12th October 2026

RE: **DEVELOPMENT APPLICATION – ADDITIONS & ALTERATIONS TO EXISTING CAR WASH PREMISES, at 117 CENTRAL AVENUE, DERWENT PARK.**

Dear Assessment Officer,

This Development Application seeks approval for additions and alterations to an existing car wash premises, comprising a new 125 m² canopy over the entry areas of three wash bays to accommodate queuing and pre-wash activities, and the conversion of an existing manual wash bay to an automatic wash bay.

To facilitate the conversion, minor alterations and additions are proposed to the associated wash bay and plant room, comprising a 9 m² addition to the wash bay floor area, and a 2 m² addition to the plant room.

The site occupies a prominent allotment fronting the Brooker Highway and is located within the Commercial Zone. A portion of the site is subject to the Flood-prone Hazard Areas Code. However, no new building works are proposed within the mapped flood-prone area, with the exception of associated hydraulic infrastructure upgrades.

The established car wash facility has operated on the site for several decades, and no changes to the existing operating hours are proposed. The facility currently comprises five manual wash bays, two automatic wash bays, four vacuum units and one on-site staff parking space. The proposal does not increase the overall number of wash bays.

Site entry is provided over a roadway allotment which comprises of 6 x parking bays, and a 6.7m wide dual access driveway, with parking bays to each side.

Relevant Planning Provisions

The proposal has been assessed against the applicable provisions of the State Planning Provisions (SPPs), and the Glenorchy Local Provisions Schedule (LPS). The following identifies the applicable acceptable solutions addressed by the proposal for the Commercial Zone and the relevant codes.

Document Set ID: 3689021
Version: 1, Version Date: 16/11/2026

17.4.0 Development Standards for Building & Works

17.4.1 Building Heights

A1: The proposed works are single-storey and remain well below the maximum permitted building height of 12 m.

17.4.2 Setbacks

A1: The proposed works maintain a setback of more than 5.5 m from the frontage

17.4.3 Design

A1: The proposal addresses the applicable design requirements as follows:

a) Not applicable. Access to the plant room is restricted to staff; no public pedestrian entrance is proposed.
b) Plant and mechanical equipment is housed within the plant room and is not visible from the street or public places.
c) Not applicable. No existing or proposed mechanical equipment is on the roof-top.
d) Not applicable. No security screens or grilles are installed over external windows and doors, nor are any proposed.
e) Not applicable. No pedestrian footpaths are provided on-site
f) Exterior lighting is provided to illuminate external vehicle parking areas and pathways

C2.0 Parking and Sustainable Transport Code

C2.5.1 Car Parking Numbers

The proposal does not increase the overall number of wash bays and involves only the conversion of an existing manual wash bay to an automatic wash bay. No additional staff are anticipated, with a maximum of two employees operating the facility. Accordingly, no additional on-site staff parking is proposed. The existing staff parking space is retained, with new line markings provided to clearly delineate the designated parking space, and facilitate compliance with Table C2.2 parking space dimension requirements.

C2.6.2 Design and Layout of Parking Areas

The site layout and vehicle manoeuvring arrangements are addressed in the accompanying Traffic Impact Statement (TIS), which should be read in conjunction with the submitted site layout plans.

Document Set ID: 3689021
Version: 1, Version Date: 16/11/2026

C12.0 Flood-prone Hazard Areas Code

C12.2.2 Code Application

Works within the mapped flood-prone area are limited to associated hydraulic infrastructure upgrades, with no new building footprint or habitable building elements proposed. The relevant flood-prone hazard provisions are to be considered in the context of these limited works.

Refer: *Saltmarsh & Escobar Consulting Engineers, Concept Services Plan*, Drawing No. **H010**.

Please find attached the Development Application documentation package for assessment. We look forward to your response, should any further information or clarification be required, please don't hesitate to make contact.

Thank you for your time and assistance in reviewing this application.

