



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/041184

PROPOSAL: Partial Change of use to Food services (Restaurant) & New Signage

LOCATION: 76 Howrah Road, Howrah

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 01 February 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 01 February 2024. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 01 February 2024.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

Change of use and development for new restaurant

Location:

Tenancy 2B, 76 Howrah Rd

Address

Howrah

Suburb/Town

Postcode 7018

Current
Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for
application fees to
be in the name of:
(if different from
applicant)

Estimated cost of development

\$ 100,000

Is the property on the Tasmanian Heritage Register?

Yes

☐

No

☒

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

Preliminary Planning Assessment:

If you had pre-application discussions with a Council Officer, please give their name

Memory Hatendi

Current Use of Site: Grocery Store

Does the proposal involve land administered or owned by the Crown or Council?

Yes

☐

No

☒


Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's
Signature:

Signature  Date 15/12/2023

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- ☐ Details of the location of the proposed use or development.
- ☐ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☐ Full description of the proposed use or development.
- ☐ Description of the proposed operation.
May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the Council.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ☐ **Site analysis plan and site plan**, including where relevant:
 - *Existing and proposed use(s) on site.*
 - *Boundaries and dimensions of the site.*
 - *Topography, including contours showing AHD levels and major site features.*
 - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
 - *Soil type.*
 - *Vegetation types and distribution, and trees and vegetation to be removed.*
 - *Location and capacity of any existing services or easements on/to the site.*
 - *Existing pedestrian and vehicle access to the site.*
 - *Location of existing and proposed buildings on the site.*
 - *Location of existing adjoining properties, adjacent buildings and their uses.*
 - *Any natural hazards that may affect use or development on the site.*
 - *Proposed roads, driveways, car parking areas and footpaths within the site.*
 - *Any proposed open space, communal space, or facilities on the site.*
 - *Main utility service connection points and easements.*
 - *Proposed subdivision lot boundaries.*

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- ☐ Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
 - *Internal layout of each building on the site.*
 - *Private open space for each dwelling.*
 - *External storage spaces.*
 - *Car parking space location and layout.*
 - *Major elevations of every building to be erected.*
 - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
 - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
 - *Materials and colours to be used on rooves and external walls.*
- ☐ Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
 - *Planting concepts.*
 - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
 - *Plantings proposed for screening from adjacent sites or public places.*
- ☐ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 123529	FOLIO 11
EDITION 6	DATE OF ISSUE 03-Aug-2011

SEARCH DATE : 08-Jul-2020

SEARCH TIME : 03.38 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 11 on Plan 123529

Derivation : Part of 56 Acres Gtd to L Fielder, J Kelly and S
R Dawson

Derived from A15,343

SCHEDULE 1

C735873 & C715802 TRANSFER to TOULA SPILIOPOULOS, CON
SPILIOPOULOS and GEORGE SPILIOPOULOS as tenants in
common in equal shares Registered 11-Aug-2006 at 12.
04 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
D22527 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 03-Aug-2011 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 123529	FOLIO 12
EDITION 6	DATE OF ISSUE 03-Aug-2011

SEARCH DATE : 08-Jul-2020

SEARCH TIME : 03.40 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 12 on Plan 123529

Derivation : Part of 56 Acres Gtd to L Fielder, J Kelly and S
R Dawson

Derived from A15,343

SCHEDULE 1

C735873 & C715802 TRANSFER to TOULA SPILIOPOULOS, CON
SPILIOPOULOS and GEORGE SPILIOPOULOS as tenants in
common in equal shares Registered 11-Aug-2006 at 12.
04 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
D22527 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 03-Aug-2011 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 123529	FOLIO 16
EDITION 6	DATE OF ISSUE 03-Aug-2011

SEARCH DATE : 08-Jul-2020

SEARCH TIME : 03.41 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 16 on Plan 123529

Derivation : Part of 56 Acres Gtd to L Fielder, J Kelly and S R Dawson

Derived from A15,343

SCHEDULE 1


C735873 & C715802 TRANSFER to TOULA SPILIOPOULOS, CON SPILIOPOULOS and GEORGE SPILIOPOULOS as tenants in common in equal shares Registered 11-Aug-2006 at 12.04 PM

SCHEDULE 2

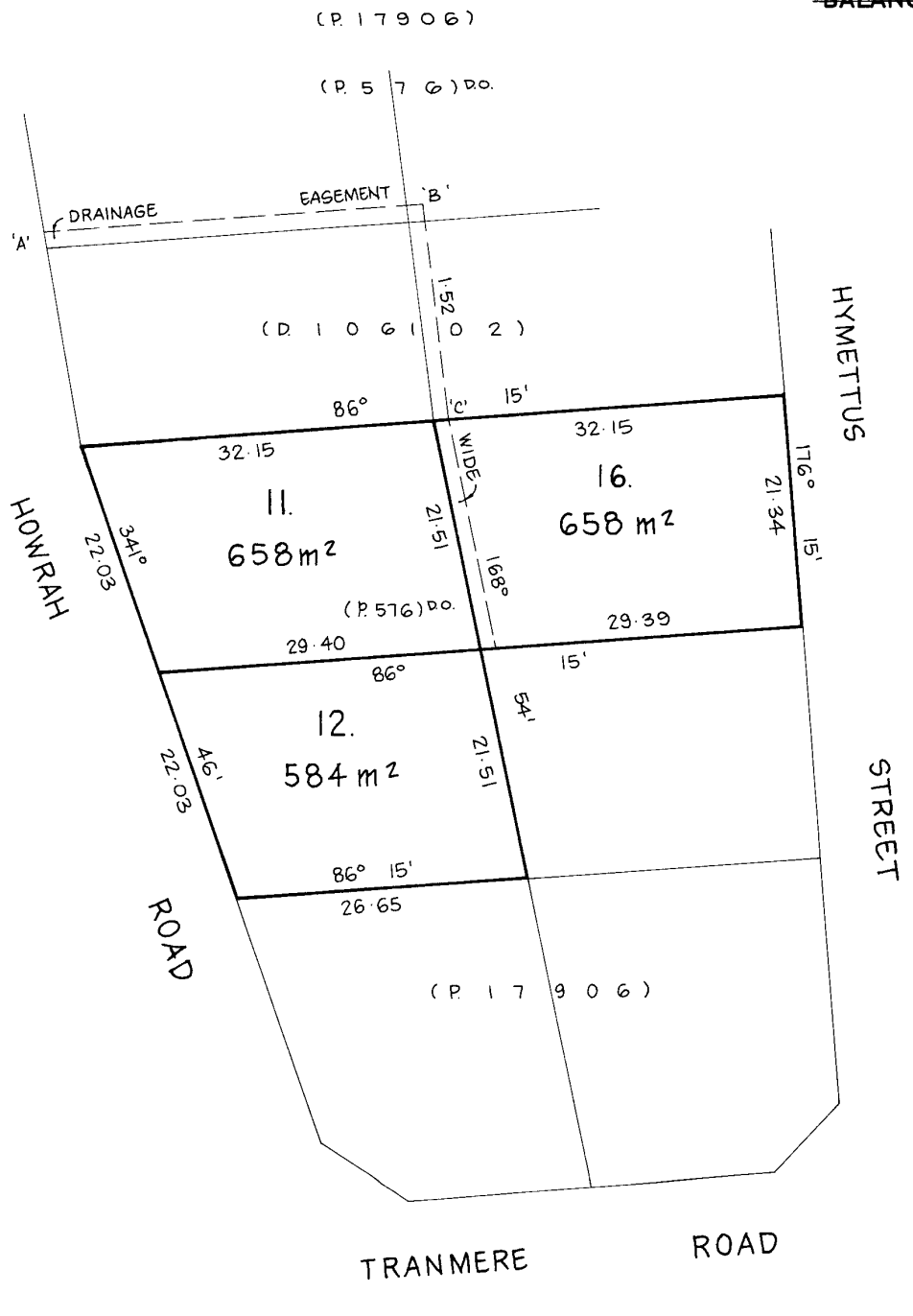
Reservations and conditions in the Crown Grant if any
 42/7879 CONVEYANCE: BENEFITING EASEMENT: Drainage right over the Drainage Easement marked A.B.C. on Plan No. 123529
 42/7879 CONVEYANCE: BURDENING EASEMENT: Drainage right (appurtenant to Lots 14 & 15 on Deeds Office Plan 570) over the Drainage Easement passing through the said land within described
 D22527 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 03-Aug-2011 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER A.15343 L.T. ACT 1980 FOLIO REFERENCE CONV. 42 7879 (1stly, 2ndly & 3rdly) Desc. GRANTEE PART OF 56 ACRES GTD. TO LOUISA FIELDER, JAMES KELLY AND SAMUEL ROBINSON DAWSON		PLAN OF TITLE LOCATION CITY OF CLARENCE FIRST SURVEY PLAN No. P.576 D.O. COMPILED BY L.T.O. SCALE 1:400 LENGTHS IN METRES		REGISTERED NUMBER P. 123529 APPROVED 24 APR 1996  Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 107	LAST UPI No. 412653 412662 412663	LAST PLAN No. P.576 D.O.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

