

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 27 MARCH 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. A. Mousavi (Transport Engineer), Ms. H. Zimmerman (Acting Coordinator Environmental Health), Mr. N. Wass (Environmental Health Officer) and Ms. B. Narksut (Development 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

None

4. CONFIRMATION OF MINUTES

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That the minutes of the Glenorchy Planning Authority Meeting held on Tuesday, 14 March 2017 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - CONSTRUCTION OF ENGINEERING TECHNOLOGY (RESEARCH AND DEVELOPMENT) RELYING ON PERFORMANCE CRITERIA - 35 INNOVATION DRIVE, DOWSINGS POINT

File Reference: 2586578

REPORT SUMMARY:

Application No.:	PLN-16-288
Applicant:	Michael Cooper & Associates
Owner:	Tasmanian Development Authority
Zone:	Particular Purpose Zone 3-Technopark
Use Class	Research and Development
Application Status:	Discretionary
Discretions:	Height; design; passive surveillance; landscaping; and Parking and Access (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	Nil
42 Days Expires:	05 Apr 2017
Existing Land Use:	Vacant Land
Proposal In Brief:	Construction of Engineering Technology (Research and Development) relying on performance criteria
Representations:	1
Recommendation:	Approval, subject to conditions

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of Construction of Engineering Technology (Research and Development) relying on performance criteria at 35 Innovation Drive Dowsing Point subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-288 and Drawing No. P2 submitted on 9 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. A landscaping plan, prepared by a suitably qualified person, is to be submitted in association with the building permit application for approval by Council's Senior Statutory Planner. Particular attention is to be paid to the use of a range of local native plant height and forms to create diversity, interest and amenity in accordance with the NRM South publication; Native Gardens – A Planting and Landscaping Guide for the Southern Region of Tasmania and to not create concealed entrapment spaces. The landscaping works must be completed within 6 months of the issue of a Certificate of Occupancy and then maintained to the satisfaction of Council's Senior Statutory Planner. The landscaping plan is to be prepared at a suitable scale, and indicate the following:-
 - a) outline of the proposed buildings;
 - b) existing trees and those to be removed;
 - c) any proposed driveways, paths ,car parking, retaining walls and fencing (indicating the materials and surface finish);
 - d) the proposed planting (including expected mature height and plant size); and
 - e) earth shaping works; and
4. External surfaces off all buildings on a site must use a single colour scheme in accordance with all of the following:
 - (i) the colour palette must be unique to the site within the zone;
 - (ii) the colour palette must highlight architectural features of the building;
 - (iii) the colour palette must use a minimum of 3 colours and a maximum of 5 colours of the single colour scheme.

Engineering

5. 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

6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. Any damage to Council's assets, including services, footpaths, driveway crossings and nature strips must be promptly reported to and then repaired to the requirements of Council's Development Engineer, at the developer's cost.
8. New vehicle crossings at the access point must be constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary and completed to the satisfaction of Council's Development Engineer prior to the occupancy. The detail design must be submitted and approved prior to the issuing of a Building Permit Approval.
9. Any driveway crossover work within Council's road reservation must be carried out by a Council-registered contractor. A road-opening permit from Council's Planning Services Program is required. An inspection fee is payable upon application. Any modifications to vehicular kerb crossing must include reinstatement of the footpath/nature strip and kerbing to match the existing environment.
10. The design and construction of the driveway, 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:-

- a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 20%;

- b) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- c) Vertical alignment shall include transition curves (or straight sections) to the Australian Standard, Parking facilities - Part 1: Off-Street Car parking AS 2890.1 - 2004, Clause 2.5.3 (d) at all grade changes greater than 12.5%;
- d) The gradient of any parking areas must not exceed 5%;
- e) Lighting must be provided for the proposed carpark 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; and
- f) Parking spaces, driveway and disabled parking space are to be clearly line-marked and securely fixed with wheel stops in accordance with the approved plan received by Council dated 21-12-16.

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.

11. Barrier compliant with the Australian Standard AS 1170.1 must be installed to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit. All works required by this condition must be installed prior to the occupancy of the building.
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. Any alterations or works to Council mains shall be undertaken by Council at the developer's cost.