Yours sincerely,

Principal Building Designer

MERAKI
CREATIVE STUDIO

Document Set ID: 3689021
Version: 1, Version Date: 16/11/2026

MC Planners Ref: 26072

9th November 2026

Dear

FURTHER INFORMATION REQUEST: ADDITIONS AND ALTERATIONS TO CAR WASH FACILITY (SERVICE INDUSTRY) AT 117 CENTRAL AVENUE DERWENT PARK - APPLICATION NUMBER: PLN-26-279

Thank you for your Request for Further Information under Section 54 of the *Land Use Planning and Approvals Act 1993* (LUPAA) dated 30TH October 2026. MC Planners has been engaged by Pharos Properties Pty Ltd/Adelphia Properties Pty Ltd to respond to the request.

In supporting this response, the following documents are provided as attachments to this response:

- Updated Application Form is included in Attachment 1; and
- A copy of the titles.

1. ***It has come to Council's attention that there appears to be a vacuum unit, dog wash and associated structures related to the car wash on the road reserve. Please be aware that this will need Council landowner consent and planning approval. You may wish to discuss the matter with Council's Manager Assets, Engineering & Design, regarding either removing the structures or organising the necessary consent, approval and lease arrangement.***

Response: The dog wash is a legacy issue, and we will discuss the lease/purchase of this land with Council's Manager Assets, Engineering & Design. This is not part of the current application and thus will need to be approved separately.

2. ***The submitted plans show details within Council's road reserve for the proposal. This request is to enable assessment of the application in accordance with the standards of the Scheme. Please provide a copy of scaled and dimensioned plans showing the following:***

   a) Amended site plans removing all details related to the use and development of the road reserve, including the vacuum unit, dog wash, and associated structures. No use and development is to be locate on the road reserve.

Document Set ID: 3689021
Version: 1, Version Date: 16/11/2026

b) Amended site plans showing all parking for the use and development located within the property at 117 Contral Avenue (title 126305/1), Derwent Park. No parking is to be located on the road reserve.

Response: As stated above the dog wash is not part of the proposed application, no works are proposed outside the CT126305/1 title and as such no changes to the plans are required in our view. Notwithstanding this, the Council title CT46976/1 has been added to the application form as the addition of an automated car wash bay will increase the level of traffic from that using the facility at present. The car parks in CT46976/1 owned by Council are not required for this use.

3. Clause 17.4.6, Landscaping

The proposal plans do not show landscaping along the Central Avenue frontage. Please note that reliance on the performance criteria requires landscaping to be provided. Please demonstrate that the proposal satisfies the performance criteria P1 of Clause 19.4.3 Landscaping, Tasmanian Planning Scheme - Glenorchy.

Response: The CT126305/1 title has a 0.5m frontage to Central Avenue (Title Reference 154127/2). The CT126305/1 title also has approximately 19m of frontage to the Central Avenue LGA Subdivision Road/Road Reserve (Title Reference 46976/1) which is currently used for parking, a dog wash and vacuum unit. The road reserve (46976/1) has a depth of approximately 10m from Central Avenue.

A1 *If a building is set back from a road, landscaping treatment must be provided along the frontage of the site:* *(a) to a depth of not less than 5.5m; or* *(b) not less than the frontage of an existing building if it is a lesser distance.*	***P1*** *If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to:* *(a) the width of the setback;* *(b) the width of the frontage;* *(c) the topography of the site;* *(d) existing vegetation on the site;* *(e) the location, type and growth of the proposed vegetation; and* *(f) the character of the streetscape and surrounding area.*

With regard to P1(a), although the main building is setback 13.6m from the boundary with the road reserve (Title Reference 46976/1), this setback area is not available for landscaping. It is necessary for vehicle circulation and contains the existing staff parking, light fixtures and vacuums, all of which landscaping would displace.

With regard to P1(b), the 19m frontage of CT126305/1 to the road reserve (Title Reference 46976/1) does not offer a practical opportunity for landscaping. The road reserve is 10m wide, is setback from the street itself and is currently used to access the site and primarily contains public parking. Any landscaping provided on CT126305/1 along the boundary adjoining the road reserve (Title Reference 46976/1) would not be visible from Central Avenue and would therefore make no contribution to the streetscape.

With regard to P1(c), there are no topographical constraints.

