

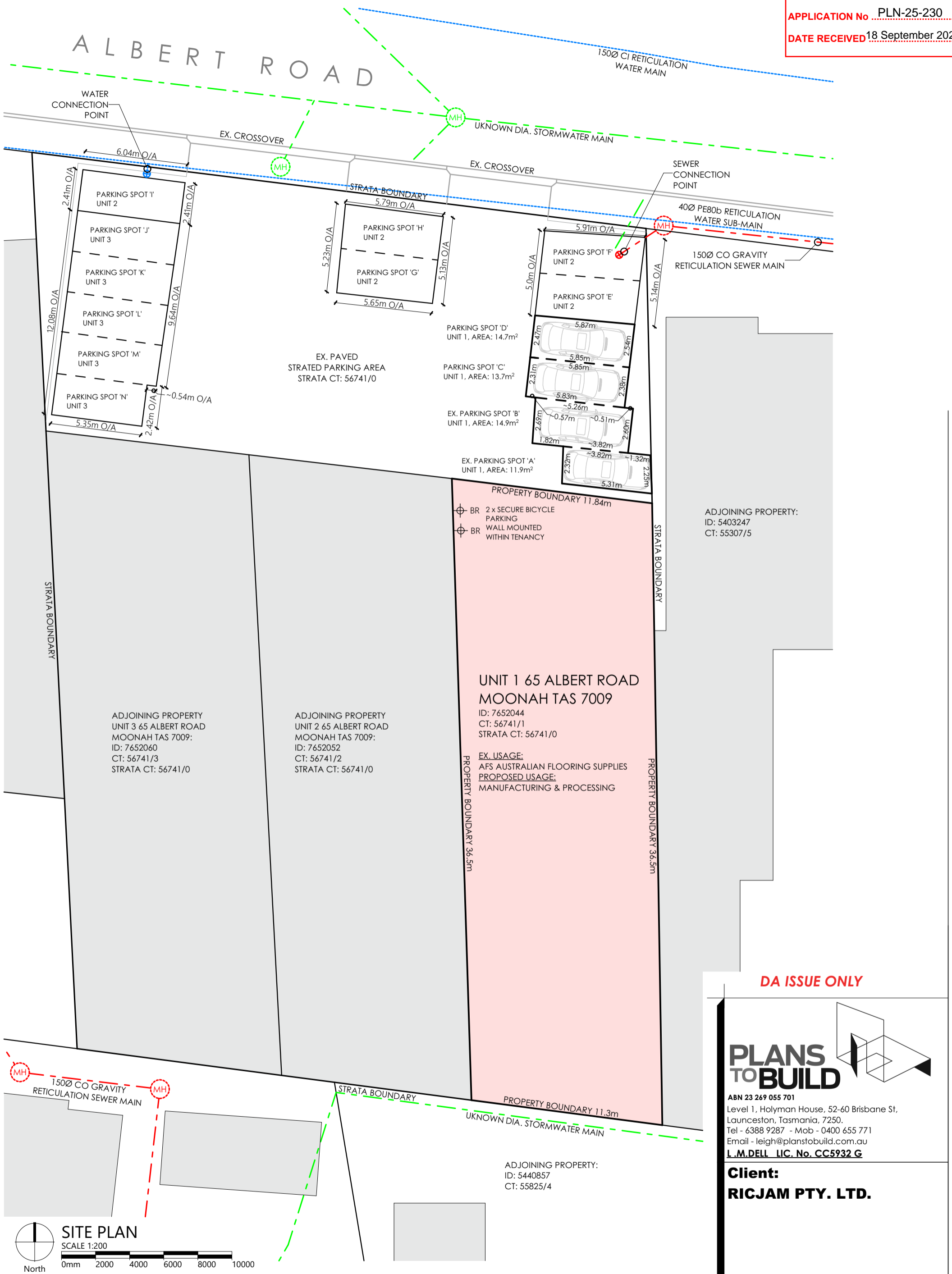
## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-25-230
<b>PROPOSED DEVELOPMENT:</b>	Change of use to Manufacturing & Processing (Printing Business)
<b>LOCATION:</b>	1/65 Albert Road Moonah
<b>APPLICANT:</b>	Plans To Build
<b>ADVERTISING START DATE:</b>	21/10/2025
<b>ADVERTISING EXPIRY DATE:</b>	5/11/2025

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 ([www.gcc.tas.gov.au](http://www.gcc.tas.gov.au)) until **5/11/2025**.

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 [gccmail@gcc.tas.gov.au](mailto:gccmail@gcc.tas.gov.au).

