



## **DEVELOPMENT APPLICATION**

**PDPLANPMTD-2026/058613**

**PROPOSAL:** Change of Use to Take Away Food Shop (Food Services) and signage

**LOCATION:** 2A - 76 Howrah Road, Howrah

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 04/03/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 04/03/2026. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://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](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 04/03/2026.

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](http://www.ccc.tas.gov.au) or at the Council offices.

## Application for Development / Use or Subdivision

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Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: TAKE AWAY FOOD SHOP

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Location:

SHOP 2A 76 HOYRAH ROAD

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Current Owners

**Personal Information Removed**



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.

If you had pre-application discussions with City of Clarence, please provide planner's name:

DOMINIQUE DIMEL

Current use of site:

RETAIL SHOP - PREVIOUSLY MIXED GROCER

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.
- 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

**Personal Information Removed**

Date:

21/1/2026

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



SEARCH OF TORRENS TITLE

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

SEARCH DATE : 29-Nov-2022

SEARCH TIME : 01.13 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

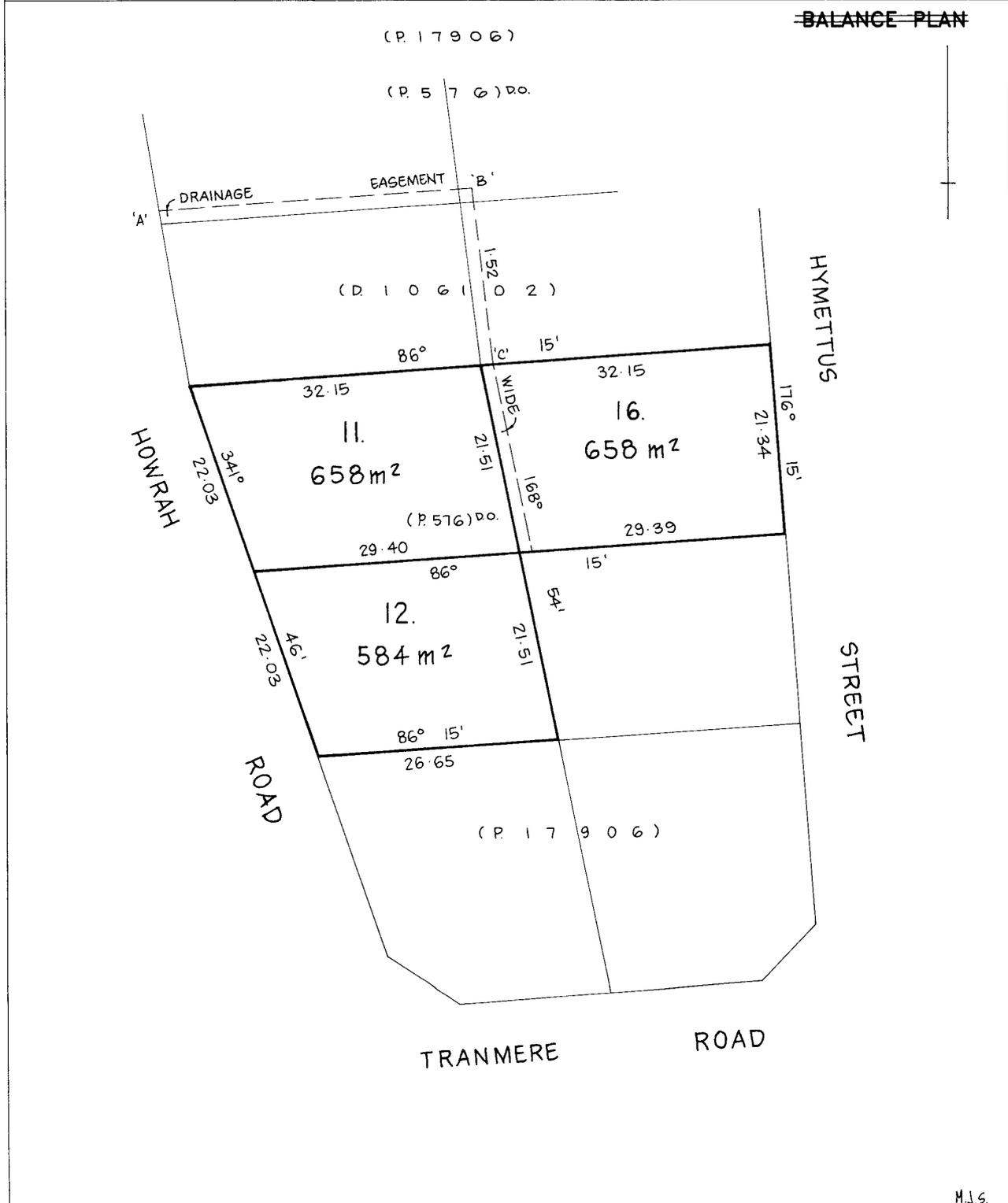
Reservations and conditions in the Crown Grant if any  
 42/7879 CONVEYANCE: BENEFITING EASEMENT: Drainage right over the Drainage Easement marked A.B.C. on Plan No. 123529  
 42/7879 CONVEYANCE: BURDENING EASEMENT: Drainage right (appurtenant to Lots 14 & 15 on Deeds Office Plan 570) over the Drainage 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 LT ACT 1980	<p align="center"><b>PLAN OF TITLE</b></p> <p>LOCATION <b>CITY OF CLARENCE</b></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>	REGISTERED NUMBER <b>P. 123529</b>
FOLIO REFERENCE (CONV. 42) 7879 (1stly, 2ndly & 3rdly) Desc.		APPROVED <b>24 APR 1996</b>
GRANTEE PART OF 56 ACRES GTD TO LOUISA FIELDER, JAMES KELLY AND SAMUEL ROBINSON DAWSON		 Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 107	LAST UPI No. <b>412653</b> <b>412662</b> <b>412663</b>	LAST PLAN No. P.576 D.O.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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M.J.S.  
A 143

Proposed Sub-division of Existing Shop 2, into Take Away Food (Shop 2A) and Vacant Shop (Shop 2B)

Howrah Shopping Centre at 76 Howrah Road, Howrah

Proprietor Mr C, Mr G and Mrs T Spiliopoulos

Designer - Tony Mathers CC1345F

Structural Engineer - N/A

Building Surveyor - Holdfast

Energy Assessment - N/A

Mechanical Consultant - Ian Loney

Builder -

Plumber - Licensed plumber is to obtain all plumbing approvals as required.

Building Classification - Class 6

Land Use Planning - Lots 11, 12 & 16 Zoned Local Business.

Code Overlays - Safeguarding of Airports Code over all Lots. Flood-prone Hazard Areas Code over Lot 11, Lot 16

Planning Approval -

Certificate of Title 123529/11, 123529/12, 123529/16

Building Floor Area: unchanged

Take Away Food Shop 68m<sup>2</sup>

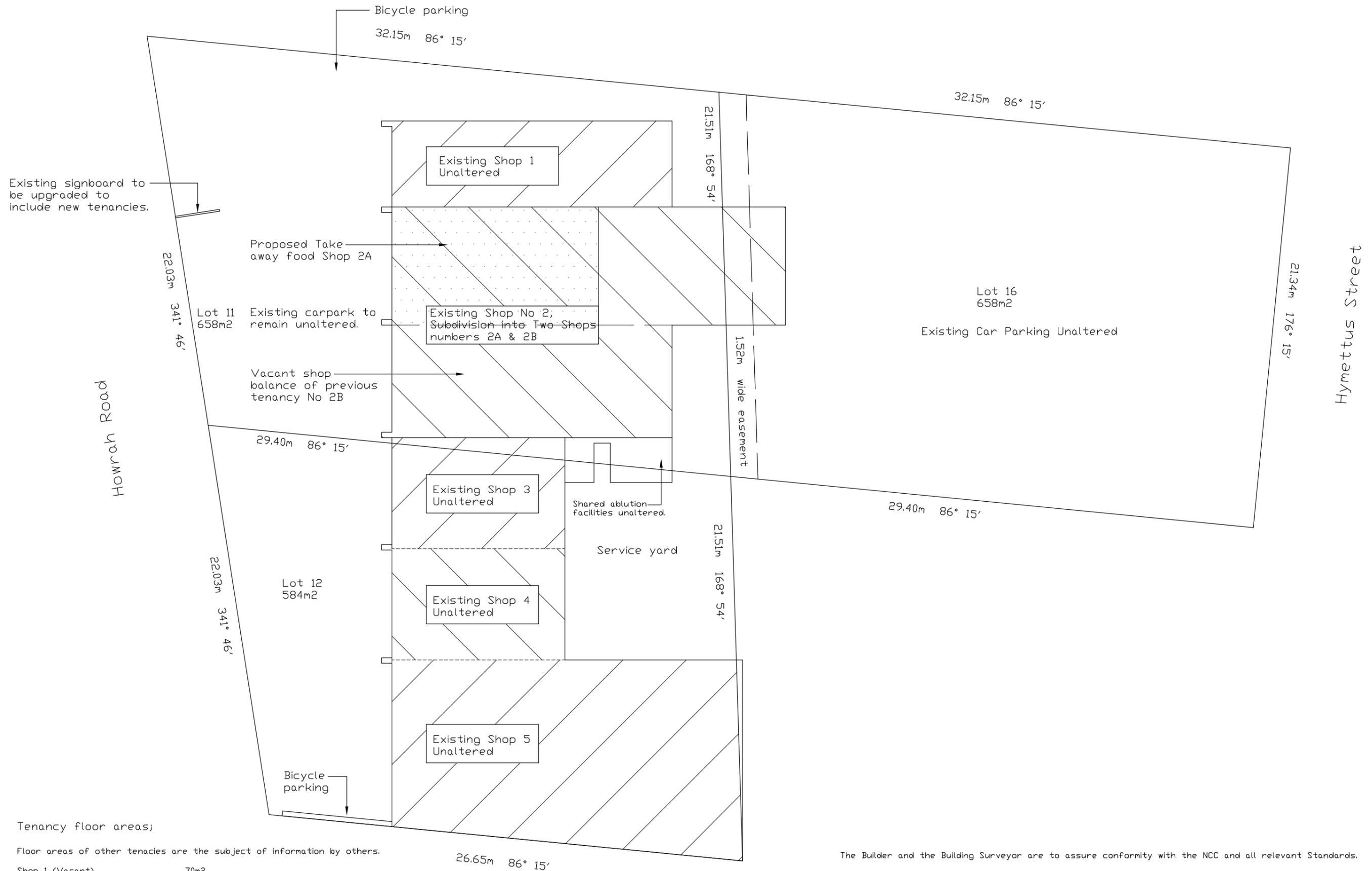
Site Area Lot 11 658m<sup>2</sup>, Lot 12 584m<sup>2</sup>, Lot 16 658m<sup>2</sup>. Total 1900m<sup>2</sup>.

