distant from the main trunk. The arborist's report notes that tree roots can draw-up significant amounts of water which can contribute to soil movement and damage substandard foundations. The report recommended the Elm be considered for early removal "if the engineers feel that the tree is contributing to the failure of the footing".

In response to the findings, the March 2016 GHD report specified a range of measures aimed at rectifying the damage to the building. In the framing of the recommendations, GHD identified removal of the Elm as one of a number of Optional Repair Works. These were defined by GHD as “actions that do not necessarily need to be completed, but could improve the aesthetics or the remaining life of the building”.

On the basis of the March 2016 engineering assessment accompanying the Application - whilst a factor - removal of the Elm tree was clearly not considered mandatory, nor essential to maintaining the structural integrity of the Church (otherwise it could reasonably have expected to have been included under the heading; Recommended Repair Works).

In light of the above, and to inform Council’s assessment, further details were sought from the Applicant in establishing:

- The extent and magnitude of adverse impact the tree is having on the building foundations and structure?
- Whether there are any other measures or any other regime of cyclical monitoring and maintenance that could be implemented to strengthen or stabilise the affected sections of the building and, in so doing, avoid the need to remove the tree?
- Whether it is possible to safely manage the Church’s structural issues over the remaining useful lifespan of the tree, thereby avoiding the need for removal of the tree?
- The extent to which the condition of the building can be expected to improve/benefit if the tree were to be removed? That is what is to be gained from removal of the tree?

GHD provided further details by way of response in a letter dated 20 July 2016.

In that supplementary correspondence, GHD note the Elm tree is one of a number of factors, potentially acting in combination, contributing to the observed structural damage. Given that suckers from the tree were noted as encroaching upon the building, GHDs opinion is that the tree is having a detrimental effect, but this cannot be quantified (presumably due to the multitude of factors at play and the fact that whatever is occurring, is happening in subsurface contexts that have not been investigated).

In response to Council’s query regarding other remedial measures that could be implemented without having to remove the tree, GHD noted that installation a subsurface cut-off wall to act as a root barrier was raised as a potential solution, but subsequently discounted due to conflict with underground services. Underpinning foundations was also ruled out as a solution on the ground of cost and reservations as to its likely effectiveness.

GHD specifically note that:

“Ground movement and structural damage is expected to occur for the remaining life of the building.”

“...ongoing monitoring must be undertaken whether the tree is removed or not, to identify any potential new damage and to implement reactive maintenance as required.”

“If the tree is not removed, it is expected that monitoring and periodic maintenance would be adequate to maintain the integrity of the building for many more years”.

“...if the tree is removed, the risk of excessive damage occurring is expected to reduce and ongoing maintenance costs are expected to decrease.”

“The site observations and resulting inferred history of the church building indicate that future damage to the building is not expected to be severe, even if the tree is not removed.”

“Removal of the tree is expected to reduce the amount of maintenance required into the future, although to what extent is unknown.”

Summary Findings:

The Church is the principal heritage item comprising the listed Heritage Place.

The 80 year old (approx.) English Elm tree is a significant element in the setting of the 92 year old Church, and a prominent – landmark – feature in the streetscape.

The tree itself has been assessed by a professional arborist and found to be in good condition both in terms of health and vigour, and structurally, with no major faults observed.

The structural issues affecting the Church building arise from a variety of factors.

Whilst these factors may be acting both independently and in combination – based on current engineering observations and evidence, they are not expected to be severe, even if the tree remains.

Contrary to the Objective of Heritage Code Clause E13.7.1 Removal (ie demolition) of the tree – given its contribution to the setting and streetscape - would result in the loss of historic cultural heritage values.

Clause E13.7.1, P1 (a) may be considered arguable, accepting the social value of the Church as the principal heritage item comprising the Heritage Place is potentially of greater significance to the community than the tree.

There are, however, no exceptional circumstances requiring removal of the tree.

The Applicant's engineering report demonstrates the structural issues are manageable through periodic monitoring and reactive maintenance. Therefore, there clearly are prudent and feasible alternatives that can be implemented to avoid the need to remove the tree. On this basis, Clause E13.7.1, P1 (b) is not satisfied.

Demolition – in this case, removal of the English Elm tree – may only be approved if all of parts of the P1 criterion are met.

This assessment finds they are not, and consequently the recommendation is for refusal of the Application.

RECOMMENDATION:

Refusal.

Reason for refusal: The Application for removal of the English Elm tree is contrary to the Objective of E13.7.1 of the Glenorchy Interim Planning Scheme 2015. In particular, Clause E13.7.1, P1 (b) of the *Glenorchy Interim Planning Scheme 2015* is not satisfied.

EXTERNAL REFERRALS

TasWater

The application was referred to Tas Water which was supportive of the proposal with recommended conditions. The Water and Sewerage Industry Act 2008 requires the Planning Authority to include conditions from Tas Water if a permit is approved.

REPRESENTATIONS

The application was advertised for the statutory 14-day period and no representations were received.

CONCLUSION

The application is for removal of the English Elm tree for the church at 1-5 Springfield Avenue, Moonah. As stated in the report, the demolition of the English Elm is discretionary. The use of church would not accord with the standards of the Light Industrial Zone of the Glenorchy Interim Planning Scheme 2015, however the church has non-conforming existing use rights.

The proposed demolition of the English Elm tree relying on performance would not comply with Clause E13.7.1 – P1(b) of the Scheme because there are alternative options available for maintaining the structure of church building.

The application was notified for the statutory 14-day notification period, and no representations were received.

Council's Heritage Officer is not supportive of the proposal and has recommended refusal.

The proposal is considered to be inconsistent with the requirements of Schedule 1 of the *Land Use Planning and Approvals Act 1993* and is considered to not meet the provisions of the Glenorchy Planning Scheme 1992.

