

**GLENORCHY PLANNING AUTHORITY  
ATTACHMENTS  
MONDAY, 13 MAY 2019**



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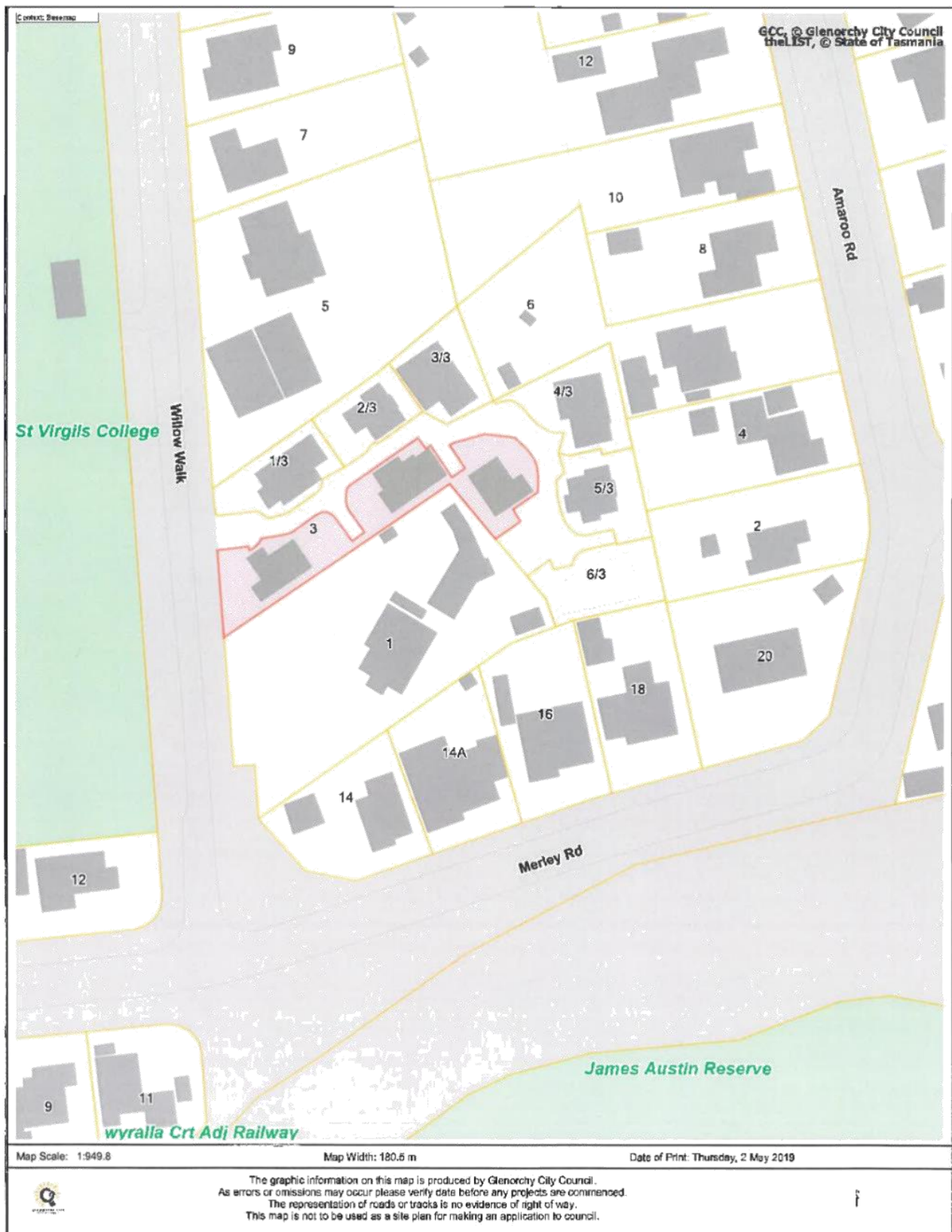
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## 3 Willow Walk, Austins Ferry

Item:



Use written dimensions only.  
Do not solve from drawing.  
All figured dimensions are to  
be used as a guide only. It is  
imperative that a dimension  
section and level be  
confirmed on site by the  
Builder / Surveyor / or  
sub-contractor prior to the  
commencement of work,  
manufacture and installation.

