



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2023/203

LOCATION OF AFFECTED AREA

23 HURST STREET, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

CHANGE OF USE & ALTERATION TO EXISTING BUILDING

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M., MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **13/12/2023**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au.

REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
General Manager



Brighton
going places

3 November 2023

David Allingham
Development Services Manager
Brighton Council
1 Tivoli Road
OLD BEACH TAS 7017

Dear David,

Application for a Planning Permit – Change of Use to Business and Professional Services and Service Industry and Alterations- 23 Hurst Street, Bridgewater

All Urban Planning has been engaged by Mark Willcocks to prepare the following application for a planning permit for a change of use of the existing site at 23 Hurst Street, Bridgewater to accommodate the office and mechanical servicing aspects of Active Tree Services operations in Southern Tasmania.

The site

The site is located at 23 Hurst Street Bridgewater and contained within Certificate of Title 34145/2020. The site has an area of approximately 3058m² and includes an existing warehouse building, staff room and amenities along with an existing hardstand and parking area.

The existing approved use of the site is Manufacturing and Processing under DA 2016/00073 (attached) for the manufacturing, storage and wholesaling of timber wine barrels by Tasmanian Cask Co.



Figure 1 – The Site

The existing Approval

The approved use under DA 2016/00073 includes the following conditions of note to this proposal:

Noise

- (7) Noise emissions measured at the boundary of a residential zone (see advice below) 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; or
 - (c) 65dB(A) (LAmax) at any time.

Parking and Access

- (11) The new vehicle access from the carriageway of the road onto the subject land must be located and constructed using an uncoloured reinforced concrete pavement in accordance with the construction and sight distance standards shown on the standard drawings prepared by the IPWE Aust. (Tasmania Division) or otherwise as required by Standards Australia (2004): *Australian Standard AS 2890.1 - 2004 - Parking Facilities Part 1: Off Street Car Parking*; Standards Australia, Sydney / Standards Australia (2002): *Australia Standard AS 2890.2 - 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities*, Sydney and to the satisfaction of Council's Municipal Engineer.
- (12) At least fourteen (14) additional parking spaces must be provided on the land at all times for the use of the occupiers in accordance with Standards Australia (2004): *Australian Standard AS 2890.1 - 2004 - Parking Facilities Part 1: Off Street Car Parking*; Standards Australia, Sydney.
- (13) At least seven (7) bicycle parking spaces must be provided for the proposed development, unless approved otherwise by Council's Manager Development Services. The spaces must be provided within 30 metres of the entrance and to the class specified in table 1.1 of *AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities* in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.
- (15) External lighting within 50m of a residential zone (see advice below) must comply with all of the following:
- (a) be turned off between 10:00 pm and 6:00 am, except for security lighting; and
 - (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.

The Proposal

The proposal is to accommodate office, mechanical servicing and ancillary storage activities for Active Tree Services' operations in Southern Tasmania and include:

- office accommodation for management of the field operations including field crew training
- an environmental consulting office mostly for Arboriculture services
- maintenance and occasional storage of contracting equipment including EWPs, Tippers and Chippers. These activities also extend to the maintenance of some TasNetwork's equipment. (3 mechanics employed)

All activities including the mechanical servicing of equipment will be carried out within the existing building on the site with the garage door closed.

A maximum of 8 people are expected on site at any time.

Hours of operation

The proposed activities will occur between the hours of 7am and 6pm Monday to Saturday.

Commercial vehicle movements

Commercial vehicle movements to and from the site will be within the hours of 7am and 9pm Monday to Saturday.

The existing and proposed vehicle movements to the site areas as follows:

	<i>Existing Use</i>	<i>Proposed Use</i>
Vehicles under 5.5m	30 vpd	40 vpd
Vehicles over 5.5m	20 vpd	16 vpd

External lighting

Any external lighting associated with the use will not operate between outside the hours of 7am and 9pm Monday to Saturday other than for security lighting that will be sited, orientated and baffled so that direct light does not extend to adjoining properties in the Inner Residential Zone on the other side of Hurst Street to the south west.

Car parking

The proposal will use the existing 14 carparking spaces under the existing permit.

The proposal is for a change of use and installation of a larger garage door only. No other development is proposed.

The Planning Scheme

The site is Zone General Business under planning Scheme.

