

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 31 OCTOBER 2016



Chairperson: Alderman K. Johnston.

Hour: 3.00 p.m.

Present: Aldermen K. Johnston, D. Pearce, M. Stevenson, C. Lucas (Proxy) and J. Dunsby (Proxy).

In attendance: Mr. P. Garnsey (Manager – Environment and Development), Ms. K. Williams (Coordinator Planning Services), Ms. S. Jeffreys (Planning Officer), Ms. C. Griffin (Planning Officer), Ms. V. Tomlin (Planning Officer), Mr. A. Mousavi (Transport Engineer), Ms. B. Narksut (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

Aldermen J. Branch-Allen and H. Quick.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

PEARCE/STEVENSON

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 17 October 2016 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Dunsby and Lucas.

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - PROPOSED BAKERY AND COFFEE PROCESSING (RESOURCE PROCESSING) AND TAKE AWAY FOOD PREMISES (FOOD SERVICES) WITH A VARIATION TO PARKING RELYING ON PERFORMANCE CRITERIA - 10 SUNDERLAND STREET, MOONAH

File Reference: 5448031

REPORT SUMMARY:

Application No.:	PLN-16-209
Applicant:	J R Mackeen
Owner:	Wasatch Pty Ltd
Zone:	Light Industrial
Use Class	Resource Processing, Take-Away Food Shop
Application Status:	Discretionary
Discretions:	Use, extension to hours of operation, and parking (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	12 Nov 2016
Existing Land Use:	Warehouse
Proposal In Brief:	Proposed Bakery and Coffee Processing (Resource Processing) & Take Away Food Premises (Food Services) with an extension to hours of operation and variation to parking relying on performance criteria
Representations:	1

Recommendation: Approval, subject to conditions

Resolution:

LUCAS/PEARCE

That a permit be granted for the proposed use and development of Proposed Bakery and Coffee Processing (Resource Processing) and Take Away Food Premises (Food Services) with an extension to hours of operation and variation to parking relying on performance criteria at 10 Sunderland Street, Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-209 and Drawing No. P1 submitted on 15 September 2016, and Drawing No. P2 submitted on 29 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. This permit is for the property at 10 Sunderland Street (CT 234570/1) only. Vehicular access, driveways, parking and vehicle manoeuvring must not extend over the adjoining property at 12 Sunderland Street.
4. The area for Take-away Food Premises (Food Services) is approved for the area of 36m² as shown on the approved floor plan P2 dated 29 September 2016 for the purpose of selling coffee.
5. No signs are included in the permit.

Engineering

6. 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 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.

7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.

8. 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. Three (3) 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.

The proposed driveway, three parking spaces and turning areas must be constructed to the sealed standard and surface drained in accordance with the approved drawings and with Council's requirements prior to the occupancy of the building.

10. 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 the finished gradient for parking areas shall not exceed the maximum gradient of 5%;
- All runoff from paved and driveway areas must be discharged into Council's stormwater system; and
- Be line-marked in accordance with the approved P2 plan submitted to Council dated 29/09/2016.

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. All works required by this condition must be installed prior to the occupancy of the building.

Environmental Health

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 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.

- (1) 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
 - d. 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 2014*, before the premises can be registered and the food business licensed pursuant to the *Food Act 2003*.
- (2) 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.
- (3) 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

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

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Dunsby and Lucas.

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 Planning Scheme 1992, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report, except Condition 3 is amended to read:

This permit is for the property at 10 Sunderland Street (CT 234570/1) only. Vehicular access, driveways, parking and vehicle manoeuvring must not extend over the adjoining property at 12 Sunderland Street.

6. PROPOSED USE AND DEVELOPMENT - ADDITIONS TO SINGLE DWELLING (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA - 4 KELVIN AVENUE, MOONAH

File Reference: 5433139

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-192
<i>Applicant:</i>	J N Pamplin and M L Pamplin
<i>Owner:</i>	J N Pamplin and M L Pamplin
<i>Zone:</i>	Inner Residential
<i>Use Class</i>	Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	11.4.2 Setbacks and building envelope and 11.4.3 Site coverage and private open space (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	18 Nov 2016
<i>Existing Land Use:</i>	Single Dwelling (Residential)
<i>Representations:</i>	1
<i>Recommendation:</i>	Approval, subject to conditions

Resolution:

DUNSBY/STEVENSON

That a permit be granted for the proposed use and development of additions to single dwelling (Residential) relying on performance criteria at 4 Kelvin Avenue Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-192 and Drawing No. P3 submitted on 21 October 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 1.8m high privacy screen on the south-eastern side of the elevated deck (roof terrace), as show on the approved plan, must be constructed prior to occupancy of the addition to the existing dwelling. The privacy screen must be maintained and remain insitu for the life of the use.

Engineering

4. 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.
5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. 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 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.

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.

Stormwater management

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.

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Dunsby and Lucas.

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 Planning Scheme 1992, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report.

