

# **GLENORCHY PLANNING AUTHORITY**

## **MINUTES**

### **TUESDAY, 15 JUNE 2021**



**Chairperson:** Alderman B. Thomas

**Hour:** 5.00 p.m.

**Present:** Aldermen Bec Thomas, Jan Dunsby, Angela Ryan and Kelly Sims

**In attendance:** S Fox (Director Strategy and Development)  
T Boheim (Coordinator Planning Services)  
V Tomlin (Senior Statutory Planner),  
S Jeffreys (Planning Officer), C Griffin (Planning Officer), R Adam (Planning Officer),  
B Narksut (Development Engineer), M Graham (Development Engineer),  
A Wilson (Acting Senior Environmental Health Officer), N Wass (Environmental Health Officer)

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## **1. PLANNING AUTHORITY DECLARATION**

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

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## **2. APOLOGIES**

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None.

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## **3. PECUNIARY INTERESTS**

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None.

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## **4. CONFIRMATION OF MINUTES**

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### **Resolution:**

RYAN/SIMS

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 17 May 2021 be confirmed.

The motion was put.

**FOR:** Aldermen Dunsby, Sims, Thomas and Ryan

**AGAINST:**

The motion was CARRIED.

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## **5. PROPOSED USE AND DEVELOPMENT - OUTBUILDING AND ADDITIONS TO SINGLE DWELLING - 12 CONNEWARRE CRESCENT BERRIEDALE**

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File Reference: 5313196

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-21-059</b>
<b>Applicant:</b>	<b>K Crilley and T Crilley</b>
<b>Owner:</b>	<b>K Crilley and T Crilley</b>
<b>Zone:</b>	<b>General Residential</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>Clause 10.4.2 Setbacks and building envelope for all dwellings</b>  (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>Extension of time until 16 Jun 2021</b>
<b>Existing Land Use:</b>	<b>Single Dwelling</b>
<b>Representations:</b>	<b>3</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

## **Resolution:**

DUNSBY/RYAN

That a permit be granted for the proposed use and development of Outbuilding and additions to Single Dwelling at 12 Connewarre Crescent Berriedale subject to the following conditions:

## **Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-059 and Drawing (10 pages) submitted on 9 February 2021, except as otherwise required by this permit.

## **Advice to Applicant**

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

### *Other Permits*

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

## **Reason for Decision:**

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

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## **6. PROPOSED USE AND DEVELOPMENT - LANDFILL AND WORKS (RESIDENTIAL) - 119 AND 121A MAIN ROAD AND 1 AUSTINS FERRY ROAD AUSTINS FERRY**

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File Reference: 5328064

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-20-284</b>
<b>Applicant:</b>	<b>K J Markham</b>
<b>Owner:</b>	<b>K J Markham</b>
<b>Zone:</b>	<b>General Residential and Environment Management</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<p><b>Clause 10.4.2 Setbacks and building envelope for all dwellings, Clause E5.6.1 Development adjacent to roads and railways and Clause E15.7.5 Riverine, Coastal Investigation Area Low, Medium, High Inundation Hazard Area</b></p> <p>(The proposal meets all other applicable standards demonstrated in the attached appendices)</p>
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>16 Jun 2021</b>
<b>Existing Land Use:</b>	<b>Single Dwelling and Multiple Dwellings</b>
<b>Representations:</b>	<b>2</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

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## **Resolution:**

RYAN/DUNSBY

## **Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-284 and Drawing (2 pages) submitted on 16 July 2021, except as otherwise required by this permit.
2. This permit does not include land at 123 and 125 Main Road, Austins Ferry.
3. The use/development must not start until amended plans are submitted and approved by Council's Senior Statutory Planner. The plans must be substantially in accordance with the originally lodged plans but modified to:
  - exclude 123 and 125 Main, Austins Ferry from the permit.

When approved, the plans will be endorsed and will then form part of the permit.

## **Engineering**

4. Prior to the issuing of a Building 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 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 Primary Industries, Parks, Waters and Environment. These are available from Council or online at [www.derwentestuary.org.au](http://www.derwentestuary.org.au).*

5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. The earthworks must be substantially in accordance with Drawings submitted on 14/04/21 (H106036-G00, H106036-G01, H106036-F01, H106036-F02, H106036-F03, H106036-F04 and H106036-F05, ) except as otherwise required by this permit.
7. All earthworks to be undertaken in accordance with AS3798-2007 guidelines on earthworks for commercial and residential developments.
8. The area on which the fill is to be placed is to be stripped of all vegetation and structures and any unsuitable soils to expose a clean approved sub-grade.
9. Fill material shall be placed in horizontal layers of not greater than 300mm. thickness (loose measurement).
10. During construction, each layer must be sufficiently shaped to ensure adequate run-off away from adjoining properties to prevent pondage.
11. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be undertaken by Council at the developer's cost.