~~BALANCE PLAN~~



M.J.S.


<p>OWNER A.15343 L.T. ACT 1980</p> <p>FOLIO REFERENCE CONV. 42 7879 (1st, 2nd & 3rd Desc.)</p> <p>GRANTEE PART OF 56 ACRES GTD TO LOUISA FIELDER, JAMES KELLY AND SAMUEL ROBINSON DAWSON</p>		<p>PLAN OF TITLE</p> <p>LOCATION CITY OF CLARENCE</p> <p>FIRST SURVEY PLAN No. P.576 D.O.</p> <p>COMPILED BY L.T.O.</p> <p>SCALE 1:400 LENGTHS IN METRES</p>		<p>REGISTERED NUMBER P. 123529</p> <p>APPROVED 24 APR 1996</p> <p><i>M. J. S.</i> Recorder of Titles</p>	
MAPSHEET MUNICIPAL CODE No. 107	LAST UPI No. 412653 412662 412663	LAST PLAN No. P.576 D.O.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

(P. 17906)

(P. 576) D.O.

(P. 17906)

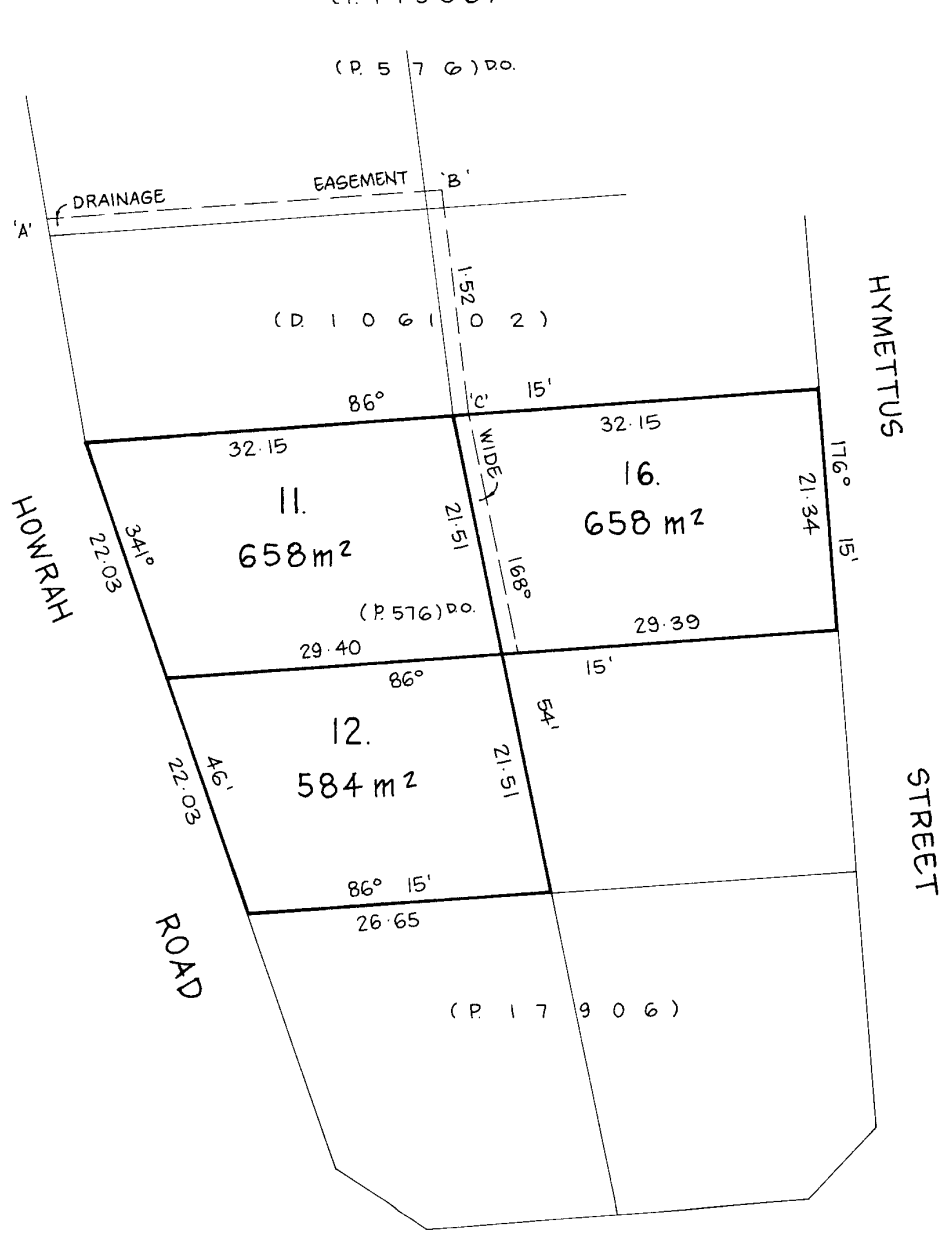
M.J.S.

