

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 30 JANUARY 2017



Chairperson: Alderman K. Johnston.

Hour: 3.00 p.m.

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

In attendance: Mr. E. Reale (Director City Services and Infrastructure), Mr. P. Garnsey (Manager – Environment and Development), Ms. V. Tomlin (Senior Statutory Planner), Mr. P. Coney (Planning Officer), Ms. C. Griffin (Planning Officer), Mr. D. Parham (Heritage Officer), Mr. L. Meline (Acting Development Engineer) and Mr. N. Wass (Environmental Health Officer).

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

Alderman M. Stevenson.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

PEARCE/QUICK

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 16 January 2017 be confirmed.

The motion was put.

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

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - PARTIAL CHANGE FOR THE USE OF VEHICLE STORAGE (STORAGE) AND MOTOR VEHICLE SALES (BULKY GOODS SALES) IN ADDITION TO WAREHOUSE (STORAGE) AND MOTOR REPAIRS (SERVICE INDUSTRY) RELYING ON PERFORMANCE CRITERIA FOR PARKING AND ACCESS - 82-86 GORMANSTON ROAD, MOONAH

File Reference: 3357734

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-144
<i>Applicant:</i>	Performance Automobiles Pty Limited
<i>Owner:</i>	Tta Property Pty Ltd
<i>Zone:</i>	Light Industrial
<i>Use Class</i>	Bulky Goods Sales
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Use and Parking and Access Code (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	N/A
<i>42 Days Expires:</i>	31 Jan 2017
<i>Existing Land Use:</i>	Warehouse (Storage) and Motor Repairs (Service Industry)
<i>Proposal In Brief:</i>	Partial change for the use of Vehicle Storage (Storage), and Motor Vehicle Sales (Bulky Goods Sales) in addition to Warehouse (Storage), and Motor Repairs (Service Industry) relying on performance criteria for parking and access

Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

BRANCH-ALLEN/PEARCE

That a permit be granted for the proposed use and development of Partial change for the use of Vehicle Storage (Storage), and Motor Vehicle Sales (Bulky Goods Sales) in addition to Warehouse (Storage), and Motor Repairs (Service Industry) relying on performance criteria for parking and access at 82-86 Gormanston Road, Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-144 and Drawing No. P4 submitted on 1 December 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. This permit allows for proposed 'Vehicle Storage' and 'Motor Vehicle Sales' only by Performance Automobiles. If Performance Automobiles ceases the use of 'Vehicle Storage' and 'Motor Vehicle Sales', this permit will expire.
4. The spaces shown as 'car storage/waiting bay' must not be individually line marked and only be used for 'Vehicle Storage'.
5. The spaces shown as 'space for display' including the area located between the existing building adjacent the front boundary and Gormanston Road must not be used for staff or customer parking.
6. Vehicles leaving the site via Gormanston Road must do so in a forward direction only.
7. The seven 'new customer' and 'new accessible' car parking spaces accessed via Gormanston Road must be for customer use only. The car parking spaces must be labelled for customer use only prior to commencement of the use, and must remain in situ and maintained for the life of the use.

Engineering

8. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
9. A minimum of twenty four (24) clearly marked car parking spaces must be provided on site, which must be 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/ANZ 2890.1 – 2004 Off-Street Parking" within three months from the commencement of the use. Car parking and manoeuvring areas and access aisles must be sealed with an impervious dust free surface and drained to the stormwater system.

10. Of the required number of car parking spaces, a minimum of one (1) car parking space must be provided for the use of people with disabilities. The space must be clearly marked and sealed with an impervious dust free surface in accordance with the standard for disabled car parking laid down in Australian Standard AS/ANZ 2890.1 – 1993 Off-Street Parking.
11. 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 clearly line-marked in accordance with the approved plan;
 - 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%;
 - Minimum carriageway width is to be 6.0 metres;
 - Appropriate lighting must be provided for the proposed carpark in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces;
 - The sight distance at an access or junction must comply with the Safe Intersection Sight Distance; and
 - On-site turning areas in accordance to GIPS, E6.7.4 must be provided.

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 or the occupancy.

Environmental Health

12. Hours of operation of a use within 100 m of a residential zone must be within:
 - (a) 8.00 am to 5.30 pm Mondays to Fridays inclusive;
 - (b) 9.00 am to 4.00 pm Saturdays;except for office and administrative tasks.
13. 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) (LAmax) 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.

- 14. External amplified loud speakers or music must not be used within 50 m of a residential zone.
- 15. 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) 9.00 am to 5.00 pm Sundays and public holidays.
- 16. 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.

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.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 2000 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 62166800.

The motion was put.

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

AGAINST:

The motion was CARRIED.

Reason for Decision:

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

6. PROPOSED USE AND DEVELOPMENT - SIGN ON A HERITAGE LISTED SITE - 518 MAIN ROAD, MONTROSE

File Reference: 5382554

REPORT SUMMARY:

<i>Application No.:</i>	PLN-15-224
<i>Applicant:</i>	Metro Signs Pty Ltd
<i>Owner:</i>	Aust Conference Assoc Ltd
<i>Zone:</i>	Community Purpose
<i>Use Class</i>	Community Meeting and Entertainment
<i>Application Status:</i>	Discretionary
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	31st January 2017
<i>Existing Land Use:</i>	Church (Community Meeting and Entertainment)
<i>Proposal In Brief:</i>	New sign on a heritage-listed site.
<i>Representations:</i>	0
<i>Recommendation:</i>	Refusal

Resolution:

PEARCE/BRANCH-ALLEN

That the application for the proposed use and development of a sign on a Heritage listed site, at Seventh Day Adventist Church 518 Main Road Montrose be refused for the following reasons:

1. The proposal does not satisfy the performance criteria *E17.7.2 Standards for signs on Heritage Places subject to the Heritage Code or within Heritage Precincts or Cultural Landscape Precincts (P1)*. Accordingly the proposal does not comply with a standard for which discretion is sought.
2. The proposal is contrary to the purpose of the code, specifically clause E17.1.1 (d), which is to ensure that signs do not adversely impact on the cultural heritage values of places of cultural significance.

