



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/110

LOCATION OF AFFECTED AREA

130 BRIGHTON ROAD, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

PARTLY CHANGE OF USE (RESOURCE PROCESSING)

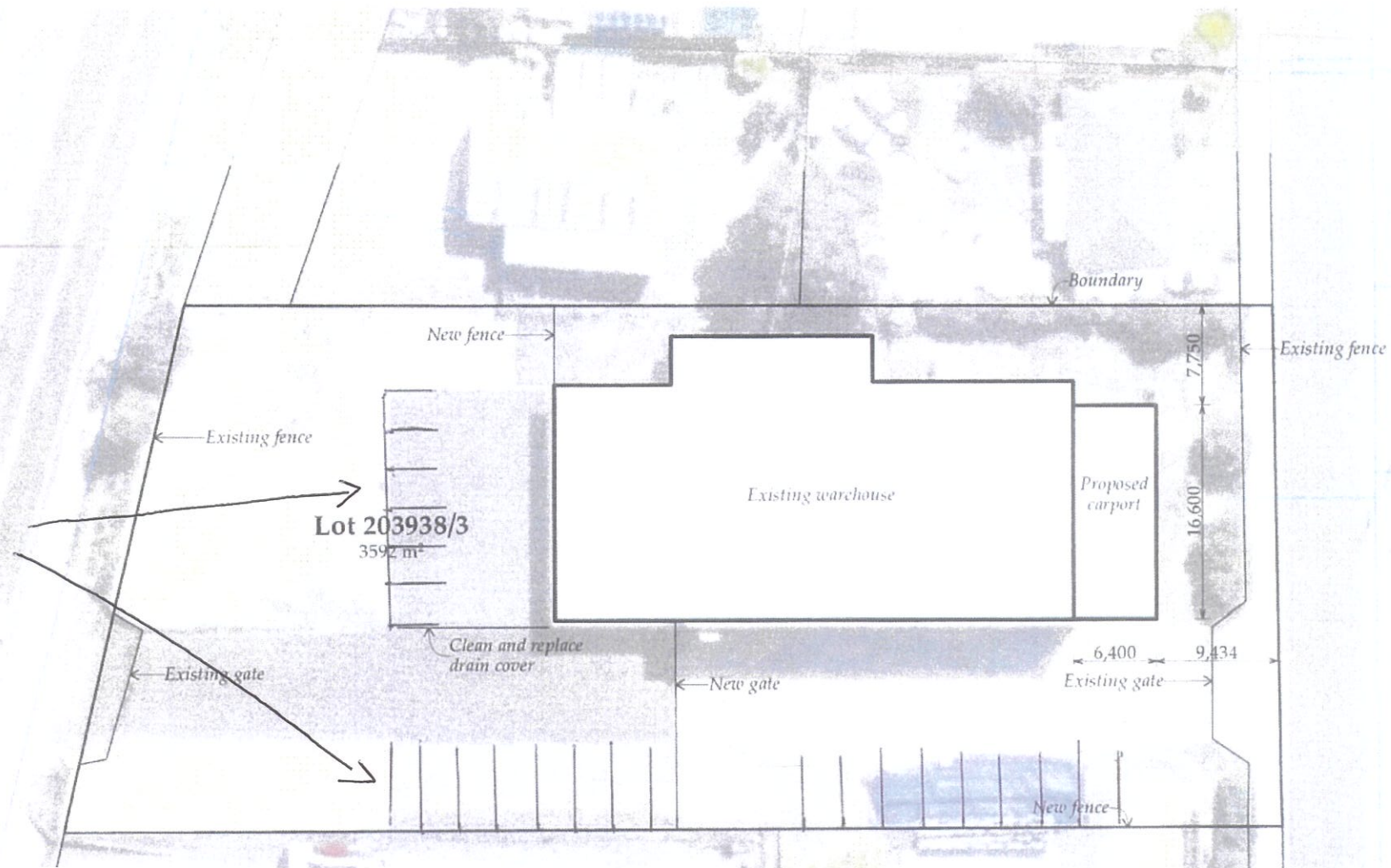
A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **05/08/2026**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER 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.

