



City of **HOBART**

APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015

Type of Report:	Committee
Council:	28 January 2020
Expiry Date:	31 January 2020
Application No:	PLN-19-856
Address:	THE SPRINGS , MOUNT WELLINGTON
Applicant:	CAROLINE LINDUS 183 MACQUARIE STREET
Proposal:	New Building and Change from Temporary Food Services Use and Development to Permanent Food Services Use and Development
Representations:	Nil
Performance criteria:	Use; Landscape, Visual Quality and Amenity; Car Parking Provisions; and Building Siting

1. Executive Summary

- 1.1 Planning approval is sought for New Building and Change from Temporary Food Services Use and Development to Permanent Food Services Use and Development
- 1.2 More specifically the proposal includes:
 - Two shipping containers at The Springs.
 - The first shipping container is existing, and was approved as a temporary structure under PLN-16-952. The proposal is to keep the container on a permanent basis. It will continue to be used as a cafe.
 - The second container is new and is an extension to the existing container, providing additional space for a fridge/freezer and shelving. This container is 14.7m² and will be painted in muted green colours and timber cladding, to match the existing container.
 - The cafe will operate between 9am and 5pm, seven days a week on an ongoing basis.
 - The ongoing operation of the cafe will be managed through lease agreements with the Hobart City Council and the Wellington Park Management Trust, rather than through temporary planning permits.

- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
 - 1.3.1 Wellington Park Management Plan 2013 - Use; Landscape, Visual Quality and Amenity; Car Parking Provisions; and Building Siting
- 1.4 No representations were received during the statutory advertising period between 13 and 30 December 2019.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Council.

2. Site Detail

2.1 The site is located at The Springs on kunanyi/Mount Wellington, specifically the gravel area adjacent to the car park, and is the site where the Lost Freight coffee shop building is currently located. Fig. 2 below shows the Lost Freight building in situ.



Fig. 1. Subject property - The Springs.



Fig. 2. The existing Lost Freight coffee shop building.

3. Proposal

3.1 Planning approval is sought for New Building and Change from Temporary Food Services Use and Development to Permanent Food Services Use and Development.

3.2 More specifically the proposal includes:

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- The first shipping container is existing, and was approved as a temporary structure under PLN-16-952. The proposal is to keep the container on a permanent basis. It will continue to be used as a cafe.
- The second container is new and is an extension to the existing container, providing additional space for a fridge/freezer and shelving. This container is 14.7m² and will be painted in muted green colours and timber cladding, to match the existing container.
- The cafe will operate between 9am and 5pm, seven days a week on an ongoing basis.
- The ongoing operation of the cafe will be managed through lease agreements with the Hobart City Council and the Wellington Park Management Trust, rather than through temporary planning permits.

