

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-26-048
<b>PROPOSED DEVELOPMENT:</b>	Partial change of use to place of worship
<b>LOCATION:</b>	51-53 Chapel Street Glenorchy
<b>APPLICANT:</b>	City North Church
<b>ADVERTISING START DATE:</b>	22/05/2026
<b>ADVERTISING EXPIRY DATE:</b>	05/06/2026

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 **05/06/2026**.

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 05/06/2026, or for postal and hand delivered representations, by 5.00 pm on 05/06/2026.

## **Planning Permit Application**

To:

Planning Department

Glenorchy City Council

Re: Planning Application – **51–53 Chapel Street**, Glenorchy

Proposal: Continued use of the existing premises as a gym, with occasional use for Sunday church meetings

\* We have sought permission from the current owner to propose this 'change of use' as part of our contract's due diligence clause.

### **1. Overview**

This application seeks approval for the continued use of the premises at 51–53 Chapel Street, Glenorchy as a gymnasium / fitness centre, with the addition of limited Sunday gatherings for church meetings.

The proposal does not involve any external building works, structural modifications, or increase in operating hours beyond those described below.

### **2. Description of Current and Proposed Use**

Current use: The property operates as a gymnasium / fitness centre, consistent with its existing use under the Light Industrial Zone.

Proposed use: The applicant proposes that the primary use will continue to be a gym, operated under the same management and open hours from Monday to Saturday.

On Sundays, no gym classes or personal training activities will occur.

During this time, the premises will be used for a single gathering (a church meeting) between approximately 9:00 am and 12:00 pm.

This limited Sunday use will function as a community meeting activity ancillary to the main gym use, without altering the physical layout or building footprint.

### **3. Operating Details**

The building will be used for one church gathering

9:00 am – 12:00 pm

Expected Sunday attendance: 60–100 people.

No amplified outdoor sound.

All parking contained within the existing on-site car park.

#### **4. Planning Context**

The property is zoned Light Industrial under the Tasmanian Planning Scheme – Glenorchy.

The existing gym use falls within the Sports and Recreation use class.

The proposed Sunday gatherings are consistent with either the Community Meeting and Entertainment use class, or ‘place of worship’ which is Discretionary in this zone.

The application therefore seeks council's approval for a discretionary additional use, acknowledging that the gym remains the dominant use of the property.

#### **5. Impact and Amenity Considerations**

Traffic & Parking: Sunday use occurs outside the gym's regular operating hours, so parking demand does not overlap.

Noise: All gatherings are indoors, with no amplified music audible outside.

Neighbouring Uses: Sunday use occurs during non-business hours, so no conflict is expected.

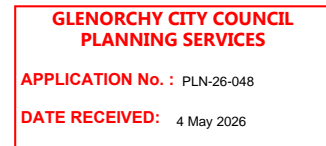
Signage & Appearance: No change to the building exterior or signage.

# Planning Response – Additional Information

Application No: PLN-26-048

Address: 51–53 Chapel Street, Glenorchy

Proposal: Partial Change of Use to Place of Worship



## Low resolution Site Plans

I spoke to Stephen on the phone and, as requested I sought site plans from the source you recommended (the list.tas.gov.au) and paid for them. However the ones they have provided are the only ones available. There were no higher res options unfortunately.

### Light Industrial Zone – Clause 18.3.2 (Discretionary Use) – Performance Criteria (P1)

This submission provides further justification in support of the proposed **partial change of use to a Place of Worship** within the existing building at 51–53 Chapel Street, Glenorchy.

The Site

## 1. Nature and Scale of the Proposed Use

The proposed use is a **secondary and complementary use** within an existing approved **indoor recreation (gymnasium)** facility.

- The Place of Worship will operate **primarily on Sundays**, outside standard industrial operating hours.
- The use will be **intermittent and time-limited**, with no continuous daily operation.
- No significant building works are proposed, and the existing layout and function of the site will remain substantially unchanged.

The primary use of the site as a **gymnasium will remain unchanged and dominant**.

## 2. Consistency with Light Industrial Zone

The site is currently approved to support employment and service-based activities, including indoor recreation and compatible non-industrial uses. The proposed change of use is considered **consistent with this intent** because

- It is contained wholly within an existing building.
- It does not displace or inhibit existing industrial or commercial activities.
- It operates at times that do not conflict with the primary function of the zone.

The proposal represents **use of the existing building**, at a time (Sunday mornings) where the gym is not in use.

### 3. Response to Performance Criteria (P1)

#### Compatibility with Surrounding Uses

The proposed use satisfies the Performance Criteria (P1) for the following reasons:

##### a) Hours of Operation

- Activities associated with the Place of Worship will occur **primarily on Sundays**, when surrounding industrial uses are typically inactive or operating at reduced levels.
- This temporal separation ensures **no direct conflict with surrounding business operations**.

##### b) Traffic and Access

- The proposed use will utilise the **existing access arrangements and parking areas**, with no intensification beyond this.
- Peak usage times will not coincide with peak industrial traffic periods, minimising any cumulative traffic impact.

##### c) Parking Provision

- The site is already designed to accommodate patronage associated with a gymnasium use with 34 car spaces on site. This is beyond the number of cars anticipated on any given Sunday.
- Adequate on-site parking is available to accommodate the proposed use.
- The shared use of parking between the gym and the Place of Worship is efficient, particularly given differing peak demand periods.

##### d) Noise and Amenity

- The use will be conducted **entirely within the existing building**.
- No external amplification, outdoor gatherings, or intrusive activities are proposed.
- The nature of the use is **low-impact and consistent with indoor assembly activities**.

##### e) Impact on Industrial Function

- The proposal does not introduce any sensitive use that would constrain the lawful operation of surrounding industrial uses.
- It does not generate complaints, restrictions, or reverse amenity impacts that would affect existing businesses.

## 4. Overall Planning Outcome

The proposed Place of Worship:

- Is **compatible with the established character** of the Light Industrial Zone
- **Will not compromise surrounding uses**
- Makes **efficient use of an existing building**
- Operates in a manner that is **low-impact, intermittent, and appropriately located**

Accordingly, the proposal satisfies the intent of **Clause 18.3.2 – Discretionary Use**, and demonstrates compliance with **Performance Criteria (P1)**.

## Conclusion

The additional information provided demonstrates that the proposed partial change of use to a Place of Worship is **appropriate within the Light Industrial Zone** and will not result in any unreasonable or adverse impacts on surrounding uses.

We respectfully request that the Planning Authority proceed with the assessment of the application.