Recommendation:

That the application for the proposed use and development of Tree removal for church (Community Meeting and Entertainment) on a heritage listed site at 1 and 5 Springfield Avenue, Moonah be refused for the following reasons:

1. The Application for removal of the English Elm tree is contrary to the Objective of E13.7.1 of the Glenorchy Interim Planning Scheme 2015. In particular, Clause E13.7.1, P1 (b) of the *Glenorchy Interim Planning Scheme 2015* is not satisfied because there are alternative options for maintaining the structure of the church building.

APPENDIX 1**24.0 Light Industrial Zone**

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.	Not applicable.	N/A
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.	Not applicable.	N/A
	A2 External amplified loud speakers or music must not be used within 50 m of a residential zone.	Not applicable.	N/A

Standard	Acceptable Solution	Proposed	Complies?
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.	Not applicable.	N/A
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.	Not applicable.	N/A
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.	N/A
24.4 Development Standards for Buildings and Works			
24.4.1 Building Height	A1 Building height must be no more than: 9m.	Not applicable.	N/A
	A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	Not applicable.	N/A
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.	N/A

Standard	Acceptable Solution	Proposed	Complies?
	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.	N/A
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;	Not applicable.	N/A

Standard	Acceptable Solution	Proposed	Complies?
	(g) not include security shutters over windows or doors with a frontage to a street or public place.		
	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; (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.	Not applicable.	N/A
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;	Not applicable.	N/A

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

APPENDIX 2**E13.0 Historic Heritage Code**

Standard	Acceptable Solution	Proposed	Complies?
E13.7 Development Standards for Heritage Places			
E13.7.1 Demolition	A1 No acceptable solution.	The proposal involves demolition of the English Elm tree for the Church.	No Please refer to discussion in the report.
	A2 No acceptable solution.	Not applicable.	N/A
E13.7.2 Buildings and Works other than Demolition	A1 No acceptable solution.	Not applicable.	N/A
	A2 No acceptable solution.	Not applicable.	N/A
	A3 No acceptable solution.	Not applicable.	N/A
	A4 No acceptable solution.	Not applicable.	N/A
	A5 New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.	Not applicable.	N/A
	A6 No acceptable solution.	Not applicable.	N/A

Attachments/Annexures

- 1** Attachment - 1 and 5 Springfield Avenue, Moonah

6. PROPOSED USE AND DEVELOPMENT - DEMOLITION AND CONSTRUCTION OF WOOD AND METAL FABRICATION (MANUFACTURING AND PROCESSING) RELYING ON PERFORMANCE CRITERIA FOR HEIGHT, HOURS OF OPERATION, PARKING AND ACCESS - 34 AND 36 CHAPEL STREET, GLENORCHY

Author: Planning Officer (Chantelle Griffin)

Qualified Person: Planning Officer (Chantelle Griffin)

Property ID: 5360427

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-148
<i>Applicant:</i>	A Chugg
<i>Owner:</i>	O J S Chugg and G M Chugg
<i>Zone:</i>	Light Industrial
<i>Use Class</i>	Wood and Metal Fabrication (Manufacturing and Processing)
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Height, hours of operation, parking and access (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 Oct 2016
<i>Existing Land Use:</i>	Wood and Metal Fabrication (Manufacturing and Processing) and Warehouse (Storage)

<i>Proposal In Brief:</i>	Demolition and construction of Wood and Metal Fabrication (Manufacturing and Processing) relying on performance criteria for height, hours of operation, and parking and access
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to conditions

REPORT IN DETAIL:

PROPOSAL

The application is for demolition and construction of the workshop for wood and metal fabrication (Manufacturing and Processing) relying on performance criteria for height, hours of operation, parking and access at 34 and 36 Chapel Street, Glenorchy.

The proposal would be for demolition of the existing workshop at the rear of 34 Chapel Street and construction of a new workshop in a similar location. The proposal would involve the demolition of the building at the front of 36 Chapel Street and the additions to the building at 34 Chapel Street.

The wood and metal fabrication consists of a fencing business that makes and stores products on site. There will be an ancillary office and showroom area at the front of the properties.

The proposed proposed hours of operation are as follows:

Monday to Friday	7am to 5pm
Saturday	7am to 5pm
Sunday	7am to 5pm
Public Holidays	7am to 5pm

The proposal would provide a total of 23 car parking spaces for all uses and buildings on site.

The proposal would include the following signs on 36 Chapel Street associated with the business:

Front façade

Awning fascia sign -	300mm x 8600mm
Above awning sign -	800mm x 6000mm

Side (North-East) facade

Awning fascia sign -	300mm x 5100mm
Above awning sign -	800mm x 6000mm

SITE and LOCALITY

The subject site is located on the north-west side of Chapel Street, approximately 64m to the north-east of the intersection with Massey Street, Glenorchy. The property has a combined front boundary of 36.81m, a depth of 74.19m and a total area of 2697.94m².

The site is generally flat and falls toward the north with an average gradient of 1 in 37. No significant vegetation is located on the lot. The site is located within a band of light industrial between the residential, and the community purpose to the north and east and environmental management to the east for Humphreys Rivulet.



Figure 1: Aerial photo of 34 and 36 Chapel Street, Glenorchy

ZONE

The subject property is within the Light Industrial Zone under the Glenorchy Interim Planning Scheme 2015.