Representations must be received by no later than 11.59 pm on **5/11/2025**, or for postal and hand delivered representations, by 5.00 pm on **5/11/2025**.

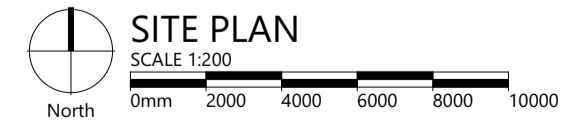


**DA ISSUE ONLY**



**PLANS TO BUILD**  
ABN 23 269 055 701  
Level 1, Holyman House, 52-60 Brisbane St,  
Launceston, Tasmania, 7250.  
Tel - 6388 9287 - Mob - 0400 655 771  
Email - leigh@planstobuild.com.au  
**L.M.DELL LIC. No. CC5932 G**

**Client:**  
**RICJAM PTY. LTD.**



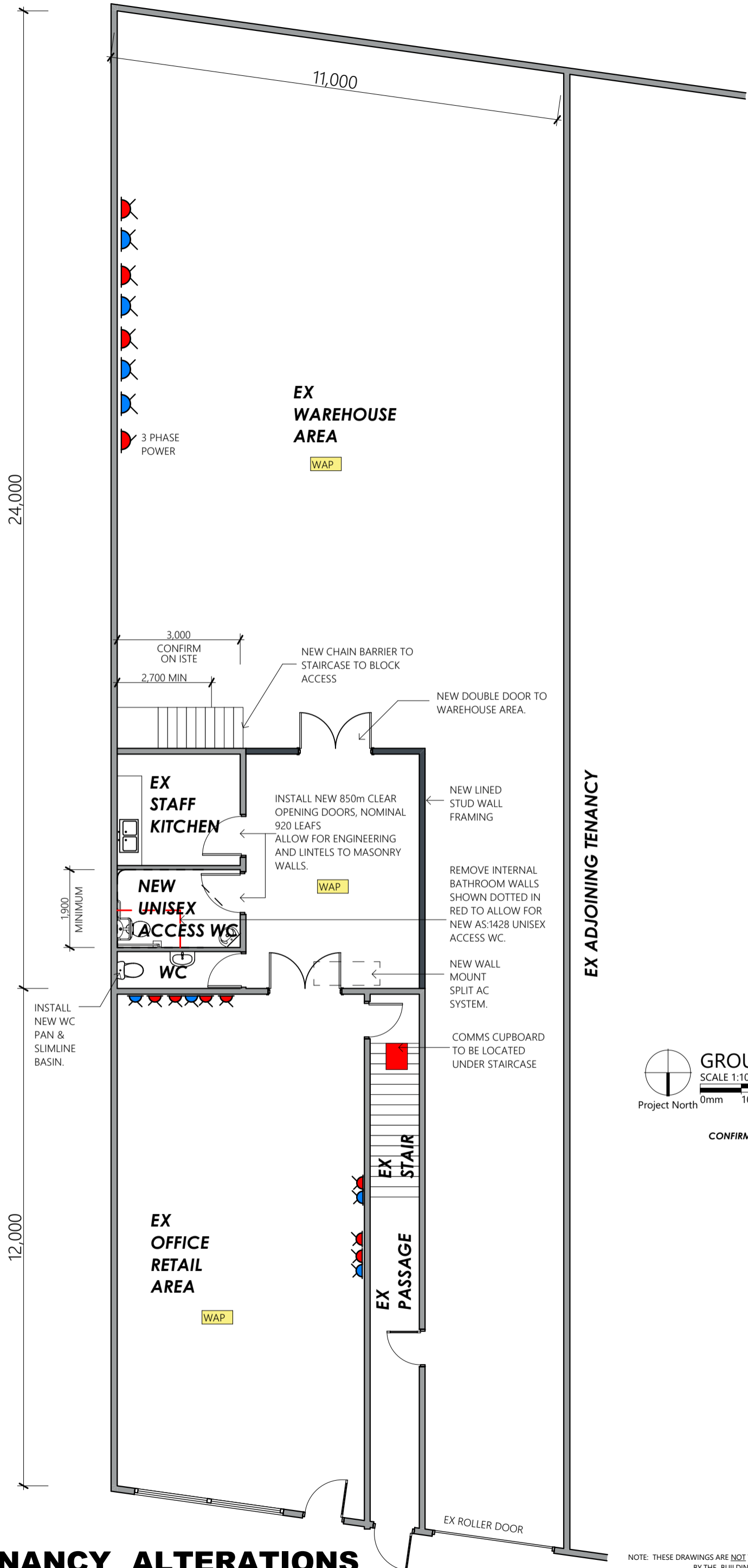
**TENANCY ALTERATIONS**

**UNIT 1 65 ALBERT ROAD MOONAH, TAS 7009**




NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY.

