

GLENORCHY PLANNING AUTHORITY

MINUTES

TUESDAY, 28 JANUARY 2025



Chairperson: Alderman R. Yaxley

Hour: 2.00 p.m.

Present: Aldermen Steven King, Joshua Cockshutt, Tim Marks, Justin Stringer

In attendance: T McMullen (CEO)

E Reale (Deputy CEO, Director Infrastructure and Works)

P Garnsey (Manager Development)

L Byrne (Coordinator Planning Services)

D Bangaru (Senior Strategic Planner)

H Ayers (Senior Statutory Planner)

E Burch (Transport Engineer)

B Narksut (Senior Development Engineer)

N Wass (Acting Coordinator Environmental Health)

D Parham (Heritage Officer)

P Marshall (Manager Assets, Engineering and Design)

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

Mayor Sue Hickey

3. PECUNIARY INTERESTS

Item 5 - Ald Cockshutt

4. CONFIRMATION OF MINUTES

Resolution:

COCKSHUTT/KING

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 4 November 2024 be confirmed.

The motion was put.

FOR: Aldermen Russell Yaxley, Steven King, Joshua Cockshutt, Tim Marks, Justin Stringer

AGAINST:

The motion was CARRIED.

Note Alderman Cockshutt left the meeting at 2.05pm

5. REDEVELOPMENT OF HOBART SHOWGROUND - CLUBHOUSE, EXHIBITION AND FUNCTION CENTRE, OUTDOOR PERFORMANCE ARENA, OUTDOOR PERFORMANCE SPACE, THEATRE (COMMUNITY MEETING AND ENTERTAINMENT), DOMESTIC ANIMAL TRAINING (DOMESTIC ANIMAL BREEDING, BOARDING OR TRAINING), CAFE (FOOD SERVICES), MARKET (GENERAL RETAIL AND HIRE), BAR (HOTEL INDUSTRY), OUTDOOR RECREATION, SPORTS GROUND (SPORTS AND RECREATION), WAREHOUSE (STORAGE), BACKPACKERS HOSTEL, AND MOTORHOME PARK (VISITOR ACCOMMODATION) - 2 HOWARD ROAD GLENORCHY AND 1A GOODWOOD ROAD, GOODWOOD

File Reference: 9701811 and 7246169

REPORT SUMMARY

Application No.:	PLN-24-080
Applicant:	Ireneinc Planning
Owner:	Royal Agricultural Society of Tasmania and The Crown
Zone:	Community Purpose and Open Space
Use Class	- Community Meeting and Entertainment - Domestic Animal Breeding, Boarding or Training - Food Services - General Retail and Hire - Hotel Industry - Sports and Recreation - Storage - Visitor Accommodation.
Application Status:	Discretionary
Discretions:	27.3.11 P1 & P4, C2.5.3 P1, C2.6.5.P1, C3.5.1 P1, C12.6.1 P1.1 & P1.2, C14.5.1 P1, C14.6.1 P1, GLE-S6.6.1 P2, GLE-S6.7.1 P1, GLE-S6.7.2 P1.2 and P2, GLE-S6.7.3 P1

	(The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	28 January 2025
Existing Land Use:	Royal Hobart Showgrounds (Community Meeting and Entertainment)
Representations:	0
Recommendation:	Approval

Resolution:**KING/MARKS**

That a permit be granted for the Redevelopment of Hobart Showground - Clubhouse, Exhibition and Function Centre, Outdoor Performance Arena, Outdoor Performance Space, Theatre (Community Meeting And Entertainment), Domestic Animal Training (Domestic Animal Breeding, Boarding or Training), Cafe (Food Services), Market (General Retail and Hire), Bar (Hotel Industry), Outdoor Recreation, Sports Ground (Sports and Recreation), Warehouse (Storage), Backpackers Hostel, and Motorhome Park (Visitor Accommodation) at 2 Howard Road Glenorchy and 1a Goodwood Road, Goodwood, subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-24-080 and Drawings submitted on 10 December 2024, 33 pages, 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 2024/00618-GCC dated 30/09/2024, form part of this permit.
3. All external lighting, excluding security lighting, must not operate between 11pm and 6am. All external lighting, including security and flood lighting, must be designed and baffled so that direct light does not extend into the adjoining properties.

