

9 June 2020

Glenorchy City Council  
PO Box 103  
GLENORCHY TAS 7010

By email: [gccmail@gcc.tas.gov.au](mailto:gccmail@gcc.tas.gov.au);  
[grace.paisley@gcc.tas.gov.au](mailto:grace.paisley@gcc.tas.gov.au)

Dear Grace,

**PLAM-20/1 – 52 ALBERT ROAD, MOONAH**  
**RESPONSE TO FURTHER INFORMATION REQUEST**

We write in response to Council's letter received 28 May 2020. The items raised in the letter are addressed in sequence below.

**Item 1**

The purpose statement of the General Business zone under the *Glenorchy Interim Planning Scheme 2015* is –

*21.1.1.1 To provide for business, community, food, professional and retail facilities serving a town or group of suburbs.*

*21.1.1.2 To ensure the major centres provide for a range of convenience and goods and services as well as some community services and facilities for the municipal area and surrounds.*

*21.1.1.3 To provide a focus for employment at the municipal level primarily in retailing, but complemented by a range of office based employment mainly in professional and personal services.*

*21.1.1.4 To facilitate residential use above ground floor level.*

*21.1.1.5 To ensure development is highly accessible by public transport, walking and cycling.*

*21.1.1.6 To provide a safe, comfortable and pleasant environment for workers, residents and visitors through the provision of high quality urban spaces and urban design.*

The proposed amendment would result in Storage being a discretionary use class within the General Business zone for the subject site only. The Storage use class incorporates uses such as storage or wholesale of goods, boat and caravan storage, contractors' yard, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse, and wood yard.

The site has a maximum lot width of approximately 13 m and a total site area of 716 m<sup>2</sup>. It is acknowledged that the Storage use class contains a broad range of uses however, due to the relatively constrained nature of the site it is considered that not all uses could be accommodated at 52 Albert Road. Uses such as boat and caravan storage, contractors' yard, vehicle storage and wood yard would unlikely be a financially viable operation for the land owner as there is insufficient site area to accommodate the operational requirements of these uses and land values would

generally be unsuitable. As such, these types of larger scale uses, which may not necessarily be compatible with adjoining land uses, would be excluded simply due to the fact that they would not be a viable business option for the site.

Uses including warehouse storage and wholesale of goods typically have an office or retail shopfront and require a much smaller site area. A warehouse storage use would have similar operational characteristics to an office, which would typically have a small number of employees being on site during business hours and customers visiting the premises on occasion. Amenity (noise, odour and light emission) impacts are likely to be minimal, and traffic generation would be limited to employees and customers using the storage facility. It is noted that the intention of the current landowner is to utilise the existing building for the purposes of operating a self-storage business which would fit within this type of storage warehousing use. This type of use is commensurate with zone purpose statements 21.1.1.1, 21.1.1.2 and 21.1.1.3, and given the sites proximity to the public transport services on Main Road and being directly adjacent to a large public carpark, zone purpose statement 21.1.1.5 is also achieved.

It is considered that using the site for wholesale of goods would also be appropriate given the proximity to the Moonah retail precinct and the availability of extensive public carparking within close proximity to the site. This use would have similar operational characteristics as a retail shop with an active street frontage and storage of goods to the rear and would generate a moderate level of vehicle movements by delivery vehicles and customers. An example of this type of use currently operating within the General Business zone is Passione Foods at 41 Main Road, Moonah which is a wholesale foods supplier open to the public. This business operates from a property with a similar land area and frontage width as the subject site. It is considered that supporting this type of use on the subject site would also achieve zone purpose statements 21.1.1.1, 21.1.1.2, 21.1.1.3 and 21.1.1.5.

Notwithstanding the above, Storage will remain a discretionary use which enables council to make an assessment against the appropriateness of any development proposal within that use class, and with any future development proposal being subject to the same use and development standards of adjoining development within the General Business zone. On this point, it is important to recognise that the use and development standards will continue to play an important part in determining appropriate use and development on the site.

As demonstrated above, the proposed amendment is considered to meet the requirements of Section 33(2B) of *Land Use Planning and Approvals Act 1993* (former provisions).

## **Item 2**

The role and function of a Major Activity Centre (MAC) as outlined in the Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS) is to *'serve the surrounding district and provide a range of convenience goods and services as well as some community services and facilities'*.

As described above, there are several different use types which are captured under the Storage use class. Whilst not all of them may be appropriate for the subject property due to site constraints, many of the uses which are achievable will continue to support the commercial and retail focus of the Moonah Activity Centre. These uses will deliver a range of goods and services to the community, thus remaining consistent with the role and function of a MAC as defined under the STRLUS.

It is considered reasonable that Moonah, as a MAC would have services including self-storage facilities and wholesale shops so as to meet the needs of the surrounding district and to provide a mix of complementary commercial and retail opportunities. The site is ideally located in terms of public transport, thus remaining consistent with the Access requirements of a MAC and would provide employment opportunities through the business operation.

Discretionary uses are generally uses that have the potential to be consistent with the zone purpose statement. This is recognised in the current use table in General Business Zone which includes some discretionary uses that may be not suitable for a site in Moonah such as Transport depot and distribution. As such, it is considered that including Storage

as a discretionary use class within the General Business zone on the subject property will remain in accordance with STRLUS.

We trust that the above satisfies Councils further information request and the proposed amendment can progress to public notification. However, should anything further be required, please don't hesitate to contact me.

Yours sincerely,



Frances Beasley

*Planner*