The site is also located within:

- the Cove Hill local area – Clause BRI-15.2
- The Bridgewater Quarry Specific Area Plan
- The Brighton Industrial Hub Specific Area Plan

The Purpose of the General Business Zone is:

- *To provide for business, retail, administrative, professional, community, and entertainment functions within Tasmania’s main suburban and rural centres.*
- *To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.*
- *To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.*
- *To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.*

Use

Under Clause 6.2 of the planning scheme:

- each proposed use or development must be categorised into one of the Use classes in Table 6.2
- a use or development that is directly associated with and a subservient part of another use on the same site must be categorised into the same Use Class as that other use.
- if a use or development fits a description of more than one Use Class, the Use Class most specifically describing the use applies.
- if a use or development does not readily fit any Use Class, it must be categorised into the most similar Use Class.
- if more than one use or development is proposed, each use that is not directly associated with and subservient to another use on the same site must be individually categorised into a Use Class.

Having regard to these requirements the proposed activities are classified against the Use classes of the planning scheme:

Activity	description	Use Class
Office accommodation for management of the field operations including field crew training	Office	Business and Professional Services - use of land for administration, clerical, technical, professional or similar activities. Examples include a bank, call centre, consulting room, funeral parlour, medical centre, office, post office, real estate agency, residential support services, travel agency and veterinary centre.
environmental consulting office		

mostly for Arboriculture services		
maintenance of equipment	Servicing of machinery	Service Industry - use of land for cleaning, washing, servicing or repairing articles, machinery, household appliances or vehicles. Examples include a car wash, commercial laundry, electrical repairs, motor repairs and panel beating.

These activities have the following use status in the General Business Zone under Table 15.2:

- Business and Professional Services – No Permit Required
- Service Industry - Discretionary

Use Standards (15.3)

The Use Standards under Clause 15.3.1 of the planning scheme apply to each of the activities that are within 50m of the closest residential zone. In this case the residential zone aligns the centre of both Hurst and Paice Streets, 30m from the site to the south east. The site is approximately 46m at the closest point from the nearest property within the Inner Residential Zone at 14 Hurst Street.

The proposal complies with each of the Use Standards in Clause 15.3.1 as follows

- The proposal hours of operation of 7am to 6pm Monday to Saturday complies with A1.
- Any external lighting associated with the use will not operate between outside the hours of 7am and 9pm Monday to Saturday other than for security lighting that will be sited, orientated and baffled so that direct light does not extend to adjoining properties in the Inner Residential Zone on the other side of Hurst Street to the south west. The proposal complies with A2.
- Commercial vehicle movements to and from the site will be within the hours of 7am and 9pm Monday to Saturday and will comply with A3.

Discretionary Use Standard (15.3.2)

P1 requires that the proposed Service Industry discretionary use:

- will not cause an unreasonable loss of amenity to properties in adjoining residential zones; and
- will be of an intensity that respects the character of the area.

In this case the proposed mechanical servicing use is considered to avoid unreasonable loss of amenity to properties in the adjoining residential zone and to satisfy P1 in that:

- the proposal will replace and be of similar intensity to the existing manufacturing use on the site

- the use will operate within the permitted hours of operation and for commercial movements in the Zone.
- All activities will be carried out inside the building with the garage door closed
- The activities within the building will be well separated from sensitive uses being located at least 70m from the nearest dwelling in the Inner Residential Zone at 14 Hurst Street

It is recommended that a condition be included on the planning permit similar to condition 7 on DA 2016/00073 to confirm maximum noise emissions from the site.

Under P2 the proposed discretionary use must not compromise or distort the activity centre hierarchy having regard to:

- the characteristics of the site
- the need to encourage activity at pedestrian levels
- the size and scale of the proposed use
- the functions of the activity centre and the surrounding activity centres
- the extent that the proposed use impacts on other activity centres.

The proposal is considered consistent with these requirements in that:

- the proposal will replace an existing light industrial (manufacturing) use with a combined office and associated mechanical servicing use. The introduction of the office activities are considered more consistent with the Purpose of the General Business Zone
- the machinery servicing activities will be carried out within the existing warehouse building towards the rear of the site.
- the proposal will not involve a retail activity or impact on the activity hierarchy.

Cove Hill local area – Clause BRI-15.2

Under Clause 6.10.2 of the planning scheme the following Local Area Objectives are also relevant to the assessment of the proposed discretionary uses

BRI-15.2	Cove Hill, shown on an overlay map as BRI-15.2	To develop Cove Hill as a bulky goods and larger format retailing focal point. Larger speciality format retailing and support services to include supermarkets, hardware, discount department stores, camping, disposals, clothing, furniture, lighting, cafes, restaurants and entertainment facilities are to be concentrated at Cove Hill.
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The proposal does not involve a bulky goods or larger format retailing use. However, the replacement of the existing manufacturing site with the integrated office and mechanical service use is considered to represent a move to greater conformity with this Objective without impacting the Objectives of the Cove Hill local area.

Development Standards for the General Business Zone

The proposal does not alter the height, siting or fencing of the existing building and Clauses 15.4.1, 15.4.2 and 15.4.4 do not apply.

