

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 22 MAY 2017



Chairperson: Commissioner Sue Smith

Hour: 3.00 p.m.

Present: Commissioner Sue Smith

In attendance: Mr. A. Woodward (Acting Manager – Environment and Development), Ms. V. Tomlin (Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Ms. C. Griffin (Planning Officer), Mr. P. Coney (Planning Officer), Ms. H. Zimmerman (Acting Co-ordinator Environmental Health), Mr. N. Wass (Environmental Health Officer), Ms. T. Patmore (Environmental Health Officer), Ms. B. Narksut (Senior Development Engineer) and Mr. A. Mousavi (Transport Engineer).

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

4. CONFIRMATION OF MINUTES

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 8 May 2017 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - ADDITIONS TO PUBLIC HALL (COMMUNITY MEETING AND ENTERTAINMENT) RELYING ON PERFORMANCE CRITERIA - CHIGWELL COMMUNITY HOUSE 8 BUCAAN STREET CHIGWELL

File Reference: 7336658

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-262
<i>Applicant:</i>	Rainbow Building Solutions
<i>Owner:</i>	Department Of Health And Human Services (DHHS)
<i>Zone:</i>	Community Purpose
<i>Use Class</i>	Community Meeting and Entertainment
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Clause 17.2 Use Table, Clause 17.4.3 Design, Clause 17.4.4 Passive Surveillance, Clause E6.6.1 Number of Car Parking Spaces, and Clause E6.6.4 Number of Bicycle Parking Spaces (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	Extension granted until 23 May 2017
<i>Existing Land Use:</i>	Public Hall
<i>Proposal In Brief:</i>	Additions to public hall (community meeting and entertainment) relying on performance criteria
<i>Representations:</i>	0

Recommendation:**Approval, subject to conditions**

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Additions to public hall (community meeting and entertainment) relying on performance criteria at Chigwell Community House 8 Bucaan Street, Chigwell subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-262 and Drawing No. P2 submitted on 28 March 2017, 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. All external surfaces for facade walls of a building facing a residential zone (the street frontage) must be coloured using colours with a light reflectance value not greater than 40 percent. Details are to be submitted with the building permit application and approved by Council's Senior Statutory Planner.
4. Plans submitted with the building permit application must show landscaping in the form of fences, screens and/or planting to enhance the appearance of the development along the streetscape to the satisfaction of Council's Senior Statutory Planner.

Engineering

5. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.
6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. The new vehicle crossing must be 3.6-metre wide and constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary to align with the new access. Any driveway / crossover work within Council's road reservation must be carried out by a Council approved contractor and all work must be reinstated to match the existing adjacent footpath/nature strip profile. A Property Access Works Application must be completed prior to any work being undertaken.

The application is available from Council's Planning Department or available from Council's website at:

<http://gcc.tas.gov.au/content/Driveways.GCC?ActiveID=1304>

8. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment prior to use. All runoff from paved and driveway areas must be retained within site boundaries and discharged into Council's stormwater system. Construction details must generally be in accordance with Council's standard requirements.
9. 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

10. Hours of operation must be within:
 - (a) 9.00 am to 5.00 pm Mondays to Fridays inclusive;
except for office and administrative tasks
11. 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 and 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.

12. 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 6.00 pm Mondays to Fridays inclusive;
 - (b) 9.00 am to 5 pm Saturdays
 - (c) 10.00 am to 12 noon Sundays and Public Holidays.

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 2016 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

Reason for Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to ***grant a permit*** for the reasons set out in the officer's report.

6. PROPOSED USE AND DEVELOPMENT - DEMOLITION, ADDITIONS AND ALTERATIONS AT EXISTING SERVICE INDUSTRY - 34-36 NEGARA CRESCENT GOODWOOD AND 38 NEGARA CRESCENT GOODWOOD

File Reference: 2183533 and 3288660

REPORT SUMMARY:

Application No.:	PLN-17-066
Applicant:	Our Plunge Pty Ltd
Owner:	Our Plunge Pty Ltd
Zone:	Light Industrial
Use Class	Service Industry
Application Status:	Discretionary
Discretions:	24.4.1 A1 Building Height (more than 9m)
	24.4.3 A1 (b) Design (less than 40% openings)
	24.4.3 A1 (c) Design (more than 50% blank wall)
	E11.7.1 A1 Buildings and Works (Watercourse Protection)
	E6.6.1 A1 Number of car parking spaces
Level 2 Activity?	No
42 Days Expires:	29 May 2017
Existing Land Use:	Service Industry - Commercial Laundry
Proposal in Brief:	Demolition, additions and alterations at existing service industry
Representations:	0
Recommendation:	Approval, subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of 'demolition, additions and alterations at existing service industry' at 34-36 Negara Crescent Goodwood and 38 Negara Crescent Goodwood subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-066 and Drawing No. P1 submitted on 23/03/17 pages 1-5; and Drawing No. P2 submitted on 26/04/17 page 1 (parking) and Drawing No P3 submitted on 30/03/17 page 1 (servicing plan), 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. Outdoor storage areas must be:
 - (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.
4. Any roof-top service infrastructure, including service plant, must be screened so as to have limited visual impact from a public street.
5. Any mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar must be screened from view from the street and other public spaces.

Development Engineer

6. Twelve (12) clearly marked car parking spaces must be provided prior to the approved use 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. In areas set aside for car parking, securely fixed wheel stops or kerbing must be provided to the satisfaction of Council to prevent damage to fences or landscaped areas.
7. In addition to the above, a minimum of one (1) of the twelve (12) car parking spaces must be provided, prior to use, for the exclusive use of persons with a disability and kept available for these purposes at all times. This car space must be provided in accordance with Australian Standard AS 2890.6 – 2009 Off-Street Parking for persons with a disability.

8. Driveways, car parking and turning areas must be constructed and sealed with an approved impervious surface treatment within three months of occupancy of the building.

All runoff from paved and driveway areas must be retained within site boundaries and discharged into an approved stormwater system. 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.

9. Lighting must be provided for the car park and operated during the hours of use in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces and completed prior to the commencement of use as approved.

Transport Engineer

10. An 'Entry' sign at the Innovation Drive access driveway and an 'Exit' sign together with an 'Entry via Innovation Drive' sign at the Negara Crescent access driveway must be installed;
11. Pavement arrow markings at both access points must be installed to direct drivers to drive through the site in the dedicated direction.

Environmental Health:

12. 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) (LAm_{ax}) 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 Environmental Management, including adjustment of noise levels for tonality and impulsiveness.

Noise levels are to be averaged over a 15 minute time interval.

13. 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.

14. The discharge of liquids, other than unpolluted rainwater, to Council's stormwater system, receiving water bodies or water courses is strictly prohibited.
15. Any area where liquid wastes (including spills) are generated must be suitably graded and bunded to direct the liquid waste to sewer.

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 2016 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

Reason for Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report.

7. PROPOSED USE AND DEVELOPMENT - EXTENSION TO HOURS OF OPERATION - 51-53 CHAPEL STREET GLENORCHY

File Reference: 2734198

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-013
<i>Applicant:</i>	Akjj Pty Ltd
<i>Owner:</i>	Jjaki Pty Ltd
<i>Zone:</i>	Light Industrial
<i>Use Class</i>	Sports and Recreation
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	24.3.1 (P1) Hours of Operation (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	27/05/2017
<i>Existing Land Use:</i>	Gymnasium (Sport and Recreation)
<i>Proposal In Brief:</i>	Extension to hours of operation
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval subject to Conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed extension to hours of operation at 51- Chapel Street Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-013 and Drawing No. P1 submitted on 24/1/2017, except as otherwise required by this permit.

Environmental Health

2. A noise level from an activity/building must enable compliance with the following:
 - i. The equivalent continuous A-weighted sound pressure level measured over 15 minutes (LAeq15min) emitted from a noise source must not exceed 5dB above the background (LA90) noise level at any time when assessed at the boundary of an affected receiver. The background noise level must be measured in the absence of noise emitted from the proposed use in accordance with AS 1055.1-1997 Acoustics – Description and Measurement of Environmental Noise General Procedures.
3. The loading and unloading of vehicles on the land and the transportation of any materials to or from the land must only take place between the following hours:

Monday through to Saturday 0700 to 1900

Sunday and Public Holidays 0900 to 1700.

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 2016 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

Reason for Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in representations (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report.

Moved: COMMISSIONER SMITH

That the meeting be closed to the public pursuant to Regulation 15(4) of the Local Government (Meeting Procedures) Regulations 2005.

CLOSED TO MEMBERS OF THE PUBLIC

8. PROPOSED CANCELLATION OF PERMIT PLN-16-008 FOR VISITOR ACCOMMODATION AT 51 AMIENS AVENUE, MOONAH

This item is to be considered at a closed meeting of the Glenorchy Planning Authority by authority of the Local Government (Meeting Procedures) Regulations 2015 Regulation 15(4).

The meeting closed at 3.25 p.m.

Confirmed,

CHAIRMAN