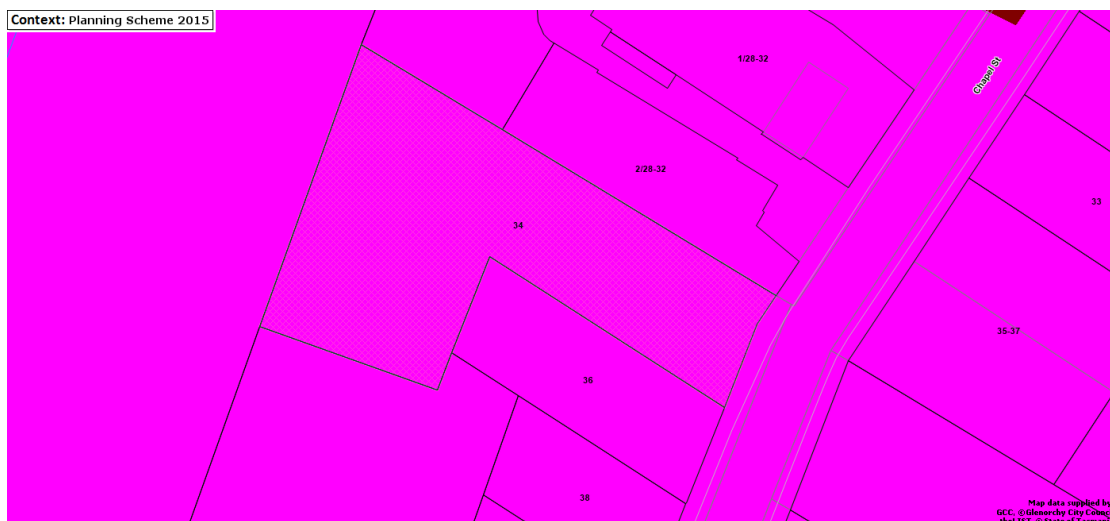


Figure 2: Zone over 34 and 36 Chapel Street, Glenorchy

BACKGROUND

The following permits have been issued for the subject property at 34 Chapel Street:

- DA 147-99 – Extension to Limited Impact Industry (Storage) – Approved 26 August 1999.
- DA 1/89 – Constructing a Factory Extension – Approved on 31 January 1989.

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

Nil.

Limited Exemptions

Nil.

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

No.

Use Class Description (Table 8.2):

The Wood and Metal Fabrication falls within the Manufacturing and Processing use class description of the Glenorchy Interim Planning Scheme 2015.

Other relevant definitions (Clause 4.1):

Not applicable.

Part C: Special Provisions

The following special provisions of the Scheme apply to this proposal:

Demolition

The proposal includes demolition, therefore Clause 9.4 of the Scheme applies:

Unless approved as part of another development or prohibited by another provision, an application for demolition may be approved at the discretion of the planning authority having regard to:

- (a) the purpose of the applicable zone;
- (b) any relevant local area objective or desired future character statement of the applicable zone;
- (c) the purpose of any applicable code; and
- (d) the purpose of any applicable specific area plan.

The proposal would only involve demolition for the existing showroom at the front and workshop at the rear. The proposed demolition forms part of the proposal of Wood and Metal Fabrication and therefore the demolition will be considered with the proposed use and development in accordance with the Glenorchy Interim Planning Scheme 2015.

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 Statements

The Light Industrial zone purpose statements in Clause 24.1.1 of the Glenorchy Interim Planning Scheme 2015 are as follows:

24.1.1.1

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.

24.1.1.2

To promote efficient use of existing industrial land stock.

24.1.1.3

To minimise land use conflict in order to protect industrial viability and the safety and amenity of sensitive land uses in adjacent zones.

24.1.1.4

To provide industrial activity with good access to strategic transport networks.

The proposed use of Wood and Metal Fabrication would provide for manufacturing, processing, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict of impact on amenity of any other uses. The proposal would promote existing industrial land and would be similar in use to other uses within the light industrial zone.

Use Table

The proposed use of 'Wood and Metal Fabrication' is a permitted use without qualifications in accordance with the use table in Clause 24.2 of the Glenorchy Interim Planning Scheme 2015.

Use Standards

Clause 24.3.1 Hours of Operation

The proposal involves a change to hours of operation for the proposed Wood and Metal Fabrication.

The proposal would require the following hours of operation to be in accordance with Clause 24.3.1 – Standard A1 in the Glenorchy Interim Planning Scheme 2015:

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 proposal would provide for hours of operation as follows:

Monday to Friday	7am to 9pm
Saturday	9am to 7pm
Sunday	10am to 7pm
Public Holidays	10am to 7pm

Variations may be considered in accordance with the performance criteria in Clause 24.3.1 – P1 as follows:

Hours of operation of 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 through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

The definition of “amenity” in Clause 4.1 Planning Definitions and Terms of the Scheme states the following:

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.

The residential zone in Chapel Street is approximately 53m to the north of the property. The proposal would be for the same type of use in the same location, and would generate minimal noise. Therefore, it is considered that a variation would be acceptable in this instance.

Development Standards for Buildings or Works*Clause 24.4.1 – Standard A1*

The proposed Wood and Metal Fabrication would require a maximum height of 9m from natural ground level in accordance with Clause 24.4.1 – Standard A1 in the Glenorchy Interim Planning Scheme 2015.

The proposal would provide a maximum height of 10.2m from natural ground level. Variations may be considered in accordance with the performance criteria in Clause 24.4.1 – P1 as follows:

Building height must satisfy all of the following:

- (a) *be consistent with any Desired Future Character Statements provided for the area;*
- (b) *be compatible with the scale of nearby buildings;*
- (c) *not unreasonably overshadow adjacent public space;*
- (d) *allow for a transition in height between adjoining buildings, where appropriate;*
- (e) *be no more than 12 m.*

The proposal would have a similar height to the existing workshop to be demolished. The height is not considered to cause unreasonable overshadowing because the proposed variation would be located on the southern side of the neighbouring property directly adjacent an existing workshop.

The proposed size and scale of the workshop would be in keeping with the existing building and surrounding development. Therefore, it is considered that a variation would be acceptable in this instance.

Clause 24.4.3

The proposal would not meet the acceptable solutions for Clauses 24.4.3(b) and (c) of the Glenorchy Interim Planning Scheme 2015 which requires a facade provide windows and door openings at ground floor level in the front façade no less than 40% of the surface area. To ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is not greater than 50%.

A variation under Clause 24.4.3 can be considered subject to the performance criteria in Clause 22.4.3 – P1 which states the following:

Building design must enhance the streetscape by satisfying all of the following:

- (a) *provide the main access to the building in a way that is visible from the street or other public space boundary;*
- (b) *provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;*
- (c) *treat very large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;*

- (d) *ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is limited when viewed from the street;*
- (e) *ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact;*
- (f) *only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;*
- (g) *be consistent with any Desired Future Character Statements provided for the area.*

The proposal would involve alterations to the existing façade, additions and construction which are subject to Clause 22.4.3. The proposal would bring the existing building adjacent the front boundary closer to acceptable solution in Clause 22.4.3 – Standard A1. Therefore it is considered that a variation would be acceptable in this instance.