The proposal to increase the size of the existing garage door in the front of the building complies with Clause 15.4.3 A2.

The site has existing outdoor storage. The proposal will use the rear of the site for parking of machinery. No new outdoor storage areas are proposed and storage will be confined to the rear of the site only.

Bridgewater Quarry Specific Area Plan

The proposed change of use does not conflict with this SAP.

Brighton Industrial Hub Specific Area Plan

This Specific Area plan relates to proposals for sensitive uses only. The proposal does not conflict with the provisions of this SAP.

Signs Code

The proposal involves refacing of existing signage and is exempt from this Code.

Parking and Sustainable Transport Code

This Code applies to all use and development.

2.5 Use Standards

C2.5.1 Car parking numbers

Objective:

That an appropriate level of car parking spaces are provided to meet the needs of the use.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</i></p> <p><i>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</i></p>	<p>P1</p> <p><i>The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</i></p> <p><i>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</i></p> <p><i>(b) the ability of multiple users to share spaces because of:</i></p>

<p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> <p>$N = A + (C - B)$</p> <p><i>N</i> = Number of on-site car parking spaces required</p> <p><i>A</i> = Number of existing on site car parking spaces</p> <p><i>B</i> = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p><i>C</i> = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>(i) variations in car parking demand over time; or</p> <p>(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p> <p>P1.2</p> <p>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature and intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the surrounding area.</p>
<p>Assessment:</p> <p>The proposal involves 380m² of service industry use within the main gable roofed portion of the exiting building and 140m² of office use to be accommodated within the side annex and skillion roofed part of the building.</p>	

Table C2.1 requires 1 space per 40m² for office space and 1 space per 80m² of floor space or 2 spaces per 3 employees (which ever is greater).

The carparking requirement for the proposed use is therefore rounded up to 9 spaces calculated as follows:

- office 140m²/ 40m² = 3.5 spaces
- service industry with 3 mechanics = 380m²/ 80m² = 4.75 spaces

The existing use was approved on the basis of 14 carparking spaces.

The proposal therefore complies with A1 d)i).

C2.5.2 Bicycle parking numbers

Objective:

That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>Bicycle parking spaces must:</i></p> <p><i>(a) be provided on the site or within 50m of the site; and</i></p> <p><i>(b) be no less than the number specified in Table C2.1.</i></p>	<p>P1</p> <p><i>Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:</i></p> <p><i>(a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and</i></p> <p><i>(b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.</i></p>
<p>Assessment:</p> <p>Table C2.1 requires 2 bicycle spaces calculated as follows:</p> <ul style="list-style-type: none"> - 1 space per 500m² of office space and 1 space for every 5 employees for the service industry use. <p>7 bicycle spaces were required as part of the approved use of the site. The proposal can comfortably comply with A1.</p>	

C2.5.3 Motorcycle parking numbers

Objective:

That the appropriate level of motorcycle parking is provided to meet the needs of the use.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>The number of on-site motorcycle parking spaces for all uses must:</i></p> <p><i>(a) be no less than the number specified in Table C2.4; and</i></p> <p><i>(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.</i></p>	<p>P1</p> <p><i>Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:</i></p> <p><i>(a) the nature of the proposed use and development;</i></p> <p><i>(b) the topography of the site;</i></p> <p><i>(c) the location of existing buildings on the site;</i></p> <p><i>(d) any constraints imposed by existing development; and</i></p> <p><i>(e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.</i></p>
<p>Assessment:</p> <p>There is no motor cycle parking requirement for this use that involves less than 20 car parking spaces.</p>	

C2.5.4 Loading bays

Objective:

That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.</i></p>	<p>P1</p> <p><i>Adequate space for loading and unloading of vehicles must be provided, having regard to:</i></p>

	<p>(a) the type of vehicles associated with the use;</p> <p>(b) the nature of the use;</p> <p>(c) the frequency of loading and unloading;</p> <p>(d) the location of the site;</p> <p>(e) the nature of traffic in the surrounding area;</p> <p>(f) the area and dimensions of the site; and</p> <p>(g) the topography of the site;</p> <p>(h) the location of existing buildings on the site; and</p> <p>(i) any constraints imposed by existing development.</p>
<p>Assessment:</p> <p>The proposal does not involve a floor area greater than 1000m² and therefore does not require a designated loading bay.</p>	

Road and Railway Assets Code

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Objective:

To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction

Use Standard	Assessment
<p>A1.4</p> <p><i>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</i></p> <p><i>(a) the amounts in Table C3.1; or</i></p> <p><i>(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</i></p>	<p>The proposal will not increase traffic movements of vehicles under 5.5m by more than 40 movements per day or by more than 5 vehicles per day for larger vehicles. The proposal therefore does not exceed the amounts listed in Table C3.1 and therefore complies with A1.4.</p>

<p>A1.5 <i>Vehicular traffic must be able to enter and leave a major road in a forward direction</i></p>	<p>The existing site plan provides for vehicles to enter and leave the site in a forward direction and complies with A1.5.</p>
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Attenuation Code

The proposed use is not for a sensitive use or an activity listed under Table C9.1 of the planning scheme and this Code therefore does not apply.