OWNER A.15343 L.T. ACT 1980 FOLIO REFERENCE CONV. 42 7879 (1stly, 2ndly & 3rdly) Desc. GRANTEE PART OF 56 ACRES GTD. TO LOUISA FIELDER, JAMES KELLY AND SAMUEL ROBINSON DAWSON		PLAN OF TITLE LOCATION CITY OF CLARENCE FIRST SURVEY PLAN No. P.576 D.O. COMPILED BY L.T.O. SCALE 1:400 LENGTHS IN METRES		REGISTERED NUMBER P. 123529 APPROVED 24 APR 1996  Recorder of Titles
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~~BALANCE PLAN~~

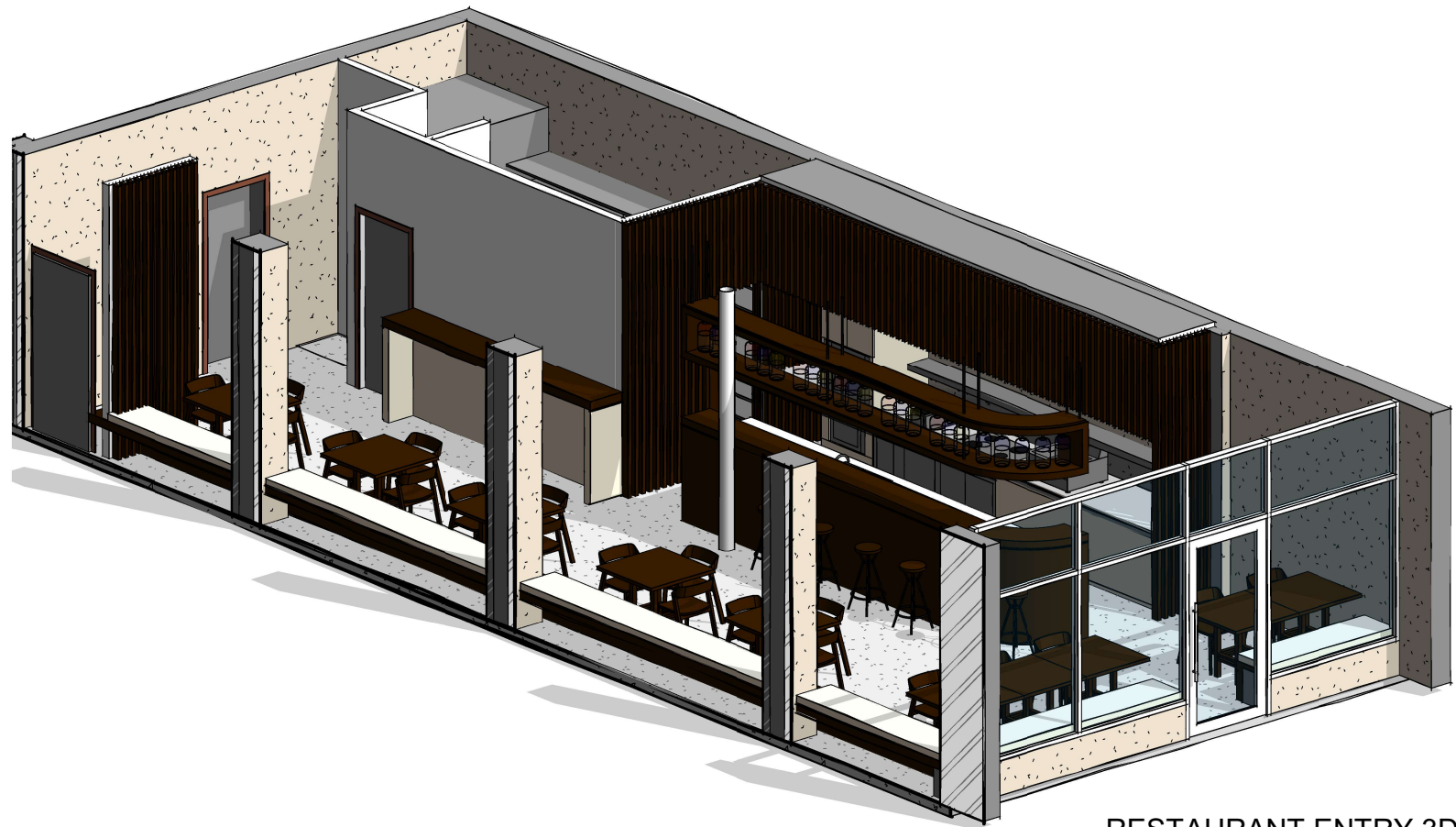
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(P. 576) D.O.

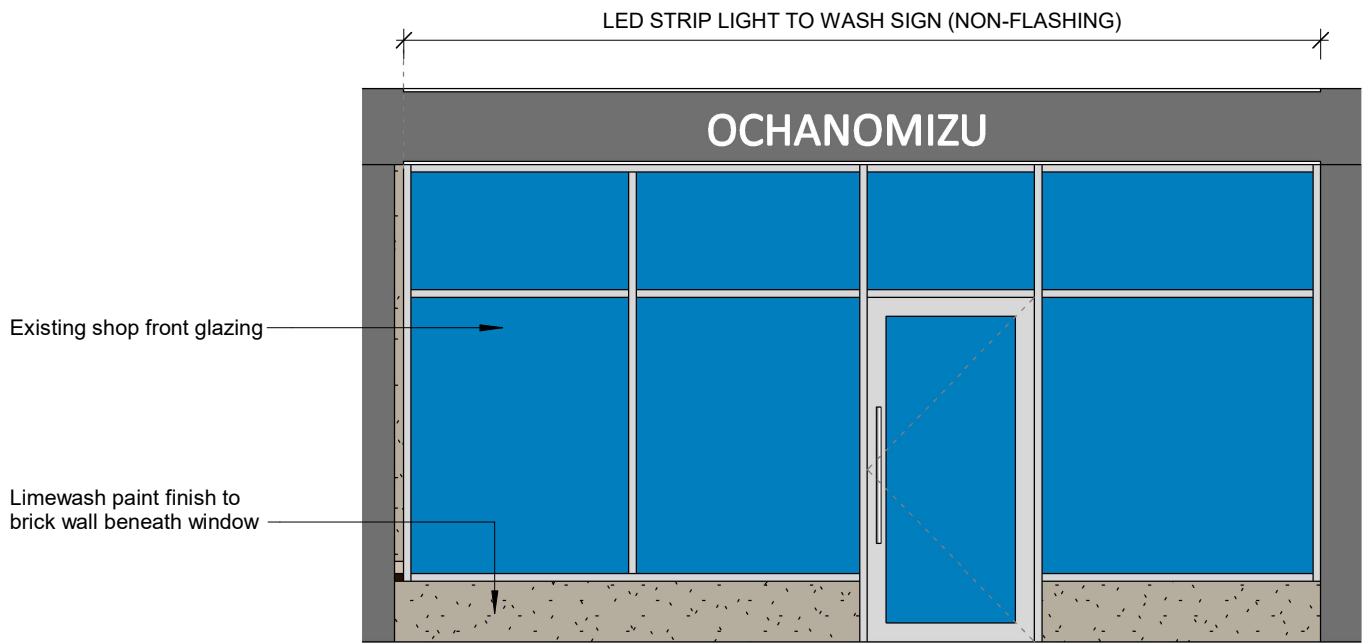


(P. 17906)

M.J.S.



RESTAURANT ENTRY 3D



SHOP FRONT ELEVATION

Sheet List				
Sheet Number	Sheet Name	Project Status	Current Revision	Current Revision Date
1 G-01	COVER	PD	R3	15/12/2023
1 G-02A	PARKING/ OPENING HOURS	PD	R3	15/12/2023
2 A-01	EXISTING SITE PLAN	PD	R3	15/12/2023
2 A-01a	PROPOSED SITE PLAN	PD	R3	15/12/2023
2 A-02	FLOOR PLAN	PD	R3	15/12/2023

General Information

Architect: Shane Geard	
Reg:	1301 (Tas)
BSP Licence No:	740796453
Classification:	Architect
Address:	Tenancy 2B, 76 Howrah Rd, Pt Howrah Tas
Lots:	11, 12, 16
Title Reference:	123529
Affected Floor Area:	Refer to Proposed Site Plan

