

#### **DEVELOPMENT APPLICATION**

**APPLICATION NUMBER:** PLN-25-143

**PROPOSED DEVELOPMENT:** Change of use to Dance Studio (Sports and

Recreation) and Signage

**LOCATION:** 157 Main Road Moonah

APPLICANT: Cosmic Dance

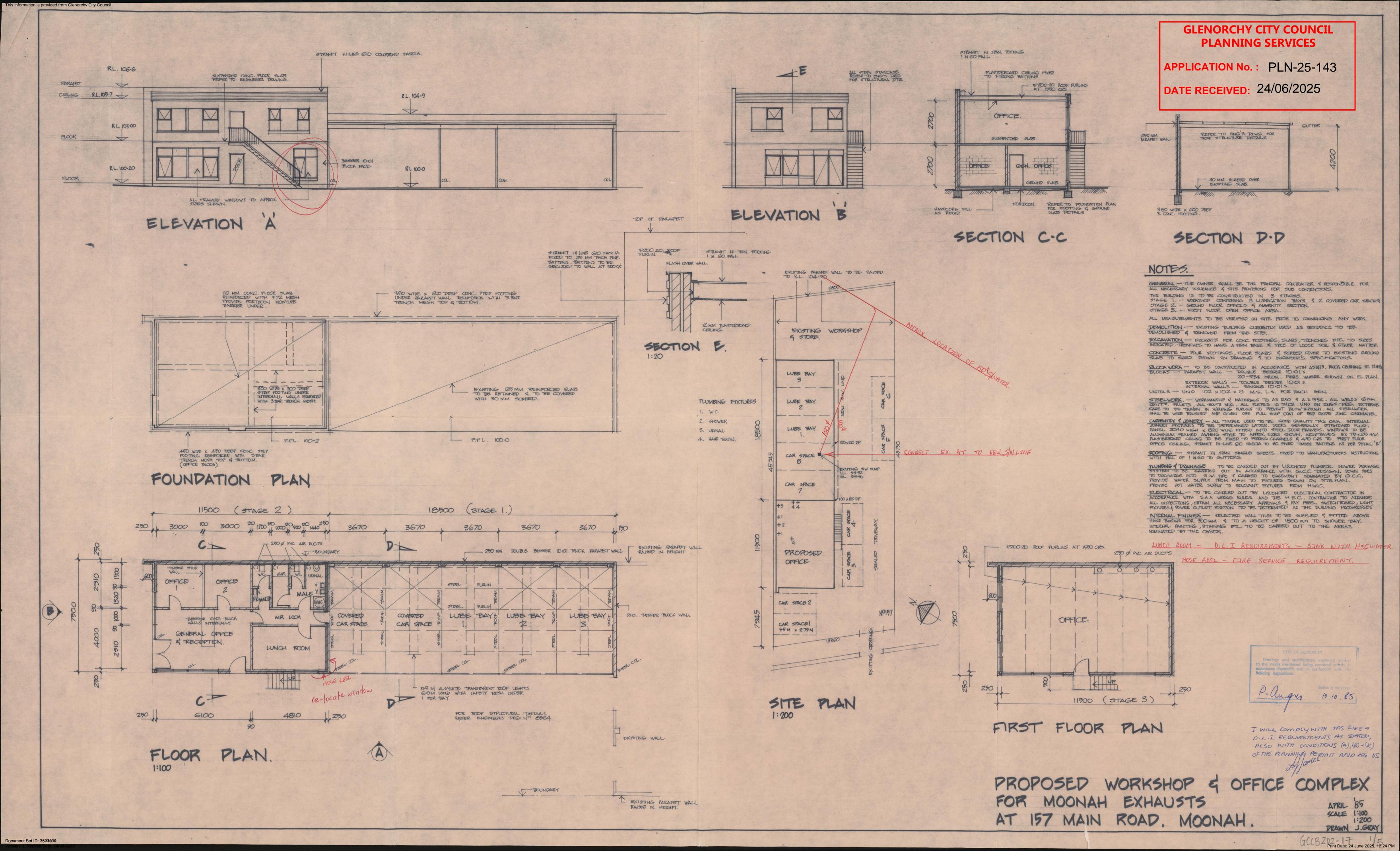
**ADVERTISING START DATE:** 19/08/2025

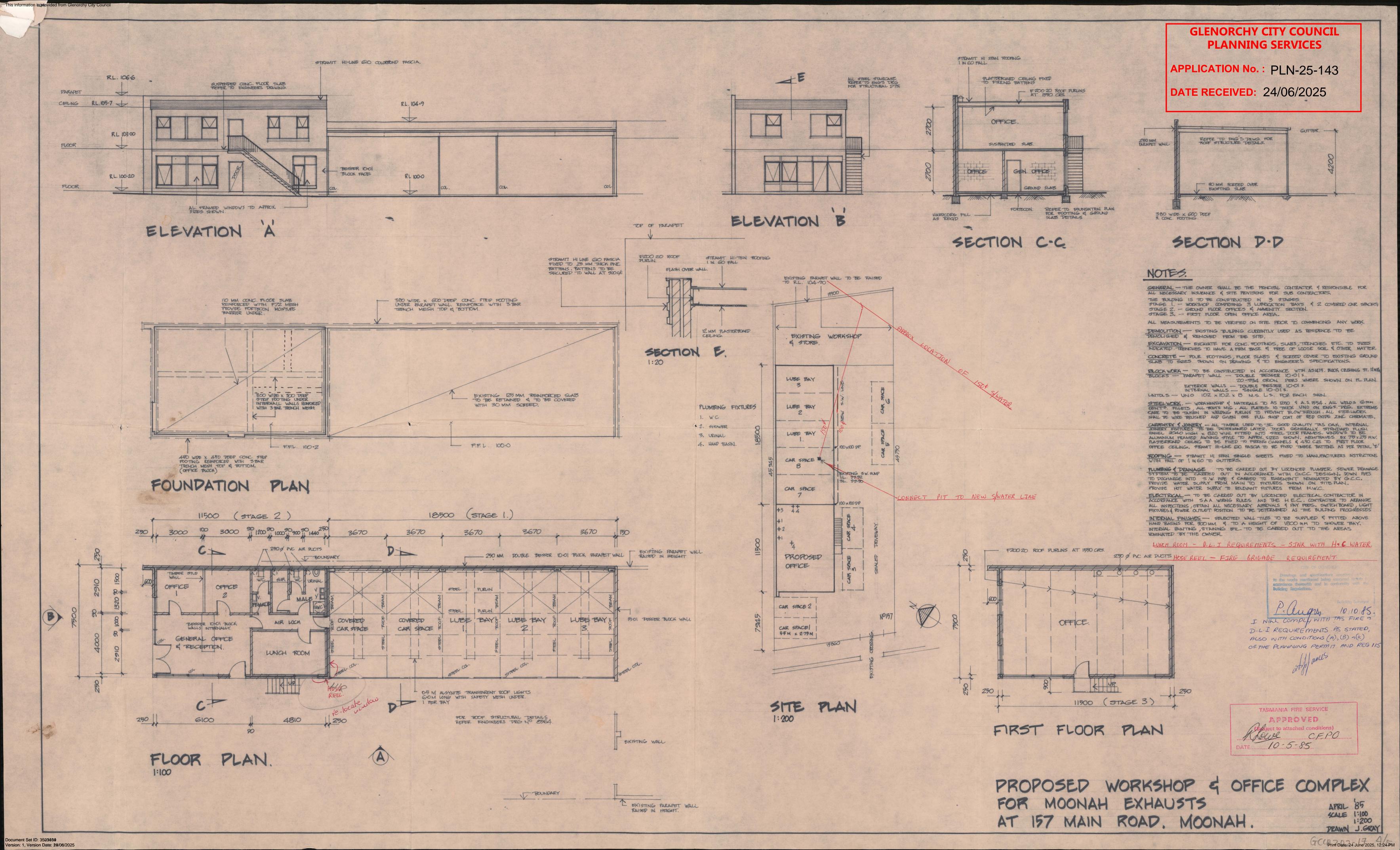
**ADVERTISING EXPIRY DATE:** 02/09/2025

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 (<a href="www.gcc.tas.gov.au">www.gcc.tas.gov.au</a>) until 02/09/2025.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to <a href="mailto:gccmail@gcc.tas.gov.au">gccmail@gcc.tas.gov.au</a>.

Representations must be received by no later than 11.59 pm on **02/09/2025**, or for postal and hand delivered representations, by 5.00 pm on **02/09/2025**.





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Author:

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Traffic Dynamix

126 Brighton Road

Brighton Tas 7030

Development/Proposed Use:

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#### Dance Studio @ 157 Main Road, Moonah

Proposed parking space for Cosmic Dance 157 Main Road Moonah.

- Onsite parking for 7 vehicles.
- On street parking for additional 10 vehicles within close proximity to the studio (Main Road & Birdwood Ave).
- Additional on street parking for 5+ vehicles (Birdwood Ave) near Taswater Office.
- Fleet Street has some additional parking areas that may be used also when closer parking to studio is unavailable.