**A01**





PROJECT NUMBER: <b>25078</b>	SCALE: IF IN DOUBT ASK <b>SCALE @ A3</b>	PRINT DATE: 18/09/2025
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**FLOOR PLAN LEGEND**

-  NEW INSULATED 90x35mm MGP.10 OR .12 TIMBER STUD FRAMED WALLS, Pb LINING INTERNALLY, PAINT FINISH.
- INSULATION SCHEDULE:**  
NEW WALL AND CEILING INSULATION TO ALL NEW AREAS (R5.0 FOR CEILING AND R2.5 FOR WALLS)
-  EXISTING WALLS RETAINED
-  PAINT GRADE HOLLOW CORE INTERIOR SWING DOOR WITH ARCHITRAVES, JAMBS AND STOPS. PAINT FINISH

**ELECTRICAL AND DATA LEGEND**

-  DOUBLE GPO
-  DOUBLE DATA OUTLET
-  WIRELESS DATA ACCESS POINT
-  DATA CABINET (12RU)

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
 APPLICATION No ...PLN-25-230.....  
 DATE RECEIVED 18 September 2025

**GROUND FLOOR PLAN**  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000  
Project North

CONFIRM ALL MEASUREMENTS ON SITE

DA ISSUE ONLY

**PLANS TO BUILD**

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 Level 1, Holyman House, 52-60 Brisbane St,  
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 Tel - 6388 9287 - Mob - 0400 655 771  
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**L.M.DELL LIC. No. CC5932 G**