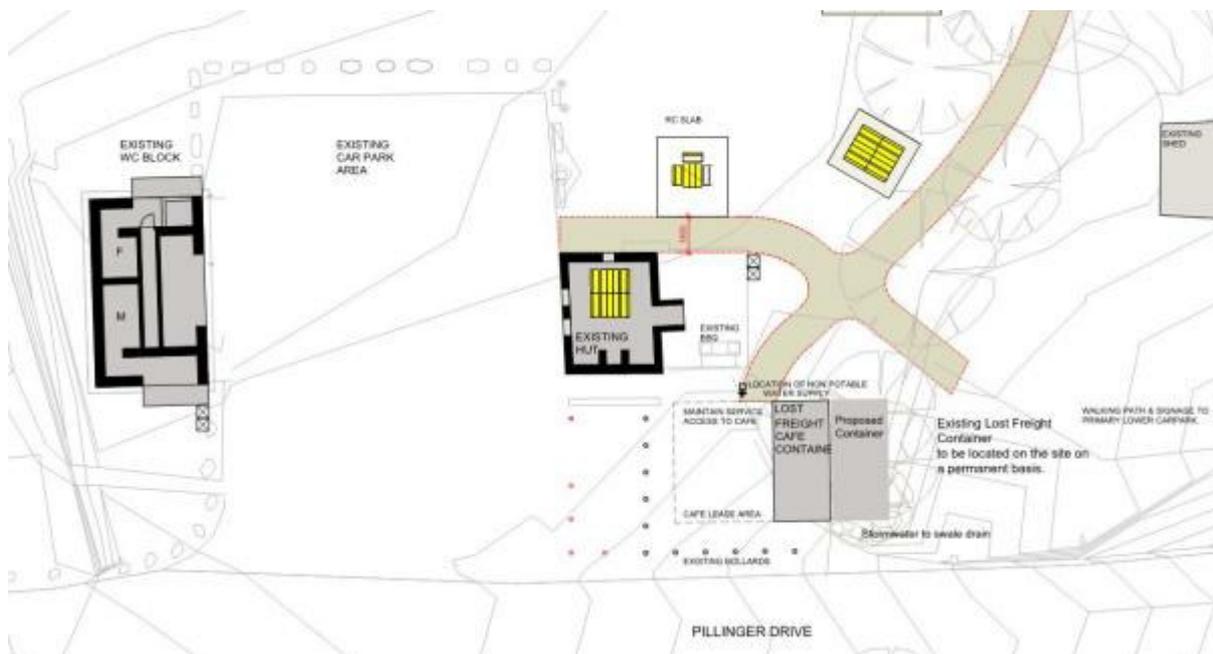


Fig. 3. Proposed site plan.

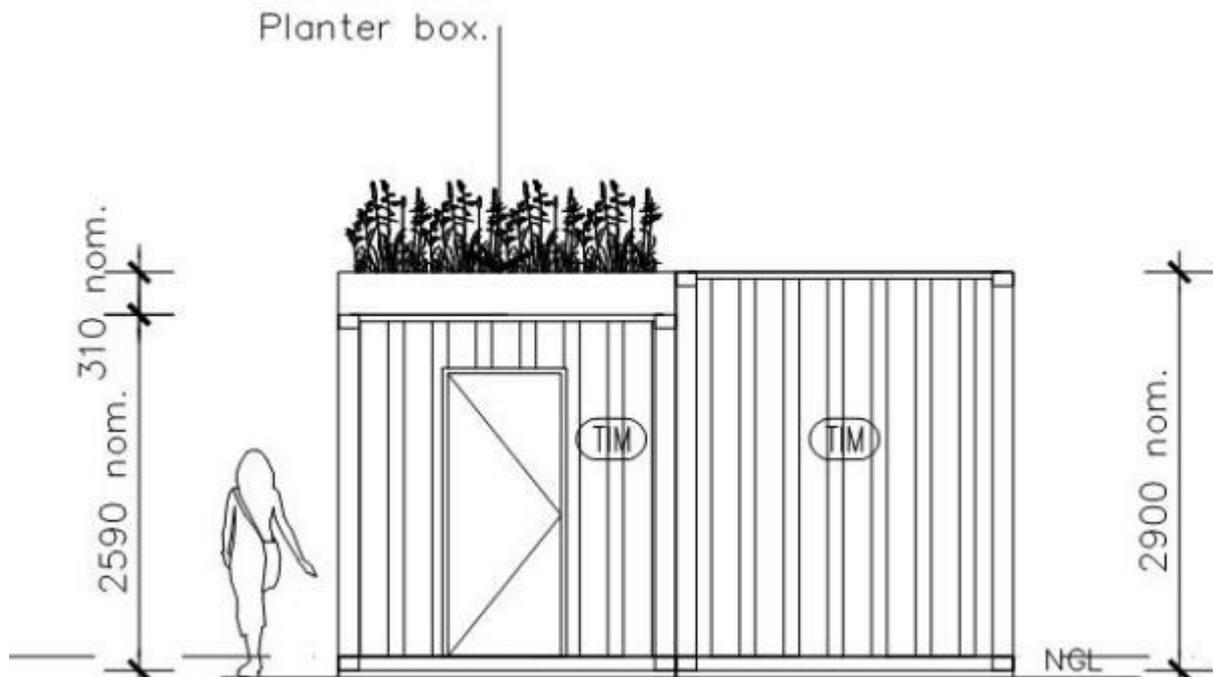


Fig. 4. Elevation of the proposed new shipping container.

4. Background

- 4.1 The Bentwood Coffee Van was approved to operate from the site under Planning Permit PLN-14-01238 on 22 December 2014. This van was replaced by the current building (Lost Freight).
- 4.2 The Lost Freight building was approved as a temporary building under Planning Permit PLN-16-952, restricting its operation until 29 February 2020.