It is imperative that the Builder  
/ sub-contractor and / or  
manufacturer supply a full  
set of plans and an 'as built' and  
reference has made to the  
relevant codes.

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TURF NAME

S JENKINS

PROJECT ADDRESS

3 WILLOW WALK,  
AUSTINS FERRY TAS

DATE

25/03/2019

REVISION NO

R:0

CHARTER BY

PK

SCALE

1:400

PROJECT

ADDITIONS TO MULTIPL  
UNIT DEVELOPMENT

DRAWING TITLE

SITE PLAN

SHEET NO

A3

ACP No

17-003

SHEET No

P02

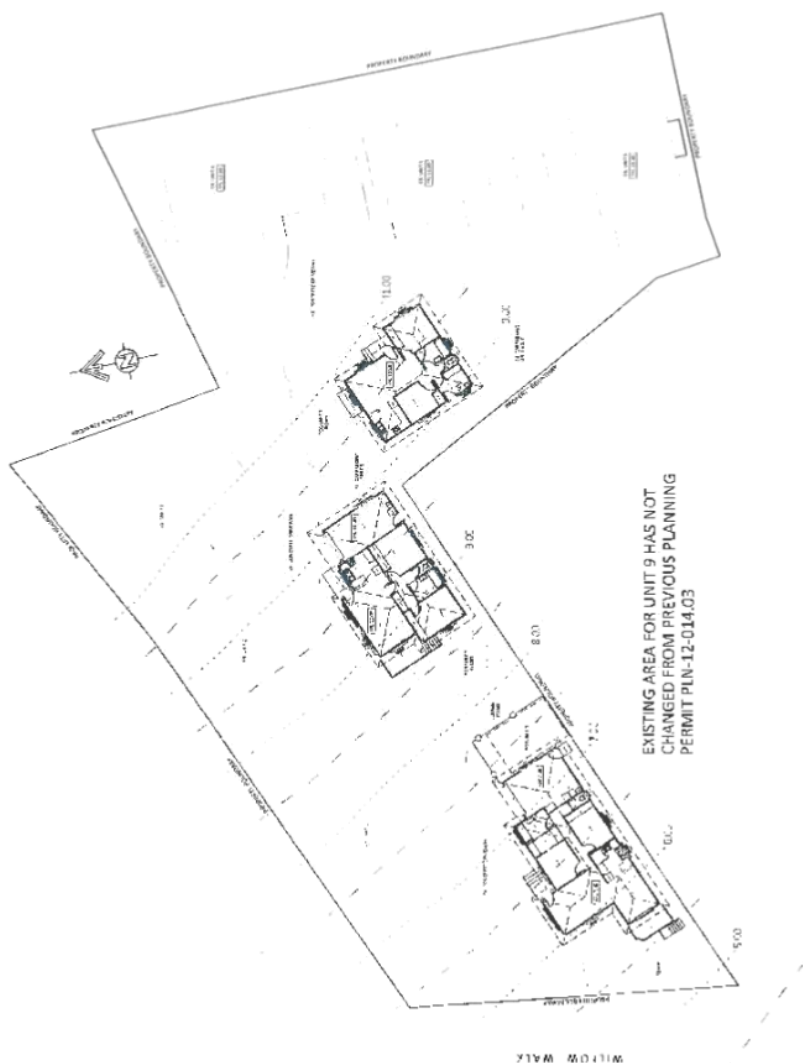
GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION No 19-071