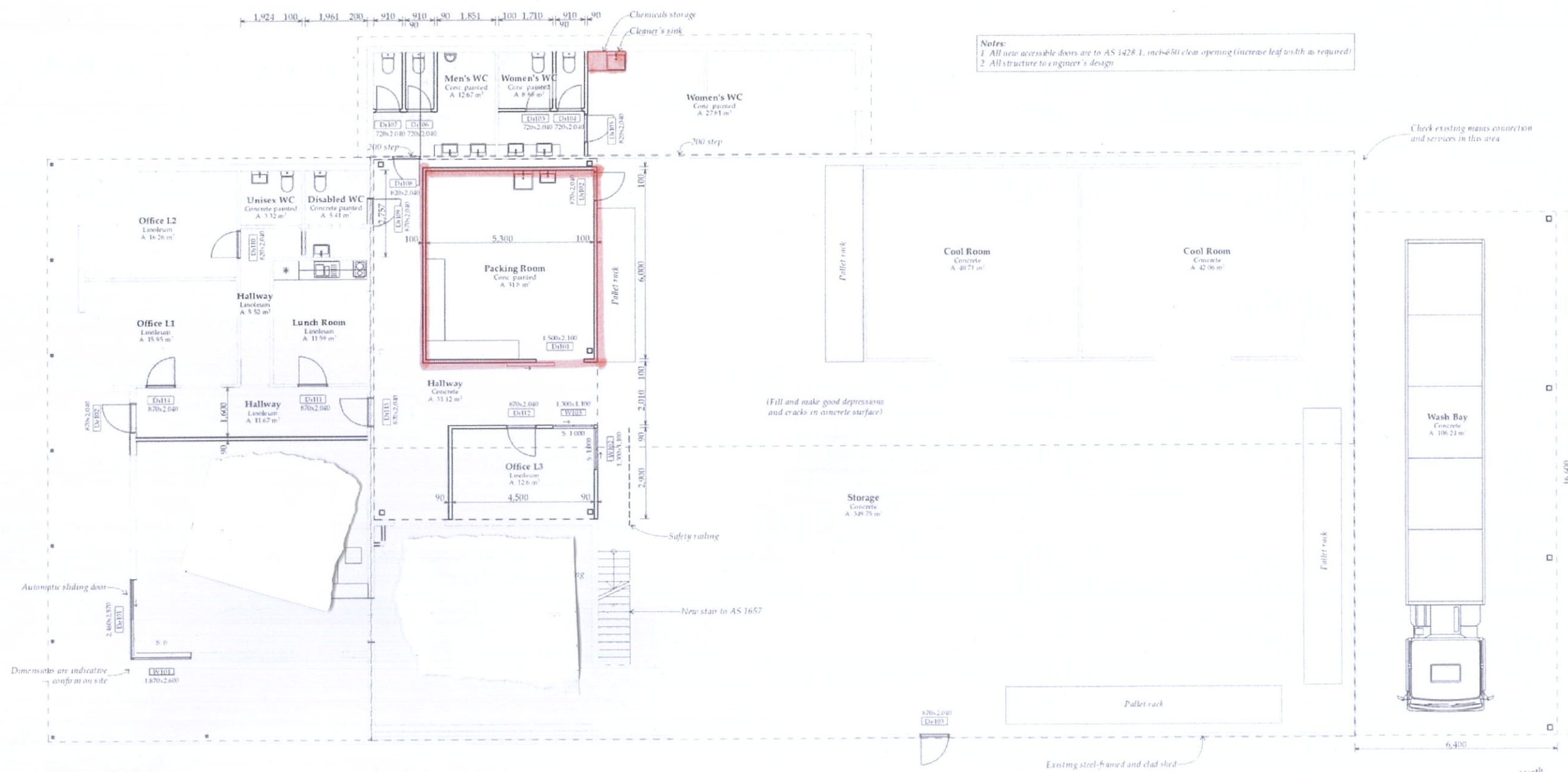
JANINE BANKS
Acting Chief Executive
Officer



Brighton
going places

CARPARKS







Hello Kien,

23rd June 2026

Request for Additional Information - DA 2026 / 00110 (130 Brighton Road, Brighton)

As per letter received dated 15th June 2026, we are required to provide further information to allow Council to make a proper assessment.

- 1. Description of activity on form** - this has been updated to show the activity as 'food processing' rather than 'food services'.
- 2. Food premises compliance with the NCC** - appended to this letter is a description of how we intend to construct and manage the packing room.
- 3. Revised Parking Plan;**
 - a. Appended to this letter is the revised parking plan showing the parking areas on the site and 20 car parking spaces as marked on the southern and western side of the site
 - b. Traffic movements on the site are between 7.00am and 3.00pm, comprised of;
 - i. 3 LFT Trucks - depart and return to depot once a day (each)
 - ii. External truck deliveries - average of 3 or 4 trucks a week arriving on the site
 - iii. 7 staff cars - each arrive and depart once a day
 - c. All traffic enters and exits through the Augustus Road gate.

In addition, we have engaged the services of Lee Tyers from LTBS to assist with NCC requirements once a planning permit is issued.

We trust the information provided is sufficient to continue the assessment process.

It would be appreciated if you could acknowledge receipt of this letter.