4. The hours of operation for indoor uses approved under this permit must not exceed the following:

- (a) Exhibitions, Functions, Community and Club Meetings, Administration and Maintenance, Warehouse

6am – 1am Seven Days

- (b) Minor Indoor events

7am – 10pm Sunday – Thursday

7am – 11pm Friday – Saturday

- (c) Major Indoor events

12pm – 10pm seven days

- (d) Markets

7am – 10pm Sundays

- (e) Food services and Bar (Cafe, Restaurant and Bar)

6am – 1pm seven days

For the purposes of this condition, a Major Indoor Event is an event, other than the Hobart Show, that results in 1,000 or more people attending the site and a Minor Outdoor Event and a Private Indoor Event or Function is an event that results in 999 or fewer people attending the site.

Note: The Hobart Show does not form part of this permit and as such existing use rights prevail for this event.

5. The hours of operation for outdoor uses approved under this permit must not exceed the following:

- (a) Minor Outdoor events

7am – 10pm seven days

- Outdoor PA System 7 am - 6 pm seven days
- Outdoor Flood Lighting 7 am - 9 pm seven days

- (b) Major Outdoor events

12pm – 10pm seven days

- (c) Markets

7am – 10pm Sundays

- (d) Food services and Bar (Cafe, Restaurant and Bar)

7am – 10pm seven days

For the purposes of this condition, a Major Outdoor Event is an event, other than the Hobart Show, that results in 1,000 or more people attending the site and a Minor Outdoor Event and a Private Outdoor Events and Function is an event that results in 999 or fewer people attending the site.

Note: The Hobart Show does not form part of this permit and as such existing use rights prevail for this event.

6. The hours of operation for the Dog Training and Obedience Facility must be as follows:
 - (a) 8:30 am – 8 pm, Monday to Thursday
 - (b) 8:30 am - 5:30 pm Friday
 - (c) 9 am - 1 pm Saturday
 - (d) Closed Sundays
7. Commercial vehicle movements must not occur outside of the hours of 6am to 11pm any day.
8. There must be no more than twelve (12) Major Events within any twelve (12) month period. For the purposes of this condition, a Major Event is an indoor or outdoor event, other than the Hobart Show Event, that results in 1,000 or more people attending the site.
9. Landscaping of the site is to be installed prior to the commencement of the use of the site, and maintained generally in accordance with the approved landscaping plan.

Environmental Health

Potentially Contaminated Land Code:

10. Where any soil disturbance is to occur on site, a Soil and Water Management Plan (SWMP) must be put in place to account for the management and erosion of soil with potential ecological impacts.

Note: Soils across part of the development site are considered Level 2 Material (low level contaminated soil) in accordance with EPA IB105 for soil disposal.

Lighting:

11. All external security lighting within the access must be designed and baffled so that direct light does not extend into the adjoining properties to minimise unreasonable impacts on residential amenity on land within the residential zone.
12. A Lighting Verification Report is required to be submitted to Council's Coordinator Environmental Health within six weeks from commencement of the approved use to certify that the use and development comply with acceptable lighting levels indicated in the lighting report, and that the use is not causing a lighting nuisance.

13. Flood lighting must not operate between 9pm and 6am.

Noise:

14. A permanent, online noise monitor must be installed, on the boundary to the residential zone nearest the entrance to the pavilion plaza. This monitor must use a Type 1 sound level meter, be capable of recording one-third octave data, and have real-time online data access. Access to real-time online data must be provided to Council, and site event management staff.
15. All Noise Generating Events must be monitored during the event through a permanent, online noise monitor unit. This unit must be installed and maintained (including required calibration), on the boundary to the residential zone nearest the entrance to the pavilion plaza.
16. A Noise Management Plan, prepared by a suitably qualified acoustic engineer must be submitted to and approved by Council's Coordinator Environmental Health, prior to commencement of the use of the site. Once approved, this Noise Management Plan must be implemented.
17. Prior to the operation of live music and major events on site, a Noise Management Plan, prepared by a suitably qualified person, must be submitted and approved to the satisfaction of Council's Coordinator Environmental Health. The Noise Management Plan must include measures to control and mitigate noise emissions from live music and event noise.
18. The Noise Management Plan must be based on the findings of an approved Noise Impact Assessment.

The Noise Impact Assessment must:

- Be prepared by a suitably qualified acoustic engineer;
- Include noise measurements to determine noise levels inside and outside the premises of the noise-sensitive uses that would be most affected by noise emissions from the site operations;
- Include reference to best-practice standards and guidelines, including the Tasmanian Environmental Protection Policy (Noise) 2009; and
- Be focused on noise from the sound reinforcement system, and in particular low (bass) frequencies.