5. Concerns raised by representors

- 5.1 No representations were received during the statutory advertising period between 13 and 30 December 2019.

6. Assessment

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria,

the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.

The application requires assessment under the Wellington Park Management Plan 2013, and this assessment forms part of this planning report.

The proposal also requires consideration by the Wellington Park Management Trust. A permit has been granted by the Trust subject to conditions for "Permit to Place a Converted Shipping Container at The Springs as an Extension to the Existing Lost Freight Cafe and to Continue Operation of the Cafe". This permit forms part of the advertised documentation, and is attached to this planning report at Attachment B.

- 6.2 The site is located within the Environmental Management Zone of the *Hobart Interim Planning Scheme 2015*. Planning applications within Wellington Park are considered under the *Wellington Park Specific Area Plan* (Section F.3.0 of the *Hobart Interim Planning Scheme 2015*). Clause F.3.2.2 of the specific area plan states:

Notwithstanding any other provision of this planning scheme, any use or development of land in Wellington Park must be undertaken in accordance with the provisions of the Wellington Park Management Plan.

As such, any planning application for use or development on kunyani/Mount Wellington must be considered against the *Wellington Park Management Plan 2013* and not the provisions of the planning scheme, unless there are provisions in the planning scheme that the management plan does not consider such as signage. No additional signage is proposed as part of this application.

- 6.3 The proposed use is food services which is a discretionary use within the Springs Specific Area Plan of the *Wellington Park Management Plan 2013*.

- 6.4 The proposal has been assessed against:

6.4.1 Part F - 3.0 Wellington Park Specific Area Plan

- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards in the *Wellington Park Management Plan 2013*:

6.5.1 Use (Springs Local Area Plan, Wellington Park Management Plan 2013)

6.5.2 Landscape, Visual Quality and Amenity (Standards for Use and Development, Wellington Park Management Plan 2013)

- 6.5.3 Car Parking Provisions (Standards for Use and Development, Wellington Park Management Plan 2013)
- 6.5.4 Building Siting (Standards for Use and Development, Wellington Park Management Plan 2013)
- 6.6 The Standards for Use and Development for The Springs in the Management Plan are assessed below.
- 6.7 Springs Specific Area Plan - Use - Clauses S.1.1.2, S.1.1.3 and S.1.1.4
- 6.7.1 The proposed use under the *Wellington Park Management Plan 2013* is 'food services' which is defined as:
- Use of land for preparing or selling food or drink for consumption on or off the premises: cafe, restaurant and take-away food premises.*
- 6.7.2 Food services is a discretionary use within the Springs Specific Area Plan of the *Wellington Park Management Plan 2013*.
- 6.7.3 A coffee shop (the Bentwood Coffee van and later the Lost Freight shipping container) has been successfully operating from the site ever since the use was first approved in December 2014. The applicant's intention to invest further in the site shows that the enterprise has been successful and is servicing a need for refreshments at The Springs. The proposal is to continue the food services use on a permanent rather than a temporary basis. The tenure will be controlled via lease agreements with the City of Hobart and the Wellington Park Management Trust rather than through ongoing planning permits.
- 6.7.4 The use and development is consistent with the purpose of the Springs Specific Area Plan (clause S.1.1.2, S.1.1.3 and S.1.1.4) which includes:
- Maintaining the Springs as a place for visitor facilities, visitor information and park interpretation.
 - Use of the land in areas with demonstrated capability for development in a manner that ensures the values and resource base is not degraded and is available for use by future generations.
 - Recognise the special location and environment of The Springs.
 - Ensure that development does not create burdensome demands for public investment in physical infrastructure.

- Provides opportunities for people of all ages, social and economic groups to benefit from the values and use and development of the area.
- Maintain important scenic and visual components of the landscape.
- Ensure there is no adverse affect on flora and fauna.
- Ensure development at The Springs provides for a range of desirable services and facilities that are compatible with and subservient to the needs and interests of current and future users of the park.
- Is of high architectural quality and of a type, location, scale, form, size and bulk that is compatible with the environmental, landscape, visual, aesthetic, historic and other cultural heritage values of the park.