Total Site Coverage: Unchanged

Description - Proposed sub division of an existing tenancy into two shop tenancies.  
One shop is a proposed takeaway food shop (Shop 2A) the other is vacant (Shop 2B) pending reletting.

Drawing Schedule (Drawings printed to A3 sheet size)

- 0 Cover Sheet
- 1 Site Plan
- 2 Existing Floor Plan
- 3 Proposed Floor Plan 1:100
- 4 Proposed Floor Plan 1:50
- 5 Wall Elevations 1:50
- 6 Wall Elevations 1:50



Tenancy floor areas;

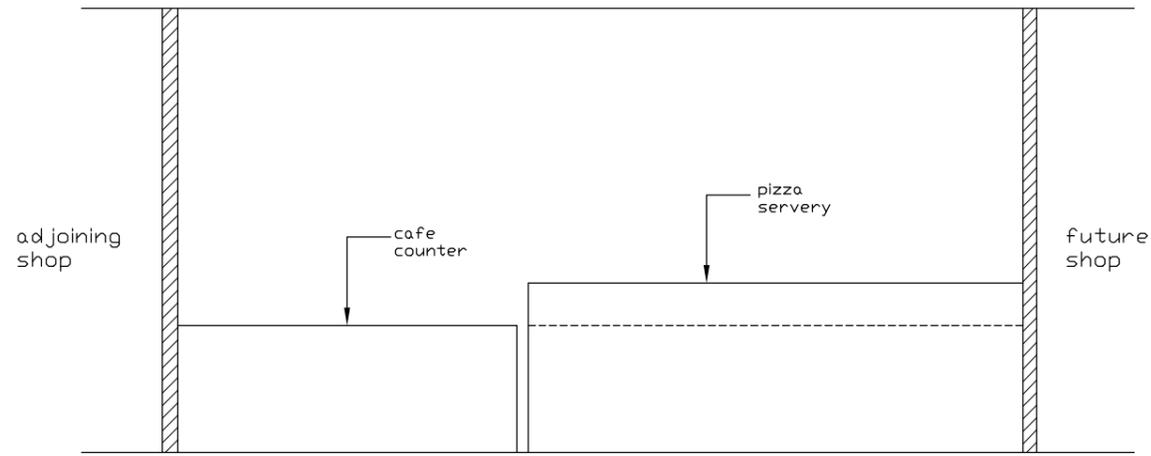
Floor areas of other tenancies are the subject of information by others.

Shop 1 (Vacant)	70m2
Shop 2A (Proposed Shop)	68m2
Shop 2B (Vacant)	160m2, 97m2 retail & 63m2 store.
Shop 3 (Electorate Office)	56m2
Shop 4 (Occupational therapist)	56m2, 1 practitioner.
Shop 5 (Gymnasium)	190m2

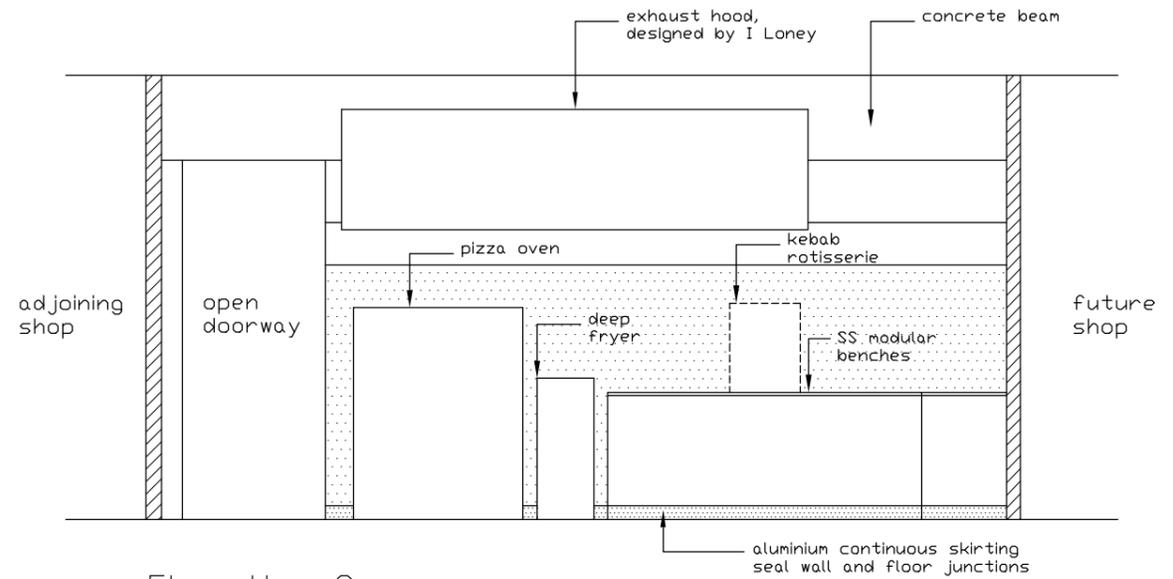
Three bedroom dwelling above the shops, floor area unknown.

The Builder and the Building Surveyor are to assure conformity with the NCC and all relevant Standards.

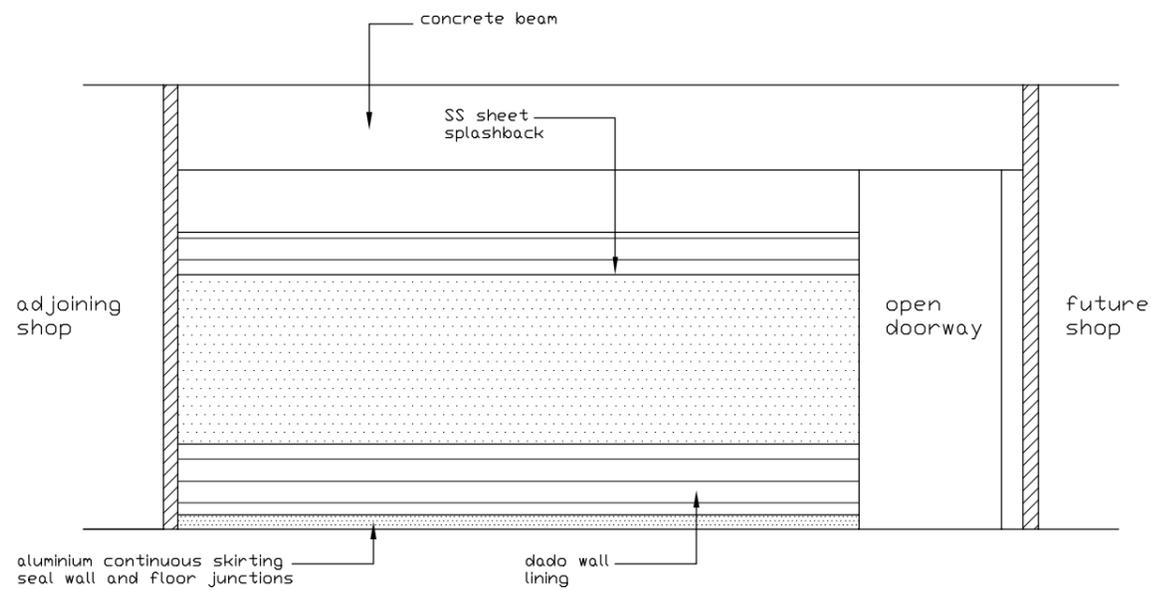
Proposed Take Away Food and Vacant Shop At Howrah Shopping Centre, 76 Howrah Road For Mr C, Mr G and Mrs T Spiliopoulos		 <p><b>TONY MATHERS</b> Accredited Designer CC1345F 0408448448</p>
Site Plan	1:200	
ALL DOCUMENTS ARE PROTECTED BY COPYRIGHT AND REMAIN THE PROPERTY OF TONY MATHERS ARCHITECTURE		6/2/26 1 of 6