Clause 24.4.4

The proposal would not meet the acceptable solutions for Clauses 24.4.4(b), (c), (e) and (f) of the use standards set out in Clause 24.4 of the Glenorchy Interim Planning Scheme 2015 which requires a facade to provide windows and door openings at ground floor level in the front façade which amount to no less than 20 %. A facade to 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 % and provide external lighting to illuminate car parking areas and pathways.

A variation under Clause 24.4.4 can be considered subject to the performance criteria in Clause 24.4.4 – P1 which states the following:

Building design must provide for passive surveillance of public spaces by satisfying all of the following:

- (a) *provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;*
- (b) *locate windows to adequately overlook the street and adjoining public spaces;*
- (c) *incorporate windows and doors for ground floor offices to look upon public access to the building;*
- (d) *locate external lighting to illuminate any entrapment spaces around the building site;*
- (e) *design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;*
- (f) *provide for sight lines to other buildings and public spaces.*

The proposal would involve alterations to the existing façade, additions and construction which are subject to Clause 22.4.4. The proposal would bring the existing building and design closer to acceptable solution in Clause 22.4.4 – Standard A1. The proposal would involve demolition toward the front of the site that would improve visibility from the street and between the buildings. Therefore, it is considered that a variation would be acceptable in this instance.

Clause 24.4.5– Standard A1

The proposed additions and construction for Wood and Metal Fabrication would require landscaping in accordance with Clause 24.4.5 – Standard A1 in the Glenorchy Interim Planning Scheme 2015.

The proposal would not provide landscaping along the frontage to the site. Variations may be considered in accordance with the performance criteria in Clause 24.4.5 – P1 as follows:

Landscaping must be provided to satisfy all of the following:

- (a) *enhance the appearance of the development;*
- (b) *provide a range of plant height and forms to create diversity, interest and amenity;*
- (c) *not create concealed entrapment spaces;*
- (d) *be consistent with any Desired Future Character Statements provided for the area.*

The proposed additions and new building would be located to the rear of the site behind the existing buildings. Therefore it is considered that a variation would be acceptable in this instance.

Overall, it is considered that the variations to the building envelope would be acceptable as it would accord with the Performance Criteria set forth in Clause 24.4.3 – P1, Clause 24.4.4 – P1 and Clause 24.4.5 – P1 in the Glenorchy Interim Planning Scheme 2015. Please see Appendix 1.

Development Standards for Subdivisions

Not applicable.

Part E: Codes

The following codes of the Scheme apply to this proposal:

Parking and Access Code*Clause E6.6.1 – Standard A1*

The proposed Wood and Metal Fabrication would require a total of twenty-five car parking spaces (four for the existing warehouse and twenty-one for the proposal) in accordance with Clause E6.6.1 – standard A1 of the Glenorchy Interim Planning Scheme 2015. The proposal provides a total of twenty-three car parking spaces. A variation may be considered in accordance with the performance criteria in clause E6.6.1 – P1 as follows:

The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:

- (a) *car parking demand;*
- (b) *the availability of on-street and public car parking in the locality;*

- (c) *the availability and frequency of public transport within a 400m walking distance of the site;*
- (d) *the availability and likely use of other modes of transport;*
- (e) *the availability and suitability of alternative arrangements for car parking provision;*
- (f) *any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*
- (g) *any car parking deficiency or surplus associated with the existing use of the land;*
- (h) *any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*
- (i) *the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*
- (j) *any verified prior payment of a financial contribution in lieu of parking for the land;*
- (k) *any relevant parking plan for the area adopted by Council;*
- (l) *the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;*
- (m) *whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Schedule.*

The subject site is located on Chapel Street within the Limited Industrial Zone, with access to public transport and public car parking. The proposal would be for demolition of two existing buildings, partial change of use, additions and construction of new buildings. The proposal would be for the same business that currently operates on site and the proposal would allow for upgrades to the current facilities on a similar footprint. Since the proposed use is existing, the parking demand is not expected to exceed the proposed number of parking spaces.

As stated by Council's Development Engineer below:

Due to the traffic flow and parking plan submitted, It is considered that the site is capable of being developed and the local traffic conditions are not expected to be significantly affected.

Therefore, the proposal would comply with the performance criteria in clause E6.6.1 – P1 in accordance with the Scheme. Please refer to the report by Council's Development Engineer below.

Clause E6.6.3 – Standard A1

The proposed Wood and Metal Fabrication would require a total of 2 motorcycle parking spaces in accordance with Clause E6.6.3 – standard A1 of the Glenorchy Interim Planning Scheme 2015.

The proposal does not provide motorcycle parking spaces. A variation may be considered in accordance with the performance criteria in clause E6.6.3 – P1 as follows:

The number of on-site motorcycle parking spaces must be sufficient to meet the needs of likely users having regard to all of the following, as appropriate:

- (a) *motorcycle parking demand;*
- (b) *the availability of on-street and public motorcycle parking in the locality;*
- (c) *the availability and likely use of other modes of transport;*
- (d) *the availability and suitability of alternative arrangements for motorcycle parking provision.*

As stated previously, the subject site is located on Chapel Street within the Limited Industrial Zone, with access to public transport and public car parking. The proposal would be for the same business that currently operates on site and the proposal would allow for upgrades to the current facilities on a similar footprint.

Therefore, the proposal would comply with the performance criteria in clause E6.6.3 – P1 in accordance with the Scheme. Please refer to the report by Council's Development Engineer below.