Discussion

The proposal will replace the existing approved manufacturing business with an integrated office and mechanical repair use to support Active Tree Services’ operations in Southern Tasmania. The office activity has no permit required status in the General Business Zone. The proposed service industry aspect of the use will be contained within the existing shed, will operate during the permitted hours for the zone and is not considered to result in any unreasonable impact to the residential uses to the south east, the closest of which is at least 70m from the enclosed mechanical service activities. Overall the proposed integrated office and service use is considered compatible with the Purpose and Discretionary Use Standards for the zone. The proposed use is also not considered to conflict with the Local Area Objectives for Cove Hill.

The minor alteration to the building to increase the size of the existing garage door in the front elevation of the shed complies with the relevant development standards for the planning scheme.

The access and parking requirements of the use can comfortably be accommodated on site.

In my assessment the proposal complies with the relevant provisions of the planning scheme and should be approved following public advertisement pursuant to Section 57 of the Act.

I would be pleased to discuss as necessary.

Yours sincerely,

Frazer Read
Principal
All Urban Planning Pty Ltd



23 November 2023

Jo Blackwell
Senior Planner
Brighton Council
Council Offices
1 Tivoli Road
OLD BEACH 7017

Dear Jo,

Development Application DA 2023/00203) - 23 Hurst Street, Bridgewater

I refer to your request for further information dated 21 November 2023 and respond in relation to the matter of the activity centre hierarchy as follows:

The proposed discretionary use is to be assessed against the following Use Standard P2 and is to demonstrate that it will not compromise or distort the activity centre hierarchy.

<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to:</p> <ul style="list-style-type: none">(a) the characteristics of the site;(b) the need to encourage activity at pedestrian levels;(c) the size and scale of the proposed use;(d) the functions of the activity centre and the surrounding activity centres; and(e) the extent that the proposed use impacts on other activity centres.
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Council has requested further detail regarding the proposed activities associated with the use and the associated impact of the proposal on the functions of the activity centre (criterion d) and the extent that the proposed use will impact other activity centres (criterion e).

The proposal will accommodate three consulting entities that will operate from the site:

- Active Tree Services (ATS)
- ENSPEC
- Active Green Services (AGS)

The operation of each of these office based activities are described as follows:

ATS (www.activetreeservices.com.au)

ATS employs about 80 people that do contract tree work in the field, primarily for Tas Networks. The ATS office aspect of the use will accommodate the management, supervisory and training activities of the business on site including:

- the site management team (2) on a permanent basis including the general manager and the office manager.
- 2 district managers on site periodically
- the OHS state manager.
- Weekly meetings for 3 roaming supervisors

There will be no operational staff starting from the site.

ENSPEC (www.ENSPEC.com)

ENSPEC is an Arboricultural , Indigenous Heritage and Environmental consultancy working in Tasmania, Victoria and South Australia. Its most significant project is looking after the trees at Port Arthur. The proposal will transfer the business' existing Launceston office to the site.

Staff work remotely and are proposed to attend the office a few times a month.

AGS (www.activegreenservices.com.au)

AGS is also an Arboricultural and Environmental consultancy specialising in major projects such as project Marinus the new transmission link to the mainland.

The proposed service industry activity - Aerial Access Australia (AAA) (www.aerialaccess.com.au)

AAA is an importer of insulated aerial lifts (cherry pickers). This activity supplies and maintains all of the lifts for ATS and some for TasNetworks. This service activity is to involve a fleet manager and 3 mechanics and 2 apprentices.

The rear of the site would be used to hold up to 10 vehicles for service or as demand varies during the year.

The activity centre hierarchy

The terms 'activity centre hierarchy' and 'activity centre' are defined under Table 3.1 of the planning scheme:

activity centre hierarchy

means the activity centre network or hierarchy referred to in a relevant regional land use strategy.

activity centre

means a place that provides a focus for retail, commercial, services, employment, and social interaction in cities and towns.

The activity centre network for Brighton is set out in the relevant *Southern Tasmania Regional Land Use Strategy 2010-2035 (STRLUS)*. Table 1 of the STRLUS identifies Bridgewater (Greenpoint) a Major Activity Centre).