### **Advice to Applicant**

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

### **Separate Permits**

Please be aware that this planning permit is only for land at 1 Austins Ferry Road, 119 and 121A Main Road, Austins Ferry. Landfill shown on the properties at 123 and 125 Main Road, Austins Ferry will require separate planning approval.

### **Underground Services**

Please be 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](http://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 6216 6800.

The motion was put.

**FOR:** Aldermen Dunsby, Sims, Thomas and Ryan

**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.



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## **7. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO FITNESS CENTRE (SPORTS AND RECREATION) AND ALTERATIONS TO SINGLE DWELLING - 94 HOPKINS STREET MOONAH**

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File Reference: 5431045

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-20-247</b>
<b>Applicant:</b>	<b>T F Knapp</b>
<b>Owner:</b>	<b>T F Knapp</b>
<b>Zone:</b>	<b>Commercial</b>
<b>Use Class</b>	<b>Residential, Sports and Recreation</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<p><b>Clause 9.1 Changes to an existing non-conforming use, Clause 23.4.2 Setbacks and Clause E6.6.1 Number of car parking spaces</b></p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>Extension until 16 Jun 2021</b>
<b>Existing Land Use:</b>	<b>Single Dwelling</b>
<b>Representations:</b>	<b>1</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

## **Resolution:**

DUNSBY/RYAN

That a permit be granted for the proposed use and development of Change of use to Fitness Centre (Sports and Recreation) and alterations to Single Dwelling at 94 Hopkins Street Moonah subject to the following conditions:

## **Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-20-247 and Drawing (1 page) submitted on 3 February 2021, and Drawing (1 page) submitted on 4 February 2021, and Drawing (1 page) submitted on 11 February 2021, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2021/00213-GCC, dated 23 February 2021, form part of this permit.
3. The use must only operate between the hours of 7.00am to 10.00pm Mondays to Fridays inclusive, 8.00am to 5.00pm Saturdays and 10.00am to 4.00pm Sundays, and not including Public Holidays.

## **Engineering**

4. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
5. The car parking, access and turning areas must 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. Total of two (2) car parking spaces for residential use must be provided in accordance with the approved plan received by Council and kept available for these purposes at all times.

## **Advice to Applicant**

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

## **Other Permits**

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited

Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

The motion was put.

**FOR:** Aldermen Dunsby, Sims, Thomas and Ryan

**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.

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## **8. PROPOSED USE AND DEVELOPMENT - SINGLE DWELLING - 37A FIRST AVENUE WEST MOONAH**

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File Reference: 2558569

### **REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-21-029</b>
<b>Applicant:</b>	<b>Hotondo Homes Hobart</b>
<b>Owner:</b>	<b>C A Rose and G M Teariki</b>
<b>Zone:</b>	<b>General Residential</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<p><b>Clause 10.4.2 Setbacks and building envelope for all dwellings, Clause 10.4.3 Site coverage and private open space for all dwellings Clause 10.4.4 Sunlight and overshadowing for all dwellings and Clause 10.4.6 Privacy for all dwellings</b></p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>Extension of time until 16 Jun 2021</b>
<b>Existing Land Use:</b>	<b>Vacant land</b>
<b>Representations:</b>	<b>1</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

**Resolution:**

SIMS/DUNSBY

That a permit be granted for the proposed use and development of Single Dwelling at 37A First Avenue West Moonah subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-029 and Drawing (5 pages) submitted on 19 January 2021, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2021/00115-GCC, dated 28 January 2021, form part of this permit.
3. Privacy screen/wall to the height of 1.1 m from finished floor level, for the railing, must be constructed between the north-east elevation of the parking structure and the side boundary. The privacy screens/walls must be constructed and finished with solid or translucent materials (with uniform transparency of no more than 25%), to prevent direct overlooking of the adjacent lot. The privacy screen must remain in-situ, for the duration of the use.

**Engineering**

4. Prior to the issuing of a Building 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 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 Primary Industries, Parks, Waters and Environment. These are available from Council or online at [www.derwentestuary.org.au](http://www.derwentestuary.org.au).*

5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. 6. 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. Drawings showing the driveway details must be in accordance with the Australian Standard 2890.1 and are to be submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site.
  - (a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25%
  - (b) All runoff from paved areas must be discharged into Council's stormwater system;
  - (c) The gradient of any parking areas must not exceed 5%; and
  - (d) Minimum carriageway width is to be no less than 3.00 metres.

All works required to service each the dwelling must be installed prior to the occupancy of the dwelling

7. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be undertaken by Council at the developer's cost.
8. Adequate on-site stormwater detention must be provided so that stormwater discharged from the site does not exceed the pre-development stormwater runoff for 1 in 20 ARI (5% AEP) storm event. A detailed design must be submitted with the Building Application prepared by a qualified professional engineer for approval by Council's Development Engineer and completed prior to a Certificate of Occupancy being issued for the new dwellings.
9. The new driveway crossing to be constructed in accordance with Municipal Standard Drawing TSD-R09-v3.