Clause E6.6.4 – Standard A1

The proposed Wood and Metal Fabrication would require a total of one bicycle parking space in accordance with Clause E6.6.4 – standard A1 of the Glenorchy Interim Planning Scheme 2015. The proposal does not provide any bicycle parking spaces. A variation may be considered in accordance with the performance criteria in clause E6.6.4 – P1 as follows:

The number of on-site bicycle parking spaces provided must have regard to all of the following:

- (a) *the nature of the use and its operations;*
- (b) *the location of the use and its accessibility by cyclists;*
- (c) *the balance of the potential need of both those working on a site and clients or other visitors coming to the site.*

As stated previously, the subject site is located on Chapel Street within the Limited Industrial Zone, with access to public transport and public car parking. The proposal would be for the same business that currently operates on site and the proposal would allow for upgrades to the current facilities on a similar footprint. Therefore, the proposal would comply with the performance criteria in clause E6.6.4 – P1 in accordance with the Scheme. Please refer to the report by Council's Development Engineer below.

Clause E6.7.8 – Standard A1

The proposal Wood and Metal Fabrication would require landscaping for the twelve new car parking spaces (toward the front of no. 36 Chapel Street) in accordance with Clause E6.7.8 – standard A1 of the Glenorchy Interim Planning Scheme 2015. The proposal does not provide landscaping for the new car parking spaces.

A variation may be considered in accordance with the performance criteria in clause E6.7.8 – P1 as follows:

Landscaping of parking and circulation areas accommodating more than 5 cars must satisfy all of the following:

- (a) relieve the visual impact on the streetscape of large expanses of hard surfaces;
- (b) soften the boundary of car parking areas to reduce the amenity impact on neighbouring properties and the streetscape;
- (c) reduce opportunities for crime or anti-social behaviour by maintaining passive surveillance opportunities from nearby public spaces and buildings.

The subject site is located on Chapel Street within the Limited Industrial Zone. The proposal would be similar to the existing development and surrounding streetscape. The proposal has been designed to maintain passive surveillance from nearby public spaces and buildings. Therefore, the proposal would comply with the performance criteria in clause E6.6.4 – P1 in accordance with the Scheme. Please refer to the report by Council's Development Engineer below.

The proposal complies with all other relevant standards as shown in Appendix 2.

Stormwater Management Code

The proposal is not exempt under Clause E7.4 of the Glenorchy Interim Planning Scheme 2015, however, the proposal complies with the standards in Section E7.0 of the Scheme. Therefore the proposal would be in accordance with Section E7.0 of the Glenorchy Interim Planning Scheme 2015. Please see Appendix 3.

Inundation Prone Areas Code

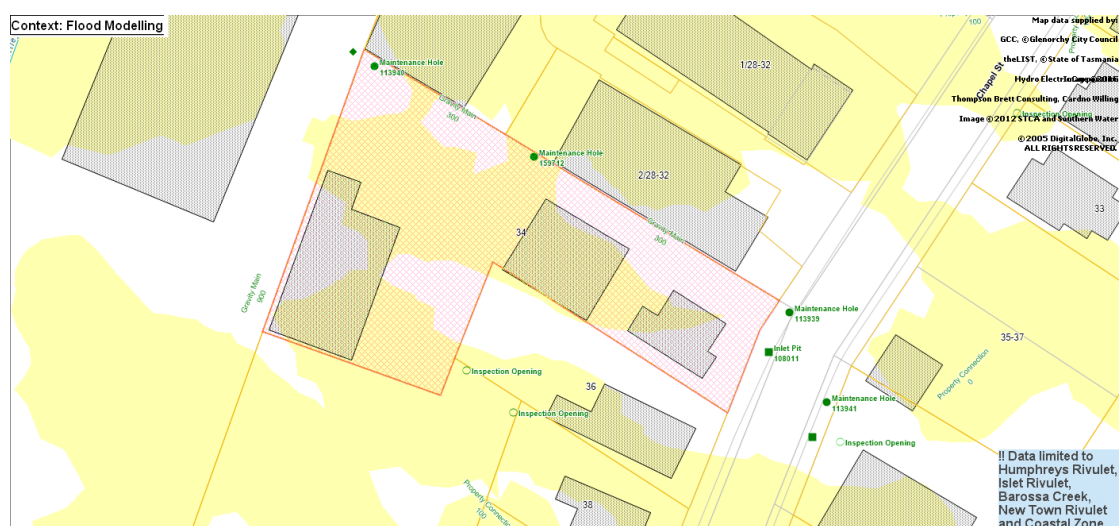


Figure 3: Excerpt of flooding from Humphreys Rivulet.

The proposal is not exempt under Clause E15.4 of the Glenorchy Interim Planning Scheme 2015 but the proposal complies with the standards in Section E15.0 of the Scheme. Therefore, the proposal would in accordance with Section E15.0 of the Glenorchy Interim Planning Scheme 2015 as shown in Appendix 4.

Signs Code

The proposal would include the following signs on 36 Chapel Street associated with the business:

Front façade

Awning fascia sign - 300mm x 8600mm

Above awning sign - 800mm x 6000mm

Side (North-East) facade

Awning fascia sign - 300mm x 5100mm

Above awning sign - 800mm x 6000mm

Clause E17.7.1 – Standard A1

The proposal would include two above awning signs that would exceed the standard measurements in Table 17.2. whereas clause E17.7.1 – standard A1 requires the above awning signs to comply with the standard measurements. The performance criteria state the following:

A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following:

- (a) *be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape;*
- (b) *be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located;*
- (c) *be constructed of materials which are able to be maintained in a satisfactory manner at all times;*
- (d) *not result in loss of amenity to neighbouring properties;*
- (e) *not involve the repetition of messages or information on the same street frontage;*
- (f) *not contribute to or exacerbate visual clutter;*
- (g) *not cause a safety hazard.*

The proposed above awning signs will be spread around two facades and include a combination of signs for the business and signs for products sold at the business. The signs would be evenly distributed around the building. The proposed signs would not have a detrimental impact on the existing streetscape, and would not create visual clutter. The signage would be similar and in keeping with the existing streetscape. Therefore, the proposed signage is considered to accord with clause E17.7.1 – P2 of the Scheme.

PART F: Specific Area Plans

Not applicable.