The Noise Management Plan must:

- Include an 'evaluation matrix' sufficient to identify major events. Said events would thus be limited to 12 events per year;
 - Include record-keeping protocols for the tracking of said major events;
 - Specify procedures for informing the community of event details;
 - Include protocols to provide community consultation and facilitate feedback;
 - Specify limits on noise emissions from the sound reinforcement system;
 - Include measures to ensure speaker noise limits are complied with; and
 - Include noise complaint record-keeping and response protocols.
19. The noise attenuation between the Pavilion and the interior of the Hostel must be sufficient to ensure that noise during a major event is below the appropriate maximum recommended design level under AS/NZS 2107:2016 Acoustics – Recommended design sound levels and reverberation times for building interiors.
20. Prior to operation of the public address (PA) system around the oval, the installer must configure the system with electronic limiting devices appropriate to ensure compliance with the noise criteria under section 3.5.4 / Table 3.5 of the NVC report RAST Hobart Showgrounds Noise Impact Assessment and Abatement Plan dated 13 August 2024, with commissioning noise measurements to be conducted to verify the results. The measurement locations for this compliance testing are to include, at minimum, the motorhome park boundaries nearest to the PA speakers, and the nearest residential boundary to the north of the oval.
21. Prior to the construction of the Pavilion Auditorium, the design must be assessed by an appropriately qualified acoustic engineer and modified as needed to ensure the design of the auditorium's roof and external façade is sufficient to achieve a minimum weighted sound reduction index of Rw 50.
22. To minimise unreasonable impacts on residential amenity, noise levels at the nearest residential zone boundary for daily use must not exceed for all daily noise sources, minor events, and commercial vehicle movement (between the hours of 6.00pm and 7.00am):
- 53 dBA, Leq 30-minute Daytime: 7.00am to 6.00pm
 - 49 dBA, Leq 30-minute Evening time: 6.00pm to 10.00pm
 - 44 dBA, Leq 30-minute Nighttime: 10.00pm to 7.00am

23. To minimise unreasonable impacts on residential amenity, noise levels at the nearest residential zone boundary for major events must not exceed:
- Up to 75dBA, Leq 5-minute Midday to 10.00pm (outside of these hours standard criteria apply)
 - 65dBA, Leq 30-minute Midday to 10.00pm (outside of these hours standard criteria apply).
24. Further noise modelling at the detail design phase is required for plant equipment. Any noise mitigation methods recommended must be implemented prior to the commencement of the use.
25. A Noise Verification Report is required to be submitted to Council's Coordinator Environmental Health within six weeks from commencement of the approved use to certify that the use and development comply with acceptable noise levels indicated in the noise report, and that the use is not causing a noise nuisance.

Engineering

26. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit an Erosion and Sediment Control (ESC) 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 Erosion and Sediment Control plan (ESC) forms part of this permit and must be complied with.

Advice: For further information please refer to Erosion and Sediment Control (ESC) 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/stormwater/

27. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land at 2 Howard Road, Glenorchy.

28. No civil works related to or associated with the use or development approved by this permit are to occur on or external to the site unless these works are in accordance with engineering drawings that have been approved by Council's Development Engineer. Changes to the design and/or location of civil works will require the submission of amended engineering drawings prepared by a licensed civil engineer for approval by Council's Engineer.
29. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.
30. 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 must 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.
31. A detailed estimate for the works must be provided and payment of the engineering drawing approval fee must be made prior to the issue of approved engineering drawings or the issuing of the building approval. Under Council Schedule of fees and charges 2024/2025, the engineering drawings approval fee is 2.1% of the value of the civil works. This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. Construction must not commence until the approved engineering plans have been issued.