MAJOR ACTIVITY CENTRE		
Role	To serve the surrounding district and provide a range of convenience goods and services as well as some community services and facilities.	Moonah Bridgewater (Greenpoint)
Employment	Provides a focus for employment at the LGA level, primarily in retailing, but complemented by a range of office based employment mainly in professional and personal services	
Commercial including retail	At least 1 major supermarket, a range of speciality shops and secondary retailing. May contain small discount department store. Office spaces are limited to small-scale finance, banking, insurance, property, and professional services.	
Government Services & Community Infrastructure	Community Hall, Community Health Centres, some urban community space, Private Medical Centre, may include some social services such as Service Tasmania or Centrelink Customer Service Centre. Educational facilities either within or in close proximity are highly desirable. Should be centre of Local Government services within the relevant LGA., if no primary or principal activity centre exists in that LGA.	
Residential	Some shop-top residential and increased density of surrounding residential area should be encouraged if located in an inner urban environment.	
Entertainment	Includes some night-time activities, focussed on dining.	
Access	High quality bus services linking from residential catchment. If locationally possible, should be linked with other public transport modes.	
Catchment	Complements the Primary and Principal Activity Centres. Generally an LGA wide catchment, although may attract people from adjacent LGAs.	

The role of this activity centre is to serve the surrounding district and provide for a range of convenience goods and services as well as some community services and facilities. As set out above the proposal includes a range of professional office based and consulting services that will operate from the site. These are permitted uses in the zone. The service industry component of the use is directly associated with these services in that the servicing of machinery is integral to arboricultural activities of the business.

Brighton is also identified as a Rural Services Centre and I consider this to be a surrounding activity centre in the terms of criterion P2d). The STRLUS identifies of the Brighton activity centre is to provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs:

RURAL SERVICES CENTRE		
Role	To provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs. Trips to larger Primary and Principal Activity Centres only required occasionally	Brighton Huonville New Norfolk Oatlands Sorell
Employment	Includes a mix of retail and office based employment servicing the local area or having limited office space requirements. May include one or two larger employers that are not suited to an urban location.	
Commercial including retail	Should offer at least one major or a combination of independent supermarkets and a range of speciality shops. Local or district level commercial office space servicing the community. May include district offices of government functions if strong correlation to features of the surrounding location.	
Government Services & Community infrastructure	Should offer a range of health and cultural facilities required to support rural community: District Health Centre, Service Tasmania outlet, Community Centre/Community Hall. Educational facilities should be provided (at least Primary and Secondary School,). Should be centre of Local Government services within the relevant LGA. May include State Government district offices benefitting from a more rural location (i.e. Park & Wildlife, Inland Fisheries,	
Residential	Some limited residential.	
Entertainment	Hotel(s), restaurant, and dining facilities with other entertainment for rural community. Local sporting facilities/clubs	
Access	Local bus service with connections to higher order centres, but with expected low service frequency. Predominantly accessed via private motor vehicle with good walking and cycling linkages to surrounding residential area.	
Catchment	Serving outer, more rural based sub-regions and LGAs.	

It is submitted that the proposed integrated service and professional consulting/ office use is of modest scale and on the periphery of the Green Point Activity Centre such that it will not compromise or distort the retail hub of the Bridgewater/Greenpoint centre. I note that the existing Green Point Shopping Centre includes a Woolworths supermarket, centrelink office, post office, bottle shop, pharmacy, takeaway and other local offices for an MP, employment support and community housing provider. The proposal, to replace an existing manufacturing use on a site approximately 350m to the east of the Green Point Shopping Centre will in no way compromise the continued operation of the convenience and service activities of that site that are key to the role of the activity centre.

Further, it is considered that the proposed change from the existing approved manufacturing use to the proposed office and service industry use will move the site to a use with greater conformity with the Purpose of the Zone.

It is also considered that the proposal will not compromise the goods and services available from the Brighton Rural Services Centre and there are no other nearby activity centres that would be affected by the proposal.

