

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-23-222
PROPOSED DEVELOPMENT:	Extension and changes to hours of operation and change to access for Milk Processing (Resource Processing)
LOCATION:	54-56 Gormanston Road Moonah
APPLICANT:	Hobart Milk Factory
ADVERTISING START DATE:	06/09/2023
ADVERTISING EXPIRY DATE:	19/09/2023

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **19/09/2023**.

During this time, any person may make representations relating to the applications by letter addressed to the General Manager, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **19/09/2023**, or for postal and hand delivered representations, by 5.00 pm on **19/09/2023**.

Hobart Milk Factory Pty Ltd

Glenorchy City Council

Planning Application - Proposed Use / Development

54- 56 Gormanston Road, Moonah TAS 7009

GLENORCHY CITY COUNCIL PLANNING SERVICES	
APPLICATION No	PLN-23-222
DATE RECEIVED	14 August 2023

Hobart Milk Factory Pty Ltd is a GCC, TDIA and EPA permitted milk processing facility located at 54 - 56 Gormanston Road in the suburb of Moonah. It currently operates under the conditions set forth in Planning Permit PLN-22-034.

Hobart Milk Factory Pty Ltd.'s *Proposed Use / Development* for this Planning Application is that of;

- Extending the currently permitted days and times of milk processing facility operation;
 - Extending the currently permitted days and times deliveries of raw milk can be made; &
 - Allowing the raw milk delivery vehicle to attend and exit site via Gormanston Road entrance.
- All other conditions found within PLN-22-034 are to remain unaltered.

Hobart Milk Factory Pty Ltd will not be increasing its manufacturing output or input.

The chief concern of this Planning Application is that of ensuring stability to handle seasonal farming changes to scheduled raw milk deliveries and the replacement of production days in lieu of public holidays, factory breakdowns and vehicle breakdowns.

Addressing Glenorchy City Council objectives; 18.0 Light Industrial Zone; 18.3.1 All uses

A1. Hours of Operation

The proposed days and times of operation of milk processing facility are as follows;

Monday, Tuesday, Wednesday, Thursday, Friday and Saturday	7:00am to 6:00pm
Public Holidays	8:00am to 5:00pm

There will be a **maximum of 4 milk processes** made per week. Maximum of 8,000 litres per process, per PLN-22-034; Permit Part B; Permit Conditions – Environmental No. 11106. *No increase to current output.*

The proposed days and times of operation fall within the 'Acceptable Solutions' required by The Tasmanian Planning Scheme.

A2. External Lighting

No additional external lights will be required during the operation of milk processing facility or raw milk delivery. Current security lighting is positioned so that direct light does not extend into the adjoining properties.

Falls within the 'Acceptable Solutions' required by The Tasmanian Planning Scheme.

A3. Commercial Vehicle Movements

The proposed days and times raw milk will be delivered to 54 - 56 Gormanston Road.

Monday, Tuesday, Wednesday, Thursday, Friday and Saturday	7:00am to 9:00pm
Sunday and Public Holidays	8:00am to 9:00pm

There will be a **maximum of 4 deliveries** made per week. *No increase to current weekly input.*

Delivery to be made via access to site from Gormanston Road entrance.

Site provides sufficient space in car park to turn/manoeuvre vehicle and no reversing is required. Commercial vehicle movements only to be in a forward direction to aid in preventing any unreasonable loss of amenity.

Sunderland Street access to site to remain intact, per PLN-22-034.

The proposed days and times and therefore, access and exit via Gormanston Road entrance fall within the 'Acceptable Solutions' required by The Tasmanian Planning Scheme.

A3. Commercial Vehicle Additional Information

The size of commercial vehicles involved.

- B'Double – 59t rated – 'not HML' (Higher Mass Limits).
- Vehicle type is permitted to access Gormanston Road.
- Sweep Path for B'Double provided.