7. PROPOSED USE AND DEVELOPMENT - EIGHT MULTIPLE DWELLINGS (RESIDENTIAL) RELYING ON PERFORMANCE CRITERIA - 160A SPRINGFIELD AVENUE, WEST MOONAH

File Reference: 7210625

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-175
<i>Applicant:</i>	Wilson Homes Tasmania Pty Ltd
<i>Owner:</i>	SYMIC Pty Ltd
<i>Zone:</i>	General Residential
<i>Use Class</i>	Residential
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	Site coverage and private open space for all dwellings, Privacy for all dwellings and 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>	20 November 2016
<i>Existing Land Use:</i>	Residential
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to conditions

Resolution:

PEARCE/LUCAS

That a permit be granted for the proposed use and development of eight multiple dwellings (Residential) relying on performance criteria at 160a Springfield Avenue, West Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-175 and Drawing No. P6 submitted on 21 October 2016, Drawing No. P4 (pages 6-17 of 33) submitted on 27 September 2016, Drawing No. P5 (pages 3-18 of 18) submitted on 21 October 2016 and Drawing No. P3 (pages 1-2, 4-6, 8-13) submitted on 20 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. This permit allows for the construction of eight dwelling in two stages. Stage 1 is the construction of dwellings 1-5 and associated works. Stage 2 is the construction of dwellings 6-8 and associated works.
4. Dwellings 1, 2, 3 and 4 must have a 1.7m high privacy screen with uniform transparency of no more than 25% along the north western side of the decks owing to the dwellings being located within 6m of the other dwellings. The privacy screen is to be in place prior to the occupancy of each of these dwellings and is to be maintained and remain insitu for the life of the use.
5. Privacy screening, in the form of landscaping is to be provided between dwelling 5 and 6 to minimise direct views from the habitable rooms of dwelling 5 to the private open space of dwelling 6. The privacy screening must in place prior to the issue of the certificate of occupancy of dwelling 5 and 6. The privacy screening must be maintained and remain in-situ for the life of the use.

Engineering

6. 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

7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. The proposed parking and driveway area must be constructed to a sealed finish and must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Detailed drawings showing the driveway areas mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted prior to the issuing of the Building Permit and be approved by Council's Development Engineer.
9. Prior to the occupancy for each stage, the design and construction of the parking, access, driveway 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.
10. 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% as provided in drawing no. C03A Rev 9 (P3 plan received by Council on 20/09/2016);
 - 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) Minimum carriageway width is to be 4.0 metres;
 - f) Passing bays in accordance to GIPS, E6.7.3 must be provided. One at the access point and one for every 30metre interval;

- g) 17 clearly marked car parking spaces must be provided for the development; of the total required spaces, 1 visitor parking space and 1 disability parking space. Each space must be clearly line-marked and kept available for these purposes at all times;
 - h) Barriers 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 each parking spaces.
11. 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.
 12. Any works within Council's road reservation must be carried out by a Council-approved contractor. A property access works application from Council is required to be completed a minimum of 5 days prior to works commencing on-site.
 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. Any alterations or works to Council mains shall be undertaken by Council at the developer's cost.
 14. A stormwater connection to an existing stormwater infrastructure in Springfield Avenue will be required to service the development from a design provided by the applicant and approved by Council's Development Engineer. This work is to be funded by the developer and Council will provide an estimate and complete the stormwater connection. Prior to the occupancy, a new stormwater connection via Springfield Avenue to the property boundary must be provided by Council at full cost to the applicant. 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. Prior to the issuing of Building Permit, the developer must contact Council requesting a quotation for the new Stormwater connection.
 15. The development must comply with Council's Stormwater Runoff Management Policy, 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.
 16. 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. The stormwater treatment system has been constructed in accordance with the approved plans. 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.

17. The applicant shall implement the recommendations in the Geotechnical assessment prepared by Geo-Environmental Solutions submitted with the application. The appropriate retaining structure, if required, must be design and certified by a suitably qualified Engineer. The form and certification must be submitted to and approved by Council prior to the issue of a Building Permit.

Waste Management

18. The bins would be stored in a bin enclosure to be built opposite the letter boxes, as shown on the endorsed plan. The bin enclosure must be built within the property boundary, at the entrance of the property, allowing a 4.5m distance from the entrance, to prevent impacting on sight distances for vehicles leaving the site.
19. The design for the bin enclosure must:
 - a) be built on a flat surface with a concrete base/pad and surround of a brick or painted block enclosure or other suitable material to Councils approval,
 - b) have concrete at the entrance to the bin enclosure;
 - c) suit 6 x 240L wheelie bins of size 1100mm height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin;
 - d) be screened from the frontage and any dwelling by a wall to a height of at least 1.2 m above the finished surface level of the storage area
 - e) the front of the enclosure must face the internal access driveway, the length of the bin enclosure must be accessible to enable the bins to be removed, and returned in a safe and efficient manner;
 - f) have no lip on the concrete slab of the bin enclosure.
20. Prior to occupancy of the dwelling units the bin enclosure must be constructed to the satisfaction of Council's Waste Services Co-ordinator.
21. Adjacent to the kerbside, an area with a minimum 1m width must be provided for the placement of bins for collection. The footpath must be designed and constructed to accommodate the placement of all bins as well as meeting the minimum accessible footpath width (1.8m).