DA ISSUE

TENANT	CATEGORY	TENANCY	AREA m ²	STAFF	PATRONS	TOTAL	CAR		BICYCLE		MOTORCYCLE
Hair Dresser	Service Industry	1	70	2	2	4	1	1 space per 80m ² of floor area or 2 spaces per 3 employees, whichever is greater	1	1 space per 5 employees	
Grocery	General Retail and Hire	2A	107	2	4	6	4	1 space per 30m ² of floor area	2	1 space per 100m ² of floor area	
Restaurant	Food Services	2B	101	5	32	37	7	1 space per 15m ² of floor area (including any outdoor dining areas)	2	1 space per 75m ² floor area	
Parl Office	Business and Professional Services	3	55	2	2	4	2	1 space per 30m2 of floor area	1	1 space per 500m ² of floor area	
Allied Health	Business and Professional Services	4	58	1	1	2	2	1 space per 30m2 of floor area	1	1 space per 500m ² of floor area	
Future Tenancy	Class 6 Retail/ Office/ Consulting	6	204				7	1 space per 30m2 of floor area	1	1 space per 500m ² of floor area	
						TOTAL REQUIRED	23		8		
						TOTAL ACHIEVED	16		5		0

SITE PARKING NUMBERS

IN ACCORDANCE WITH TPS TABLE Table C2.1 Parking Space Requirements

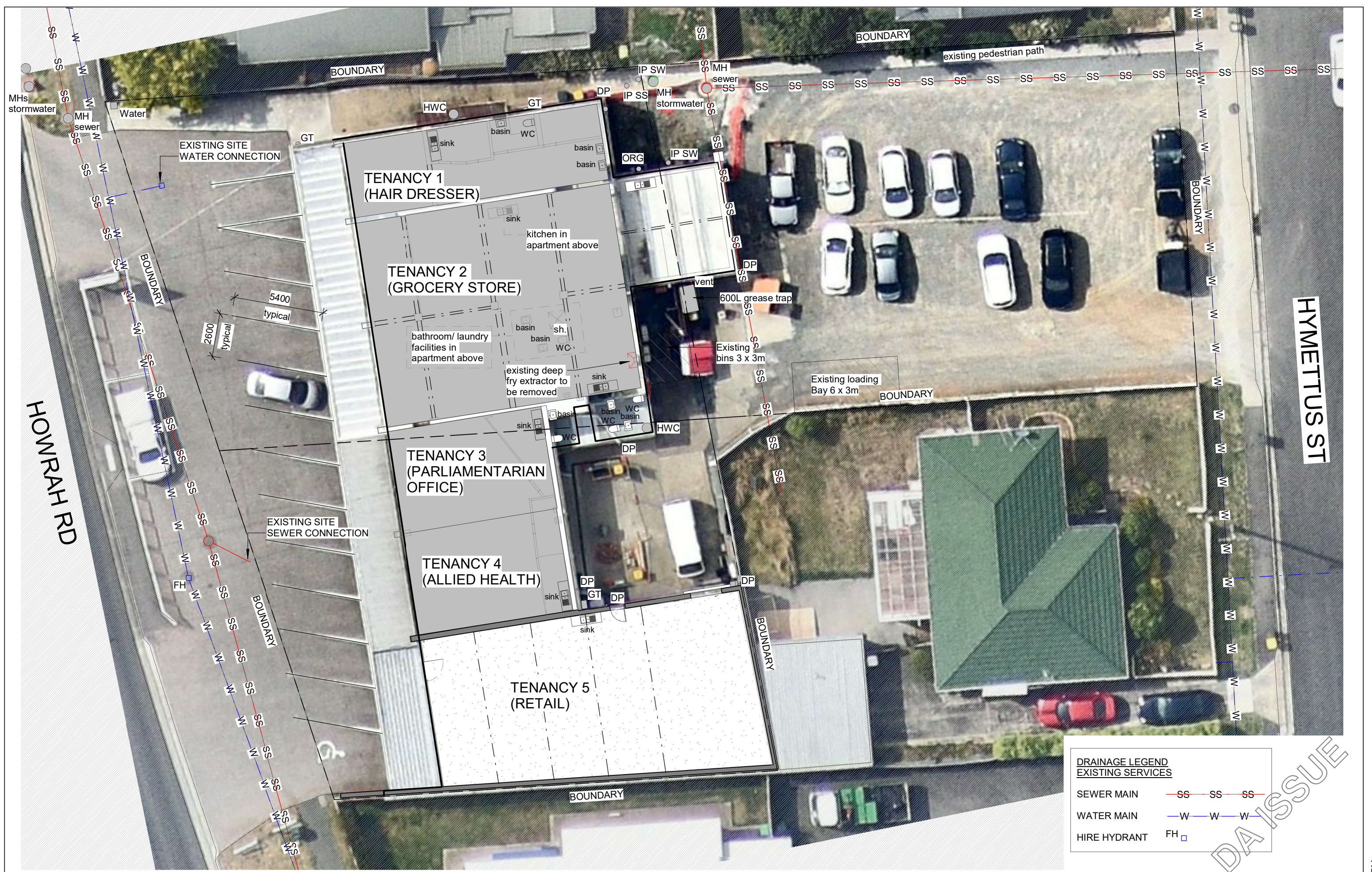
PROPOSED HOURS OF OPERATION FOR RESTAURANT:

Mon - Sat: 5pm - 9pm
Sun/ Pub Hols: 12pm - 9pm

PROPOSED HOURS OF OPERATION FOR FUTURE TENANCIES (64m²)

Mon - Fri: 9am - 5pm

DA ISSUE



General Notes
Do not scale plans, use written dimensions only. The owner/builder subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing works or ordering materials and shall be responsible for ensuring that all building works conform to the current NCC and Australian standards, building regulations and town planning requirements.
Report any discrepancies to this office.
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Document Set ID: 5172059
Version: 1, Version Date: 20/12/2023