Advice:

Council does not have any record of the stormwater connection to the site. The applicant is required to accurately locate size and accurately plot the location on the submitted site plans if a connection does exist. The applicant can contact Council and complete a Storm Water Line Location Request form at developer's cost, if required to enable Council's Asset Survey Officer to assist with locating and determining the size of the drainage line on site. If no stormwater connection exists the developer is required to contact Council's Development Technical Officer on (03) 62166426 to organise for Council to provide a quote to perform the stormwater connection works.

13. Run-off from the car parking areas must be discharged and directed to Council's existing stormwater connection. Stormwater pre-treatment is also required.

A Water Sensitive Urban Design element for the treatment of stormwater discharging from the development must be incorporated into the development, in accordance with the Glenorchy Interim Planning Scheme Stormwater Management Code 7 and be approved by Council's Development Engineer prior to the issuing of a Building Permit Approval. Prior to the issue of a Building Permit Approval, the stormwater treatment detail designed certified by a suitably qualified Engineer must be submitted to and approved by Council.

Environmental Health

14. 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.

15. A use must not emit dust or other particles, smell or fumes beyond the boundaries of its site.

Advice to Applicant

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

Services

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 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 62166800.

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 - THREE MULTIPLE DWELLINGS RELYING ON PERFORMANCE CRITERIA - 24 FIRST AVENUE, WEST MOONAH

File Reference: 5424638

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-001
<i>Applicant:</i>	Emmanuel Dellas Pty Ltd
<i>Owner:</i>	A Dourias, J Dourias and T Dourias
<i>Zone:</i>	General Residential
<i>Use Class</i>	Multiple Dwelling Units
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Privacy (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	Nil.
<i>42 Days Expires:</i>	Extension of time until 28 Mar 2017
<i>Existing Land Use:</i>	Single Dwelling
<i>Proposal In Brief:</i>	Three multiple dwellings relying on performance criteria
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to condition

Moved: COMMISSIONER SMITH

Approved by Commissioner Smith:

That a permit be granted for the proposed use and development of three multiple dwellings relying on performance criteria at 24 First Avenue, West Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-001 and Drawing No. P1 (pages 3, 4, 5 and 7) submitted on 3 January 2017, and Drawing No. P3 submitted on 10 February 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.

Engineering

3. Prior to the issuing of a Building Permit Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of and 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.

Advice: 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.org.au.

4. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
5. Any damage to Council's assets, including services, footpaths, driveway crossings and nature strips must be promptly reported to and then repaired to the requirements of Council's Development Engineer, at the developer's cost. It shall be the developer's responsibility to obtain and submit with the Building Application, a comprehensive photographic record of the condition of the footpaths, driveways and nature strips at the road frontage to the site and adjacent to the site, prior to commencing construction. The photographic record shall be relied upon to establish the extent of damage caused to Council's assets throughout construction. In the event that the developer fails to provide a pre-construction photographic record of the site then any damage to Council assets found on completion of the works shall be deemed to be the responsibility of the developer and shall be repaired at the developer's cost.

6. Widening to the existing vehicle crossings must be constructed in accordance with standard drawing SD-1003 between the kerb and the property boundary and completed to the satisfaction of Council's Development Engineer prior to the occupancy. The detail design must be submitted and approved prior to the issuing of a Building Permit Approval.
7. Any driveway crossover work within Council's road reservation must be carried out by a Council-registered contractor. A road-opening permit from Council's Planning Services Program is required. An inspection fee is payable upon application. Any modifications to vehicular kerb crossing must include reinstatement of the footpath/nature strip and kerbing to match the existing environment.
8. The design and construction of the driveway, 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-:
 - a) Be constructed to a sealed finish;
 - b) Provide six (6) clearly line-marked car parking spaces as provided in drawing A1 Rev 2 (P3) received by Council on 10 February 2017;
 - c) The turning bay(s) to be provided must be marked, with clearly painted markings, as "No Parking";
 - d) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - e) The gradient of any parking areas must not exceed 5%; and
 - f) Minimum carriageway width is to be no less than 3.0 metres;

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.
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. Any alterations or works to Council mains shall be undertaken by Council at the developer's cost.

Advice: Council does not have any record of the stormwater connection to the site.
10. The development must comply with Council's Stormwater Runoff Management Policy, where the Stormwater detention for a 1 in 20 year ARI storm event must be provided on site. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.