6.7.5 The Council has already approved a food services use at The Springs, but on a temporary basis. The only difference with this application is that the use will be permanent. The tenure of the use will be controlled through lease agreements between the Council and the operator, with the lease agreements managed by Council's City Amenity Division.

6.7.6 The use is consistent with the Springs Specific Area Plan and it is recommended that Council grant a planning permit for the coffee shop to be a permanent use at The Springs.

6.8 Clause S1.6 - Standards for Use and Development - Issue 1: Subdivision

6.8.1 Subdivision is not proposed under the current application and so Issue 1 is not applicable to the assessment.

6.9 Clause S1.6 - Standards for Use and Development - Issue 2: Flora and Fauna Conservation, Geoconservation and Natural Processes

6.9.1 The acceptable solution clause A.2.1 (Native Vegetation) is as follows:

The proposal does not involve removal or damage to terrestrial or aquatic native vegetation which:

(a) Is listed as significant in this Management Plan, or any planning strategy or Trust endorsed scientific assessment prepared in accordance with this Management Plan; or is a Threatened Vegetation Community under the Nature Conservation Act 2002.

(b) Supports or forms habitat for any species of fauna listed in the Threatened Species Protection Act 1995 or the Environment Protection and Biodiversity Conservation Act 1999.

The Council's Environmental Development Planner has commented as follows:

It is proposed to remove three trees and a few groundcover species. Two other trees could be impacted through root-zone disturbance. This vegetation is not listed under the *Nature Conservation Act 2002* or the management plan or supporting documents. The submitted Natural Values determination states that the vegetation does not support any specific habitat features and is not significant habitat for threatened species.

Acceptable solution A.2.1 is therefore met by the proposal.

6.9.2 Acceptable solution A.2.2 (Threatened Species) is as follows:

The proposal does not impact upon any threatened species listed under the Threatened Species Protection Act 1995 or the Environment Protection and Biodiversity Conservation Act 1999.

The Council's Environmental Development planner has advised that no threatened species would be impacted.

Acceptable solution A 2.2 is therefore met by the proposal.

6.9.3 Acceptable solution A.2.3 (Geoheritage) is as follows:

The proposal does not impact upon any sites which are listed as significant in this Management Plan or in a Trust endorsed scientific assessment or listed on the Tasmanian Geoconservation Database.

The Council's Environmental Development Planner has advised that no geoconservation sites would be impacted.

Acceptable solution A.2.3 is therefore met by the proposal.

6.10 Clause S1.6 - Standards for Use and Development - Issue 3: Cultural Heritage Values

6.10.1 Acceptable solution A.3.1 is as follows:

The proposal does not involve an Aboriginal relic as defined under the Aboriginal Relics Act 1975, or Aboriginal heritage site or precinct identified in accordance with the Management Plan.

The applicant has advised that the development will not involve an Aboriginal relic.

Acceptable solution A.3.1 is therefore met by the proposal.

6.10.2 Acceptable solution A.3.2 is as follows:

The proposal does not involve a place listed on the Tasmanian Heritage Register under the Historic Cultural Heritage Act 1995 or listed in a Heritage Code of a Planning Scheme.

The Springs is not listed on the Tasmanian Heritage Register or in the *Hobart Interim Planning Scheme 2015*.

Acceptable solution A.3.2 is therefore met by the proposal.

6.11 Clause S1.6 - Standards for Use and Development - Issue 4: Hydrology

6.11.1 Acceptable solution clause 4.1 provides as follows:

Use and development (including vegetation removal) will not occur within 40m of the boundary of a water course, bog, recharge basin shown on Map S2 Hydrology. There is no acceptable solution for use or development within the Drinking Water Catchment boundary as shown on Map S2 Hydrology.

The Council's Environmental Development Planner has advised that the development would not be located within 40m of a feature shown on map S2, and would not be within the drinking water catchment boundary shown on map S2.

Acceptable solution A.4.1 is therefore met by the proposal.

6.11.2 Acceptable solution clause A.4.2 provides as follows:

In the remaining areas of The Springs, use or development involves no extraction of water from any water body, wetland or watercourse except for use in fire fighting or carrying out planned burns in accordance with a bushfire management strategy prepared in accordance with this Management Plan.