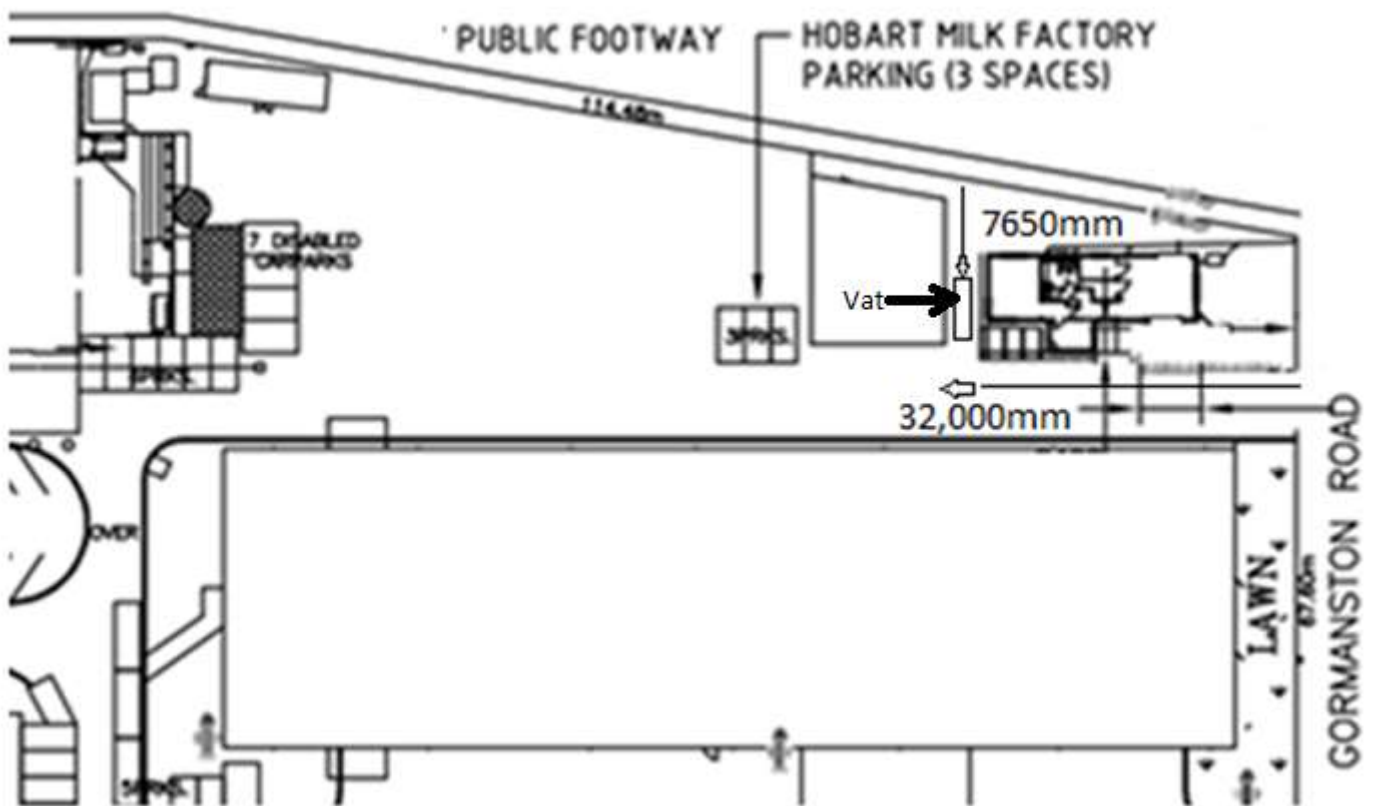
On-site commercial vehicle movement.

- Vehicle is on site for approximately 20 minutes.