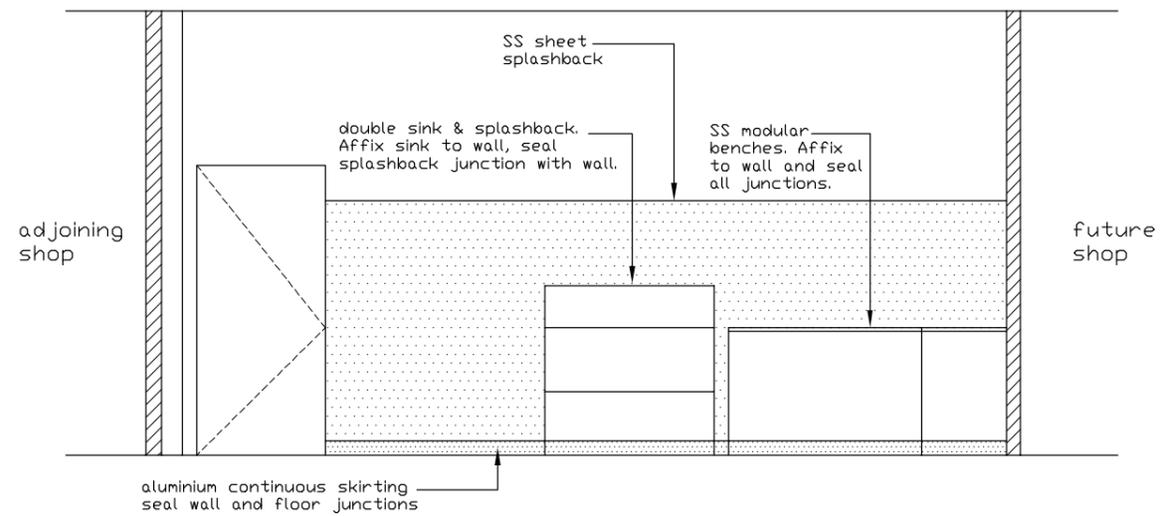
Elevation 1



Elevation 2

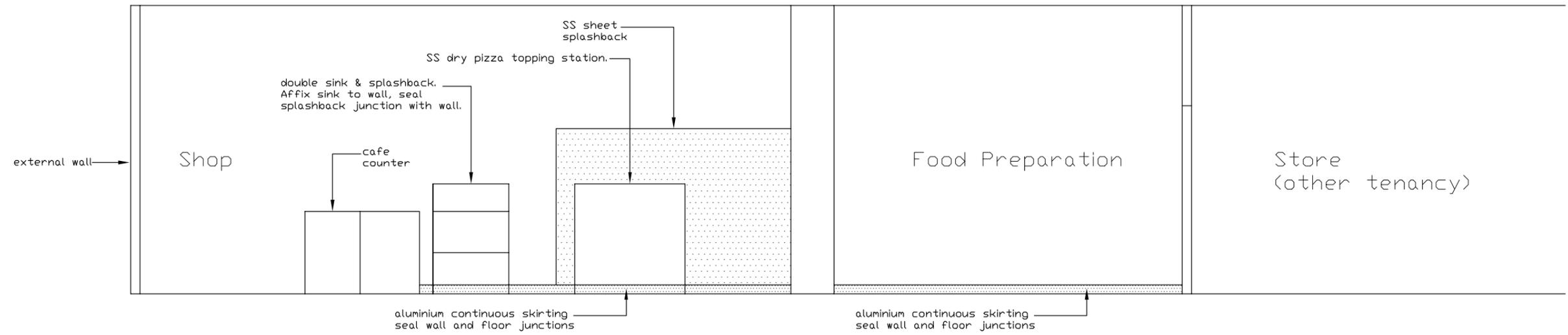


Elevation 3



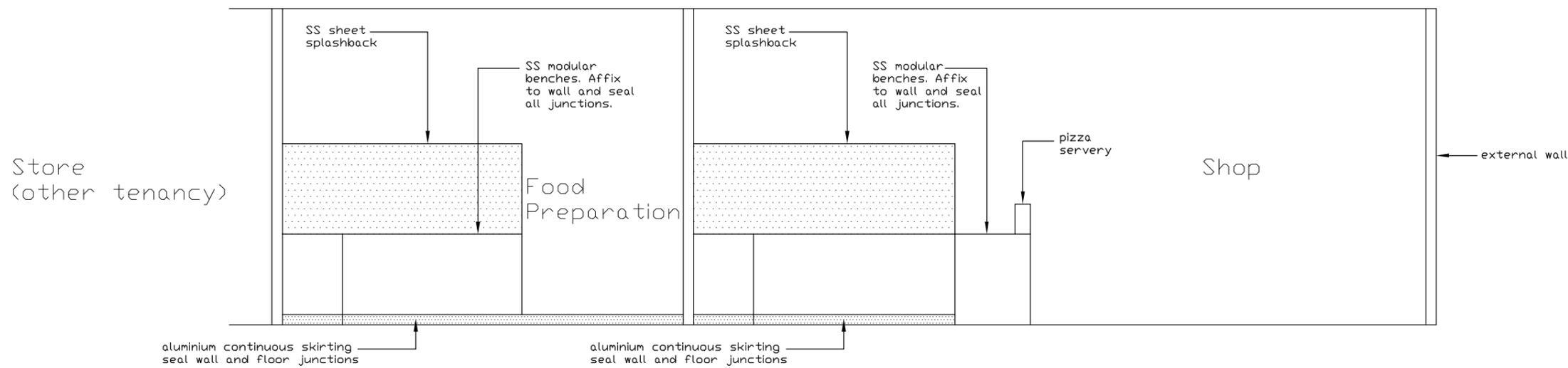
Elevation 4

Proposed Take Away Food and Vacant Shop At Howrah Shopping Centre, 76 Howrah Road For Mr C, Mr G and Mrs T Spiliopoulos				<b>TONY MATHERS</b> Accredited Designer CC1345F 0408448448
Wall Elevations	1:50	6/2/26	5 of 6	
ALL DOCUMENTS ARE PROTECTED BY COPYRIGHT AND REMAIN THE PROPERTY OF TONY MATHERS ARCHITECTURE				



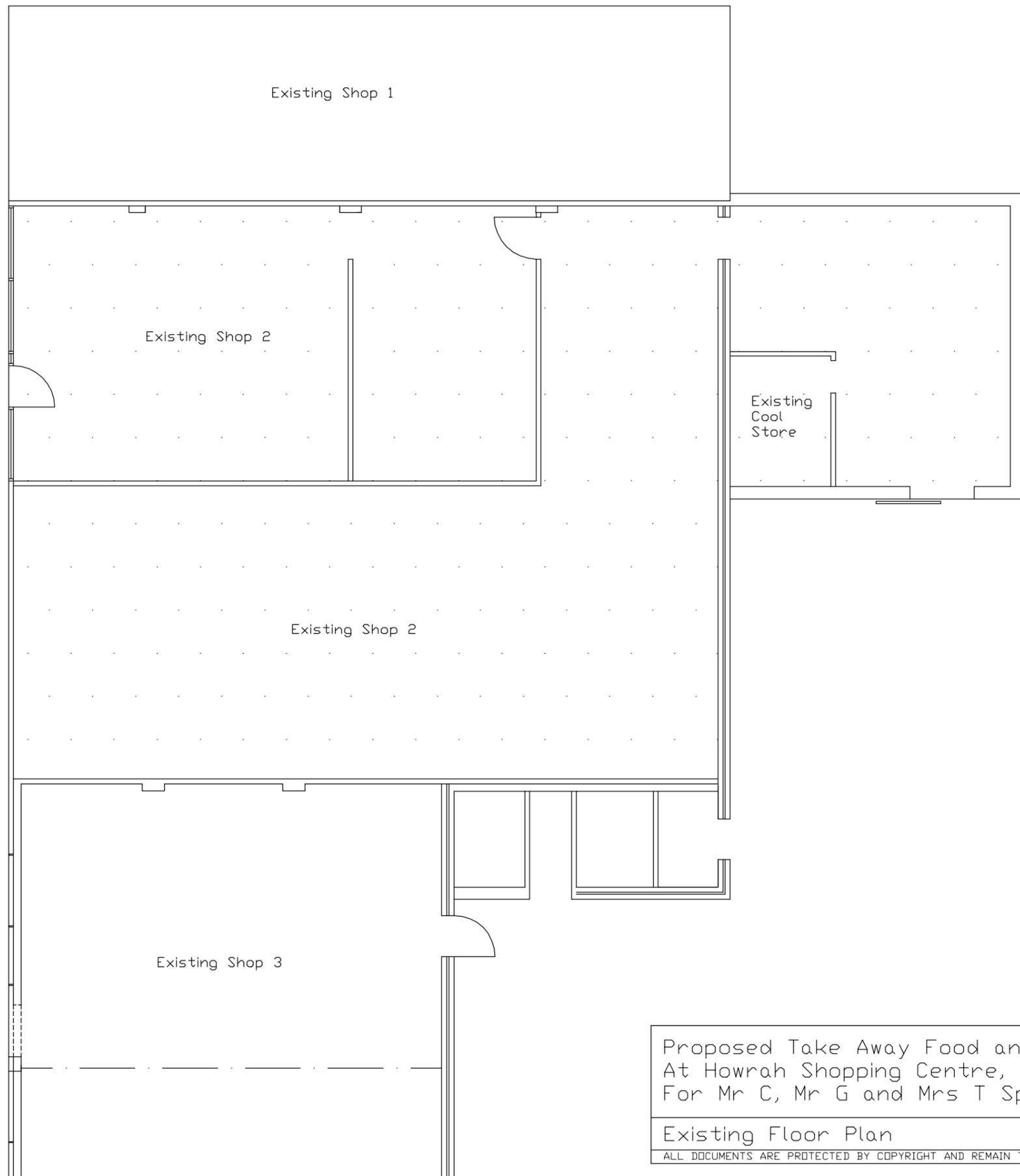
Note: where drains are surface fixed and exposed, shroud the pipework to prevent collection of unwanted debris.