The development complies with the acceptable solution because water will not be extracted from the Park.

Acceptable solution clause A.4.2 is therefore met by the proposal.

6.12 Clause S1.6 - Standards for Use and Development - Issue 5: Landscape, Visual Quality and Amenity

6.12.1 Acceptable solution clause A.5.1 provides as follows:

The proposal does not involve a new building or structure, apart from Park furniture or Park signs.

6.12.2 The proposal includes a new building which is not Park furniture or Park signs.

6.12.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.12.4 The performance criterion at clause P.5.1 provides as follows:

New buildings and structures (other than Park furniture or replacement of an existing building or structure of the same size and location) in prominent locations visible from within or outside of the Park, or identified as of High or Moderate Visual Sensitivity in Map 4 of this Management Plan, must be designed and sited to minimise or remedy any loss of visual values or adverse impacts on the visual character of the affected area.

Note: Satisfaction of this Performance Criterion may include a Visual Impact Analysis, prepared by a suitable qualified person, demonstrating how the building or structure can be designed and located to harmonise with the site.

6.12.5 The containers will be sited in an area of High Visual Management Sensitivity. The external treatments and colours of the buildings have been designed so that the buildings blend with the surrounding environment. They are not visually intrusive in terms of their siting or design, and are only visible from the immediate surrounding area.

6.12.6 The proposal complies with the performance criterion.

6.13 Clause S1.6 - Standards for Use and Development - Issue 6 (a) and (b): Regolith and Fire

6.13.1 Acceptable solution A.6.1 provides as follows:

Development is on slopes less than 6 degrees on areas of Triassic type geology.

The Council's Environmental Development Planner has advised that the proposal meets the acceptable solution.

6.13.2 Acceptable solution A.6.2 provides as follows:

Development of new or modified buildings must be in accordance with sections E.1.6.3, E.1.6.4 and E.1.6.5 of Planning Directive No. 5 (Bushfire Prone Areas Code).

The Council's Environmental Development Planner has advised that the development is not subject to the Bushfire-Prone Areas Code and so the acceptable solution is met.

6.14 Clause S1.6 - Standards for Use and Development - Issue 7 (a), (b), (c) and (d) - Infrastructure Provision (Roads, Water, Sewerage and Stormwater)

6.14.1 Acceptable solution A.7.1 provides as follows:

Any new road to be constructed with The Springs Specific Area is to provide access to an approved development.

The development does not propose a new road and so the acceptable solution is met.

6.14.2 Acceptable solution A.7.2 provides as follows:

No development is to be carried out at The Springs which would result in a requirement to upgrade the capacity of Pillinger Drive (between Fern Tree and the Park Boundary) nor Pinnacle Road (between the Park Boundary and the Pinnacle).

The development does not require road upgrades and so the acceptable solution is met.

6.14.3 Acceptable solution A.7.3 provides as follows:

Works associated with any road construction, repair or maintenance do not require:

(a) removal of vegetation;

(b) disposal of runoff into any watercourse, bog or recharge basin, or

(c) the use of pesticides or herbicides for control of environmental weeds.

There is no road construction, repair or maintenance proposed and so the acceptable solution is met.

6.14.4 Acceptable solution A.7.4 provides as follows:

All roads are to be constructed to Australian Roads Standards as published by Ausroads.

No roads are proposed and so the acceptable solution is met.

6.14.5 Acceptable solution A.7.5 provides as follows:

Car parking facilities are to be constructed to Australian Standard "Parking Facilities" AS2890 for off street parking for cars and commercial vehicles.

No new parking is proposed and so the acceptable solution is met.

6.14.6 Acceptable solution A.7.6 provides as follows:

The use and development does not require a supply of drinking water.

All water will be brought into the site and so the development does not need a supply of drinking water. The acceptable solution is met.

6.14.7 Acceptable solution A.7.7 provides as follows:

The use and development does not require sewerage facilities.

The existing public toilets will be accessed by customers and so the development does not need its own sewerage facilities. The acceptable solution is met.

6.14.8 Acceptable solution A.7.8 provides as follows:

The design and construction of stormwater systems complies with Australian Standard 3500.3.2:2003 and does not drain into the drinking water catchment.

The development does not drain into the drinking water catchment area.