Archink

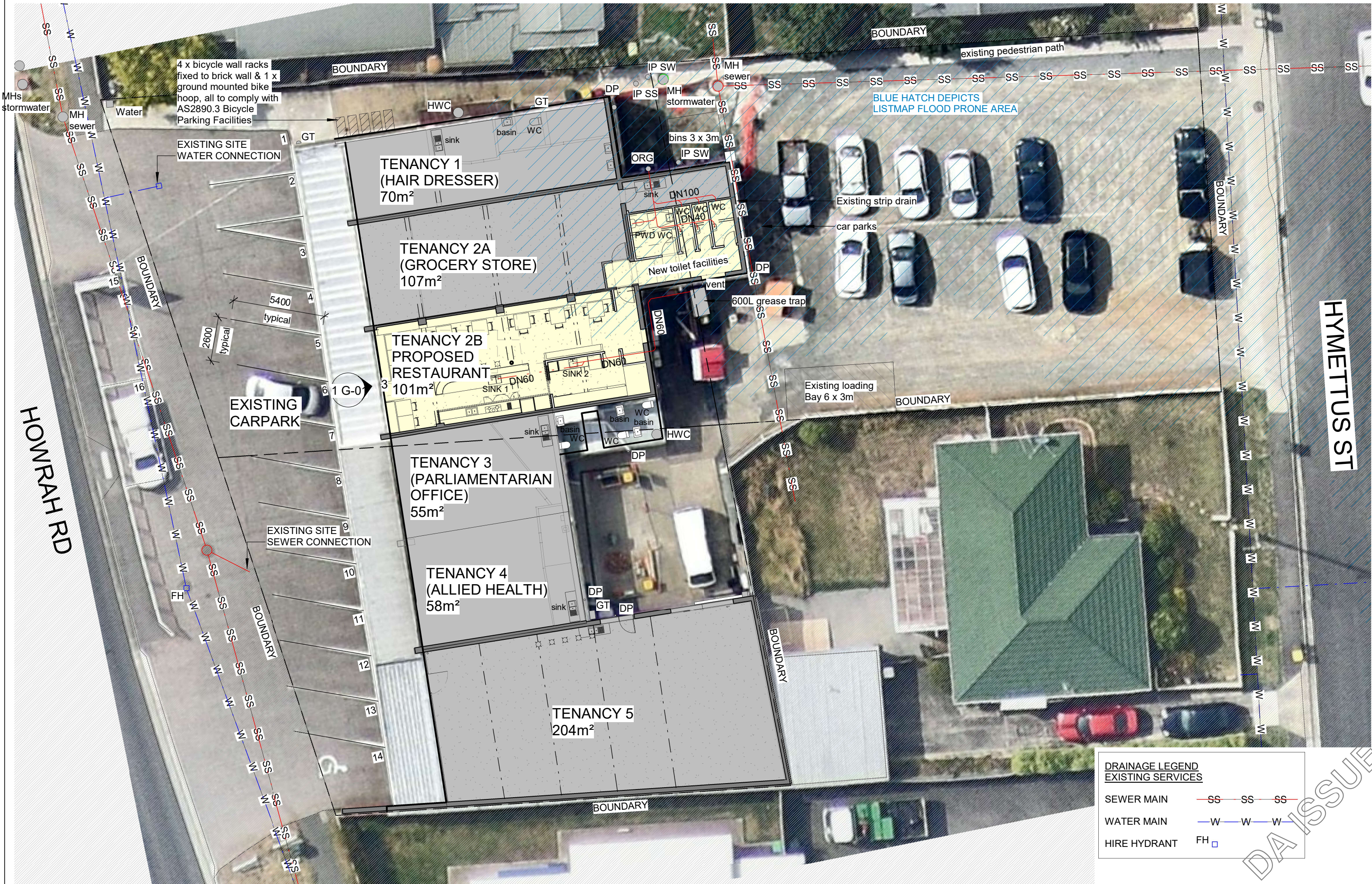
PADDINGTON | PG

Shop 14, 31 Cambridge Road
Bellerive, Tasmania 7018
shane@architectink.net.au

Ochanomizu Restaurant
Tenancy 2B, 76 Howrah Rd, Point
Howrah, Tasmania 7018

EXISTING SITE PLAN			2 A-01
Project number	231121_Ochanomizu		
Drawing Status	PD		
Current Revision	15/12/2023	R3	
			Scale on A3 1 : 200

15/12/2023 12:14:47 PM



General Notes
Do not scale plans, use written dimensions only. The owner/builder subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing works or ordering materials and shall be responsible for ensuring that all building works conform to the current NCC and Australian standards, building regulations and town planning requirements.
Report any discrepancies to this office.
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Document Set ID: 5172059
Version: 1, Version Date: 20/12/2023

Archink

PADDINGTON | PG

Shop 14, 31 Cambridge Road
Bellerive, Tasmania 7018
shane@architectlink.net.au

Ochanomizu Restaurant

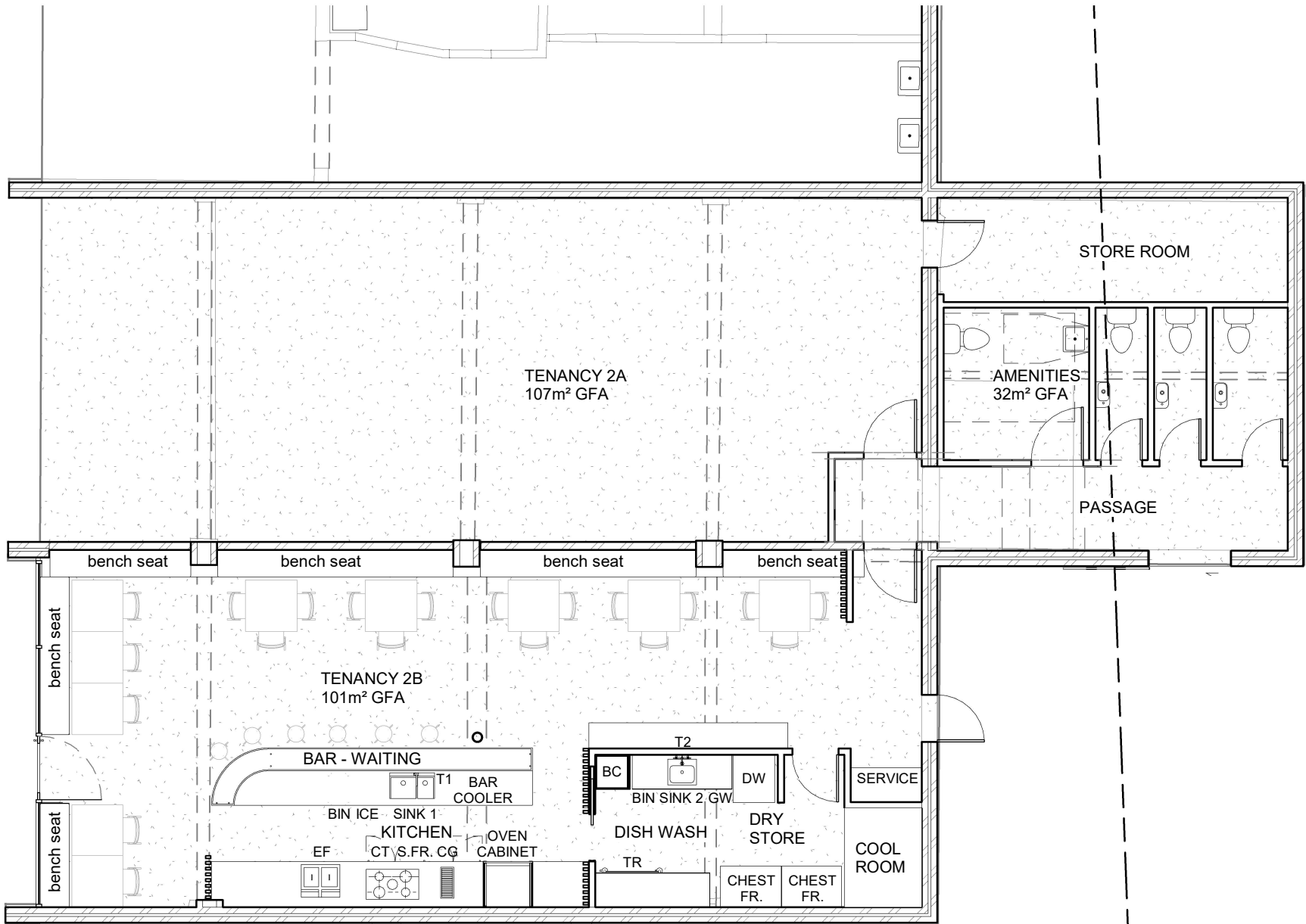
Tenancy 2B, 76 Howrah Rd, Point Howrah, Tasmania 7018

PROPOSED SITE PLAN		
Project number	231121_Ochanomizu	
Drawing Status	PD	
Current Revision	15/12/2023	R3

2 A-01a

Scale on A3 1 : 200

15/12/2023 12:14:58 PM



EQUIPMENT SCHEDULE	
CODE	DESCRIPTION
BAR COOLER	Bar fridge with sliding door
BIN	Rubbish bin - store under bench
CG	Charcoal grill
CHEST FR.	Chest freezer
CO	Electric combi oven
CT	Induction cook-top
DW	Commercial dishwasher
EF	Electric fryer
GW	Glass washer