Advice to Applicant

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

Other Permits

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

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.

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.

The developer is required to contact Council's Development Technical Officer on (03) 62166426 to organise for Council to provide an estimate of costs and perform the stormwater connection works required for the development.

Waste Management

A level surface clear of the road pavement is to be provided for bin collection points. Allow a 2.m length on the bin collection points per waste and recycling bin, this includes a bin to bin spacing of at least 1m, and where adjacent to a vertical obstruction (such as light/power pole, bus stop or tree), a clearance of 1m from such obstruction. This will provide sufficient spacing for the waste collector to pick up and put down bins without interfering with adjacent bins.

Bin collection points are to be in a single line positioned such that they are on the left hand side of the collection vehicle. Bins need to be accessible by collection vehicle, driver will not leave vehicle to arrange or move bins, and without the vehicle having to reverse.

In an area with an overhead obstruction such as tree canopy a minimum height of 5.0m needs to be allowed for Council's collection vehicle including access to the lifting arm.

The residents or responsible body corporate members have to wheel the bins from the bin enclosure and place the bins on the kerbside for emptying. After the collection has been carried out the bins are to be returned to the bin enclosure.

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Dunsby and Lucas.

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 Planning Scheme 1992, 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 SHOP (GENERAL RETAIL AND HIRE) AND SIGNAGE RELYING ON PERFORMANCE CRITERIA - 133 MAIN ROAD, MOONAH

File Reference: 2873323

REPORT SUMMARY:

<i>Application No.:</i>	PLN-16-214
<i>Applicant:</i>	Ireneinc Planning
<i>Owner:</i>	J C Bullock and S A Bullock
<i>Zone:</i>	General Business
<i>Use Class</i>	General Retail and Hire, Shop
<i>Application Status:</i>	Discretionary
<i>Discretions:</i>	E6.6.1 A1 Number of Car Parking Spaces E17.7.1 A1 Standard for Signs (maximum area) E17.7.1 A2 Standard for Signs (maximum number) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<i>Level 2 Activity?</i>	No
<i>42 Days Expires:</i>	04 Nov 2016
<i>Existing Land Use:</i>	Showroom
<i>Proposal In Brief:</i>	Change of use to Shop (General retail and Hire) and signage relying on performance criteria.
<i>Representations:</i>	0
<i>Recommendation:</i>	Approval, subject to conditions

Resolution:

DUNSBY/PEARCE

That a permit be granted for the proposed use and development of Change of use to Shop (General retail and Hire) and signage relying on performance criteria at 133 Main Road, Moonah subject to the following conditions:

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLN-16-214 and Drawing No. P1 submitted on 20/09/16 and Drawing No. P2 submitted on 22/09/16, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. The use for office space must be directly associated with and must be a subservient part of the use for a Shop (General Retail and Hire).
4. No sign must contain flashing lights, moving parts or moving or changing messages or graphics.

Engineering

5. 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 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.
6. 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.
7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.

8. The proposed parking area must be constructed to a sealed finish, properly line-marked and must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Detailed drawings showing the driveway areas, surface drainage collection and layout design must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted prior to the issuing of the Building Permit and be approved by Council's Development Engineer. The proposed driveway and parking areas must comply with the following:-
 - Be constructed to a sealed finish and line-marked in accordance with the approved plan P1 dated 20/09/2016; and
 - All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - Lighting must be provided for the proposed carpark in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces are to be completed prior to the commencement of use as approved.
9. 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. Seven (7) 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 visitor parking. The parking space to be provided must be marked, with clearly painted markings, as "accessible parking".

Advice to Applicant

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

Other Permits

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

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Dunsby and Lucas.

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 Planning Scheme 1992, the Glenorchy Planning Authority decides to **grant a permit** for the reasons set out in the officer's report, except Condition 8 is amended to read:

The proposed parking area must be constructed to a sealed finish, properly line-marked and must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Detailed drawings showing the driveway areas, surface drainage collection and layout design must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and submitted prior to the issuing of the Building Permit and be approved by Council's Development Engineer. The proposed driveway and parking areas must comply with the following:-

- Be constructed to a sealed finish and line-marked in accordance with the approved plan P1 dated 20/09/2016; and
- All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- Lighting must be provided for the proposed carpark in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces are to be completed prior to the commencement of use as approved.

PEARCE/LUCAS

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

The motion was put.

FOR: Aldermen Johnston, Pearce, Stevenson, Dunsby and Lucas.

AGAINST:

The motion was CARRIED.

CLOSED TO MEMBERS OF THE PUBLIC

9. 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).

The meeting closed at 3.37 p.m.

Confirmed,

CHAIRMAN