INTERNAL REFERRALS

Development Engineer

The proposal was referred to Council's Development Engineer who provided the following:

Traffic, Access & Parking

The applicant proposes 23 parking spaces where it is calculated that the site and the use require 25 parking spaces. However, the 2 space shortfalls are still acceptable as the shortfall is 8% which is less than 10%. Traffic flow must be one direction flow using the existing vehicle accesses; appropriate signage and line-marking must be installed, completed and in accordance with AS 2890.1 and the Council's approved plans submitted. Due to the traffic flow and parking plan submitted, It is considered that the site is capable of being developed and the local traffic conditions are not expected to be significantly affected.

GCC Services (Stormwater)

There are no GCC stormwater mains affected by this application. All stormwater from impervious areas will be required to be directed to the existing stormwater connection to the kerb at the front of the development.

Other

Geoscience issues

There are no geotechnical issues identified through Council's records that affect the application.

Flooding/Inundation issues

There are no flooding impacts identified through Council's records that affect the application

Environmental Health Officer

The proposal was referred to Council's Environmental Health Officer who provided the following:

The applicants have advised that the use of these sites will remain the same as the existing use and that the intensity of the use will not intensify with this development. Hours of operation requested by the applicants are within hours outlined within Acceptable Solution A1 of section 24.3.1 Hours of Operation as defined under the Glenorchy Interim Planning Scheme 2015 (The Scheme). The requested hours are recommended to be placed as a condition of this permit. The applicant has advised the current use of the site is low-noise generating and will comply with section A1 of 24.3.2 of the Scheme. It is recommended to apply this as a condition of the permit to protect the amenity of the near by residential zone.

Due to this site being located greater than 50 metres from the closest residential zone, it is exempt under Section 24.3.3, 24.3.4 and 24.3.5 of the Scheme.

Construction times and waste management conditions along with asbestos advice are also recommended to be placed on the permit to ensure that all aspects of the development of the site are appropriately managed.

EXTERNAL REFERRALS

TasWater

The application was referred to Tas Water which was supportive of the proposal with recommended conditions. The Water and Sewerage Industry Act 2008 requires the Planning Authority to include conditions from Tas Water if a permit is approved.

REPRESENTATIONS

The application was advertised for the statutory 14-day period and no representations were received.

CONCLUSION

The application is for demolition and construction of the workshop for Wood and Metal Fabrication (Manufacturing and Processing) relying on performance criteria for height, hours of operation, parking and access at 34 and 36 Chapel Street, Glenorchy. As stated in the report, the use of Wood and Metal Fabrication is a permitted use (only the variation for hours of operation, height, parking and signs are discretionary), and is considered to accord with the standards of the Light Industrial Zone of the Glenorchy Interim Planning Scheme 2015.

The variation to hours of operation and height is reflective of the proposal's existing development relative to the size of the site, the location. The proposed variation is considered to accord with the use standards of Part D Zones – 24.0 Light Industrial Zone in the Scheme.

The signs relying on performance is reflective of the proposal's existing development relative to the size of the site, the location, and visual appearance from the streetscape. The proposed reliance on performance criteria are considered to accord with the sign standards of E17.0 Signs Code in the Scheme.

The parking variations are reflective of the proposal's existing use and development relative to the size of the site, the location, and access to public transport. The proposed variations are considered to accord with the parking standards of E6.0 Access and Parking Code in the Scheme.

The application was notified for the statutory 14-day notification period, and no representations were received.

Council's Development Engineer and Environmental Health Officer are supportive of the proposal subject to recommended conditions.

The proposal is assessed to substantially comply with the requirements of Schedule 1 of the Land Use Planning and Approvals Act 1993 and the Glenorchy Interim Planning Scheme 2015, subject to the recommended conditions.

Recommendation:

That a permit be granted for the proposed use and development of Demolition and construction of Wood and Metal Fabrication (Manufacturing and Processing) relying on performance criteria for height, hours of operation, and parking and access at 34 Chapel Street Glenorchy 36 Chapel Street Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-148 and Drawing No. P1 submitted on 13 July 2016, and Drawing No. P2 submitted on 7 September 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 sign must only identify or advertise a business located within the property or products sold on the premises.
4. Signs must not be illuminated by external lights except with the written consent of Council's Senior Statutory Planner.
5. Signs must not contain any flashing light without specific approval of Council's Senior Statutory Planner.
6. No fluorescent colours are to be used in the colour scheme of the sign(s).

Engineering

7. Prior to the issuing of a Building Permit Approval or the commencement of works on site, 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. 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.com.au
8. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
9. 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 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 line-marking in accordance with the approved plan received by Council dated 07/09/2016 (drawing no. 16 035/2A);
- 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%; and
- Be a one-way traffic flow with appropriate signage and line-marking for entry/exit only.

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.

10. Twenty three (23) clearly marked car parking spaces must be provided 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.
11. Of the total required number of car parking spaces of the completed development, one (1) car parking space shall be provided for the use of accessible parking. The parking space to be provided must be marked, with clearly painted markings, as "accessible parking".
12. 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

13. Hours of operation are:
 - (a) 7.00 am to 9.00 pm Mondays to Fridays inclusive;
 - (b) 9.00 am to 7.00 pm Saturdays;
 - (c) 10.00 am to 7.00 pm Sundays;
 - (c) 10.00 am to 7.00 pm Public Holidays;except for office and administrative tasks.
14. 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.

15. Equipment and machinery associated with the development of the site must only be operated during the following times:
 - a) Monday to Friday 7.00am to 6.00pm
 - b) Saturday 8.00am to 6.00pm
 - c) Sunday and Public Holidays 10.00am to 6.00pm
16. 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.

Advice to Applicant

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

- 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.
- If asbestos is identified during demolition/renovation then removal must be undertaken in accordance with the Building Regulations 2014. The regulations outline a number of mandatory requirements covering the removal of asbestos, this includes ensuring that all practicable steps are taken before a demolition occurs to identify the presence of asbestos and only permits waste asbestos to be disposed of at an approved waste management facility.