32. Detailed engineering drawings showing all proposed works including roadworks, earthworks, carpark and manoeuvring areas, building foundation details near Council's infrastructure, stormwater management and infrastructure, internal service lines and connections to service mains, surface drainage collection, stormwater quantity and quality treatment measures, pavement composition and levels and finished floor levels must be in accordance with the approved plan and be submitted with the Building Application prior to the commencement of any works for approval by Council's Development Engineer. Engineering design drawings must be submitted and approved, prior to the issuing of a Building Permit. The engineering drawings must:
- (a) be certified by a qualified and experienced Engineer;
 - (b) Clearly distinguish between public and private infrastructure; and
 - (c) Be substantially in accordance with the LGAT Standard.
33. The design and construction of the parking, access and turning areas must comply with the Australian Standard, Parking facilities, Part 1 to 6, to the satisfaction of the Council's Development Engineer. Detailed engineering 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 in accordance with Concept Civil Works Plan – Overall – Future Road Corridor C401 Rev B, dated 5 August 2024, Civil Cross Sections – Main Road – Sheet 1 Dwg no: C431 Rev A, Civil Cross Sections – Main Road – Sheet 2 Dwg no: C432 Rev A, Typical sections Dwg no: C701 Rev B and Typical sections Dwg no: C702 Rev A;
 - (b) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 20% or 1 in 5;
 - (c) Vertical alignment shall include transition curves (or straight sections) at all grade changes greater than 12.5%;
 - (d) Total of 389 (excluding the 92 motorhome parks) clearly marked car parking spaces must be provided across the site in accordance with the approved plan received by Council and always kept available for these purposes;
 - (e) Of the required number of car parking spaces, 15 car parking space must be provided for the exclusive use of people with disabilities, clearly marked and kept available for these purposes at all times;
 - (f) A total of 137 bicycle spaces must be provided in accordance with the TIA;
 - (g) 16 clearly marked motorcycles spaces must be provided in accordance with the TIA;
 - (h) 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;

- (i) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
- (j) The gradient of any parking general areas must not exceed 5% and must not exceed 3% for accessible spaces;
- (k) Minimum carriageway width is to be no less than 6.0 metres.

All works required by this condition must be installed prior to the commencement of the use. 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 and/or the commencement of works (whichever occurs first).

- 34. An adequate overland flow path must be maintained through the site during and post development in accordance with the Stormwater Report and Preliminary Engineering plans by Rarein Revision D dated 22.10.2024, such that flows from a 1% AEP storm event with 2090 climate change loadings don't impact the existing and proposed buildings and not redirected onto third-party land.
- 35. Stormwater detention must be installed and retained on site as per the GENERAL MANAGER'S CONSENT – S.14 URBAN DRAINAGE ACT 2013 issued on 3 January 2025. Alternative stormwater detention measures may be installed provided equal capacity is retained and the works do not trigger the need for further approvals under the Land Use Planning and Approvals Act 1993.
- 36. Detailed drawings of the shared use path along Elwick Road Service Road outside the development site, must be submitted to and approved by Council's Manager Assets, Engineering and Design prior to commencement of work. The shared use path must be constructed and installed in accordance with the approved drawings and completed to the satisfaction of Council's Development Engineer, prior to the commencement of use.

Advice: Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a Road Reserve Permit from the Council's Compliance Officer. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management, etc. The Road Reserve Permit Application Form is available via Council's website <https://www.gcc.tas.gov.au/council/documents-and-publications/forms/>

Traffic

- 37. The developer must construct the main access roads and associated shared path, footpath and driveway accesses in accordance with the Transport Impact Assessment by GHD dated 26 November 2024 and approved plans. Detailed design drawings must be submitted to Council prior to commencement of work to the satisfaction of the Manager, Assets, Engineering and Design. The works must be installed by the developer as per the approved design drawings, prior to the commencement of use.

The design drawings shall include further details on:

- (a) Howard Road designed as the main access point
- (b) Knoll Street connection designed for light (car) vehicles only and design as a minor connection
- (c) Elwick Road service road exit for vehicles less than 8.8m in length and design as a minor connection
- (d) Prioritising pedestrians and cyclists on the shared use path where it crosses driveways and provide consistent treatments at driveway access to the site
- (e) Driveway access to 20 Knoll Street from the main spine road near Howard Road to ensure safety of pedestrians and cyclists on the shared use path
- (f) Construction and maintenance details of Elwick Road service road shared use footpath that will become Council owned
- (g) Parking for vehicles towing caravans on the western side of the main road.
- (h) Treatment at the bus turning area on the western side of the main access road to inhibit vehicles parking there.

38. The flexible loading and car parking area alongside shoulder building and around the oval are required to be undertaken in accordance with the Transport Impact Assessment by GHD dated 26 November 2024 in which:

- (a) Flexible bollards and line marking shall be in place to separate pedestrians from vehicles, when loading areas and accesses to them are not in use.
- (b) Car park areas to be closed off when a 19m semi-trailer is at or accessing or departing the loading and unloading areas.
- (c) Traffic management to be in place when a vehicle at or greater than an 8.8m medium rigid is entering, using or exiting the loading and unloading areas.
- (d) Vehicles greater than an 19m semi-trailer such as a B-Double, are not to access the site.