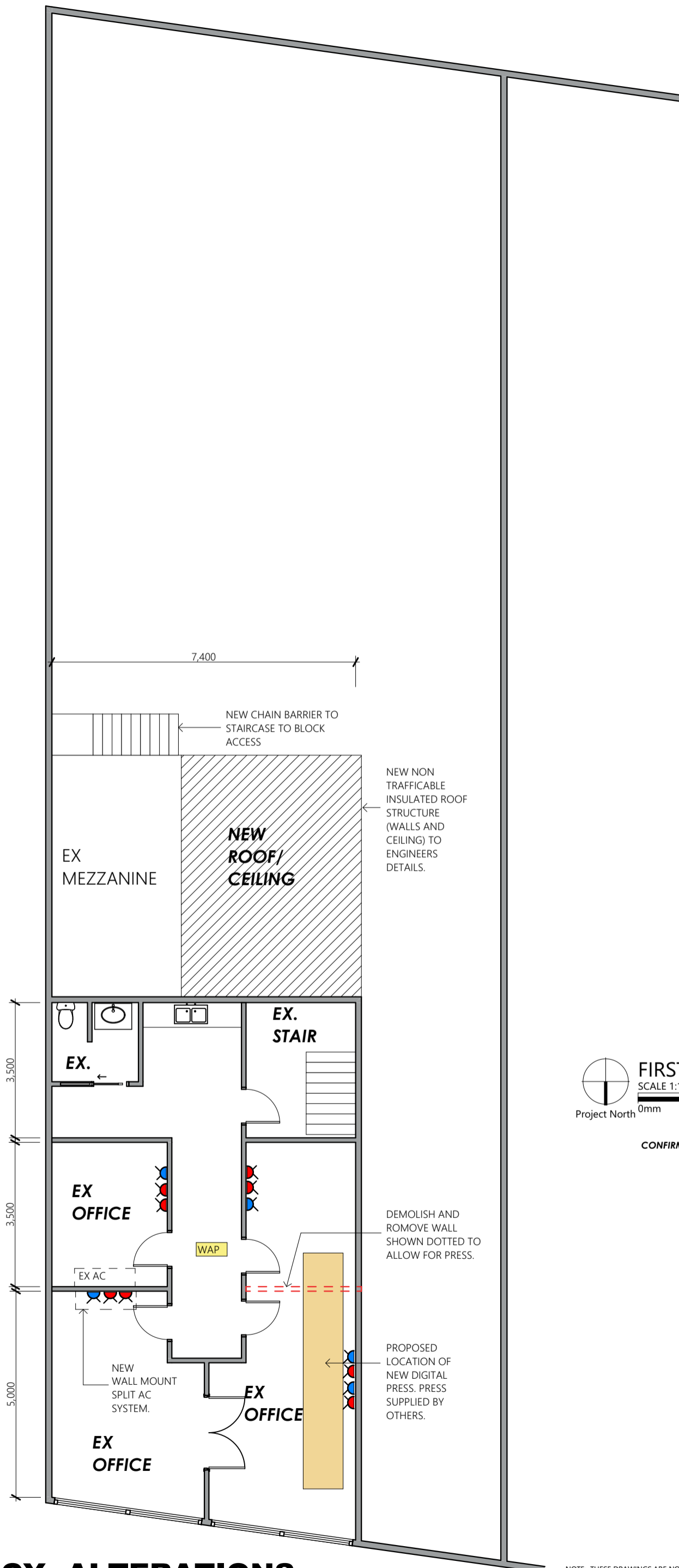
**Client:**  
**RICJAM PTY. LTD.**

**TENANCY ALTERATIONS**  
**UNIT 1 65 ALBERT ROAD MOONAH, TAS 7009**




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**A02**





PROJECT NUMBER: <b>25078</b>	SCALE: IF IN DOUBT ASK <b>SCALE @ A3</b>	PRINT DATE: 18/09/2025
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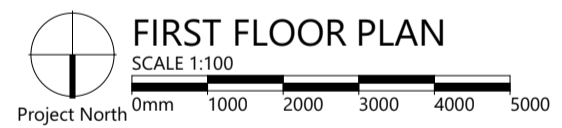
**FLOOR PLAN LEGEND**

-  NEW INSULATED 90x35mm MGP.10 OR .12 TIMBER STUD FRAMED WALLS, Pb LINING INTERNALLY, PAINT FINISH.
- INSULATION SCHEDULE:**  
NEW WALL AND CEILING INSULATION TO ALL NEW AREAS (R5.0 FOR CEILING AND R2.5 FOR WALLS)
-  EXISTING WALLS RETAINED
-  PAINT GRADE HOLLOW CORE INTERIOR SWING DOOR WITH ARCHITRAVES, JAMBS AND STOPS. PAINT FINISH

**ELECTRICAL AND DATA LEGEND**

-  DOUBLE GPO
-  DOUBLE DATA OUTLET
-  WIRELESS DATA ACCESS POINT
-  DATA CABINET (12RU)

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. PLN-25-230  
DATE RECEIVED 18 September 2025




**FIRST FLOOR PLAN**

SCALE 1:100  
0mm 1000 2000 3000 4000 5000

CONFIRM ALL MEASUREMENTS ON SITE

**DA ISSUE ONLY**



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Level 1, Holyman House, 52-60 Brisbane St, Launceston, Tasmania, 7250.  
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**L.M.DELL LIC. No. CC5932 G**

**Client:**  
**RICJAM PTY. LTD.**

**TENANCY ALTERATIONS**

**UNIT 1 65 ALBERT ROAD MOONAH, TAS 7009**

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**A03**

PROJECT NUMBER: <b>25078</b>	SCALE: IF IN DOUBT ASK <b>SCALE @ A3</b>	PRINT DATE: 18/09/2025
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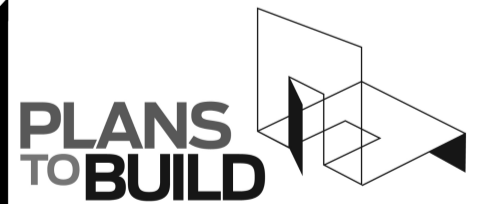


**EXISTING SIGNAGE**



**PROPOSED SIGNAGE**

**DA ISSUE ONLY**



**PLANS TO BUILD**  
ABN 23 269 055 701  
Level 1, Holyman House, 52-60 Brisbane St,  
Launceston, Tasmania, 7250.  
Tel - 6388 9287 - Mob - 0400 655 771  
Email - leigh@planstobuild.com.au  
**L.M.DELL LIC. No. CC5932 G**

**Client:  
RICJAM PTY. LTD.**

**SIGNAGE ELEVATIONS**  
**TENANCY ALTERATIONS**  
**UNIT 1 65 ALBERT ROAD MOONAH, TAS 7009**

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**A04**

PROJECT NUMBER: <b>25078</b>	SCALE: IF IN DOUBT ASK <b>SCALE @ A3</b>	PRINT DATE: 18/09/2025
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## TRAFFIC IMPACT ASSESSMENT

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1/65 ALBERT RD, MOONAH - UNITING TADPAC – APP. NO PLN-25-230

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No** PLN-25-230

**DATE RECEIVED** 15 October 2025



# TADPAC

Printing for impact

A **Uniting** social enterprise.