Elevation 5



Elevation 6

Proposed Take Away Food and Vacant Shop At Howrah Shopping Centre, 76 Howrah Road For Mr C, Mr G and Mrs T Spiliopoulos				<b>TONY MATHERS</b> Accredited Designer CC1345F 0408448448
Wall Elevations	1:50	6/2/26	6 of 6	
ALL DOCUMENTS ARE PROTECTED BY COPYRIGHT AND REMAIN THE PROPERTY OF TONY MATHERS ARCHITECTURE				

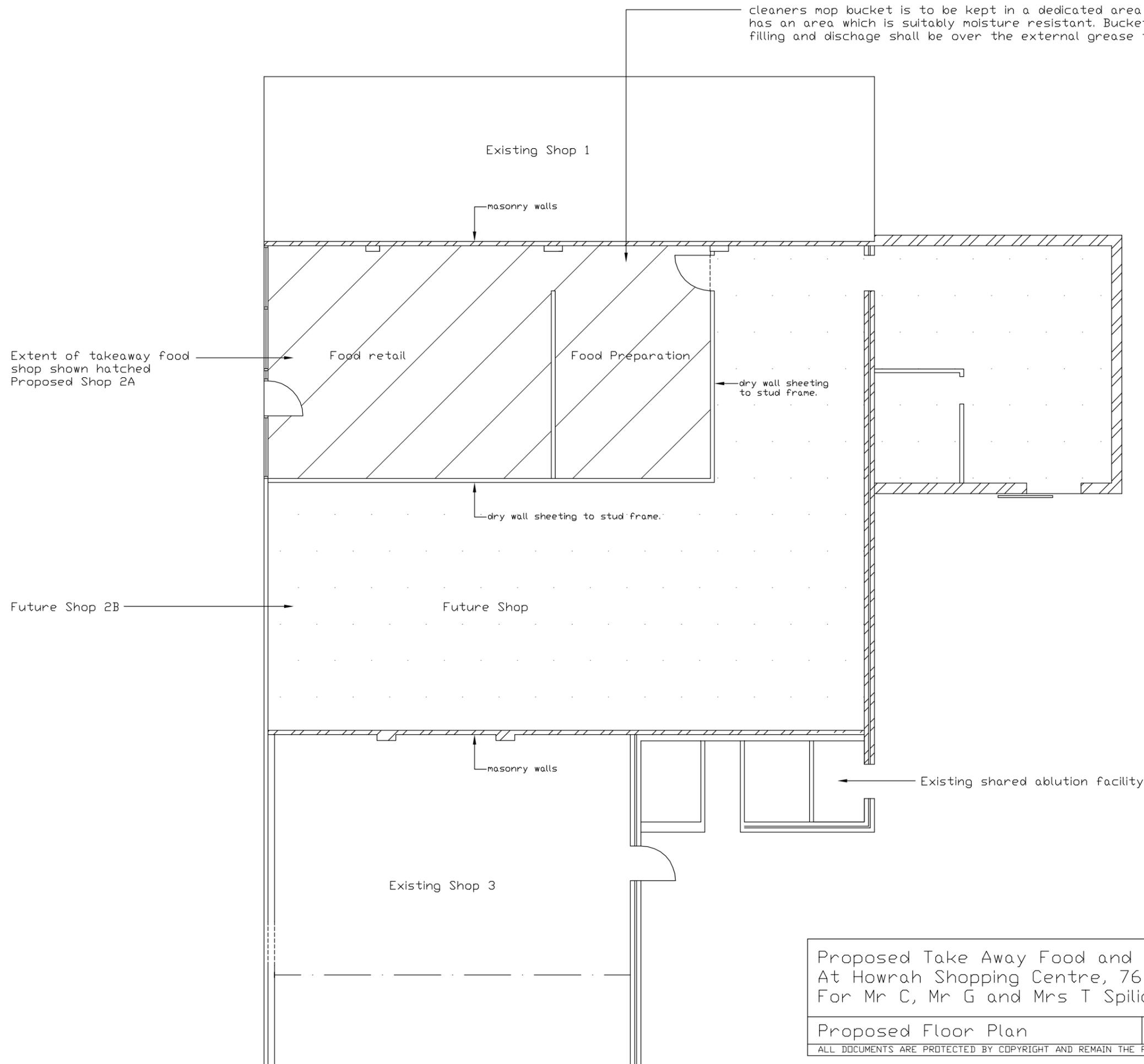


Proposed Take Away Food and Vacant Shop  
 At Howrah Shopping Centre, 76 Howrah Road  
 For Mr C, Mr G and Mrs T Spiliopoulos



**TONY MATHERS**  
 Accredited Designer  
 CC1345F  
 0408448448

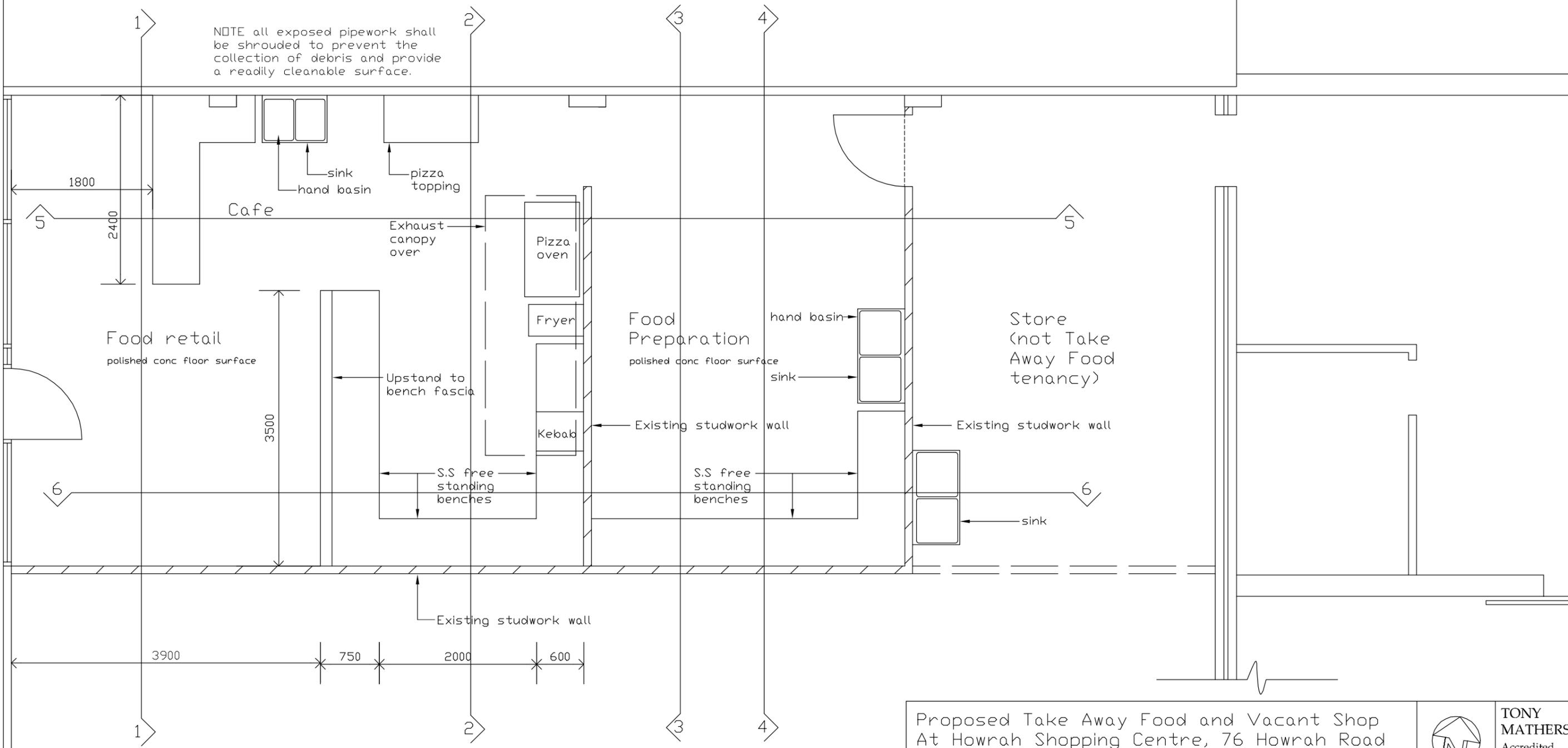
cleaners mop bucket is to be kept in a dedicated area which has an area which is suitably moisture resistant. Bucket filling and discharge shall be over the external grease trap.



Proposed Take Away Food and Vacant Shop At Howrah Shopping Centre, 76 Howrah Road For Mr C, Mr G and Mrs T Spiliopoulos			TONY MATHERS Accredited Designer CC1345F	
Proposed Floor Plan	1:100		6/2/26	3 of 6
ALL DOCUMENTS ARE PROTECTED BY COPYRIGHT AND REMAIN THE PROPERTY OF TONY MATHERS ARCHITECTURE				

Existing Shop

NOTE all exposed pipework shall be shrouded to prevent the collection of debris and provide a readily cleanable surface.