39. The developer must undertake a Signage Plan in accordance with the Transport Impact Assessment by GHD dated 26 November 2024, detailing the following:

- (a) Directing traffic to use the main access off Howard Road
- (b) Knoll Street use to be restricted to light (car) vehicles only
- (c) Elwick Road service road exit to be used only by vehicles less than 8.8m in length
- (d) Left turn exit from the loading zone through to Spotlight access
- (e) Directing traffic to use the Crown land overflow parking

The signage plan must be submitted to and approved by Council's Manager, Assets, Engineering and Design prior to implementation. All signage must be installed prior to the commencement of the use of the site, and retained and maintained by the owners of 2 Howard Road for the duration of the approve use of the site.

40. The developer must undertake a Marketing Plan in accordance with the Transport Impact Assessment by GHD dated 26 November 2024, detailing the following to occur on the site's website and with ticket purchases and/or pre-requisition:
- (a) Promoting Howard Road as the main access point
 - (b) Outlining access locations and restrictions such as Knoll Street for light vehicles only and Elwick Road service road exit not for vehicles 8.8m or greater
 - (c) Showing location of car parking including the Crown land overflow parking
 - (d) Advising motorhome park guests of the main access being Howard Road
 - (e) Promote active and public transport to reduce car use

The marketing plan must be undertaken a maximum of 4 weeks prior to the commencement of use and be maintained and updated by the owner of 2 Howard Road, Glenorchy. The marketing plan and evidence of the outcomes must be retained for a minimum of 12 months and made available to Council upon request.

41. A Parking Management Plan must be undertaken by the owner of 2 Howard Road to ensure that there is adequate parking, apart from major events, prior to any of the following circumstances:
- I. The Auditorium is anticipated to exceeds 64 percent capacity (946 attendees).
 - II. A combination of the following occurring at the same time: exhibition space, large function room, outdoor uses including sports & recreation or market.
 - III. The Auditorium use occurs at the same time as a Market.

A Parking Management Plan shall be in accordance with the Traffic Impact Assessment by GHD dated 26 November 2024 and consider:

- Parking demand not exceeding 481 parking spaces with the Royal Hobart Showgrounds, along with 51 on-street parks on the eastern side of the main spine road and 154 sealed parks on the Crown land;
- Any loss of parking within the Royal Hobart Showgrounds such as loading and unloading of goods, being 61 spaces within the flexible loading area alongside the Shoulder building;
- The ability of multiple users to share spaces because of variations in car parking demand over time; and/or
- Any reduction in parking due to alternative transport options such as private buses for group transport, active and public transport options (e.g., bus services, walking, cycling), encouraging carpooling among attendees or other tailored measures to the type and scale of the event.

A generic Parking Management Plan must be prepared and submitted to the satisfaction of the Manager Assets, Engineering and Design prior commencement of the use of the site. This plan can then be adopted as needed for further events.

Documentation of the Parking Management Plan and implementation must be retained for a minimum of 12 months after the date of the uses and made available to Council upon request.

42. The overflow parking on the unsealed area of Crown land must not be used for parking apart for major events.
43. Major Events at the site are required to have an Event Traffic Management Plan, to be submitted and approved by Council's Manager, Assets, Engineering and Design prior to the event. This must be submitted either as part of the place of assembly licence application, or no less than 2 weeks prior to the event. The Event Traffic Management Plan must include details on the management of traffic to the site and within the site, adequacy of parking supply within the site and measures to reduce parking to meet the supply such as the provision of a private bus. The event must be undertaken in accordance with the approved Event Traffic Management Plan.
44. When there is a Major Event, all other uses will not occur unless ancillary and subservient to the event. The hostel and motorhome park must only be available to patrons attending the Major Event. Documentation detailing this must be retained for a minimum of 12 months after the date of the Major Event and made available to Council upon request.