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 Zone**

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: 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.	7:00am – 5:00pm – Weekdays Saturday, Sunday and Public Holidays – NIL	YES – recommended to be placed as condition of permit
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) (LAmix) 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.	Applicant advised there is no increase in noise generating activity at the site and the change of use is to do with office/showroom space rather than workshop/warehouse operation. Noise generate at the site is not expected to increase.	Recommended to be placed as condition of permit to further protection of residential amenity.
	A2 External amplified loud speakers or music must not be used within 50 m of a residential zone.	Sites located greater than 50 meters from residential zone, therefore exempt	N/A

Standard	Acceptable Solution	Proposed	Complies?
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.	Sites located greater than 50 meters from residential zone, therefore exempt	N/A
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: (c) 7.00 am to 7.00 pm Mondays to Saturdays inclusive; (d) 9 am to 5.00 pm Sundays and public holidays.	Sites located greater than 50 meters from residential zone, therefore exempt	N/A
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.	7:00am – 5:00pm – Weekdays Saturday, Sunday and Public Holidays – NIL	YES – recommended to be placed as condition of permit
24.4 Development Standards for Buildings and Works			
24.4.1 Building Height	A1 Building height must be no more than: 9m.	The proposal would have a height of 10.2m from natural ground level. Compliance would require a maximum height of 9m and this would result in a variation of 1.2m.	No Please refer to discussion in the report.
	A2 Building height within 10 m of a residential zone must be no more than 8.5 m.	Not applicable.	N/A
24.4.2 Setback	A1 Building setback from frontage must be parallel to the frontage and must be no more than:	The proposed building and additions will be located to the rear of 34 and 36 Chapel Street.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	(c) 10 m; or (d) the alignment of the adjoining buildings whichever is the lesser.		
	A2 Building setback from a residential zone must be no less than: (d) 10m; or (e) half the height of the wall, whichever is the greater.	Not applicable.	N/A
24.4.3 Design	A1 Building design must comply with all of the following: (h) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site; (i) 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; (j) 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;	The proposal would include changes to the façade of the existing building along Chapel Street. Technically the proposed alterations would provide windows and door openings at ground floor level in the front façade less than 40% of the surface area of the ground floor level façade, it would not ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces is greater than 50% of the length of the façade.	Discretions (b) and (c). Refer to discussion in the report.

Standard	Acceptable Solution	Proposed	Complies?
	(k) 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; (l) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; (m) provide awnings over the public footpath if existing on the site or on adjoining lots; (n) not include security shutters over windows or doors with a frontage to a street or public place.		
	A2 Walls of a building facing a residential zone must comply with all of the following: (c) be coloured using colours with a light reflectance value not greater than 40 percent; (d) 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.	Not applicable.	N/A
24.4.4 Passive Surveillance	A1 Building design must comply with all of the following: (f) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;	The proposal would include changes to the façade of the existing building along Chapel Street. Technically the proposed alterations would provide windows and door openings at ground floor level in the front façade less than 20% of the surface area of the ground floor level façade, and windows and door openings at ground floor	Discretions (b), (c), (e), and (f). Refer to discussion in the report.

Standard	Acceptable Solution	Proposed	Complies?
	(g) 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; (h) 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; (i) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (j) 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.	level in the façade of any wall which faces a public space or a car park which amount to less than 10% of the surface area of the ground floor level façade. The proposal would not provide for external lighting to illuminate car parking areas and pathways, or well-lit public access at the ground floor level from any external car park.	
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.	The proposal would not provide landscaping along the frontage whereas compliance with require this to be done.	No Please refer to discussion in the report.
	A2 Along a boundary with a residential zone landscaping must be provided for a depth no less than: 10m.	Not applicable.	N/A
24.4.6 Outdoor Storage Areas	A1 Outdoor storage areas for non-residential uses must comply with all of the following:	Complies.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	(d) be located behind the building line; (e) all goods and materials stored must be screened from public view; (f) not encroach upon car parking areas, driveways or landscaped areas.		
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; (f) 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.	N/A

APPENDIX 2

E6.0 Parking and Access Code

Standard	Acceptable Solution	Proposed	Complies?
E6.6 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.	The proposal includes 23 car parking spaces on site. Compliance would require 25 car parking spaces, and this would result in a variation of 2 car parking spaces.	No Refer to discussion in the report.
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.	Not applicable.	N/A
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.	The proposal includes no motorcycle parking spaces. Compliance would require 2 motorcycle parking spaces, and this would result in a variation of 2 motorcycle parking spaces.	No Refer to discussion in the report.

Standard	Acceptable Solution	Proposed	Complies?
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.	The proposal includes no bicycle parking spaces. Compliance would require 1 bicycle parking spaces, and this would result in a variation of 1 bicycle parking spaces.	No Refer to discussion in the report.
E 6.7 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.	Not applicable. The proposal will not change the number of existing accesses.	N/A
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.	Complies.	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;	Complies.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	(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.		
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.	Complies.	Yes
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.	Complies.	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.	Complies.	Yes

Standard	Acceptable Solution	Proposed	Complies?
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.	Complies.	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.	The proposal would not provide landscaping along the frontage whereas compliance with require this to be done.	No Refer to discussion in the report.
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.	N/A
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.	N/A

Standard	Acceptable Solution	Proposed	Complies?
	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.	N/A
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.	N/A
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.	N/A
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.	Complies.	Yes

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.	Complies.	Yes

APPENDIX 3**E7.0 Stormwater Management Code**

Standard	Acceptable Solution	Proposed	Complies?
E7.7 Development Standards			
E7.7.1 Stormwater Drainage and Disposal	A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	Complies, the building and sealed car parking will be disposed of by gravity to public stormwater infrastructure.	Yes
	A2 A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply: (a) the size of new impervious area is more than 600 m ² ; (b) new car parking is provided for more than 6 cars; (c) a subdivision is for more than 5 lots.	A condition has been recommended.	Yes
	A3 A minor stormwater drainage system must be designed to comply with all of the following: (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.	Complies.	Yes
	A4 A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	Complies.	Yes