Proposed Take Away Food and Vacant Shop At Howrah Shopping Centre, 76 Howrah Road For Mr C, Mr G and Mrs T Spiliopoulos		 TONY MATHERS Accredited Designer CC1345F 0408448448
Proposed Floor Plan	1:50	
ALL DOCUMENTS ARE PROTECTED BY COPYRIGHT AND REMAIN THE PROPERTY OF TONY MATHERS ARCHITECTURE		6/2/26 4 of 6

## Planning Application for Conversion of Shop 2, 76 Howrah Road

**Description;** The commercial complex at 76 Howrah Road is a longstanding combination of shops within the one building. It is a small shopping complex serving the needs of local residents, the furthest developed residential area or Tranmere is almost 5km south of this shop. This shopping complex is similar in scale to the other local shops at 13 Howrah Road.

Both these shopping complexes have a secondary function to the larger complex at the 'Shoreline Shopping Centre'. The catchment of these shops has been further reduced by the expanding commercial precinct at Glebe Hill, with predominant vehicle movements via Oceana Drive.

**Land Use Zoning;** the site comprising three allotments is zoned Local Business.

The Scheme describes the Zone Purpose as following;

### 14.1 Zone Purpose

The purpose of the Local Business Zone is:

- 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.
- 14.1.2 To ensure that the type and scale of [use](#) and [development](#) does not compromise or distort the [activity centre hierarchy](#).
- 14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
- 14.1.4 To encourage Residential and Visitor Accommodation [use](#) if it supports the viability of the [activity centre](#) and an active street [frontage](#) is maintained.

The Use Class is Food Services

### Description

Use of land for selling food or drink, which may be prepared on the premises, for consumption on or off the premises. Examples include a café, restaurant and takeaway food premises.

The proposed variation to the shop usage will be contained within the current building envelope, no building works are to be undertaken to vary the existing size of the shop.

The shopping complex is a combination of small shops which fall within the description above and serve the needs to the local community. Visitation to these shops is by a combination of cars, bikes, and pedestrians. The shopping complex has street frontages to Howrah Road and Hymettus Street. Public visitation is most likely from Howrah Road with staff parking and commercial deliveries from Hymettus Street.

A public walkway linking Hymettus St to Howrah Road is provided adjacent to the north boundary.

The access from Howrah Road has two access points allowing vehicles to enter and merge back onto Howrah Road with a minimum of conflict.

## **Previous use of Shop 2**

Shop 2 was mixed grocer selling a combination of foodstuffs and general household convenience items. Market forces from the larger retail center meant that the shop became unsustainable economically. Therefore, opportunity and demand necessitated a change in the configuration of Shop 2. Previously Shop 2 had a floor area of approximately 230m<sup>2</sup>, which included front of house retail space and storage space.

The proposal is to divide Shop 2 into Shop 2A and Shop 2B, the redistribution of the floor areas is intended to better meet the commercial needs of tenants.

Shop 2A is intended to be a 'Take Away Food Store' it will have a floor area of 68m<sup>2</sup>. The shop will sell onsite prepared food to consumed off site. The anticipated demand for this shop is the sale of convenience food for consumption at the end of the customers working day.

The balance of the shop will become Shop 2B a commercial tenancy for the shop is currently being sought. A philanthropic gesture is allowing a not for profit book store to operated out of part of this shop. Shop 2B currently has an unfulfilled Planning Approval for a restaurant in this space.

Other shops within the complex

Shop 1 is currently Vacant, 70m<sup>2</sup> floor area.

Shop 2A proposed Take away food store. 68m<sup>2</sup> floor area.

Shop 2B is Vacant. (not for profit book store). 160m<sup>2</sup> floor area (97m<sup>2</sup> retail & 63m<sup>2</sup> store)

Shop 3 is an Electorate Office. 56m<sup>2</sup> floor area.

Shop 4 is an Occupational therapist. 56m<sup>2</sup> floor area. 1 therapist.

Shop 5 is a Gymnasium. 190m<sup>2</sup> floor area

Common ablution facilities (serving those areas without private amenities). 120m<sup>2</sup>

## **Onsite Car Parking;**

Onsite car parking has been independently considered by Salt3 consultants. Demand for car parking will be managed naturally by the hours of operation of other tenancies. During peak demand times for the Take Away Food Store which is predicted to be between 5.30 and 7.30 pm some of the adjacent businesses will be closed. Therefore, surplus onsite parking can be utilized by the Take Away Food Store.

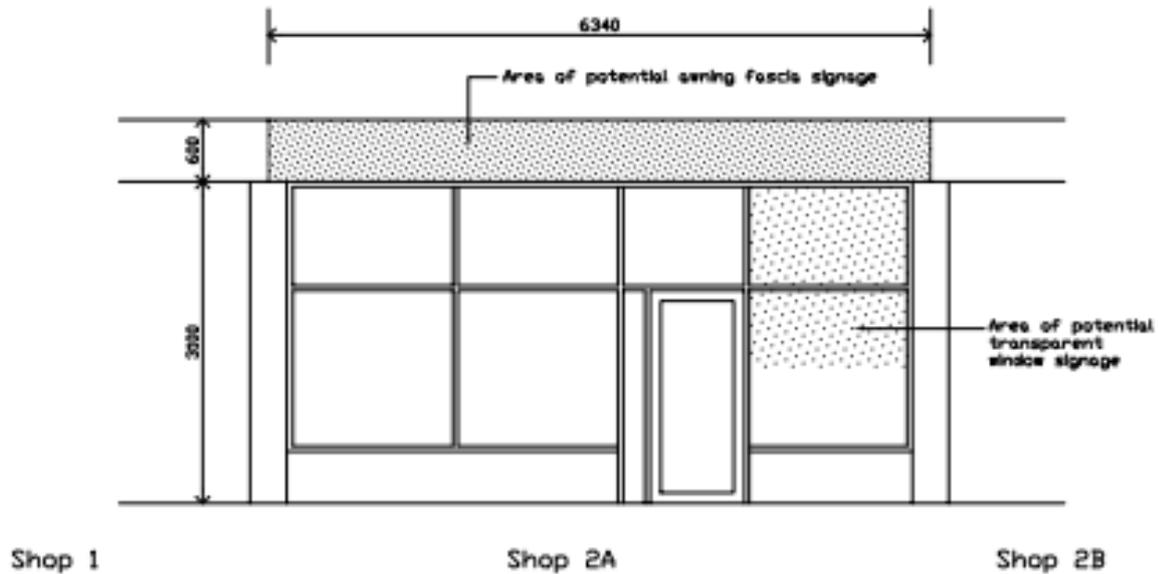
The duration of stay at the shop would be an expected maximum of 20 minutes, this would be considerably lessened by pre ordering food and also buying already cooked meals.

Bicycle parking and other sustainable transport options;

There is ample opportunity for bicycle parking onsite at the discretion of the rider. This has been shown on the proposed site plan.

**Shop 2A signage;** the shop would utilize the overhead canopy fascia for signage, shop windows at the discretion of the shop proprietor and also utilize space on the existing streetside sign post. The graphics for the signage will be at the discretion of the tenant. Fascia sign is not illuminated.

**Awning Fascia Sign**



**Centre Signboard**

**Hours of Operation;**

The shop will open 7am – 9pm Mon-Sat, 8am-9pm Sun and Public Holidays.

**Deliveries**

The Take Away Food Store is anticipating deliveries to be 2-3 time per week. It is anticipated that it will be more than likely a refrigerated van for perishable foodstuffs. The delivery times would be 7am – 9pm Mon-Sat, 8am-9pm Sun and Public Holidays.

## Lighting

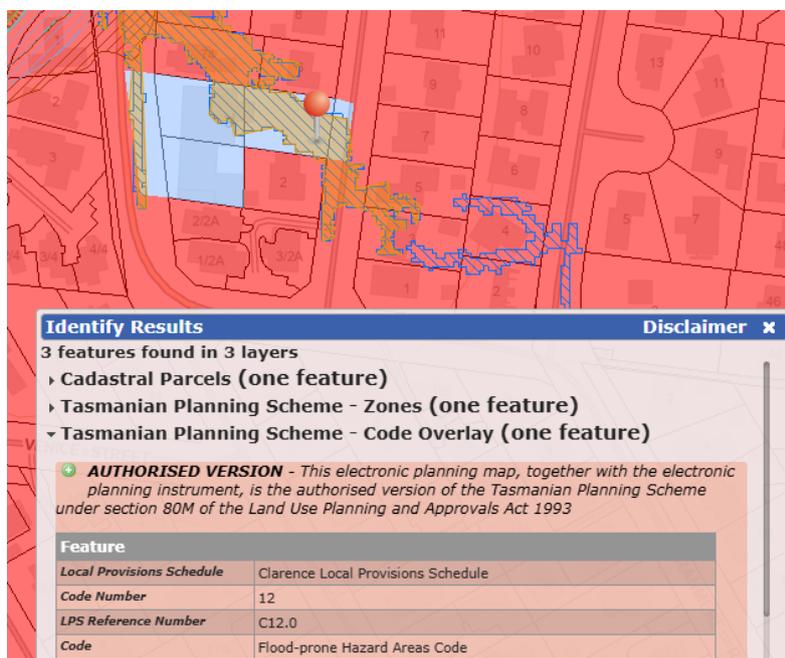
The shop and the facility generally will be lit for customers convenience and security during opening hours. After hours the shop will not be illuminated, however the premises generally may have some existing security lighting.