## **PURPOSE OF REPORT**

The purpose of this Traffic Impact Assessment is to assess and demonstrate that the proposed relocation of TADPAC Printing to its new premises in Albert Road, Moonah can be adequately supported by the existing and proposed parking and access arrangements.

This report has been prepared in response to a request from Glenorchy City Council to confirm that the site provides sufficient on-site parking and safe access to meet the operational requirements of the business without adversely affecting the surrounding road network or the availability of public parking in the area.

The assessment considers:

- The parking supply and layout within the new premises and shared compound.
- The expected parking demand generated by staff, visitors, and deliveries.
- The suitability of nearby kerbside and public parking to accommodate occasional overflow.
- Servicing and loading arrangements for delivery and postal vehicles; and
- Compliance with the Tasmanian Planning Scheme parking and access provisions (Clause C2.5.1 – Car Parking Numbers).

## **PROPERTY ADDRESS**

1/65 Albert Rd, Moonah

## **PROPOSED USE**

Printing Services, Packaging & Mailouts – Social Enterprise

## **TADPAC SITE PARKING REQUIREMENTS**

Discussions with TADPAC management confirm that the business operates as a low-movement site with limited vehicle activity throughout the day. Only management and support staff hold driver's licences, and they typically arrive individually, remaining on site for the duration of their shift. Supported employees attend in two shifts morning and afternoon and are generally dropped off by family members or carers either within the site or at the kerbside on Gormanston Road. Some supported employees also travel by public transport and walk from nearby bus stops. The business receives minimal heavy vehicle activity, with one large Australia Post truck attending every few months for a collection. On a typical day through our own observation of the Grove Rd site, there are approximately five to six management and support vehicles present.

## **HOURS OF OPERATION, EMPLOYEE NUMBERS & SHIFTS**

MON -FRI: 9:00 – 17:00 SAT: CLOSED SUN: CLOSED

Shifts: Morning & Afternoon

Staff on site per shift:

Max. 6 Support Staff includes Management

Max. 5 Supported Employees

Traffic Impact Assessment

<b>GLENORCHY CITY COUNCIL PLANNING SERVICES</b>
APPLICATION No PLN-25-230
DATE RECEIVED 15 October 2025

1/65 Albert Rd, Moonah

## **CURRENT LOCATION**

98 Grove Rd, Glenorchy

## **SITE INSPECTION**

Date	Location	Time	Brief Notes
10/10/25	98 Grove Rd	13:30	No vehicles parked on site
10/10/25	1/65 Albert Rd	14:15	Gormanston Rd untimed parking readily available. All site parking available.
13/10/25	98 Grove Rd	9:40	6 vehicles on site no movement
13/10/25	1/65 Albert Rd	10:15	Site & street parking available / low movement complex
14/10/25	98 Grove Rd	8:15-9:45	Observation of staff arriving, deliveries & pickup
14/10/25	1/65 Albert Rd	10:30	Street parking availability check

## **OBSERVED VEHICLE MOVEMENTS – GROVE RD SITE**

A site inspection conducted at TADPAC's existing Grove Road premises between 8:20 a.m. and 9:45 a.m. confirmed that the business operates as a low-volume vehicle site with minimal on-site traffic activity. During the 85-minute observation period, a total of eight vehicle movements were recorded, including arrivals of management and support staff, 1 short-term customer visit lasting 1 minute, and routine deliveries. Most staff arrivals occurred between 8:20 a.m. and 9:10 a.m., with vehicles typically parking and remaining on site for the duration of the day. Supported employees were observed being dropped off at the kerbside or on site, with vehicles remaining only briefly. One Australia Post truck attended for a scheduled quarterly collection, remaining on site for approximately 22 minutes, and a courier van briefly stopped at the door for less than 1 minute. No queuing, conflicts, or congestion were observed at any point, confirming that TADPAC's operations generate very low and well-managed traffic volumes consistent with the findings of this assessment.

## **BUSINESSES WITHIN 65 ALBERT RD COMPLEX**

### 2/65 Albert Rd

- LIQ Distributors (Formerly DWS) – Level 1:

Hours Mon – Thurs 8:30 – 15:00 Fri 8:30 – 12:00

4 x reserved parking spaces

- SCALA Training Company – Level 2:

Mon – Thurs 9:00 – 16:00

### 3/65 Albert Rd

- PQ Tasmania Healthcare Supplies:

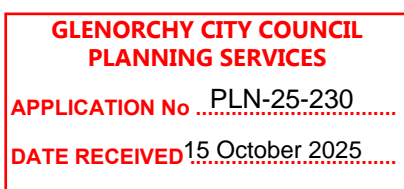
Mon – Fri 8:00 – 16:00

1 x Disabled space

3 x Reserved & Signed Staff Parking Spaces

2 x Spaces Unassigned

Traffic Impact Assessment



1/65 Albert Rd, Moonah



# SITE OVERVIEW

www.invarion.com



Traffic Impact Assessment

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

APPLICATION No ...PLN-25-230.....

