



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2023/239

LOCATION OF AFFECTED AREA

86 JETTY ROAD, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

PARTIAL CHANGE OF USE TO COMMUNITY MEETING AND ENTERTAINMENT (FOOD HUB)

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 **05/02/2024**. 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



1. Introduction

This is a covering letter to support an application for a planning permit, made by Council Officers ('Council'), on behalf of the Brighton Community Food Hub ('Food Hub'), to use and develop land 86 Jetty Road, Old Beach ('Cloak Oval'), for the purposes of providing groceries to the community at discounted prices.

The application is made pursuant to Section 51 and 57 of the Land Use Planning and Approvals Act 1993 ('LUPAA'). The permit application is a type which the Planning Authority has the discretion to approve due to it relying on a performance criteria to comply with one or more standards of the Tasmanian Planning Scheme – Brighton ('the scheme').

It is submitted that the application complies with all relevant use and development standards of the scheme, so a permit ought to be granted.

2. Background

The Food Hub is a not-for-profit volunteer ran association which provide access to affordable food for individuals and families struggling with rising cost of living expenses. It sources items from a range of suppliers including Food Bank Tasmania, local suppliers and mainland suppliers who send pallets of goods.

The Food Hub has been successfully operating out of the Brighton Civic Centre but are now looking for a new venue which is easier to operate out of. While the Food Hub finds a new and permanent venue, the Brighton Council has agreed to lease out the Scout Hall at Cloak Oval.

The Food Hub has been gifted a fitted-out shipping container which will be placed next to the Scout Hall to be used as part of the operation.

3. The Site and Surrounds

The Food Hub is to be located at 86 Jetty Road, Old Beach ('Cloak Oval'). It has an area of approximately 1.76ha and is formally known as Certificate of Title 112890 Folio 1. The site is owned and managed by the Brighton Council and contains recreation facilities including a cricket oval, cricket nets and tennis courts. Lennox Park adjoins it to the east which is also a Council owned park.

The site contains various buildings being used for community type uses and a fire station in the southwest corner. The building forming part of the current application is located towards the northwest corner of the site and which is currently used by the Scouts. There is a large unsealed and informal parking area to the east of the main building on the site. Car parking for the cricket facilities would likely be on the site to the west containing the cricket club and change rooms.

Access to the site is via Jetty Road which runs across part of the adjoining title to the east.

The site and its main features are shown in Figure 1.



Figure 1 Subject Site

4. Planning Controls

The site is zoned Recreation under the Scheme. It not affected by any local provisions.

5. The Proposal Use

The proposal is to utilise the Scout Hall and a modified shipping container adjacent to the Scout Hall for the purposes of operating the Food Hub.

The proposed use is best described as Community Meeting and Entertainment, and a Community Centre sub-use class as per Table 6.2 of the Scheme. This use has a permitted status pursuant in the zone.

The main operations of the use are as follows:

- Package grocery hampers for sale at discounted prices. This includes perishable and non-perishable goods.
- Offer other grocery items for sale at discounted prices.
- Use will operate three (3) days a week, with Wednesday being open till approximately 7pm. The use normally operates within business hours.
- Volunteers range in numbers but sometimes could be as many as 15 on site.
- One (1) small to medium size Food Bank truck delivery to the site once a week on the Tuesday or Wednesday morning. All other goods bought in via a normal ute.

- Customers would park in the existing informal parking area to the east of the main building as shown in Figure 1.
- The Scout Hall will be used for storage and for the 'retail' part of the use.
- The shipping container would be used as a 'break out area' and for additional storage.

6. The Development

The development consists of placing the shipping container next to the Scouts Hall.

The shipping container is a standard 20-foot storage container which has been fitted out with a front deck area.

The location of the shipping container and its approximate location are shown in Figures 2 and 3.

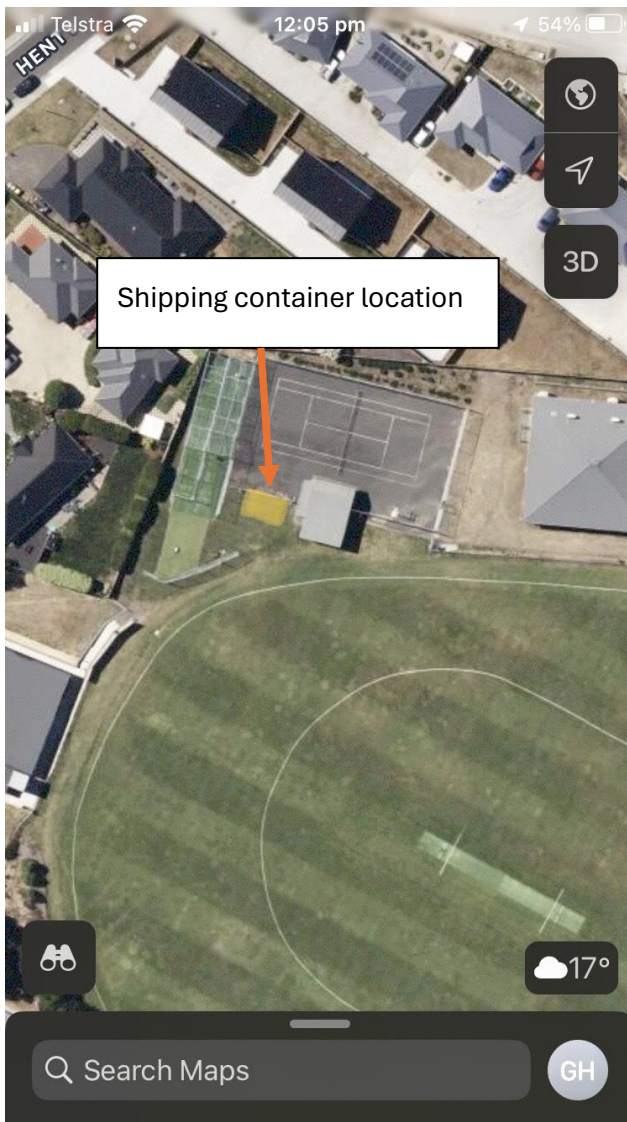


Figure 2 Location of shipping container



Figure 3 Proposed shipping container.

7. Planning Scheme

What follows is a summary of how the proposal satisfies the relevant standards of the zone and relevant codes.

7.1. Recreation Zone

Clause 28.3.1

- A1 – the use will be within 50m of a residential zone. However, the hours of operation will comply with A1 (a).
- A2 - N/A
- A3 - No commercial vehicles are expected outside of the hours in (a) and (b).

Clause 28.4.1

- A1 - the height of the shipping container is well below 10m so complies with the AS.
- A2 – the shipping container is setback well in excess of 5m from the frontage.
- A3 – the shipping container is setback well in excess of 3m from the side and rear boundaries.
- A4 – N/A

7.2. Parking and Sustainable Transport Code

The proposal will trigger the need for one additional parking space on site due to the floor area of the shipping container. The performance criteria of the use standard will need to be relied upon.

It is considered that given that the Scouts building was already used as a Community Purpose use combined with a modest increase in parking demand means that the large informal parking area could accommodate the one (1) additional space without causing conflicts with existing uses on site or pedestrian safety.

8. Conclusion

The proposed Food Hub relocation to Cloak Oval will allow for an important community service to continue operating while a more permanent location is found.

The proposal is assessed as being able to satisfy all relevant use and development standards of the Scheme, so it is appropriate for a permit to be granted pursuant to Section 51 and 57 of LUPAA.