Advice to Applicant

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

Food premises

1. *The proponent's Building Surveyor must forward copies of the following documents to Council's 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 2022, before the premises can be registered and the food business licensed pursuant to the Food Act 2003.*

Infrastructure

- 2. 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, Before You Dig or visit <https://www.byda.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.*

Deed Agreement for transfer of spine road to Council

- 3. An Infrastructure Deed of Agreement is required to be entered into between Council and the developer if the internal spine road and associated shared use path and footpath is to be transferred to the Council at a later stage. The Agreement needs to include detailed design drawings approved by Council prior to works commencing and agreed hold points for inspections, surveys, and certification of works. The design needs to show that the road is to be undertaken to a public road standard in accordance with the Tasmanian Standard Drawings and that services are to a public standard including street lighting, sewage connections and cabling.*
- 4. Failure to enter into the Infrastructure Deed of Agreement and construct the internal spine road as specified will compromise Council's ability to consider taking over the road as part of any future subdivision. This will risk the ability to develop the land in the manner envisioned through the current planning scheme*

amendment application, PLAM-22/07, as the subdivision required to commence the residential development may not be able to proceed without significant upgrade works to the road before Council is in a position to consider taking the road over as a public road.

General Manager's Consent for Stormwater Management

Any conditions and/or advice as set out in the attached General Manager's Consent for Stormwater Management, reference No. PLN-24-080 dated 3 January 2024, are to be read in association with this permit.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Tasmanian Planning Scheme - Glenorchy. 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 Russell Yaxley, Steven King, Joshua Cockshutt, Tim Marks, Justin Stringer

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 Tasmanian Planning Scheme - Glenorchy, the Glenorchy Planning Authority decides to grant a permit (PLN-24-080) for redevelopment of Hobart Showground - Clubhouse, Exhibition and Function Centre, Outdoor Performance Arena, Outdoor Performance Space, Theatre (Community Meeting and Entertainment), Domestic Animal Training (Domestic Animal Breeding, Boarding or Training), Cafe (Food Services), Market (General Retail and Hire), Bar (Hotel Industry), Outdoor Recreation, Sports Ground (Sports and Recreation), Warehouse (Storage), Backpackers Hostel, and Motorhome Park (Visitor Accommodation) at 2 Howard Road Glenorchy and 1A Goodwood Road, Goodwood, for the reasons set out in the officer's report.

Note: Ald Cockshutt returned to the meeting at 2:28pm

6. PLANNING SCHEME AMENDMENT REQUEST TO ALLOW A TOURIST OPERATION AT 100 CADBURY ROAD CLAREMONT

File Reference: 2245343

REPORT SUMMARY

Application No.:	PLAM-24/01
Applicant:	ERA Planning & Environment
Owner:	Cadbury Schweppes Pty Ltd
Existing Zoning:	General Industrial, Light Industrial, Environment Management and Open Space Zones
Existing Land Use:	Manufacturing and Processing
Proposal in Brief:	Request for Site Specific Qualification for a Tourist Operation, Community Meeting and Entertainment, and General Retail and Hire at 100 Cadbury Road, Claremont
Representations:	Advertising occurs after amendment is prepared
Recommendation:	Prepare and certify modified planning scheme amendment for the Cadbury Visitor Experience Specific Area Plan, and exhibit for 28 days.

Resolution:

MARKS/COCKSHUTT

1. That pursuant to Section 40D (a)(i) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agrees to prepare planning scheme amendment PLAM-24/01 to the Glenorchy Local Provisions Schedule to introduce the Cadbury Visitor Experience Specific Area Plan for the site at 100 Cadbury Road, Claremont as shown in **Attachment 3**, which includes the following modifications to the applicant's request:

- (a) Deletion of use classes of General Retail and Hire, and Community Meeting and Entertainment.
 - (b) Conversion of the planning control from a Site-Specific Qualification into a Specific Area Plan.
 - (c) Inclusion of use standards relating to residential amenity and protection of industrial uses on the site.
 - (d) Inclusion of a development standard relating to heritage to consider the siting of buildings, structures and landscape elements.
2. That having decided to prepare the amendment, the Planning Authority certifies pursuant to Section 40F of the *Land Use Planning and Approvals Act 1993* that the draft amendment meets Section 34 LPS Criteria of the *Land Use Planning and Approvals Act 1993*.
3. That, in accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment on public exhibition for a period of 28 days.

The motion was put.

FOR: Aldermen Russell Yaxley, Steven King, Joshua Cockshutt, Tim Marks, Justin Stringer

AGAINST:

The motion was CARRIED.

Reason for decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*, considering State Policies and the planning scheme, the Glenorchy Planning Authority decided to prepare and certify Planning Scheme Amendment PLAM-24/01, which seeks to allow a Tourist Operation at 100 Cadbury Road, Claremont for the reasons set out in the officer's report.

The Chair closed the meeting at 3.00pm.

Confirmed,

CHAIR