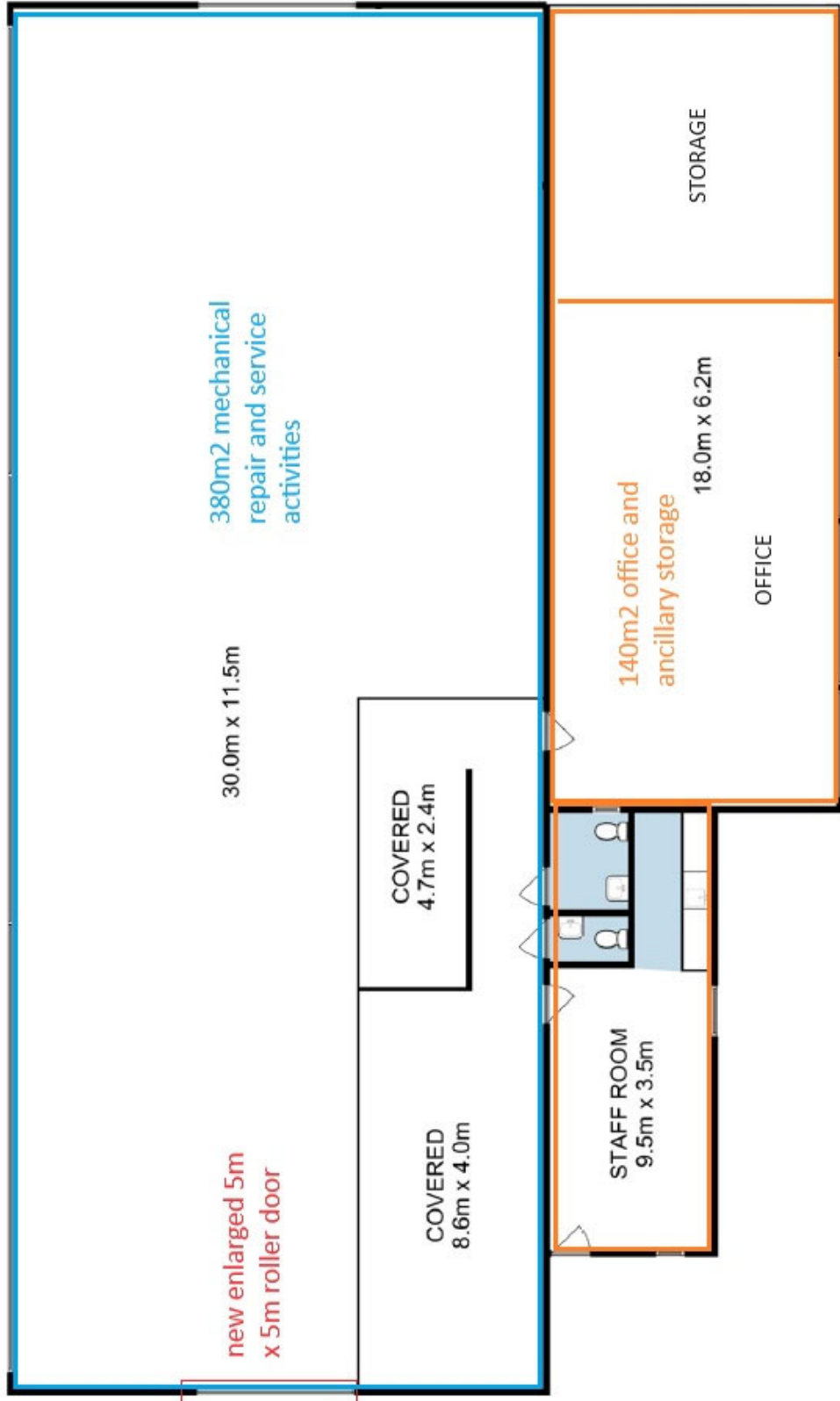
Having regard to the above it is my assessment that the proposal, to the extent that it involves the discretionary service industry use, will not compromise or distort the activity centre hierarchy.

I trust that this response assists Council's with its assessment of the proposal and will allow the application to now proceed to public advertising.