EQUIPMENT SCHEDULE	
CODE	DESCRIPTION
ICE	Ice machine
ME	Mechanical extractor ducted to outside
MW	Microwave
S.FR.	Service fridge
SINK 1	Food-prep sink
SINK 2	Dishwashing sink
T1	Food-prep faucet
T2	Dishwashing faucet
TR	Dish trolley

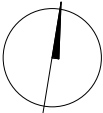
General Notes
Do not scale plans, use written dimensions only. The owner/builder subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing works or ordering materials and shall be responsible for ensuring that all building works conform to the current NCC and Australian standards, building regulations and town planning requirements.
Report any discrepancies to this office.
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Document Set ID: 5172059
Version: 1, Version Date: 20/12/2023

Archink PADDINGTON | PG

Shop 14, 31 Cambridge Road
Bellerive, Tasmania 7018
shane@architectlink.net.au

Ochanomizu Restaurant
Tenancy 2B, 76 Howrah Rd, Point
Howrah, Tasmania 7018



FLOOR PLAN			2 A-02	
Project number	231121_Ochanomizu			
Drawing Status	PD			
Current Revision	15/12/2023	R3	Scale on A3	1 : 100



Shane Geard

M: 0435 044 895

E: shane@architekt.net.au

15 December 2023

Clarence City Council

Planning

To Whom it May Concern,

DA APPLICATION FOR NEW RESTAURANT AT TENANCY T2B - 76 HOWRAH RD, HOWRAH, TASMANIA 7018

Please find attached the following documents supporting this application:

- Completed application forms:
 - Use/ Development
 - Food Business Registration
- Copy of Certificate of Title
- Architectural drawings:

Sheet List				
Sheet Number	Sheet Name	Project Status	Current Revision	Current Revision Date
1 G-01	COVER	PD	R3	15/12/2023
1 G-02A	PARKING/ OPENING HOURS	PD	R3	15/12/2023
2 A-01	EXISTING SITE PLAN	PD	R3	15/12/2023
2 A-01a	PROPOSED SITE PLAN	PD	R3	15/12/2023
2 A-02	FLOOR PLAN	PD	R3	15/12/2023

DESCRIPTION OF THE PROPOSAL

The proposal includes a new Japanese-fusion restaurant (Class 6) to be named Ochanomizu. The new restaurant is to be fitted out in the existing Tenancy 2B space previously occupied by the Grocery Store.

I note that a preliminary planning assessment and DA was undertaken and approved for this project in Tenancy 5: PDPLANPMTD-2023/038918. It has been necessary to move the proposed restaurant into Tenancy 2B. The following address the items raised in the application:

LOCAL BUSINESS ZONE

• *CLAUSE 14.3.1 A1/P1 - HOURS OF OPERATION*

The proposed hours of operation to be within the acceptable solution. Please see sheet 1 G-02A:

PROPOSED HOURS OF OPERATION:	
Mon - Sat:	5pm - 9pm
Sun/ Pub Hols:	12pm - 9pm

External lighting will be limited to the sign lighting, which will comply with the acceptable solution 4.3 A2 (a). Please see the Shop Front Elevation on sheet 1 G-01 that shows the external sign lighting. This is more than 2m from the boundary and faces towards Howrah Road. The lighting will be directed to wash only the signage face, which will minimise light spillage across the road. The hours of illumination will align with the opening hours of the restaurant (see above), which is within the hours allowed under acceptable solution 4.3 A2 (a)

Regarding the movement of commercial vehicles, this will also align with the opening hours and be within the acceptable solution 4.3 A2 (a) and (b).

- *CLAUSE 14.4.3 A1/P1 - DESIGN*

The proposal will comply with acceptable solution 14.4.3 A1. All new mechanical plant will be located either facing the rear (eg air conditioning condenser units) or contained within the roof space (eg the extractor duct for the deep fryer)

PARKING AND SUSTAINABLE TRANSPORT CODE

- *CLAUSE C2.5.2 A1/P1 - BICYCLE NUMBERS*

The proposal aligns with the previously approved DA for bicycle parking numbers. Please refer to sheets 1 G-02A (calculation of bicycle parking numbers) and 2 A-01a, showing the location of proposed bicycle parking: 5 parks to the north of the building.

- *CLAUSE C2.6.6 A1/P1, A2/P2 - LOADING BAYS*

The proposal complies with acceptable solution C2.6.6 A1. Please see drawing 2 A-01a showing the location of the existing loading bay for the shopping centre to the rear of the shops, accessed from Hymettus St.

- *CLAUSE C2.6.2 of the Scheme and Australian Standard AS2890 – Parking facilities, Parts 1-6, in relation to siting and dimensions of each space.*

A summary of the parking numbers with regard to the TPS Table C2.1 Parking Space Requirements is provided on sheet 1 G-02A showing required and proposed parking numbers. There is a 7 car shortfall between the required car parking number (23) and the proposed/ existing number (16) for the shopping centre. However, consideration regarding the operating hours of the restaurant (5pm – 9pm Mon – Fri, 12pm – 9pm Sat-Sun) is requested, given that the other tenancies' primary hours of operation are more in alignment with normal business hours.

The existing grocery store is currently unoccupied, and therefore there is a question mark over the exact parking numbers that will be required for the shopping centre T2A space in the future.

I trust that this letter and supporting documents adequately describe the proposed development, however please do not hesitate to contact me with any further queries.

Yours Faithfully,

Shane Geard



Shane Geard,

Reg. Architect Tas 1301

From: "Fred Serhal" <fred.serhal@paddingtonpg.com.au>
Sent: Thu, 11 Jan 2024 23:11:28 +1100
To: "City Planning" <cityplanning@ccc.tas.gov.au>
Cc: "Shane Geard" <accounts@architectink.net.au>
Subject: Re: FW: request for further information - PDPLANPMTD-2023 041184 - 76
Howrah Road, Howrah - 3Jan2023
Attachments: PDPLANPMTD-2023_041184_RFI Response.pdf, Letter from Owner 13 oct 2023.pdf
Categories: Shilpi

This Message Is From an External Sender

This message came from outside your organization.

Dear Holly and City Planning Team

Please find attached a reply to your request for more information and accompanying documentation as requested.

We look forward to hearing from you in due course

Have a lovely weekend.

Kind regards



Fred Serhal

Founder & Principal Agent
Paddington Property Group



0403324007



fred.serhal@paddingtonpg.com.au



www.paddingtonpg.com.au



193 Murray Street, Hobart, Tasmania, 7000

P A D D I N G T O N



Helping clients Buy, Sell and Develop Real Estate since 2013

On Thu, 11 Jan 2024 at 12:09, City Planning <cityplanning@ccc.tas.gov.au> wrote:

Please see attached as discussed.

Kind Regards

Rebecca



**Rebecca
Anning**

Planning
Administration
Officer | Clarence City
Council

a 38 Bligh Street | PO
Box 96 Rosny Park
TAS 7018

p 03 6217 9564

e [ranning@ccc.tas.gov.
au](mailto:ranning@ccc.tas.gov.au) | **w** [www.ccc.tas.gov
.au](http://www.ccc.tas.gov.au)

From: City Planning

Sent: Wednesday, 3 January 2024 4:24 PM

To: shane@architectink.net.au

Subject: request for further information - PDPLANPMTD-2023 041184 - 76 Howrah Road,
Howrah - 3Jan2023

Good afternoon,

Please see attached correspondence in relation to your application for 76 Howrah Road, Howrah.

If you have any questions, please don't hesitate to call or email.