Instead, the small amount of runoff from the roof will drain into the Council dish drain on the side of the road. The Council's Senior Development Engineer had no objection to this method of stormwater management. The acceptable solution is met.

6.15 Clause S1.6 - Standards for Use and Development - Issue 8 (a) and (b) - Car Parking and Access (Car Parking Provision, Access and Design)

6.15.1 Acceptable solution A.8.2 provides as follows:

The use and development does not require car parking.

6.15.2 It is considered that the use does require car parking and so the acceptable solution is not met. Assessment against the performance criteria is relied upon.

6.15.3 The performance criterion provides as follows:

Car parking is to be provided to meet the needs of a development, and is determined by taking into account the:

(a) Nature, number and size of vehicles associated with the proposed use or development;

(b) Location and nature of other uses or developments in the vicinity;

(c) Effect of hazards shown on Map S3 or other site constraints in reducing parking opportunities;

(d) Possibility of sharing spaces with other developments; and

(e) Car parking needs of people likely to utilise the particular use or development.

6.15.4 The use requires parking as many people purchasing coffee would be travelling by car and cannot stop to buy a coffee unless they can park their car in the immediate vicinity. The parking requirement would not be high. People would not drive up to The Springs with the sole intent of buying a coffee. Stopping for a coffee would be a small part of the larger trip to the mountain, with a large number of visitors stopping at The Springs as a normal part of their day on the mountain, with or without coffee facilities. Customers would use the existing parking at The Springs. The provision of further parking in the broader Springs area must occur strategically, and providing additional parking specifically for the coffee shop is inappropriate.

6.15.5 Acceptable solution A.8.2 provides details of how proposed parking and

access facilities should be constructed. As none are proposed, the acceptable solution is met.

6.16 Clause S1.6 - Standards for Use and Development - Issue 9 (a), (b) and (c) - Building Design (Height, Size, Appearance and Lighting)

6.16.1 Acceptable solution A.9.1 provides as follows:

The maximum building height is 3.5m and any building is not more than 1 storey.

The building is single storey and is 2.9m high. The acceptable solution is met.

6.16.2 Acceptable solution A.9.2 provides as follows:

Maximum floor area of any building is 100m².

The two containers have a combined floor area of 29.4m² and so the acceptable solution is met.

6.16.3 Acceptable solution A.9.3 provides as follows:

The colour of external walls and roofs visible from off the site is to have a light reflectance value of less than 10%. Roofs are to be clad with materials in non reflective, muted natural colours and dark tones. External lighting assists orientation only and is focused towards the ground.

The external walls will be non-reflective, clad in timber and painted dark tones of green. No external lighting is proposed. The acceptable solution is met.

6.17 Clause S1.6 - Standards for Use and Development - Issue 10 - Building Siting

6.17.1 Acceptable solution clause A.10.1 provides as follows:

All buildings are to be located at least 50m from any escarpment. All buildings to be sited on cleared areas of less than 6 degrees of slope. No buildings are to face on to or be directly visible from the Pinnacle Road at The Springs. No building is to be located within 30m of Pinnacle Road.

- 6.17.2 The shipping containers are visible from Pinnacle Road.
- 6.17.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.17.4 The performance criterion provides as follows:

Proposals for buildings facing on to or directly visible from the Pinnacle Road must show that there will be no diminution of values of the site either during the construction of the building or in its use and operation.

Buildings and structure (other than Park furniture or replacement of an existing building or structure of the same size and location) in prominent locations visible from within or outside of the Park, or identified as of High or Moderate Visual Sensitivity in Map 4 of this Management Plan, must be designed and sited to avoid, remedy or mitigate any loss of visual values through the inclusion of a Visual Impact Analysis conducted by a suitably qualified person.

- 6.17.5 The term Visual Impact Analysis is not defined in the Wellington Park Management Plan. A consultant planner's report has been lodged with the application which addresses visual impact analysis. A consultant planner is considered to be a suitably qualified person.
- 6.17.6 The containers will only be visible from certain view points, and in terms of visibility from Pinnacle Road, are mostly hidden behind trees and the curves in the road. It is more visible as you travel down the mountain. As discussed under 6.7 above, the structure is not considered to create a loss of visual values. The performance criterion is met.