Businesses within the immediate area & operating hours:

I'm Cake

10 am-Monday 7 pm 9 am-Tuesday 7 pm Wednesda 9 am-7 pm 9 am-Thursday 7 pm 9 am-Friday 7 pm 9 am-Saturday 7 pm 10 am-Sunday 6 pm

#### Solarhart/CGA Tas

Monday
8 am5 pm

Tuesday
8 am5 pm

Wednesda 8 am5 pm

Thursday
8 am5 pm

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Friday 8 am-5 pm

Saturday Closed

Sunday Closed

#### Millingtons Funerals

Monday Open 24 hours

Tuesday Open 24 hours

Wednesda Open 24 v hours

Thursday Open 24 hours

Friday Open 24 hours

Saturday Open 24 hours

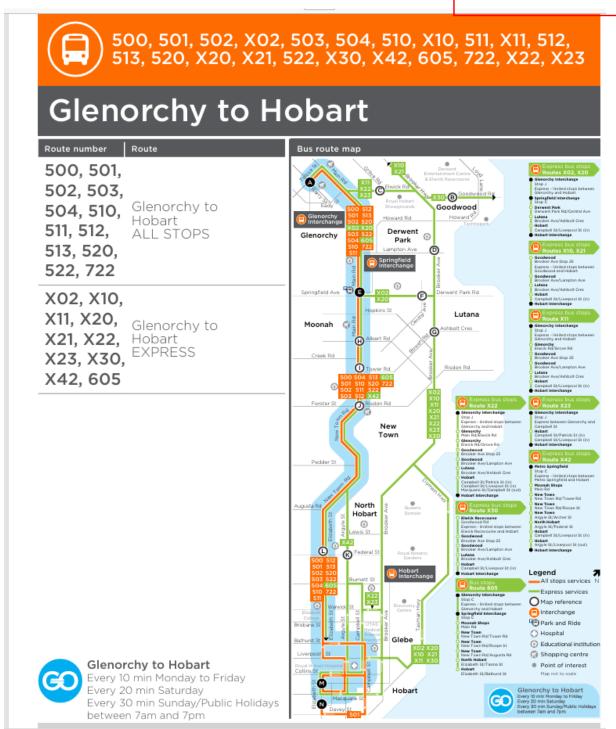
Sunday Open 24 hours

#### Public transport:

- Metro Tasmania bus stop outside of 157 Main road (Cosmic Dance) for Hobart city bound commuters.
- Metro Tasmania bus stop outside of Zone Bowling Centre for Glenorchy bound commuters.
- Metro Tasmania bus timetable Monday to Friday one bus at 10 mins intervals
- Metro Tasmania bus timetable Saturday one bus at 20 min intervals

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#### Additional Transport:

The use of Taxi or uber service may be an option for some patrons.

#### Site Constraints:

No known site constraints within the immediate area as the site is flat with sealed/concreted footpath access to the entrance with no impact on or from other buildings preventing clear access to the site.

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#### Accessibility & safety of on-street parking:

- The area has a number of well-marked and maintained parking bays within a short distance to the studio on Main Road, Birdwood Ave and Fleet Street
- A pedestrian refuge is in place on Main Road for safe crossing of roadway, this is located directly outside of Millingtons Funerals premises approx. 50m from dance studio entrance.
- The footpath is 2.4m in width and asphalt finished.
- Mobility ramps are available at intersections of Birdwood Ave & Fleet Street.

#### Multiple use area:

- This area has a number of businesses within a short distance to the site location, thus requiring the use of on-street parking by patrons at varying times throughout the day.
- At times parking may be limited and the use of additional parking within Birdwood Ave may be required.
- The use of parking areas within Fleet Street is a further option that may be considered during busier times 4-6pm to work in conjunction with existing businesses.

#### Vehicle Count for specified area:

- The annual daily average data is not publicly available from Glenorchy City Council via the Planning Scheme Web Page.
- With relation to Cosmic Dance current studio located at Unit 3/13 Sunderland Street, Moonah they currently have approx. 38-44 vehicles to and from the address Monday to Friday between 3:30pm to 8:30pm and Saturday 9:00am to 2:00pm these movements are spread over the duration of the evenings or morning as dancers are dropped off and picked up at varying times.
- 90% of patronage is a drop off and pick up situation with regard to the students, the remaining 10% are employees and younger students parents or guardians assisting with classes.