Kind regards,



Holly Thurston-Doyle

Planner | Clarence City Council

a 38 Bligh Street | PO Box 96 Rosny Park TAS 7018

p 03 6217 9513

e hthurstondoyle@ccc.tas.gov.au | **w** www.ccc.tas.gov.au

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Paddington Property Group
193 Murray Street, Hobart
Tasmania, 7000

11th Jan, 2023

To Clarence City Council Planning Team
c/o Holly Thurston-Doyle

RE: RFI FOR PLANNING APPLICATION - PDPLANPMTD-2023/041184 - 76 Howrah Road, Howrah

Dear Holly

Thank you for your request for information pertaining to PDPLANPMTD-2023/041184 that was sent on the 3rd of Jan 2024. Please find below our response to your request for further information.

Local Business Zone - 14.4.2 A3 Setbacks

Please provide amended plans demonstrating that any proposed air extraction systems or similar are located not less than 10m from the adjoining General Residential Zone.

The accompanying updated plans shows a red circle marker over the proposed cooktop where the proposed extraction system will be housed. We confirm that the proposed location is not less than 10m from the adjoining General Residential Zone.

Parking and Sustainable Transport Code - C2.5.1 A1/P1.1 Parking Numbers

As the number of parking spaces provided do not meet the parking space requirement for the site. Please provide a response to the corresponding performance criteria, clause C2.5.1 P1.1 of the Scheme.

C2.5.1 Car parking numbers		
P1.1 Performance Criteria		Response
(a)	the availability of off-street public car parking spaces within reasonable walking distance of the site;	Off street Parking is available on Howrah Road and Hymettus Street with available pathways leading to the shopping centre for patrons to utilise in the rare event overflow parking is required.
(b)	the ability of multiple users to share spaces because of:	

(i)	variations in car parking demand over time; or	<p>It is expected that the demand for restaurant parking will align with the operating hours that have been applied for, i.e:</p> <p>Monday - Friday 5pm to 9pm. Saturday, Sunday and Public Holidays - 12pm to 9pm.</p> <p>The proposed hours of operations for current tenancies is generally 9am to 5pm. However the Hairdresser does have mixed hours, Closed on Sunday and Monday, Closing at 2:30pm on Tues, Wed and Open till 7pm on Thursdays and Open till 4pm on Friday.</p> <p>We believe the available parking spots meet the performance criteria requirement</p>
(ii)	efficiencies gained by consolidation of car parking spaces;	<p>The car parks are not specifically allocated to the individual tenancies, and therefore all of the spaces within the shopping centre are consolidated.</p>
(c)	the availability and frequency of public transport within reasonable walking distance of the site;	<p>Howrah Rd is on established bus routes 605, 615 & X15, and the nearest bus stop for these routes is within 50m of the site.</p> <p>These routes service Stop 21 (Please refer Figure 1 Below below and timetable snapshot showing part of the regular service)</p>

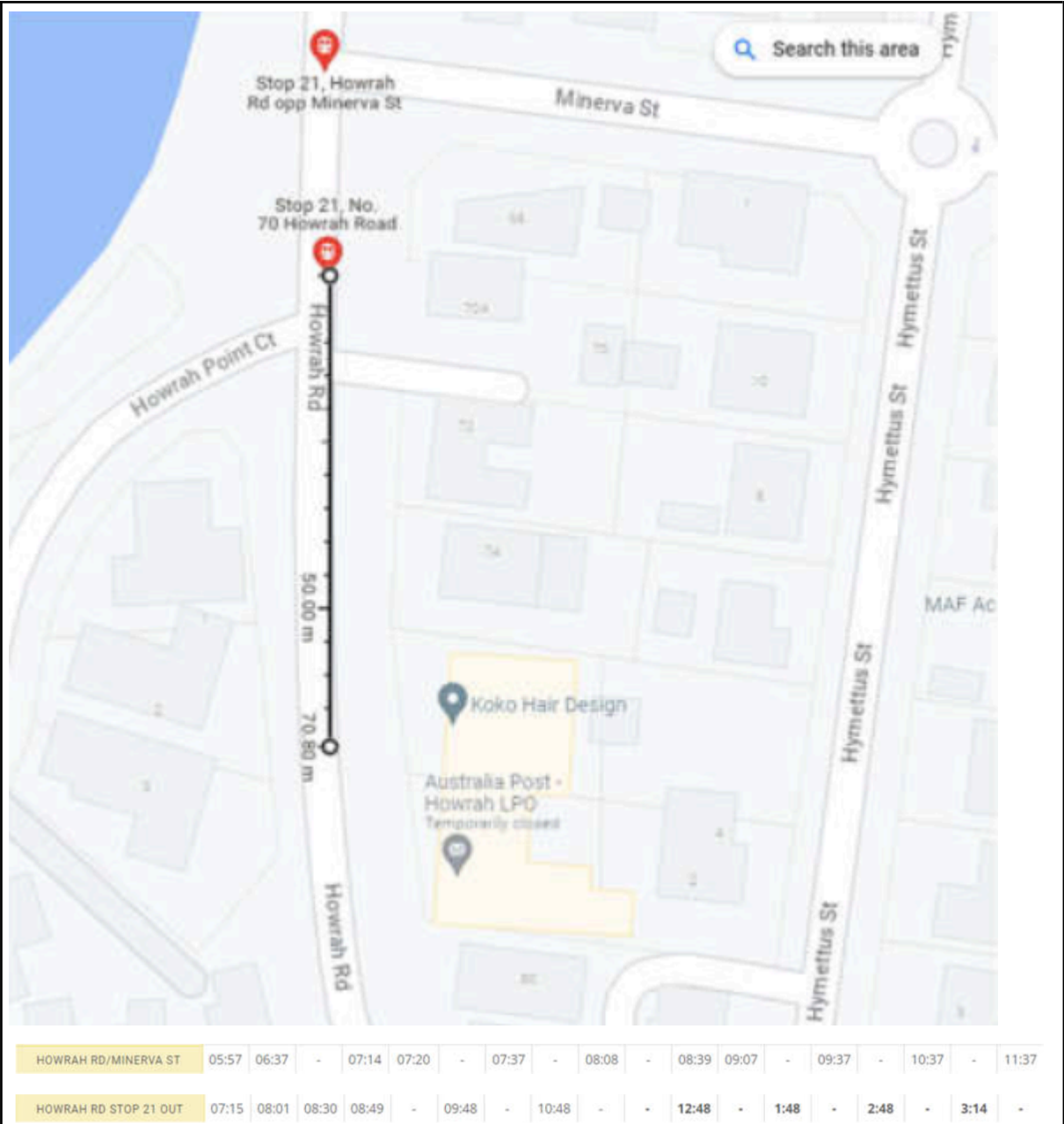


Figure 1: Bus Stops and Snapshot showing part of bus time-table for Monday - Friday

(d)	the availability and frequency of other transport alternatives;	<p>The Howrah Shopping Centre is located within a residential community with a heavy concentration of housing. Walking and cycling as a form of transport for local residents benefits the site, and reduces the need for car parking.</p> <p>Of worthy note is the proposed Ferry Service</p>
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		Plans that include a Ferry Terminal at Howrah Point, increasing the available amenity and transport options for visitors to the centre.
(e)	any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;	There are no site constraints of note affecting car parking or pedestrian access to the site.
(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>The site has access to an abundance of unrestricted on-street public parking within easy walking distance in both Howrah Road and Hymettus St to the rear of the site. However, it is not expected that on-street parking will be required very often due to variations in the parking demand over time (see item P1.1 b(i) above).</p> <p>The entire length of Hymettus St is available for street parking. Howrah Road also has continuous parking with exception to a no-standing zone immediately outside and opposite the shopping centre.</p> <p>Pedestrians can easily access the shops from Hymettus St via a pedestrian path along the northern boundary of the site.</p>