DATE RECEIVED 15 October 2025.....

1/65 Albert Rd, Moonah

**PREDICTED DAILY PARKING DEMAND ESTIMATES BASED OFF CURRENT SITE**

DAY	Support Staff Vehicles MAX	Supported Staff Drop-Offs (AM/PM)	Customer Visits (Per day)	Delivery Vehicles	Peak On-Site Parking Demand	On-Site Supply (Dedicated Bays)	Reserve / Shortfall
Mon	6	5/5	1-2	1 Van	6-7	4	-2 to -3
Tue	6	5/5	1-2	1 Van	6	4	-2 to -3
Wed	6	5/5	1-2	1 Van	6	4	-2 to -3
Thurs	6	5/5	1-2	1 Van	6	4	-2 to -3
Fri	6	5/5	1-2	1 Van	6-7	4	-2 to -3

Across a typical week, parking demand for TADPAC’s operations remains low and predictable, with six management or support vehicles consistently present each weekday. Up to five supported staff attend per shift, generally being dropped off and collected within minutes, therefore not contributing to ongoing parking occupancy. With only four dedicated on-site parking spaces, a shortfall of two to three bays is expected during weekday peaks. This minor shortfall will be readily absorbed by unrestricted kerbside parking on Gormanston Road, located within 100 metres of the site, where spaces are consistently available throughout the day. The combination of nearby public parking, safe pedestrian access, and close public transport services ensures that the limited on-site parking provision will comfortably meet the operational needs of the business without adverse effects on surrounding parking or traffic conditions.

**PLANNING SCHEME COMPLIANCE – PERFORMANCE CRITERIA P1.1**

Performance Criteria P1.1	Response
<p>The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) The availability of off-street public car parking spaces within reasonable walking distance of the site;</li> <li>(b) The ability of multiple users to share spaces because of: <ul style="list-style-type: none"> <li>(i) Variations in car parking demand over time; or</li> <li>(ii) Efficiencies gained by consolidation of car parking spaces;</li> </ul> </li> <li>(c) The availability and frequency of public transport within reasonable walking distance of the site;</li> <li>(d) The availability and frequency of other transport alternatives</li> <li>(e) Any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</li> <li>(f) The availability accessibility and safety of on-street parking, having</li> </ul>	<ul style="list-style-type: none"> <li>(a) No off- street public car parking spaces.</li> <li>(b) (i) Allocated parking space for drop off/pick up of supported staff during shift changeover can be utilised as customer parking outside of drop off times. (ii) Customer, Supported Staff Drop off and Delivery spaces can be shared due to the short nature of these visits to site.</li> <li>(c) Bus Stop #38 Located 120m from site and #18 500m from site.</li> <li>(d) Taxis and Ubers can easily access the site for pick ups and drop offs of support staff or customers.</li> <li>(e) No site constraints, NDIS supplier within complex. Flat, ample turning room for vehicles of all sizes. No vegetation or landscaping present.</li> <li>(f) Ample on-street untimed parking on Gormanston Rd within reasonable walking distance 100m. Shortfall of maximum 5 vehicles at absolute peak</li> </ul>

<p>regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) The effect on streetscape; and</p> <p>(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.</p>	<p>will not affect overall parking availability on Gormanston Rd or affect local traffic movements or management.</p> <p>(g) no adverse effect on the streetscape, as vehicle activity will remain low, parking will be contained within existing on-site and nearby public spaces, and the visual character and function of Gormanston Road will be unchanged by the development.</p>
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<p>(h) The assessment has been prepared by Traffic Dynamix, a suitably qualified traffic management and planning consultancy with extensive experience in traffic impact assessments across southern Tasmania. Based on direct site observations, consultation with TADPAC management, and analysis of operational patterns, the actual car parking demand for the proposed use has been determined to be low and consistent with the scale and nature of the business. The observed and predicted peak of six to seven vehicles aligns with the limited staff driving cohort, infrequent customer visits, and minimal delivery activity, confirming that the proposed parking provision and nearby kerbside availability are appropriate and sufficient to meet the site's operational needs.</p>
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Table C2.1 – Car Parking Space Requirements

<p>Manufacturing and Processing</p>	<p>1 space per 200m<sup>2</sup> of floor area or 2 spaces per 3 employees, whichever is greater</p>	<p>490m<sup>2</sup> floor area = 3 spaces  Max. 6 employees with vehicles = 4 spaces  Shortfall for customers / deliveries or drop off spaces for supported staff.</p>
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**SUGGESTED ALLOCATION OF ONSITE PARKING**

There are 4 assigned parking spaces for TADPAC along with 1 unreserved parking space outside of unit 1 /65 Albert Rd.