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#### **Daily Parking Demand Estimate:**

Day	Appr ox Clas ses	Estimat ed Student Attenda nce	Number of staff parked on site for duration of opening	Estimated students using public transport	Estimate students parking	Estimated vehicle movements via the driveway.	Estimat ed cars parked in area at	Notes
Monday	0	0	0	0	0	0	0	Closed
Tuesda y	6	40	1:30pm-2:15pm (2 staff members) 3pm-8pm (6 staff members parked entire duration)	15 use public transport from school (bus)	30 students parking (6 for kindergym between 1:30-2:15pm and 21 staggered between	Disabled Car Park (empty) 20 vehicle movements	10-12	Classes are staggered from 1:30pm-8pm
Wednes day	6	30	9:30am-10:45a m (3 staff members) 4:30pm-8pm (6 staff members parked entire duration)	3-5 use public transport from school (bus)	25 students parking (5-8 parking staggered between 9:30-10:45a m and 20 parking staggered between	Disabled Car Park (in use from 9:30am-10:45am full duration) 26 vehicle movements	8-10	Classes are staggered from 9:30am-8pm
Thursda y	5	30	4pm-9pm students are staff members so will remain parked the full night.	8 use public transport from school (bus)	22 students parking (22 parking staggered between 4pm-9pm)	Disabled Car Park (empty) 12 vehicle movements	8-10	Classes are staggered from 4pm-9pm
Friday	5	45	4pm-9pm (6 staff members parked entire duration)	10 use public transport from school (bus)	35 students parking (35 parking staggered between 4pm-9pm)	Disabled Car Park (empty) 12 vehicle movements	10-12	Classes are staggered from 4pm-9pm
Saturda y	8	55	9am-11am (6 staff and older students) 11am-2pm (4 staff that remain for the duration)	5 use public transport from home	50 students parking (50 parking staggered between 9am-2pm)	Disabled Car Park (in use from 9:30am-10:45am full duration) 26 vehicle movements	15	Classes are staggered from 9am-2pm
Sunday	0	0	0	0	0	0	0	Closed

The above table shows an estimation of the number of students that attended Cosmic Dance on a daily basis. Classes are capped between 10-15 students on average. At times, we have 2 -3 classes running at the same time. The numbers above reflect this.

Group classes are staggered with starting and finishing times. For example, on a Saturday 50 students would need to park to attend, however all 50 students are not at the studio at the same time. At no point would all 50 students be present simultaneously. We estimate no more than 25 students onsite at any given time.

Staff members mainly use our car parks right outside our building as they are the first ones there and the last ones to leave. Therefore our vehicle movements via the driveway are heavily reduced and only used mainly for staff to enter and exit.

At the times where our business is at its busiest, surrounding businesses close and more parking becomes available. Hence our later opening times.

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The vast majority of parents park on surrounding streets, walk their children into the studio for drop-off, and leave immediately. They return only at the end of class for pickup. This ensures most cars are not parked long-term or contributing to congestion near the building entrance.

In summary, our staggered class structure, reliance on public transport, and walk-in drop-off culture ensure that vehicle movements are minimised and remain well below the thresholds specified in clause C3.5.1.

Onsite inspection of Car Parking Bays within 200m of the site.

#### 1:30pm Tuesday 5th August

Inspection undertaken at 1:45pm

#### Fleet Street:

Parking spaces 80m from Main Road intersection.

1 hour parking zone 14x spaces, 10 x spaces clear.

Car park on intersection of Main Road and Birdwood Ave.

20x spaces, 5x clear

#### Birdwood Ave:

Parking spaces 80m from Main Road intersection.

6x 30min spaces, 6x clear

10x spaces no signage with time restrictions.

10x spaces taken.

#### Main Road:

Spaces within 100m of site

5x 30min zones, 5x clear

7x bays outside Taswater offices, 3x clear

4x spaces adjacent to Goodyear tyre & auto, 4x spaces clear

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#### 4:30pm Wednesday 6th August

Inspection undertaken at 4:40pm

#### Fleet Street:

Parking spaces 80m from Main Road intersection.

1 hour parking zone 14x spaces, 14 x spaces clear.

Car park on intersection of Main Road and Birdwood Ave.

20x spaces, 15x clear

#### Birdwood Ave:

Parking spaces 80m from Main Road intersection.

6x 30 min spaces, 5x clear

10x spaces no signage with time restrictions.

6x spaces clear

#### Main Road:

Spaces within 100m of site

5x 30 min zones, 3x clear.

7x bays outside Taswater offices, 7x clear.

4x spaces adjacent to Goodyear tyre & auto, 4x spaces clear.

#### **Signage Proposal**

Signs will be mounted to the brick wall and installed by a professional sign company.