Regards

Alison Holmstrom

Quality Assurance Coordinator

Description of Proposed Packing Room

Construction materials

Walls - Bondor panels 2.7m high

Ceiling - Bondor panels

Floor - existing concrete, epoxy resin coating and coving to be added

Pedestrian access door - constructed from Bondor

Wide access door, sliding - to enable pallets to be brought in, constructed from Bondor

Windows - no windows but each door will have a viewing panel

Ventilation - advice will be sought from a suitably qualified engineer for ventilation requirements

Infrastructure inside packing room

Hand wash basin - warm water supplied

Hand soap and paper towel - mounted on wall

Disposable gloves - in dispenser mounted on wall

Washing up sink - hot water supplied, double bowl stainless steel

Work benches - movable, stainless steel

Lighting - LED fluorescent strip lights with covers

Power points - placed at bench height, for scales, radio

Bin - for waste paper towel

Bin - for food debris

Dustpan and broom

Cleaners Storage and Sink

Floor - concrete (already in place)

Walls - concrete (already in place)

Cleaners Sink - can connect to existing plumbing nearby

Detergents and sanitisers - food grade, all supplied by Hunters

Dosing unit for detergents and sanitisers - mounted on wall

Tools and equipment - brooms, mops. A walk-behind mechanical floor cleaner to be purchased.

Daily Operations and Food Safety Management

Description of how food safety risks from daily operations of the warehouse and proposed packing room will be in the Food Safety Plan. The Plan will detail the controls required to manage these risks, and this will inform what staff are expected to do.

We intend that staff would use the proposed packing room in this manner;

- Wheel in a storage bin of fruit or vegetables - staff pack the vegetables into smaller bags, check weight, and seal, pack into crates.
- Wheel in a storage bin of vegetables - use of knives and chopping boards to cut up vegetables before weighing, labeling and packing into bags, pack into crates.
- Wheel in large bags of dry goods such as rice, flour or pasta - lift bags onto the bench, scoop out required amounts into smaller bags, check weight, label and seal.
- Use the sink to wash up knives and chopping boards as required

- Clean down benches with food grade approved cleaning and sanitising products

Our Food Safety Plan would cover all requirements of the HACCP standard to operate a facility of this type, including;

- Personal hygiene and handwashing requirements will be documented in a Standard Operating Procedure, staff to 'sign onto' this before commencing work in the packing room. This will include requirements for disposable gloves, clothing, shoes/boots, hair covering, aprons, jewellery, illness and injury requirements, and any personal protective equipment needed
 - A Standard Operating Procedure for the packing room itself
 - A cleaning schedule for the packing room
 - A record sheet for staff to sign as cleaning tasks are completed
 - Daily pre-start checklist will be implemented to ensure the area is in order before work begins
 - End of day checklist will be implemented to ensure the room is set up for the next day, including emptying of bins, cleaning floor, cleaning and sanitising work benches, check handsoap and paper towel
 - Staff training in food handling
 - Approved suppliers used for purchase of food products, packaging, pest control, food grade cleaning supplies
 - An allergen management plan
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Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA2026/00110
Council notice date	29/06/2026
TasWater Reference No.	TWDA 2026/00747-BTN
Date of response	20/07/2026
TasWater Contact	Huong Pham/ Sian Walters (Trade Waste)
Phone No.	0427 471 748/ 0459 424 988 (Trade Waste)

Response issued to

Council name	BRIGHTON COUNCIL
Contact details	development@brighton.tas.gov.au
Development details	
Address	130 BRIGHTON RD, BRIGHTON
Property ID (PID)	9538684
Description of development	Change of Use to Food Processing

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
J Lew Architects	7906 – Warehouse Renovations	N/A	30/03/2026

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. 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.
2. Prior to 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.

TRADE WASTE

3. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.
4. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.
5. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent

DEVELOPER CHARGES

6. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$2,811.20 to TasWater for water infrastructure for 1.20 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
7. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$3,162.60 to TasWater for sewerage infrastructure for 1.80 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

8. The applicant or landowner as the case may be, must pay a development assessment fee of \$251.35 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

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/application-information/application-for-development-services-form>

Trade Waste

Prior to any Building and/or Plumbing work being undertaken, the applicant will require 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 Grease Arrestor/Dry Basket Arrestors/Oil Water Separator)

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

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

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

If the nature of the business changes or the business is sold, TasWater is to be informed in order that pre-treatment may be reassessed

The application forms are available at

<https://www.taswater.com.au/customers/businesses/trade-waste/commercial-trade-waste-customers>

Assessment Fees

A development assessment fee will be payable to TasWater in connection with this development. The applicable fee will be determined by TasWater at the relevant design approval stage in accordance with the fees approved by the Economic Regulator and in effect at that time. Applicants are encouraged to refer to the [Fees and Charges](#) section of the TasWater website for information on current fees and charges that may apply.

Developer Charges

For information on Developer Charges please visit the following webpage – <https://www.taswater.com.au/building-and-development/developer-charges>

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.

Declaration

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