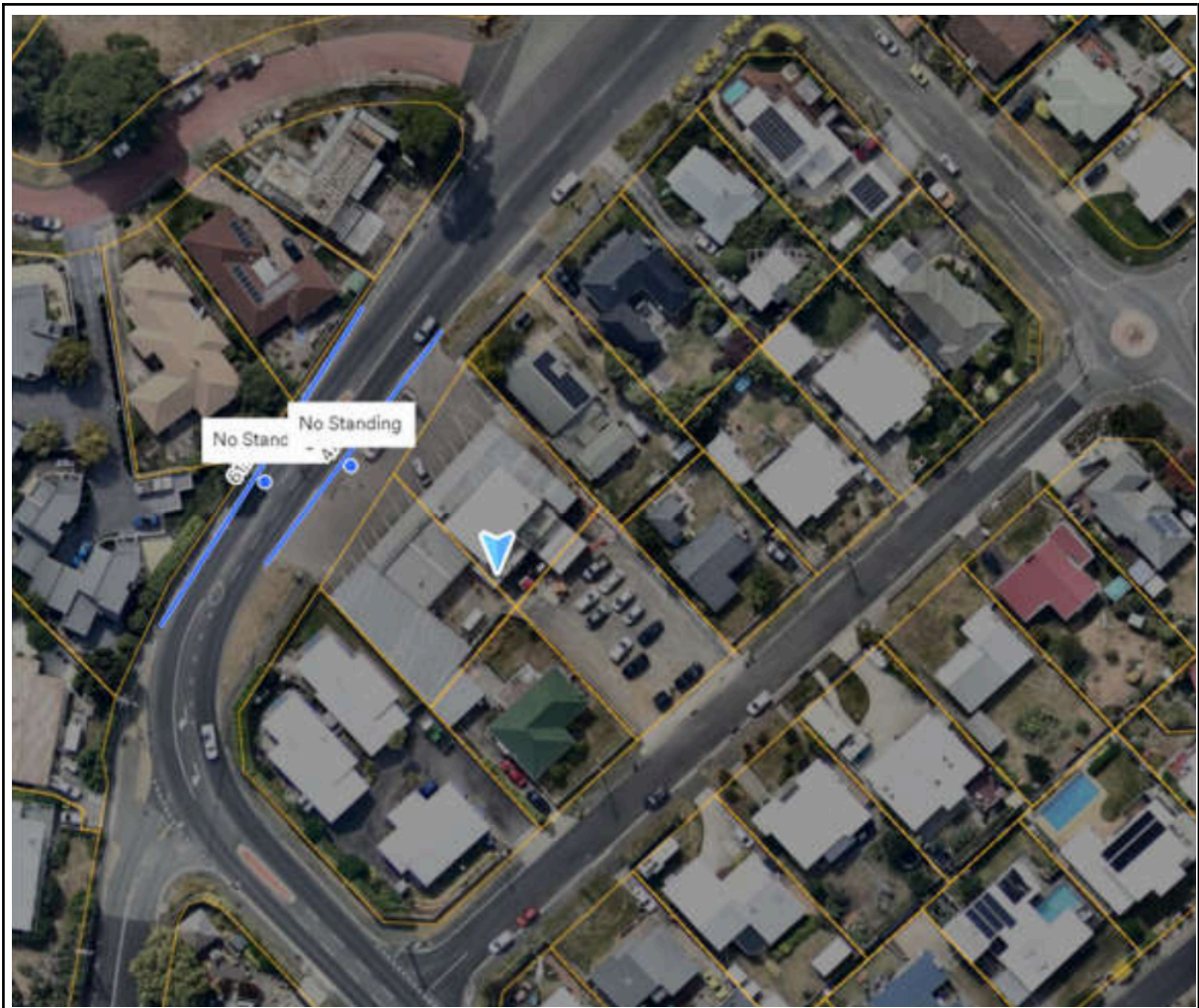


Figure 2 Blue Lines Showing no-standing outside Howrah shopping centre

(g)	the effect on streetscape; and	No effects are expected on streetscape. As mentioned above, on-street parking is not expected to be utilised, and there are no planned changes to off-street parking that affect the streetscape.
(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.	Anecdotal evidence of car parking demand for the site has been provided in the form of the attached letter dated 13 October 2023 from the site owner, George Spiliopoulos. George has first-hand experience of the parking demands relating to the site spanning 50 years.

It is noted that as the previous planning permit (PDPLANPMTD-2023/038918) will not be acted on, the associated Part 5 agreement, in relation to the parking spaces within the council road reserve, will be conditioned as part of this planning application.

Noted

The proposed development has been referred to TasWater and will provide feedback once received.

Noted

I trust the above reply meets your requirements, however if you wish to discuss anything in further detail please do not hesitate to contact me on the details provided below.

Yours sincerely,



Fred Serhal
Director
Paddington Property Group Pty Ltd

Howrah Point Shopping Centre

76-84a Howrah Road
Howrah Tasmania 7018

Postal : PO Box 2078
Howrah TAS 7018

13 October 2023

Re: PDPLANPMTD-2023/038918,
Clarence City Council
New Tenacy,
Ochanomizu Shop 5,
84a Howrah Road, Howrah Tas 7018,
Howrah Point Shopping Centre
C/o Fred Serhal, Paddington Property Group

Dear Clarence City Council

C/o Memory Hatendi

Hello Memory,

By way of introduction my name is George Spiliopoulos, 60 years family co-owner of the Howrah Point Shopping Centre, including operating the onsite Grocers with my Family for until 2010. During that time I have been active in all facets of operations, leasing, management and repairs. Our Community has requested continued growth of our offering in response to their growing local demands.

I would like to respond to a couple of issues raised in the above application,

Western Side Parking; Labeled 15 & 16,

Historical use of the parking area currently occupied by 15 & 16 was actually 3 parking spots and extended to the road curb. So 25 years ago the council organised an agreement where by they moved the historical usage boundary back to allow for a footpath and crossing. This allowed for reduction of the 3 parking bays to the current 2, constructed the new current white balustrade, and replaced the signage anew. This arrangement constitutes a legal agreement by both parties to operate under the necessary permissions of the time extending to any future uses. We are happy to have this legally recognised as suggested by the council, upon the basis it was ratified.

Parking Usage & traffic management,

Our parking and traffic management has always been forefront in our considerations, as demonstrated by creating dedicated directional entrances, angled parking, concrete hard stand parking upgrade, that solved concerns that we proactively ameliorated to an acceptable use. This has been recognised by having received no

formal parking/traffic complaints directly or through council through out our tenure and stewardship of the shopping centre.

Further to this end, parking considerations have been adequately addressed historically both onsite and in the immediate surrounding area; Within similar locales whereby hospitality venues operate, 50 metres walking surrounding our location would not have any imposition on residents , street or in the amount of traffic volume or operation of the centre.

We base this expertise upon our established historical use, operation of the grocer business' onsite, and a strong relationship with our community forged over 60 + years.

Please feel free to call or email if any further information is required

M. 0417 554 558 E. george@freedoh.net

Yours Sincerely,

George Spiliopoulos

On Behalf of,

Howrah Point Shopping Centre

C. , T. , & G. Spiliopoulos