"Cosmic Dance" logo sign dimensions: 2800mm x 1400m x 3mm 2300mm above the ground



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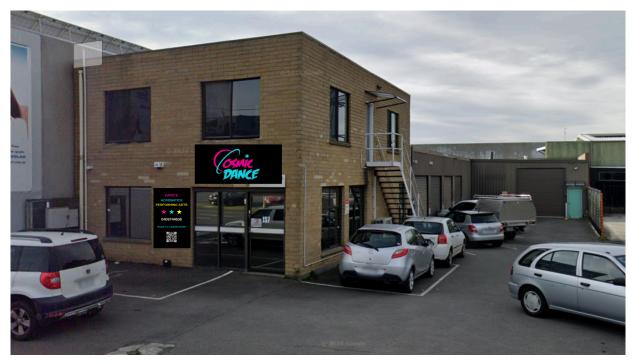
DATE RECEIVED: 27 May 2025

Portrait panel sign dimensions: 1200mm x 900mm x 3mm

600mm above the ground

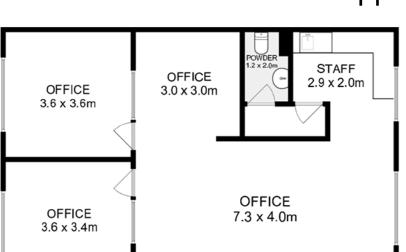


Please see picture below of proposed signage:



## 157 Main Road, MOONAH

Approx. Office area: 170 sqm Approx Workshop area: 270 sqm

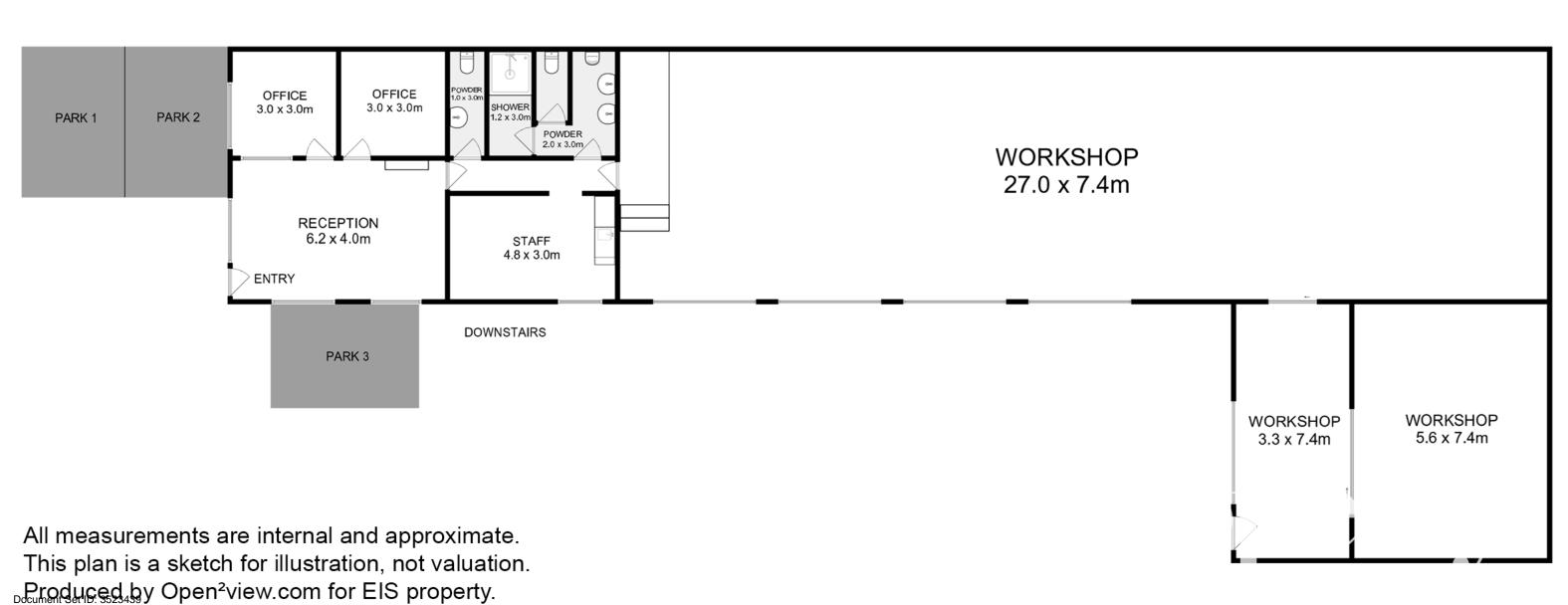


**UPSTAIRS** 

# GLENORCHY CITY COUNCIL PLANNING SERVICES

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Version: 1, Version Date: 14/08/2025