In our opinion reserved parking spaces should be allocated as follows:

2x Management / Support Staff Parking for use during full operating hours

1x Pick up/Drop off for Supported Staff for shift changeover – this space can double as a staff parking space between shift change over periods for staff that do not require parking for the full day or for customer parking.

1 x Customer / Courier Mixed use space



1 x additional unreserved space for use by the complex. During my multiple sites visits this spot had not been parked in, it is reasonable to assume that if a support worker is on site early that they may use the spot, but it must be noted that it is not reserved for exclusive use by TADPAC.

### **OFF-SITE PARKING**

Kerb side parking is available along Albert Rd however it is time restricted and usually busy. It is not recommended as an all-day off-site parking location for support staff and management but is suitable for short visits by customers if required.

Gormanston Rd – there are approx. 30 kerb side parking spaces with unrestricted timing up to 14 Gormanston Rd. Free parking continues along Gormanston Rd but up to 14 Gormanston is reasonable walking distance of 150m.

### **SUITABILITY OF OFF-SITE PARKING**

Off-site parking along Gormanston Road is considered highly suitable for TADPAC management and support staff who drive to work. The untimed parking spaces on Gormanston Road are readily available throughout the day, providing a convenient and reliable option for long-stay staff parking. These spaces are located within approximately 100 – 150 metres of the site entrance, offering a flat and accessible walk to the building with formal pedestrian crossing point at 59 Albert Rd that ensure safe movement across the street. Utilising this nearby public parking will help maintain on-site bays for short-term customer use, supported-employee drop-offs, and occasional deliveries, while still providing a safe and practical solution for staff parking demand.

### **PUBLIC TRANSPORT**

Metro Bus Stop #38 Bus Route 562, 81 Albert Rd is within 120m walking distance to site. This is a reasonable distance for a supported staff member to walk to work.

Metro Bus Stop #18 Multiple Routes & Express Bus, Main Rd Moonah is approx. 500m from site. This may be considered an unreasonable distance for a supported worker to walk to work, it is appropriate distance for support staff or management if they choose to take public transport. Bus Stop #18 is appropriate for pick up of a supported worker by a support worker.

### **SITE CONSTRAINTS**

There are no physical or operational constraints that would affect vehicle access, parking, or servicing at the proposed TADPAC site. The property is located within a level commercial area with wide internal driveways and clear sightlines to both Albert Road and Gormanston Road. Access and circulation are straightforward for all vehicle types expected to attend the site, including delivery vans and the occasional Australia Post truck. The absence of gradients, tight turning areas, or visibility obstructions ensures that vehicles can safely enter, park, and exit the premises without conflict. The site layout, surrounding road network, and pedestrian connections are therefore considered fit for purpose and free from limiting constraints.



## **ACCESSIBILITY & SAFETY**

The proposed TADPAC site provides a safe and accessible environment for all users, including supported employees, visitors, and delivery drivers. The site features a level surface throughout, with wide sealed driveways and clearly defined pedestrian pathways that connect parking areas to the building entrance. Vehicle movements within the site are low and predictable, further reducing the potential for conflict between vehicles and pedestrians. The frontage to Gormanston Road and Albert Road provides good sight distances for vehicles entering and exiting the property, while nearby pedestrian crossing points allow safe movement across the street for those arriving by bus or from off-site parking. The site layout supports inclusive access, ensures clear visibility, and promotes safe interaction between vehicles and pedestrians under all normal operating conditions.

## **CLOSING REMARKS – Expected Demand, Shortfall & Whether nearby parking/public transport can absorb shortfall**

The expected parking demand generated by TADPAC's operations is modest, consistent with its classification as a low-movement, small-scale manufacturing site. At peak periods, it is anticipated that a minimum of three and up to five management or support staff vehicles may not be accommodated within the on-site parking allocation. These drivers will instead utilise the unrestricted public parking along Gormanston Road, which is located within approximately 100-150 metres of the site and offers a flat, safe, and accessible connection to the workplace. Survey observations and local knowledge confirm that this parking area has ample daily availability, and the additional demand generated by TADPAC will not adversely affect existing parking conditions for other road users. The close proximity of frequent public transport services and safe pedestrian infrastructure further supports travel by non-drivers and helps minimise overall parking demand. On this basis, the minor shortfall can be readily absorbed by the surrounding network without any negative impact on amenity, safety, or the efficient operation of the local road system.