The motion was put.

FOR: Aldermen Pearce and Branch-Allen.

AGAINST: Aldermen Johnston and Quick.

The motion was LOST.

MOTION

QUICK

Under Regulation 16(3) of the *Local Government (Meeting and Procedures) Regulations 2015*, the Chairperson waived the requirement for the motion to be seconded.

Conditions for Sign at 518 Main Road, Montrose:

1. Use and development shall be substantially in accordance with Planning Permit Application No. PLN-15-224 and Drawing No. P2 submitted on 29/08/2016, except as otherwise required by this permit.
2. Prior to installation of the new sign, the existing free-standing sign situated in the circular garden bed out front of the Church must be removed.

Reason for condition: So as not to repeat messages and information on the same street frontage, nor contribute to or exacerbate visual clutter. This relates to E17.7.1, P1(e) and (f).
3. Messages displayed are to be restricted to content which relates to the use of the land as a church, and those activities undertaken on the site only.
4. Messages displayed must be text only.
5. A maximum of two text messages are to be shown at any time. Transition between these messages is to be instantaneous (0.1 seconds). There is to be no implied motion, no graphics and no animation during the display of any message, or as a transition between messages.
6. The successive presentation of messages must be of a frequency so as to not present a flashing effect.
7. Proposed LED component is to be set at a maximum luminance of 5500 Nit during daylight hours, and must have an intuitive brightness sensor fitted, so as to dim the brightness of the screen automatically at night, ensuring there is no glare, flashing, dazzling or distraction to passing motorists.

The motion was put.

FOR: Alderman Quick.

AGAINST: Aldermen Johnston, Pearce and Branch-Allen.

The motion was LOST.

PEARCE/BRANCH-ALLEN

Motion to defer the matter under Regulation 20(1)(b) of *Local Government (Meeting and Procedures) Regulations 2015* to the following GPA meeting.

The motion was put.

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

AGAINST:

The motion was CARRIED.

7. PROPOSED USE AND DEVELOPMENT - WORKS TO THE FORECOURT, INCLUDING LANDSCAPING SUBJECT TO THE GLENORCHY ACTIVITY CENTRE URBAN DESIGN - 4 TERRY STREET, GLENORCHY

File Reference: 5395945

REPORT SUMMARY:

Application No.:	PLN-16-289
Applicant:	Inspiring Place Pty Ltd
Owner:	Department Of Education (Doe)
Zone:	Central Business
Use Class	Community Meeting and Entertainment
Application Status:	Discretionary
Discretions:	F9.7.8 (P1) Crime prevention Through Environmental Design F9.7.9 (P1) Pedestrian Movement F9.7.10 (P1) Landscaping (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	01 Feb 2017
Existing Land Use:	Library (Community Meeting and Entertainment)
Proposal In Brief:	Works to the forecourt, including landscaping subject to The Glenorchy Activity Centre Urban Design.
Representations:	0
Recommendation:	Approval subject to conditions

Resolution:

BRANCH-ALLEN/PEARCE

That a permit be granted for the proposed use and development of Works to the forecourt, including landscaping subject to The Glenorchy Activity Centre Urban Design. at 4 Terry Street, Glenorchy subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-289 and Drawing No. P1 submitted on 21/12/2016 except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. Lighting of the forecourt must be undertaken in accordance with *AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1* and be maintained for the life of the development to the satisfaction of the Senior Statutory Planner.
4. All vegetation within the forecourt area must be maintained to a high standard, as shown on the endorsed plan. Ongoing maintenance of vegetation must be undertaken to the satisfaction of Council's Senior Statutory Planner.
5. All works undertaken within the forecourt must be undertaken in accordance with *AS 4970 – 2009 Protection of trees on development sites*.
6. Root directors/deflectors must be installed for all those trees where the Structural Root Zone (SRZ) as defined in *AS 4970 – 2009 Protection of trees on development sites*, would otherwise encroach upon footpaths, and or underground infrastructure.
7. All trees must be formative pruned two years after planting to provide good branch structure, direct growth to a desired shape to accommodate site constraints and reduce encroachment on utilities, buildings, pedestrian and vehicular clearance spaces as the tree matures.

Formative Pruning must be carried out by a qualified arborist and be in accordance with clause 7.2.5 of AS 4373 - 2007, Pruning of amenity trees.

Engineering

8. 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. A soil and water management plan is to be submitted for approval by Council's Development Engineer prior to the commencement of any works onsite. 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.

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.

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.

The motion was put.

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

AGAINST:

The motion was CARRIED.

Reason for Decision:

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

QUICK/PEARCE

That the meeting be closed to the public pursuant to Regulation 15(4) of the Local Government (Meeting Procedures) Regulations 2015.

The motion was put.

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

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

8. 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 3.53 p.m.

Confirmed,

CHAIRMAN