APPENDIX 4**E15.0 Inundation Prone Areas Code**

Standard	Acceptable Solution	Proposed	Complies?
E15.6 Use Standards			
E15.6 Use Standards	A1 Change of use of a non-habitable building to a habitable building or a use involving habitable rooms must comply with all of the following: (a) floor level of habitable rooms is no less than the AHD level for the Coastal Inundation Low Hazard Area in Table E15.1; (b) floor level of habitable rooms is no less than the AHD level for the 1% AEP plus 300mm if in an area subject to riverine flooding.	Complies.	Yes
E15.7 Development Standards for Buildings and Works			
E15.7.1 Coastal Inundation High Hazard Areas	A1 For a habitable building, including extensions to existing habitable buildings, there is no Acceptable Solution.	Not applicable.	N/A
	A2 For a non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, there is no Acceptable Solution.	Not applicable.	N/A

E15.7.2 Coastal Inundation Medium Hazard Areas	A1 For a new habitable building there is no acceptable solution	Not applicable.	N/A
	A2 Except for new rooms associated with habitable buildings other than dwellings, for which there is no acceptable solution, an extension to an existing habitable building must comply with one of the following: (a) new habitable rooms must comply with both of the following: (i) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1, (ii) floor area of the extension no more than 40 m ² from the date of commencement of this planning scheme; (b) new habitable rooms must be above ground floor.	Not applicable.	N/A
	A3 A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 40 m ² .	Not applicable.	N/A
E15.7.3 Coastal Inundation Low Hazard Areas	A1 A new habitable building must comply with the following: (a) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1;	Not applicable.	N/A

	A2 An extension to a habitable building must comply with either of the following: (a) floor level of habitable rooms is no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1; (b) floor area is no more than 60 m ² .	Not applicable.	N/A
	A3 A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 60 m ² .	Not applicable.	N/A
E15.7.4 Riverine Inundation Hazard Areas	A1 A new habitable building must have a floor level no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm.	Complies.	Yes
	A2 An extension to an existing habitable building must comply with one of the following: (a) floor level of habitable rooms is no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm; (b) floor area of the extension no more than 60 m ² as at the date of commencement of this planning scheme.	Complies.	Yes
	A3 The total floor area of all non-habitable buildings, outbuildings and Class 10b buildings under the Building Code of Australia, on a site must be no more than 60 m ² .	Not applicable.	N/A

15.7.5 Riverine, Coastal Investigation Area, Low, Medium, High Inundation Hazard Areas	A1 For landfill, or solid walls greater than 5 m in length and 0.5 m in height, there is no acceptable solution.	Not applicable.	N/A
	A2 No acceptable solution.	Not applicable.	N/A
	A3 A land application area for onsite wastewater management must comply with all of the following: (a) horizontal separation distance from high water mark or from the top of bank of a watercourse or lake must be no less than 100 m; (b) vertical separation distance from the water table must be no less than 1.5 m.	Not applicable.	N/A
E15.7.6 Development Dependent on a Coastal Location	A1 An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway must be no more than 20% of the size of the facility existing at the effective date.	Not applicable.	N/A
	A2 No acceptable solution	Not applicable.	N/A
	A3 No Acceptable Solution for coastal protection works initiated by the private sector.	Not applicable.	N/A

APPENDIX 5**E17.0 Signs Code**

Standard	Acceptable Solution	Proposed	Complies?
E17.6 Use Standards			
E17.6.1 Use of Signs	A1 A sign must be a permitted sign in Table E17.3	Complies. The proposed above awning sign and awning fascia signs would be permitted in Table E17.2.	Yes
	A2 A sign associated with the sale of goods or services must relate directly to the use of the building or site to which it is affixed.	Complies. The proposed signs would be associated with the sale of goods and services directly related to the use of the building.	Yes
	A3 A sign must not contain flashing lights, moving parts or changing messages or graphics, except if a Statutory Sign	Complies. The proposed signs would not contain any flashing lights.	Yes
	A4 An illuminated sign must not be located within 30 metres of a residential use, except if a Statutory Sign.	Not applicable.	N/A
E17.7 Development Standards			
E17.7.1 Standards for Signs	A1 A sign must comply with the standards listed in Table E.17.2 and be a permitted sign in Table E17.3.	The proposal would include two above awning signs that would exceed the standard requirements of Table E17.2. The proposed above awning signs would have a length of 5.1m and 8.6m where as compliance would require a maximum length of 2.7m.	No Refer to discussion in the report.
	A2 The number of signs per business per street frontage must comply with all of the following: (a) maximum of 1 of each sign type; (b) maximum of 1 window sign per window;	Complies. The signs along the street frontage would include 1 above awning sign and 1 awning fascia sign.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	(c) if the street frontage is less than 20 m in length, the maximum number of signs on that frontage is 3; (d) if the street frontage is 20 m in length or greater, the maximum number of signs on that frontage is 6. except for the following sign types, for which there is no limit; (i) Building Site, (ii) Name Plate, (iii) Newspaper Day Bill, (iv) Open/Closed, (v) Real Estate, (vi) Street Number, (vii) Temporary Sign.		
	A3 Signs must not obscure or prevent or delay a driver from seeing a Statutory Sign or a Tourist Information Sign.	Complies. The proposed signs would not obscure or prevent or delay a driver from seeing a Statutory Sign or a Tourist Information Sign.	Yes
	A4 Signs must not resemble Statutory Signs because of the same or similar shape, size, design, colour, letter size or lighting.	Complies. The proposed signs would not resemble Statutory Signs because of the same or similar shape, size, design, colour, letter size or lighting.	Yes
	A5 For properties that have a common boundary with Brooker Avenue, any advertising sign must be located at least 5m from that boundary.	Not Applicable.	N/A
E17.7.2 Standards for signs on Heritage Places subject to the Heritage Code or within Heritage Precinct or Cultural Landscape Precincts	A1 No acceptable solution	Not Applicable.	N/A

Attachments/Annexures

- 1** Attachment - 34 and 36 Chapel Street, Glenorchy

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 Section 15(4).