6.18 Clause S1.6 - Standards for Use and Development - Issue 11 - Noise

- 6.18.1 Acceptable solution A.11.1 provides as follows:

Noise from any point sources must not exceed 50 dB(A) at any point within 50m of the source.

The Council's Environmental Development Planner has advised as follows:

The planning report submitted with the application states:

"Currently the café utilises a generator which is approximately 24m from

site of the container, and is located within a stone shed. Specifications for this generator are that it has a noise level of 52 dB(A) at 7m distance away. The noise is further decreased when located in a building (such as a stone shed) and when that distance is increased. Accordingly, the noise will not exceed 50dB(A) at any point within 50m of the generator."

It is considered very likely that the stone enclosure would reduce noise emissions from the generator to 50dB(A) or lower if the unenclosed noise level is 52dB(A) at 7m.

The acceptable solution is met.

7. Discussion

- 7.1 Planning approval is sought for New Building and Change from Temporary Food Services Use and Development to Permanent Food Services Use and Development.
- 7.2 The application was advertised and no representations were received.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and the Wellington Park Management Plan and is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Environmental Development Planner, Senior Development Engineer, Manager Traffic Engineering and Park Planner. The officers have raised no objection to the proposal, subject to conditions.
- 7.5 TasWater indicated that they have no interest in the proposal.
- 7.6 The proposal is recommended for approval.

8. Conclusion

- 8.1 The proposed New Building and Change from Temporary Food Services Use and Development to Permanent Food Services Use and Development at None The Springs Mount Wellington satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for New Building and Change from Temporary Food Services Use and Development to Permanent Food Services Use and Development at The Springs Mount Wellington for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

GEN

The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-19-856 - THE SPRINGS MOUNT WELLINGTON TAS 7054 - Final Planning Documents except where modified below.

Reason for condition

To clarify the scope of the permit.

PLN s1

The double swing doors at the end of the existing shipping container must remain closed at all times.

Reason for condition

To avoid damage to the bollards within the Council's road reserve.

ENV 14

Only locally-occurring native species may be used for the planter boxes unless the written consent of the planning authority is received.

Reason for condition

To minimise the spread of weeds.

ENV 15

All construction vehicles and machinery must be effectively cleaned of soil both before entering Wellington Park.

Soil cleaned from construction vehicles and machinery must not be allowed, either directly or indirectly, to enter waterways or the Council's stormwater system.

Note: Further information on effective measures for washdown can be found [here](#).

Reason for condition

To minimise the spread of weeds and pathogens

ENV 1

Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.

Advice: For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click [here](#).

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

OPS s1

There must be no damage to roots within the Structural Root Zone of the yellow gums (*Eucalyptus johnstonii*) to be retained, as it could lead to public safety issues. If any roots over 40 mm in diameter within the Tree Protection Zone are encountered during excavation work, work must stop immediately. Work must not recommence until a stand-over arborist is present. The arborist must advise on how the works can proceed without having a significant impact upon any Root Zones of retained trees. If a significant impact is likely, works must not proceed without further approval from the Program Leader Arboriculture and Nursery at the City of Hobart.

No excavation is to occur beyond the proposed footprint of the new container. Excavation within the footprint of the new container is to be the minimum necessary to level the container. Back-filling with fine crushed rock between the sleepers is required.

The Protection of Trees on Development Sites Australian Standard AS 4970-

2009 is to be followed during works.

Reason for condition

Protection of public safety and natural values within Wellington Park.

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's [website](#) for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

BUILDING PERMIT

You may need building approval in accordance with the *Building Act 2016*. Click [here](#) for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more information.

PUBLIC HEALTH

You may be required to provide approved/endorsed plans for a food business fit out, in accordance with the National Construction Code - Building Code of Australia including Tas Part H102 for food premises which must have regard to the FSANZ Food Safety Standards. Click [here](#) for more information.

FOOD BUSINESS REGISTRATION

Food business registration in accordance with the *Food Act 2003*. Click [here](#) for more information.



(Liz Wilson)

Development Appraisal Planner

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.



(Cameron Sherriff)

Acting Manager Development Appraisal

As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.

Date of Report: 8 January 2020

Attachment(s):

Attachment B - CPC Agenda Documents (use for committee reports)

Attachment C - Referral Officer Report (Environmental Development Planner)