Document Set ID: 3689021
Version: 1, Version Date: 16/11/2026

With regard to P1(d), the site has a 54m frontage to the Brooker Highway where landscaping will be retained. There is no other vegetation on the site, so the proposal does not remove or affect any existing vegetation.

With regard to P1(e), no new landscaping is proposed, so there is no proposed vegetation whose location, type or growth requires assessment. This criterion has no application to the proposal.

With regard to P1(f), no other business provides landscaping to the road frontage within the part of Central Avenue extending north of Derwent Park Road. The absence of landscaping on the 117 Central Avenue frontage of the site is therefore consistent with the existing character of the surrounding streetscape and area.

Having regard to each of the matters in P1(a) to (f), the proposal satisfies 17.4.6 P1. Landscaping on the Central Avenue frontage is not practical given the existing use of the road reserve for public parking, and the distance that any landscaping on CT126305/1 would be set back from the street. Landscaping provided on CT126305/1 would not be visible from Central Avenue and would not contribute to the streetscape. Accordingly, no landscaping treatment on the Central Avenue frontage is the only practical outcome and is in accordance with the character of the streetscape.

4. ***C2.0 Parking and Sustainable Transport Code Clause C2.5.1, Car parking numbers. Please address the number of car parking spaces required under this Code, and clearly demonstrate their location on the submitted site plan.***
Advice: The existing parking area is situated within the road reserve, and Council records show no approval for its use. As such, it cannot be relied upon to meet the parking demands of the proposed development. In case of parking shortfall, the relevant performance criteria must be addressed by a Traffic Impact Statement (TIS) prepared by a suitably qualified engineer.

Response: Under Table C2.1 for Service Industry there is a requirement for parking of 1 space per 80m^2 of floor area or 2 spaces per 3 employees, whichever is greater. There is no floor area and only 1 employee (maximum of 2 employees for a short period during employee transitions). One space is provided on the CT126305/1 title which is compliant with C2.5.1 A1(d)(i). Thus, an amended TIS is not required in our view. We reiterate the car parks on the Council Title CT46976/1 are not part of this application.

5. ***Clause C2.6.2, Design and layout of parking areas***
The layout of driveway and parking areas must be in accordance with the AS2890.1:2004 and the Scheme requirements. Locate parking spaces compliance to the standard, the following must be clearly demonstrated on the plan:
a) A parking gradients cannot exceed the slope of 1 in 20 or 5% measured parallel to the space and no more than 6.25% measured anywhere within the space. Please confirm this on the plans;
b) Demonstrate that the carriageway width at the point where vehicles exit the site is no less than 3.0 m;
c) Parking spaces must be dimensioned complying the standard; and
d) Demonstrate compliance with Table C2.2 - Internal Access Way Widths for Vehicles.

Response: The driveway area across the Council title CT46976/1 is unchanged. The car park shown on the CT126305/1 title is compliant with AS2890. The submitted Traffic Impact Statement demonstrates the required swept paths on the site are meet AS2890.

Document Set ID: 3689021
Version: 1, Version Date: 16/11/2026

6. General Manager's Consent for Interference with Public Stormwater Systems

Response: Requests under the *Urban Drainage Act 2013* are not a valid request for the purposes of Section 54 of LUPAA. Notwithstanding this, there is no change to the arrangements of stormwater leaving the site nor any increase in impervious area.

We trust this meets the requirements of the request. If Council requires any further information or clarification with respect to this application, please contact us on planning@mcplanners.com.au or 6288 7248.

Yours faithfully

MC PLANNERS PTY LTD

DIRECTOR/PRINCIPAL PLANNER

Document Set ID: 3689021
Version: 1, Version Date: 16/11/2026

CAUTION: External email.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

As per our RFI response, we confirm that there is no development in the outside the CT126305/1 title. We also confirm there is no proposed Service Industry (car wash) use on the Council title CT46976/1. We understand the existing dog wash on the Council title CT46976/, is not approved and is not part of this application. If Council title CT46976/1 is a ‘road’ then arguably no Council land owners consent is required as there is no change to the use or development on this title.

Kind regards,

Document Set ID: 3689024
Version: 1, Version Date: 10/11/2026