Advice to Applicant

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

Engineering

- 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.
- All development applications that result in an increase in the impervious area of the site, and therefore the peak stormwater discharge rate must incorporate an On-Site Detention System (OSD) in accordance with Council Policy No 28-4. The proposed OSD must provide a runoff storage volume equivalent to the difference between the allowable site discharge and the anticipated maximum discharge over the period of the design storm. An OSD proposal must be submitted with the Plumbing Permit Application and detailed in a hydraulic design for assessment and approval by Council's Plumbing Permit Authority. Water Sensitive Urban Design (WSUD) elements are encouraged. If the developer has any enquiries relating to acceptable methods of providing On-site detention, they should contact Council's Plumbing Surveyor on (03) 6216 6800.

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 62166800.

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 - DEVELOPMENT OF AN EARLY LEARNING CENTRE (EDUCATIONAL AND OCCASIONAL CARE) WITH ASSOCIATED WORKS - 2 CADBURY ROAD, CLAREMONT

File Reference: 1814882

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-021
<i>Applicant:</i>	M2 Architecture
<i>Owner:</i>	Department Of Education (Doe)
<i>Zone:</i>	Community Purpose and Environmental Management
<i>Use Class</i>	Educational and Occasional Care
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	E6.4 Number of car 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>	28 Mar 2017
<i>Existing Land Use:</i>	Education and Occasional Care
<i>Proposal In Brief:</i>	Development of an Early Learning Centre (Educational and occasional care) with associated works.
<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 use and development of Development of an Early Learning Centre (Educational and occasional care) with associated works at 2 Cadbury Road, Claremont subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-021 and Drawing No. P1 submitted on 08/02/17, 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. Additional parking spaces must be provided when the enrolled student population exceeds 620 students. Any additional car parking area must be separately approved.
4. External lighting, other than flood lighting of sport and recreation facilities, must comply with all of the following:
 - (a) be turned off between 9:00 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.
5. 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;

Engineering

6. A minimum of 25 clearly marked car parking spaces must be provided prior to use generally 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. 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 25 car parking spaces must be provided prior to use, generally as shown on the Site Plan submitted with the development application for the exclusive use of persons with a disability and kept available for these purposes at all times. These car spaces must be provided in accordance with Australian Standard AS 2890.6 – 2009 Off-Street Parking for persons with a disability.
8. Driveways, car parking and turning areas must be constructed and sealed with an approved 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. A minimum of one (1) bicycle parking space shall be provided within fully enclosed individual locker or locked compound with communal access using duplicate keys and be located in close proximity to the main entrance/exit prior to use. The space/s shall be clearly marked (delineated) and be in accordance with Australian Standard AS/NZS 2890.3 - 2004 Off-Street Parking.
10. In accordance with the Glenorchy Interim Planning Scheme 2015: Stormwater Management Code, to meet acceptable stormwater quality, water sensitive urban design principles for the treatment of stormwater discharging from the development such measures must be incorporated into the development and plans approved by Councils Development Engineer, prior to construction. Certification from a registered professional engineer must be provided prior to use, that landscaping and the stormwater treatment system has been constructed in accordance with the approved plans.
11. The kerb at the entry to the carpark shall be widened ("blistered") to prevent parking in the vicinity of the access within the pickup/drop-off area.
12. Lighting must be provided for the carpark and operated during the hours of use in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces and completed prior to the commencement of use as approved.
13. 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.

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 62166800.

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.

8. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO FOOD SERVICE (TAKE-AWAY FOOD PREMISES) RELYING ON PERFORMANCE CRITERIA - 385A MAIN ROAD, GLENORCHY

File Reference: 1879926

REPORT SUMMARY:

<i>Application No.:</i>	PLN-17-022
<i>Applicant:</i>	Bento Franchising
<i>Owner:</i>	S R Crean and B R Crean
<i>Zone:</i>	Central Business
<i>Use Class</i>	Food Services
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	E6.4 Number of car 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>	31 Mar 2017
<i>Existing Land Use:</i>	Business and Professional Services
<i>Proposal In Brief:</i>	Change of Use to Food Service (take-away food premises) relying on performance criteria
<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 use and development of Change of Use to Food Service (take-away food premises) relying on performance criteria at 385a Main Road, Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-022 and Drawing No. P1 submitted on 14/02/17, 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.