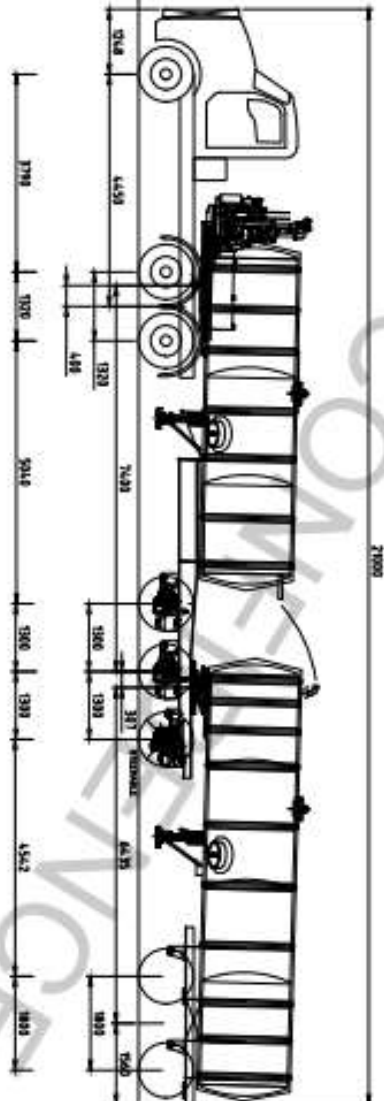
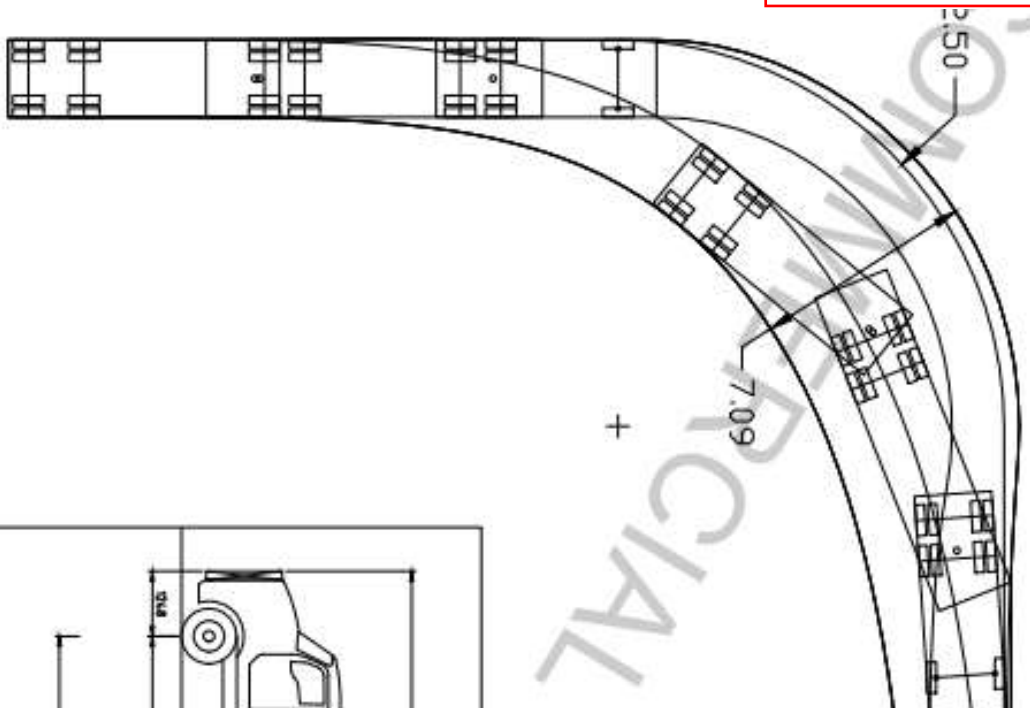
Potential conflicts with other traffic.

- There are no obvious potentials for conflict with other traffic.

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**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

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Rev.	Description	Date	By	Auth.	Sheet	2 of 2	Scale	ONS	Title	Rev.	B
B	ADDED OVERLAY OF EXIT ONTO GORMANSTON RD	31/08/2022	MS	-					BOOTH TRANSPORT 21m TRI BOGIE B-DOUBLE SWEEP PATH - EXIT ONTO GORMANSTON RD		
A	INITIAL PROPOSAL	31/08/2022	MS	-							
<p>THIS PROPOSAL IS THE PROPERTY OF BYFORD EQUIPMENT AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE COMPANY.</p>											

<p>NOT TO SCALE</p> <p>Scale: 1:1000</p> <p>North Arrow</p> <p>Drawn: MS</p> <p>Date: 31/08/2022</p> <p>Auth: -</p> <p>Date: -</p> <p>Scale: -</p>	<p>Drawing No.</p> <p>RFP0125-01-SWEEPPATH</p>
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