Yours sincerely,

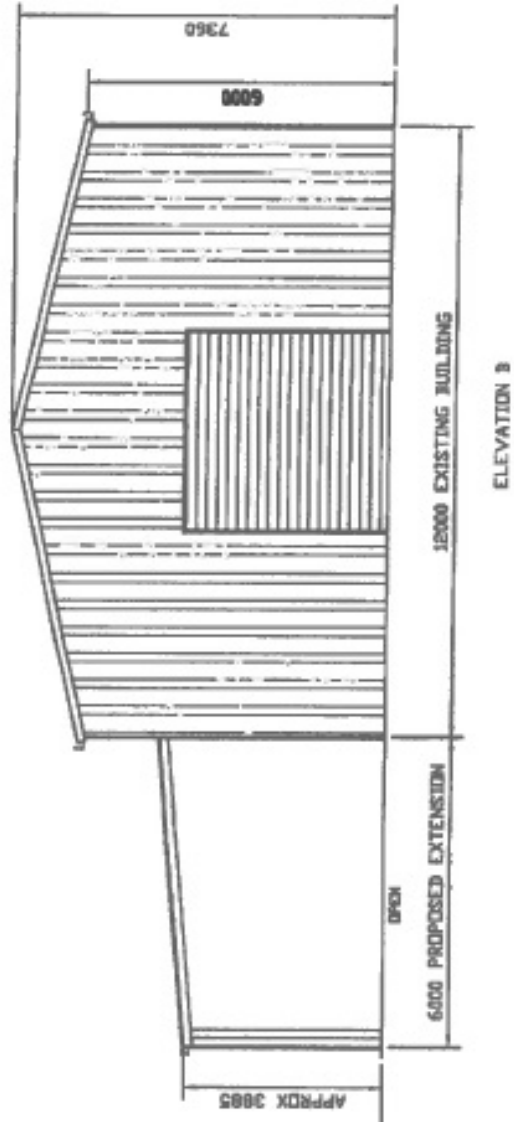
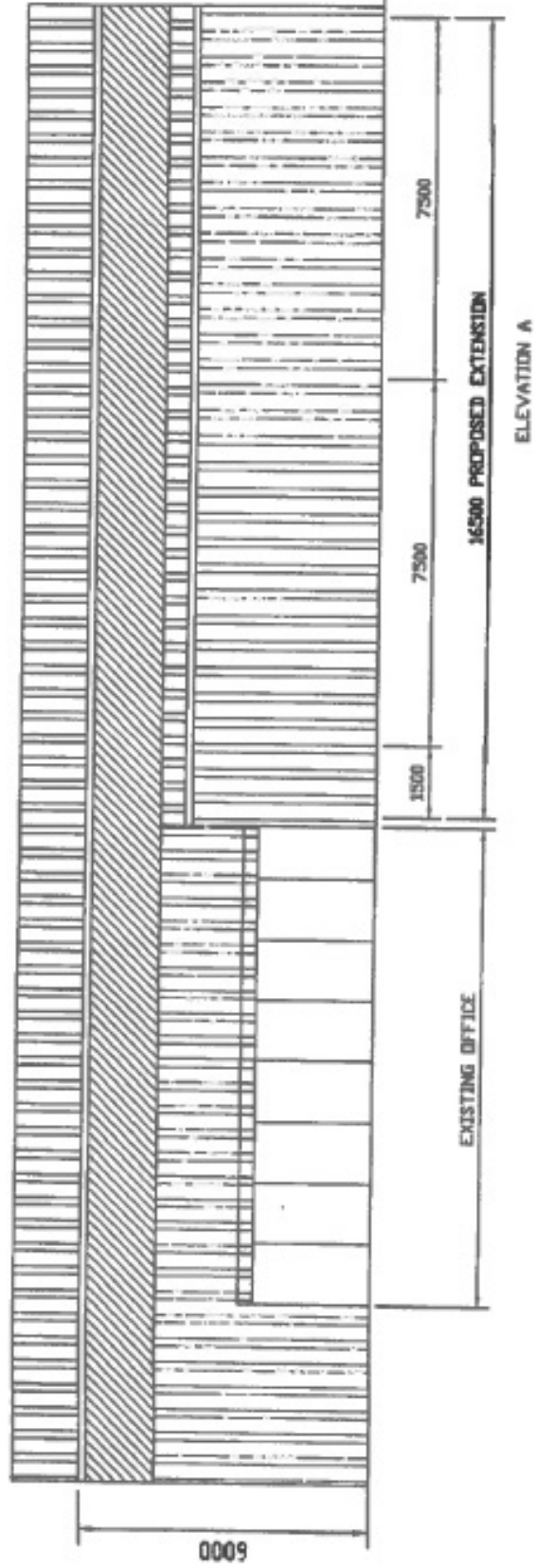
A handwritten signature in blue ink, appearing to read 'Frazer Read'. The signature is written in a cursive, fluid style with a large initial 'F' and 'R'.