Engineering

3. Four (4) clearly marked car parking spaces must be provided prior to 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.
4. The Four (4) car parking spaces must be clearly delineated prior to use, with signage to the approval of Council's Development Engineer as "Staff Parking Only".
5. Two (2) bicycle parking spaces shall be provided within fully enclosed individual lockers or locked compounds with communal access using duplicate keys and be located in close proximity to the main entrance/exit prior to use. The spaces shall be clearly marked (delineated) and be in accordance with Australian Standard AS/NZS 2890.3 - 2004 Off-Street Parking.
6. Lighting must be provided for the carpark and operated during the hours of use in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces and completed prior to the commencement of use as approved.
7. 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.

Advice to Applicant:

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

Environmental Health

The proponent's Building Surveyor must forward copies of the following documents to the Senior Environmental Health Officer prior to any works being undertaken on site (including the installation of fixtures and fittings) that relate to the proposed food premises:

- (a) a request in an approved form (Form 42) for an Environmental Health Officer report;
- (b) any relevant drawings, specifications or other documents submitted with the application; and
- (c) details provided by the owner of the nature of the foods to be prepared, handled, stored or sold and the types of manufacturing processes to be undertaken on the premise.

Council's Senior Environmental Health Officer may require the premises to meet equipment and fit out specifications which exceed those required by the National Construction Code 2016, before the premises can be registered and the food business licensed pursuant to the Food Act 2003.

Flood Prone Area

The site is within an area which could potentially be affected by extreme flooding of Humphrey's Rivulet. Flood mapping of the catchment indicates that for a 1 in 100 year flood the property may be subject up to 100mm inundation.

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 62166800.

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, except condition 4 was removed:

Condition 4 is not supported and is removed from the recommendation because the parking spaces are 'staff only' and accessible spaces are not required for less than 5 parking spaces.

Condition 4 was removed and the remaining conditions were renumbered, to a total of 7 conditions.

9. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO BUSINESS AND PROFESSIONAL SERVICES (VETERINARY CENTRE) AND SIGNAGE RELYING ON PERFORMANCE CRITERIA - 37 DERWENT PARK ROAD, MOONAH

File Reference: 1711728

REPORT SUMMARY:

Application No.:	PLN-17-023
Applicant:	After Hours Veterinary Emergency Centre (AHVEC)
Owner:	Barry Management Pty Ltd
Zone:	Commercial
Use Class	Business and Professional Services
Application Status:	Discretionary
Discretions:	23.2 Use Table E6.4 Number of car parking spaces E17.7.1 A1 Standards for Signs (more than 2m²) E17.7.1 A2 Standards for Signs (more than 1 per frontage) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	01 Apr 2017
Existing Land Use:	Showroom/Warehouse
Proposal In Brief:	Change of Use to Business and Professional Services (veterinary centre) and signage relying on performance criteria

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 Change of Use to Business and Professional Services (veterinary centre) and signage relying on performance criteria at 37 Derwent Park Road Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-17-023 and Drawing No. P1 submitted on 14/02/2017, 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. Operating hours must not be outside the following hours without separate approval to ensure sufficient parking is available:
 - Monday to Fridays 6:00pm to 8:00am;
 - Weekends 24 hours; and
 - Public holidays 24 hours.

Engineering

4. A minimum of nine clearly marked car parking spaces must be provided prior to use generally 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. 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.
5. In addition to the above, a minimum of one of the nine car parking spaces must be provided prior to use, for the exclusive use of persons with a disability and kept available for these purposes at all times. These car spaces must be provided in accordance with Australian Standard AS 2890.6 – 2009 Off-Street Parking for persons with a disability.
6. Driveways, car parking and turning areas must be constructed and sealed with an approved 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.

7. Prior to use, a minimum of one (1) bicycle parking space shall be provided within fully enclosed individual locker or locked compound with communal access using duplicate keys and one facility to which a bicycle frame and wheels can be locked. The facilities shall be located in close proximity to the main entrance/exit and be clearly marked (delineated) in accordance with Australian Standard AS/NZS 2890.3 - 2004 Off-Street Parking.
8. Lighting must be provided for the carpark and operated during the hours of use in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces and completed prior to the commencement of use as approved.
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. 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.

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 62166800.

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 2015.

CLOSED TO MEMBERS OF THE PUBLIC

10. 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 Regulation 15(4).

The meeting closed at 3.40 p.m.

Confirmed,

CHAIRMAN