**Shop 2A building works;** the shop will be fitted out to comply with the food preparation standards. Building Surveyors Holdfast are satisfied with the fit out of the shop. The Council's Environmental Health Officer is satisfied with the standard of the premises.

Plumbing and Drainage has been undertaken all approvals have been obtained.

## Code Overlay;

The site has a Flood-prone Hazard Areas Code partially overlaying the site see below.



The irregular hazard polygon appears to coalesce on Hymettus Street and extends through the vacant site, partially intersecting the shop and then extending through the adjacent residential dwellings.

Pinion Engineering Consultants have prepared a report on the car park which has access off Hymettus Street. The consultants have reported on the car park and the mapped environmental conditions.

Please refer to this report which addresses specifically this land which is primarily used for back of house deliveries, staff parking and any overflow or longer-term parking.

## Other Items

1 dwelling above the shops, the dwelling has 3 bedrooms.

Vacant shop 2B, currently the shop is used by a not-for-profit charity. A No Permit Required application pertaining to this impromptu tenancy has been communicated to the proprietor.

This short-term tenancy does not form part of this application.

**MELBOURNE**

Level 3, 51 Queen St Melbourne VIC 3000  
T: +61 3 9020 4225

**SYDNEY**

Level 6, 201 Kent St Sydney NSW 2000  
T: +61 2 9068 7995

**HOBART**

Level 4, 116 Bathurst St Hobart TAS 7000  
T: +61 400 535 634

**CANBERRA**

Level 2, 28 Ainslie Pl Canberra ACT 2601  
T: +61 2 9068 7995

**ADELAIDE**

Level 21, 25 Grenfell St Adelaide SA 5000  
T: +61 8 8484 2331

**DARWIN**

Building 2, 631 Stuart Highway Berrimah NT 0828  
T: +61 8 8484 2331

6 February 2026

George Spiliopoulos

[george@smartfuturestasmania.com.au](mailto:george@smartfuturestasmania.com.au)

Dear George,

Sustainable Transport Surveys Pty Ltd

ABN: 18 439 813 274

[www.salt3.com.au](http://www.salt3.com.au)

**Re: 76 HOWRAH ROAD, HOWRAH – PROPOSED CHANGE OF USE**  
**Project No: 24036**

I refer to your request for a Traffic Impact Assessment in relation to the proposed change of use at the above address.

SALT has reviewed the development plans and has undertaken a car parking demand assessment to ensure a satisfactory arrangement from a traffic engineering perspective. Our assessment is provided as follows.

## 1 EXISTING CONDITIONS

### 1.1 LOCATION AND LAND USE

The subject site is in Howrah on the eastern side of Howrah Road. The Howrah Point Shopping Centre has been developed on the subject site and has a site area of ~1900m<sup>2</sup> and floor area of ~625 m<sup>2</sup>. The location of the site with respect to the surrounding road network is shown in **Figure 1**, followed by an aerial view of the site in **Figure 2** below.

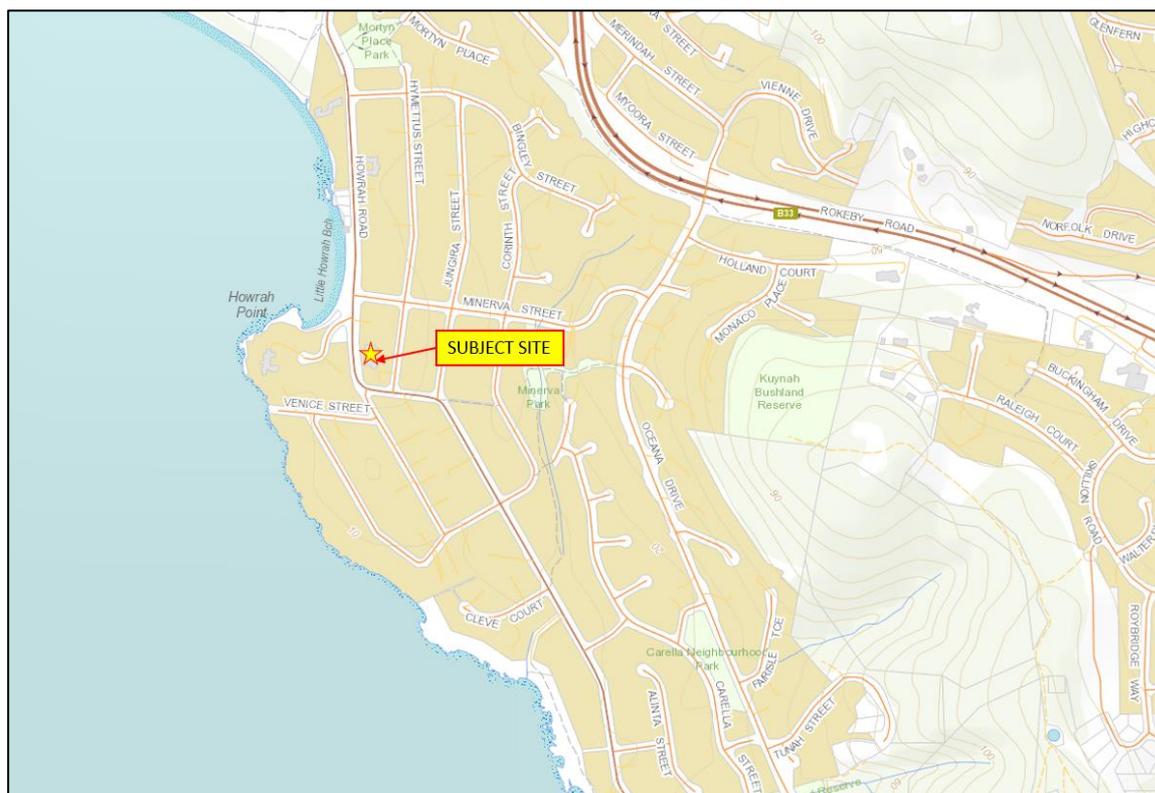


Figure 1 Subject site location (Source: LISTmap – <https://maps.thelist.tas.gov.au/listmap/app/list/map>)

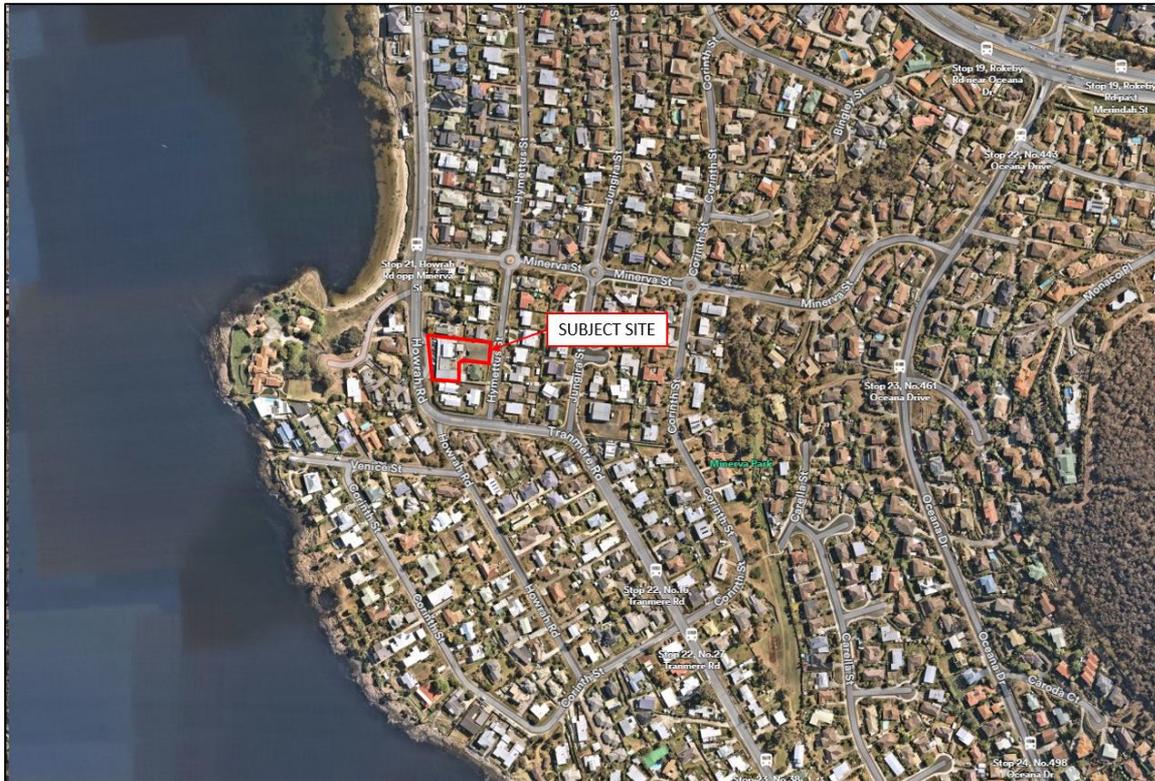


Figure 2 Aerial view of subject site (Source: Nearmap – <https://apps.nearmap.com/maps/>)

The site is irregular in shape and covers an area of approximately 1,900m<sup>2</sup>. It has frontage to both Howrah Road in the west ('front' part of the site) and Hymettus Street in the east ('back' part of the site). Access to the site is via two crossovers to both Howrah Road and Hymettus Street. A vehicular link between the 'front' and 'back' parts of the site has not been provided. Parking is provided along the site frontage and at the rear for customer use. The rear parking area is an informal gravel car park that accommodates up to 20 cars and is trafficable, functional, and has a flat overlay. It has frontages to Hymettus Street and is also part of the subject site – this lot is situated between numbers 2 & 6 Hymettus Street. SALT previously prepared a report addressing the gym that is now operational.