Frazer Read
Principal
All Urban Planning Pty Ltd

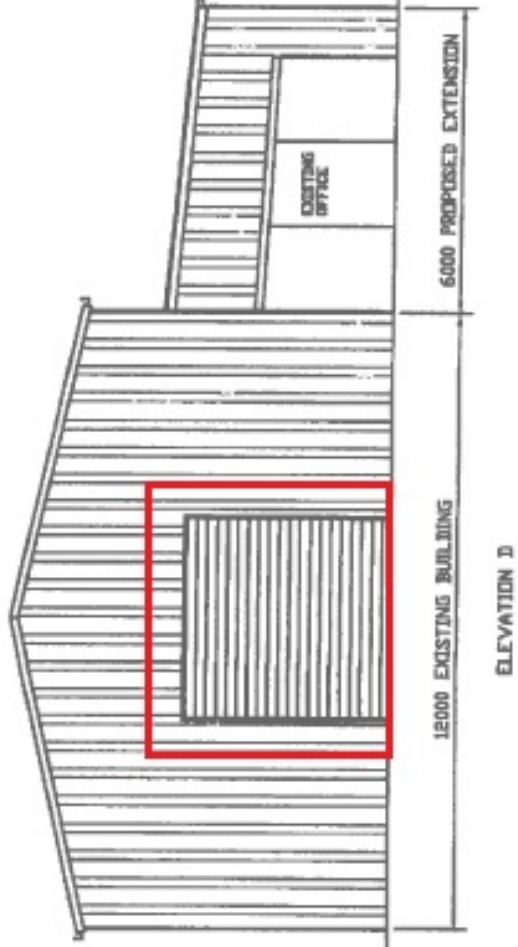
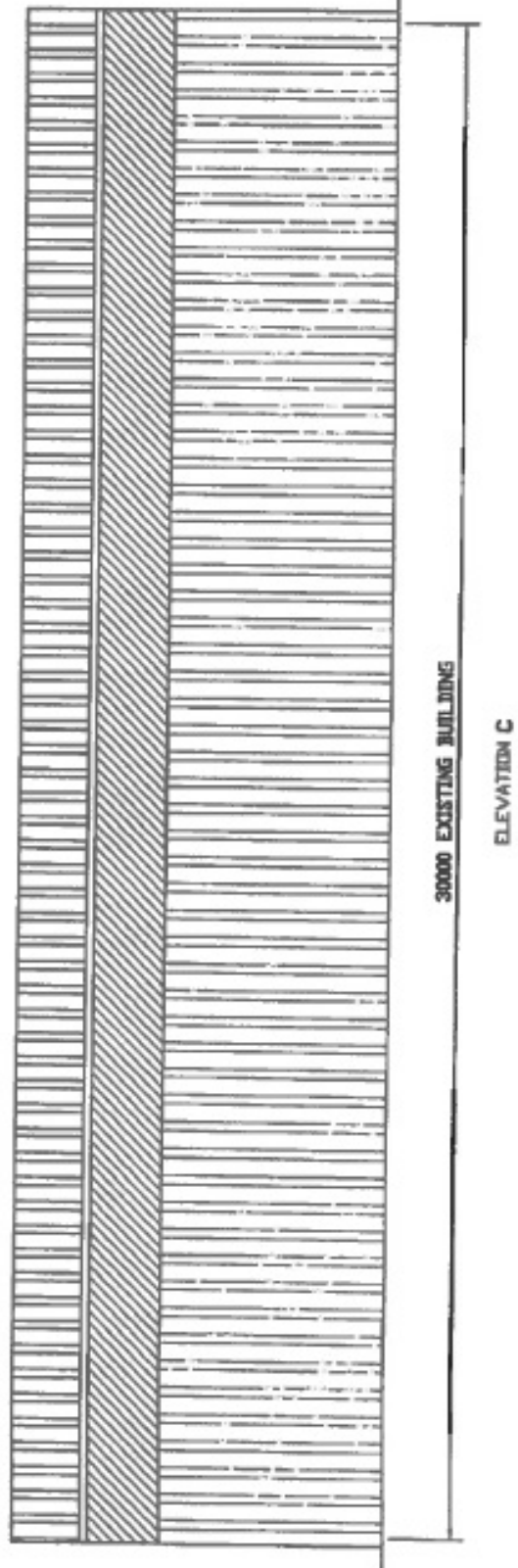


PROPOSED FLOOR PLAN
23 HURST STREET, BRIDGEWATER

ELEVATIONS



new enlarged garage
door 5m x 5m



PROPOSED ALTERATIONS 23 HURST STREET, BRIDGEWATER

Submission to Planning Authority Notice

Council Planning Permit No.	DA2023/203	Council notice date	08/11/2023
TasWater details			
TasWater Reference No.	TWDA 2023/01540-BTN	Date of response	16/11/2023
TasWater Contact	Jake Walley	Phone No.	0467 625 805
Response issued to			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
Development details			
Address	23 HURST ST, BRIDGEWATER	Property ID (PID)	7497793
Description of development	Minor Alteration to Install a New Roller Door in Fron Elevation of Existing Building & change of use		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
TasTech Building Systems	CJ616-01	--	05/09/2016
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>TRADE WASTE</p> <ol style="list-style-type: none"> 4. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 7. The applicant or landowner as the case may be, must pay a development assessment fee of \$389.86 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. <p style="text-align: center;">The payment is required within 30 days of the issue of an invoice by TasWater.</p>			

Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.

Further information can be obtained from TasWater.

(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.

(c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

NOTE: In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 - SECT 56ZB A regulated entity may charge a person for the reasonable cost of –

(a) a meter; and

(b) installing a meter.

Trade Waste

Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:

Location of all pre-treatment devices i.e. Oil Water Separator;

Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and

Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.

At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is also required.

If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial>.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au