<p><b>GLENORCHY CITY COUNCIL PLANNING SERVICES</b></p> <p><b>APPLICATION No</b> ..... PLN-25-230 .....</p> <p><b>DATE RECEIVED</b> ..... 15 October 2025 .....</p>
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**DEVELOPMENT APPLICATION - RAI RESPONSE - PLN-25-230**

**Project**

Change of use to Manufacturing & Processing (Permitted Use) and Associated Signage  
1 /65 Albert Rd, moonah

**The site**

The site, a Strata Title volume CT- 56741, Folio 1 and CT-56741/0 Common and is located within the Light Industrial Zone of the Tasmanian - Launceston planning scheme, the scheme.

**RAI Response**

We refer to your letter dated 25 September 2025 and provide the following additional information as requested.

Item C: Codes

3. Carparking in accordance with Tasmanian Planning Scheme Clause C2.5.1

The requirements under the clause are as per the following tables.

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No** ..... PLN-25-230 .....

**DATE RECEIVED** ..... 26 September 2025 .....



<b>Objective:</b>	That an appropriate level of car parking spaces are provided to meet the needs of the use.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<b>A1</b> The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:  (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;  (b) the site is contained within a parking precinct plan and subject to Clause C2.7;  (c) the site is subject to Clause C2.5.5; or  (d) it relates to an intensification of an existing use or development or a change of use where:  (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or  (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:	<b>P1.1</b> The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:  (a) the availability of off-street public car parking spaces within reasonable walking distance of the site;  (b) the ability of multiple users to share spaces because of:  (i) variations in car parking demand over time; or  (ii) efficiencies gained by consolidation of car parking spaces;  (c) the availability and frequency of public transport within reasonable walking distance of the site;  (d) the availability and frequency of other transport alternatives;  (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;  (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;  (g) the effect on streetscape; and  (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.	

**Table C2.1**

**Use**

**Carparking space requirements**

Manufacturing and Processing	1 space per 200m <sup>2</sup> of floor area or 2 spaces per 3 employees, whichever is greater
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**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

APPLICATION No ... PLN-25-230 .....

DATE RECEIVED ... 26 September 2025 .....



TADPAC is a social enterprise printing business run by Uniting Vic Tas and is a registered Australian Disability Enterprise. It provides meaningful, stable, ongoing employment to people living with a disability.

The TADPAC workforce is 11FTE, comprising 6 FTE management & support staff and 5FTE supported employees. The attached letter clarifies that supported employees are people with disability who are either dropped at work by parents or carers, or who come to work on public transport.

For the property at 1/65 Albert Rd, Moonah, the controlling parking criteria is 2 spaces per 3 employees. The property has 4 dedicated external carparks. Additional carparking is available inside the unit, as required.

If the supported employees are included in the total, then A1 is not met.

However, we submit that the number of on-site carparking spaces meet the reasonable needs of the use, in accordance with the requirements of P1.1, with regard to the availability of on-street and off-street carparking and public transport.

Free time-limited and unlimited on-street carparking is available directly opposite the property on Albert Road and Gormanston Road.

Free unlimited off-street public carparking is available between Station Street and Main Road (5 min walk).

The property is very accessible by public transport.

- Bus stop 18, Moonah Shops, is 350m from the site (5 min walk). This stop is serviced by frequent bus services on many routes.
- Bus stop 38, 81 Albert Rd, is 150m from the property (2 min walk), serviced by bus route 562.

We trust that the above satisfactorily addresses the carparking requirements for the use of this property and no TIA is required.



28<sup>th</sup> August 2025

Glenorchy City Council  
Sadhana KC, Planning Officer  
**File ref: 7652044**  
**Enquiries:**  
**Phone:** (03) 6216 6800  
**Email:** gccmail@gcc.tas.gov.au

**RE:** 1/ 65 Albert Rd., Moonah, TAS 7009

We wish to confirm that staff numbers at the above premises will not exceed eleven (11) individuals. This includes a maximum of six (6) support staff and five (5) supported employees – people with a disability with high support needs.

Please note that supported employees use public transport or are dropped off and picked up by parents or carers.

At any given time, nor more than six (6) staff members will hold a current driver's licence and be potential users of the onsite car park.

Should you require any further information, please don't hesitate to contact us.

Yours sincerely,

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**

**APPLICATION No** ..... PLN-25-230 .....

**DATE RECEIVED** ..... 26 September 2025 .....