The City of Clarence is the responsible authority, and the zoning of the site is 'Local Business'. The site is subject to the 'Airport obstacle limitation area' and 'Flood-prone areas' overlays. The surrounding land use is residential in nature and mostly comprises single dwellings.

**1.2 ROAD NETWORK**

Howrah Road is a Sub Arterial Road that follows a north-south alignment and is under the care and management of Council. The carriageway width varies along the site frontage; it is ±11.9m wide at the widest point and narrows to ±10.0m at the narrowest point, and includes a single traffic lane in each direction, which also have varying widths, but are generally about 3.5 – 6.7m wide in front of the site, as well as a ±1.9m wide median turning lane and pedestrian refuge island. Footpaths that are about 1.2 – 1.5m wide have been provided on both sides. On-street parking is prohibited in front of the site, however, is permitted on both sides further north. The posted speed limit is 60 km/h.

Hymettus Street is a Local Road that follows a north-south alignment and is under the care and management of Council. The carriageway is about 7.2m wide, does not include a centreline marking, and on-street parking is permitted on both sides. Footpaths that are about 1.3m wide have been provided on both sides. There are no posted speed limits and the default speed limit of 50 km/h in urban areas thus applies.

**1.3 SUSTAINABLE TRANSPORT**

**1.3.1 Walkability**

The site has good access to pedestrian facilities with paved footpaths provided along both of the site's frontages as well as on the opposite sides of Howrah Road and Hymettus Street. The wider study area also encompasses a well-connected footpath network, providing pedestrians with convenient access to the



surrounding areas. A paved footpath has also been provided along the northern boundary of the site that provides a direct pedestrian connection between Howrah Road and Hymettus Street.

The walkability of the area has been assessed using the 'Walk Score' and 'TravelTime' performance tools, which are web-based assessment tools that provide indications on the walkability of an area. 'Walk Score' provides a numerical score between 0 and 100, with a score close to 100 indicating that various facilities/amenities are easily accessible to the site, including the following categories:

- Drinking & dining;
- Groceries;
- Shopping;
- Errands;
- Parks;
- Schools; and
- Culture & entertainment.

The subject site has been designated as *car dependant* with a 'score' of 40, meaning that "most errands require a car". The approximate 15-minute walking catchment is shown in Figure 3 below.



Figure 3 Approximate 15-minute walking catchment (Source: TravelTime – <https://app.traveltime.com/search>)

### 1.3.2 Cycling

There are no bicycle lanes or paths in the vicinity of the site and cycling occurs as a shared mode of transport on the roadways and footpaths.

The approximate 15-minute cycling catchment is shown in Figure 4 below.

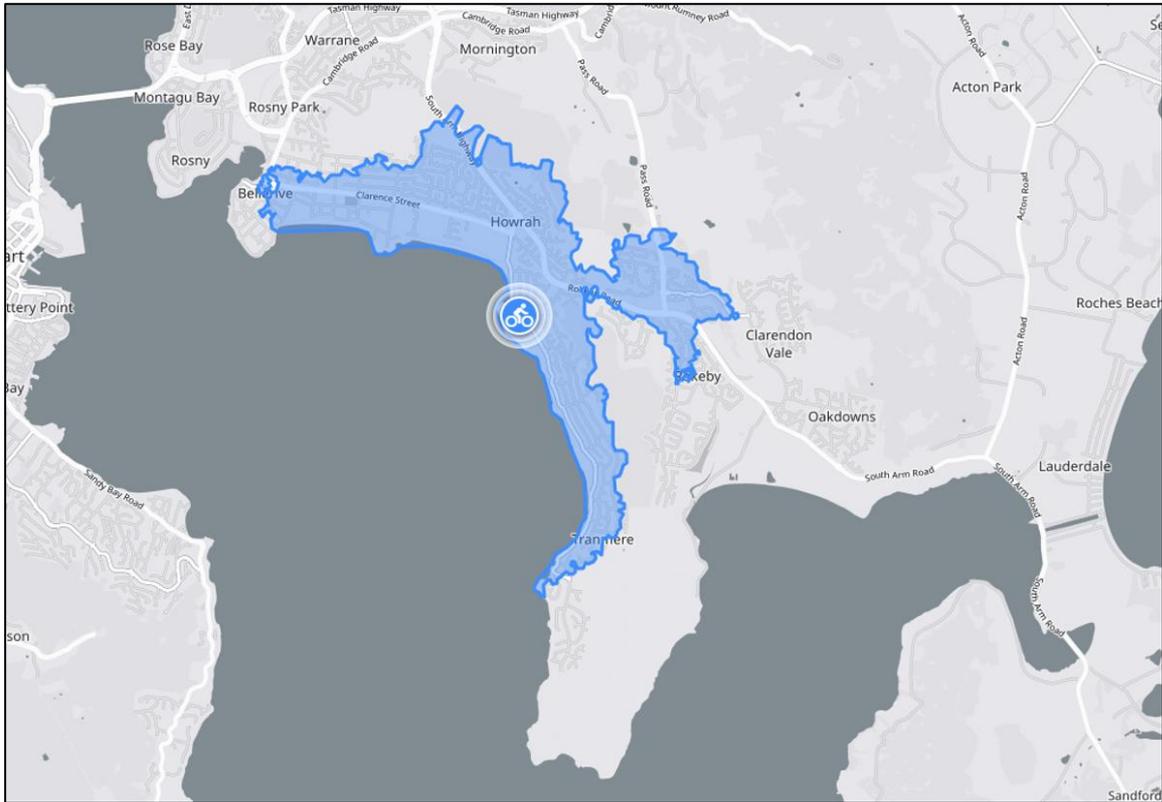


Figure 4 Approximate 15-minute cycling catchment (Source: TravelTime – <https://app.traveltime.com/search>)

### 1.3.3 Bus Network

The site has good connectivity to the bus network with several services operating in the area. The closest stops are in Howrah Road, approximately 90 – 120m (±1 to 2-minutes’ walk) from the subject site, which serve the following routes:

- 605 – Tranmere via Rosny Park, Elizabeth Street, Glenorchy (limited service);
- 615 – Tranmere via Rosny Park, Shoreline, Tranmere Road; and
- X15 – Tranmere Express via Tasman Highway, Shoreline, Tranmere Road.



## 1.4 PARKING AVAILABILITY

Table 1 presents various images from NearMap of the subject site taken between 2<sup>nd</sup> November 2025 and 2<sup>nd</sup> October 2023 at different times. These images indicate that the maximum observed number of vehicles using the car park is 15. A total of 33 parking spaces are provided on site, which is considered adequate given that the typical number of vehicles present does not exceed 15.

**Table 1 Summary of the parking demands observed by Nearmap on various dates across 2025 and 2024.**

Date and time	NearMap image	Parking demand
02/11/25 ~9am		9 cars
16/10/25 ~12pm		15 cars
31/12/24 ~9am		2 cars
10/02/24 ~4pm		3 cars
02/10/2023 ~10am		9 cars

Spot parking surveys were also organised by SALT to support the gym on Saturday 10<sup>th</sup> February 2024 (8:15 – 8:30am), Wednesday 14<sup>th</sup> February 2024 (9:15 – 9:30am), and Thursday 15<sup>th</sup> February 2024 (5:45 – 6:00pm).

All the streets that were included in the parking demand surveys accommodated parking on both sides of the carriageway. Furthermore, no parking restrictions have been implemented on any of these streets.

The surveys carried out by SALT in 2024 clearly support change of use to the gym. The on-street parking survey demands are summarised in **Table 2** below.

**Table 2 Parking demand spot survey results (on-site)**

Parking Area	Capacity for car parking (spaces)	No. of parked cars		
		Saturday 10/02/2024 8:15 – 8:30am	Wednesday 14/02/2024 9:15 – 9:30am	Thursday 15/02/2024 5:45 – 6:00pm
Front (formal)	12	0	4	12
Rear (informal)	20	3	2	2
<b>Total</b>	<b>32</b>	<b>3</b>	<b>6</b>	<b>14</b>

From **Table 2** above, it is evident that the parking demand is low during the peak operational periods of the proposal. It is however noted that some shops were observed to be vacant, which has some bearing on the low parking demand.

During the weekday PM peak period, the front car park was close to being fully occupied. Conversely, very few parked cars were observed at the rear car park during all the periods. It was also observed that significantly more spaces were occupied on Howrah Road during the weekday PM peak period than any other period. Furthermore, this only occurred on Howrah Road, and not on any of the other roads in the area.

It has been determined that the increased parking demand was due to election activities the previous day (Wednesday, 14/02/2024) –which accounts for the unusual parking demand. With that said, the parking demand was still significantly lower than the availability on-street.

The results of the spot surveys are summarised in **Table 3**, followed by **Figure 5** below, which shows the area that was investigated. Comparing the surveys to the Nearmap assessment demonstrates no material impact since the gym commenced operation, during business hours.