## **Advice to Applicant**

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

### *Underground 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](http://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 6216 6800.

### **Reason for Decision:**

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

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**9. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLING  
(ONE EXISTING AND ONE NEW) - 33 ASHBOLT CRESCENT  
LUTANA**

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File Reference: 5406931

**REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-21-140</b>
<b>Applicant:</b>	<b>Pinnacle Drafting &amp; Design</b>
<b>Owner:</b>	<b>T J McIntyre</b>
<b>Zone:</b>	<b>General Residential</b>
<b>Use Class</b>	<b>Residential</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>10.4.6 Privacy for all Dwellings A1, A3</b>  (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>16 Jun 2021</b>
<b>Existing Land Use:</b>	<b>Single Dwelling</b>
<b>Representations:</b>	<b>Two</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>



**Resolution:**

DUNSBY/RYAN

That a permit be granted for the proposed use and development of Multiple dwelling (one existing and one new) at 33 Ashbolt Crescent Lutana subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-140 and drawings submitted on 22/03/2021, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA2021/00472-GCC, dated 26/03/2021, form part of this permit.
3. The kitchen window at Unit 2 facing the shared driveway is to have fixed obscure screening or glazing to a height of no less than 1.7 m above the finished floor level of the dwelling.

**Engineering**

4. Prior to the issuing of a Building Approval or the commencement of works on site at each stage, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of 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 Primary Industries, Parks, Waters and Environment. These are available from Council or online at [www.derwentestuary.org.au](http://www.derwentestuary.org.au).*

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 must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be approved by Council and undertaken at the developer's cost.
7. The design and construction of the parking, access and turning areas must 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. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following-:
  - a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 25%;
  - b) Two (2) car parking spaces must be provided for the existing unit at stage 1;
  - c) The total of four (4) clearly marked car parking spaces (2 spaces per each dwelling) must be provided at stage 2 and be in accordance with the approved plan received by Council and kept available for these purposes at all times;
  - 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.All works required by this condition must be installed prior to the occupancy of the dwelling for each stage.
8. On-site stormwater detention with a capacity of 2,000 litres must be provided so that stormwater discharged from the site does not exceed the pre-existing stormwater runoff for the critical duration of the 5% Annual Exceedance Probability events in the catchment. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the building and plumbing applications, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor and Development Engineer. On-site detention tank must be installed as part of the stage 2 of the development.

**Advice to Applicant**

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

**Other Permits**

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

The motion was put.

**FOR:** Aldermen Dunsby, Sims, Thomas and Ryan

**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.

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**10. PROPOSED USE AND DEVELOPMENT - TAKE-AWAY FOOD PREMISES (FOOD SERVICES) - 58A BAROSSA ROAD GLENORCHY**

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File Reference: 7243179

**REPORT SUMMARY**

<b>Application No.:</b>	<b>PLN-21-199</b>
<b>Applicant:</b>	<b>S Paterson</b>
<b>Owner:</b>	<b>D I A Capp and J E Capp</b>
<b>Zone:</b>	<b>General Residential</b>
<b>Use Class</b>	<b>Food Services</b>
<b>Application Status:</b>	<b>Discretionary</b>
<b>Discretions:</b>	<b>10.2 Use Table</b>  <b>10.3.1 A1 Non-Residential Use</b>  <b>10.3.1 A4 Non-Residential Use</b>  (The proposal meets all other applicable standards as demonstrated in the attached appendices)
<b>Level 2 Activity?</b>	<b>No</b>
<b>42 Days Expires:</b>	<b>15 Jun 2021</b>
<b>Existing Land Use:</b>	<b>Outbuilding</b>
<b>Representations:</b>	<b>1</b>
<b>Recommendation:</b>	<b>Approval, subject to conditions</b>

## **Resolution:**

SIMS/DUNSBY

That a permit be granted for the proposed use and development of Take-away food premises (food services) at 58a Barossa Road Glenorchy, subject to the following conditions:

## **Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-199 and Drawings submitted on 15/04/21, except as otherwise required by this permit.
2. No external lighting is to be used.
3. No signs to be displayed other than non-illuminated signs attached or painted on the vehicle.

## **Environmental Health**

4. Hours of operation must be within 4.00 pm to 8.00 pm Friday-Sunday inclusive.
5. Noise emissions measured at the boundary of the site must not exceed the following:
  - (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm;
  - (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 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.

6. The use of a generator is prohibited on site for the purpose of powering any van or equipment in relation to food service.

## **Advice to Applicant**

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

### *Other Permits*

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

The motion was put.

**FOR:** Aldermen Dunsby, Sims and Thomas

**AGAINST:** Alderman Ryan

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.

The meeting closed at 6:10 pm

Confirmed,

**CHAIR**