**Table 3 Parking demand spot survey results (on-street)**

Road	Section	Capacity for car parking (spaces)	No. of parked cars		
			Saturday 10/02/2024 8:15 – 8:30am	Wednesday 14/02/2024 9:15 – 9:30am	Thursday 15/02/2024 5:45 – 6:00pm
Howrah Rd	Tranmere Rd – Corinth St	21	2	1	13
Minerva St	Howrah Rd – Corinth St	23	3	2	3
Hymettus St	Minerva St – Tranmere Rd	20	4	3	6
Jungira St	Minerva St – Tranmere Rd	23	3	2	1
Venice St	Corinth St – Howrah Rd	23	2	2	2
Total Cars		110	14	10	25
<b>No. of car spaces available</b>			<b>96</b>	<b>100</b>	<b>85</b>



Figure 5 On-street parking in the study area

The results in Table 3 above indicate that the on-street parking demand in relation to the availability is very low in the vicinity of the site, with a maximum of only 25 out of 110 ( $\pm 23\%$ ) spaces occupied; at peak observed parking demand, at least 85 on-street spaces were available.

## 2 PROPOSAL

Howrah Point Shopping Centre has 5 tenancies and supported by more than 30 car spaces at the front and rear. Specifically, 12 car parking spaces at the front, 1 accessible car parking space and a rear gravel car park that accommodates up to 20 parking spaces. There is also a 3 bedroom dwelling above unit 2A. The strip Shopping Centre has been operational for some time and details of each tenancy are in Table 4 below.

**Table 4 Tenancy details**

Tenancies	Floor area	Current use	Current opening hours	Permitted use	Proposed use	Opening hours
Vacant tenancy (unit 1)	~75m <sup>2</sup>	Vacant	N/A	General Retail and Hire	Vacant	No change
Shop (unit 2A)	~68 m <sup>2</sup>	General Retail and Hire	Monday – Friday: 7am – 2pm Saturday: 8am – 2pm	General Retail and Hire	Take away food store	7am-9pm, 7 days a week
Rotary club of Howrah: Howrah bookshop (unit 2B)	~162 m <sup>2</sup>	General Retail and Hire	Sunday – Tuesday: Closed Wednesday – Friday: 10am – 4pm Saturday: 10am – 1am	General Retail and Hire	General Retail and Hire	No change
Electorate Office (unit 3)	~60m <sup>2</sup>	Office	Monday – Friday 9am – 5.00pm.	Office	Office	No change
Occupational therapist (unit 4)	~60m <sup>2</sup>	Consulting room	Monday – Friday 9am – 5.00pm.	Consulting room	Consulting room	No change
Cult fitness (unit 5)	~200m <sup>2</sup>	Gym	Monday – Thursday: 6:00-7:00am, 9:00-10:00am, and 5:30-6:30pm; Friday: 6:00-7:00am and 9:00-10:00am; and Saturday: 8:00-9:00am. Outside of these times, only 1-on-1 training (i.e., 2 people) will take place.	Gym	Gym	No change

### 3 CAR PARKING ASSESSMENT

#### 3.1 STATUTORY REQUIREMENTS

Statutory car parking requirements for developments are provided in Table C2.1 to Clause C2.5.1 of the Planning Scheme. The applicable parking requirements are outlined in **Table 5** below. Statutory car parking requirements (Tasmanian Planning Scheme – State Planning Provisions).

**Table 5** Statutory car parking requirements

	Area/ Number	Parking Rate	Requirement
Dwelling	3 bedrooms	2 spaces per dwelling	2 spaces
Take away food premises	~68 m <sup>2</sup>	1 space per 15m <sup>2</sup> of floor area (including any outdoor dining areas) + 6 queuing spaces for drive through (if applicable), unless subject to Clause C2.5.5s	5 spaces
Fitness centre	~200 m <sup>2</sup>	4.5 spaces per 100m <sup>2</sup> of floor area	9 spaces
General Retail and Hire	~237 m <sup>2</sup>	1 space per 30m <sup>2</sup> of floor area	8 spaces
Office	~60 m <sup>2</sup>	1 space per 40m <sup>2</sup> of floor area	2 spaces
Doctors' surgery, clinic, consulting room	1 practitioner	4 spaces per practitioner	4 spaces
<b>Total</b>			<b>30 spaces</b>

From **Table 5** above, the entire development has a car parking requirement of 30 spaces. There are 33 spaces on site including the rear gravel car park, this satisfies the parking requirements and also satisfies Acceptable Solution A1 of C2.5.1 of the Planning Scheme.

## 3.2 TEMPORAL PARKING ASSESSMENT

The table below provides an assessment of how the mix of tenancies will generate different parking demands throughout the day given that it is unlikely that each tenancy will peak at the same time.

**Table 6 Temporal parking assessment**

Land Use	Statutory parking requirement	Temporal Demand Assessment					
		7:00 AM	Demand	Lunch Time	Demand	7:00 PM	Demand
Dwelling	2	100%	2	100%	2	100%	2
Take away food premise	5	100%	5	70%	4	100%	5
Fitness centre	9	100%	9	40%	4	100%	9
General Retail and Hire	8	80%	6	100%	8	100%	8
Office	2	0%	0	100%	2	0%	0
Doctors' surgery, clinic, consulting room	4	0%	0	100%	4	0%	0
Expected demand	30		22		24		24

It can be seen that the expected peak parking demand across the day will be for up to 24 parked cars. This is less than statutory parking requirement of 30 and is readily less than the available supply of 33 spaces, in the front and rear of the site.

## 3.3 ACCESSIBLE PARKING

The Building Code of Australia specifies the number of accessible parking spaces required for various land uses. As per the NCC, the existing development on the subject site can be classified as a Class 6 building, i.e., "a shop or other building used for the sale of goods by retail or the supply of services direct to the public". The applicable requirement is the following:

- 1 space for every 50 car parking spaces or part thereof, up to 1,000 car parking spaces; and
- 1 space for each additional 100 car parking spaces or part thereof in excess of 1,000 car parking spaces.

The requirement is thus 1 accessible space, and 1 existing accessible space is available on the subject site, which means that the development complies with the accessible parking requirement.

## 4 BICYCLE PARKING

Table C2.1 to Clause C2.5.2 of the Planning Scheme specifies the relevant bicycle parking rates for various land uses. Table 7 below details the relevant bicycle parking requirements.

**Table 7 Statutory bicycle parking requirements**

Land Use	Floor Area	Statutory Requirement	Requirement	Provision
Dwelling	3 bedrooms	No requirement	0 spaces	0 spaces
Fitness centre	~200 m <sup>2</sup>	No requirement	0 spaces	0 spaces
Take away food premise	~68 m <sup>2</sup>	1 space per 75m <sup>2</sup> floor area	0 spaces	0 spaces
Office	~60 m <sup>2</sup>	1 space per 500m <sup>2</sup> of floor area	0 spaces	0 spaces
Doctors' surgery, clinic, consulting room	1 practitioner ~60m <sup>2</sup>	2 spaces for each 8 practitioners	0 spaces	0 spaces
General Retail and Hire	~237 m <sup>2</sup>	1 space per 500m <sup>2</sup> of floor area	0 spaces	0 spaces

From Table 7 above, the entire development has a bicycle parking requirement of 0 spaces and no formal bicycle parking has been provided.

## 5 DESIGN

The existing sealed car park on the Howrah Road frontage will be retained in its current condition.

The adjacent lot that has frontage to Hymettus Street is also part of the subject site – this lot is situated between numbers 2 & 6 Hymettus Street.

This lot is currently used as a gravel parking area accommodating up to 20 cars. The following measures have been provided by the Project Civil Engineer (email dated 07/01/2026) and will be put in place to ensure its suitability for ongoing use:

- Mitigated with underground drainage to divert precipitation from surface;
- Inground box guttering to catch runoff from street overflows;
- 40 cubic metres of gravel base and topcoat steam rolled in for solid surface;
- Dedicated concrete pedestrian path for access to the front of the shops;
- Adequate slope of approx. 1 in 16 for self-drainage to be effected;
- Clear lines of site in both directions of the entrances to the nearest intersections.

## 6 TRAFFIC IMPACT

### 6.1 TRAFFIC GENERATION

The shopping centre is already operational and based on our observations the traffic conditions in the surrounding road network can accommodate the above mentioned mix of tenancies. For the proposed take away food shop, an additional 25 peak hour vehicle trips are estimated based on the fast food traffic generation rates outlined in the TfNSW Guide to Traffic Impact Assessment. This provides rates for McDonalds, KFC and Hungry Jacks restaurants, and interpolating rates and the size of the take away food shop compared to these fast food restaurants, a lower traffic generation rate is considered acceptable. It is also noted that the premises are currently operating as a shop during the day.

## 6.2 TRAFFIC IMPACTS

Based on the above, there will be a marginal increase in traffic when compared to the current operations at the site. The additional 25 vehicle movements anticipated to be generated by the take away food shop will result in on average one additional vehicle movement every 2.4 minutes. This is low in traffic engineering terms and will be readily accommodated by the surrounding road network and intersections, without resulting in any adverse impacts.

Although Unit 1 is currently vacant, even if it were tenanted as a shop or other commercial use, the traffic generated, together with that from the proposed takeaway food premise is still expected to be readily accommodated by the surrounding road network.

## 7 CONCLUSION

Based on the assessments outlined above, we find no traffic engineering reason to inhibit the granting of a planning permit for the Howrah Point Shopping Centre.

If there are any queries in relation to this assessment, I can be contacted on the number below.

Yours sincerely,



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# APPENDIX 1 SITE PLAN