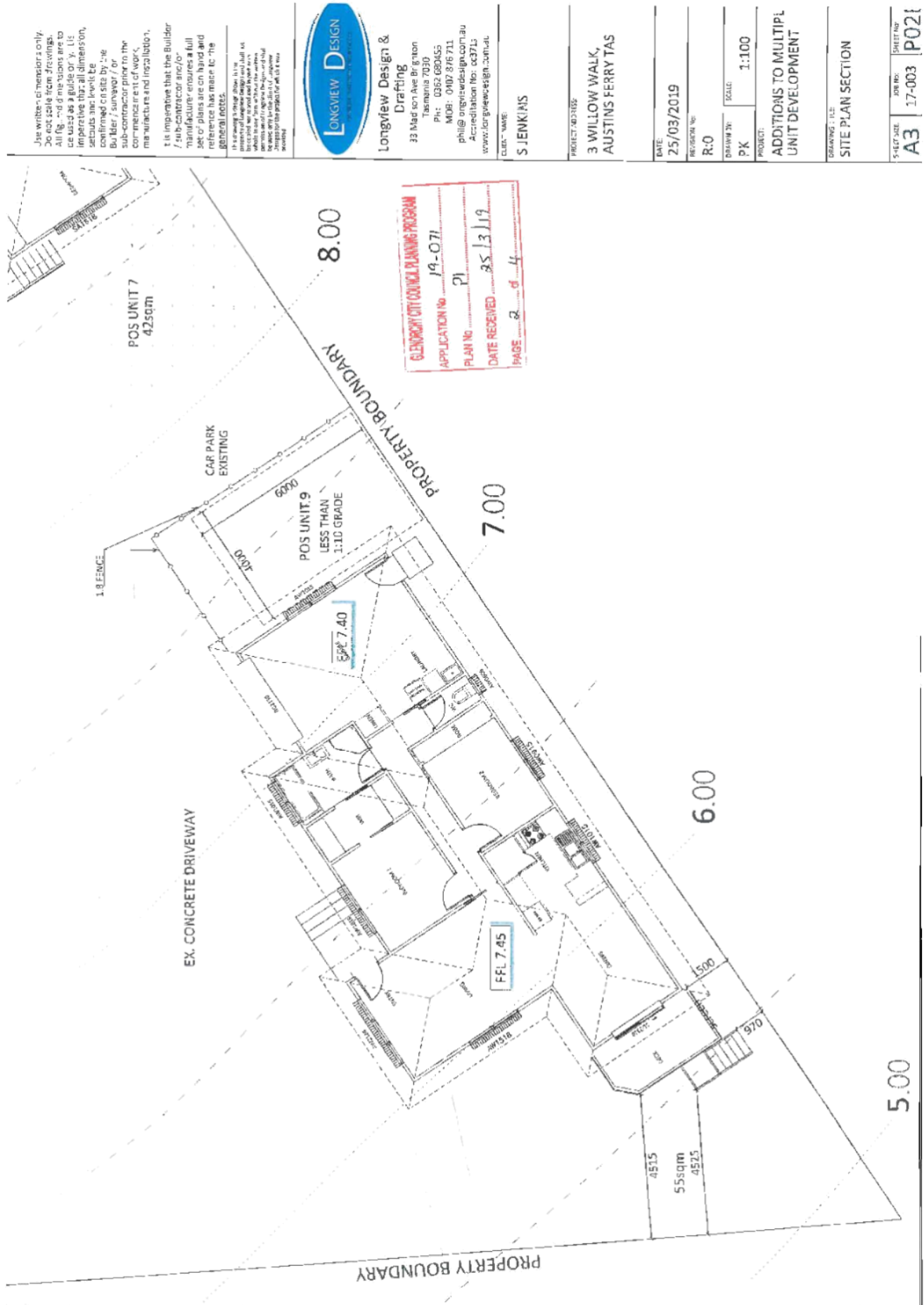
PLAN No 31

DATE RECEIVED 25/3/19

PAGE 1 of 4







Use written dimensions only.  
Do not scale from drawings.  
All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setbacks and levels be confirmed in site by the Builder / surveyor / or sub-contractor prior to the commencement of work, re-measuring and installation.  
It is imperative that the Builder / sub-contractor ensure that all plans are on hand and reference was made to the GENERAL NOTES.

This drawing is issued in accordance with the provisions of the Building Act 2004 and the Building Regulations 2006. It is a condition of the Building Act 2004 that the Building Regulations 2006 be complied with. The Building Regulations 2006 are available on the Building Act 2004 website.



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CLIENT NAME:

**S JENKINS**

PROJECT ADDRESS:

**3 WILLOW WALK,  
AUSTINS FERRY TAS**

DATE:

**25/03/2019**

REVISION No:

**R:0**

DRAWN BY:

**PK**

SCALE:

**1:100**

PROJECT:

**ADDITIONS TO MULTIPL  
UNIT DEVELOPMENT**

DRAWING TITLE:

**FLOOR PLAN**

SHEET NO:

**A3**

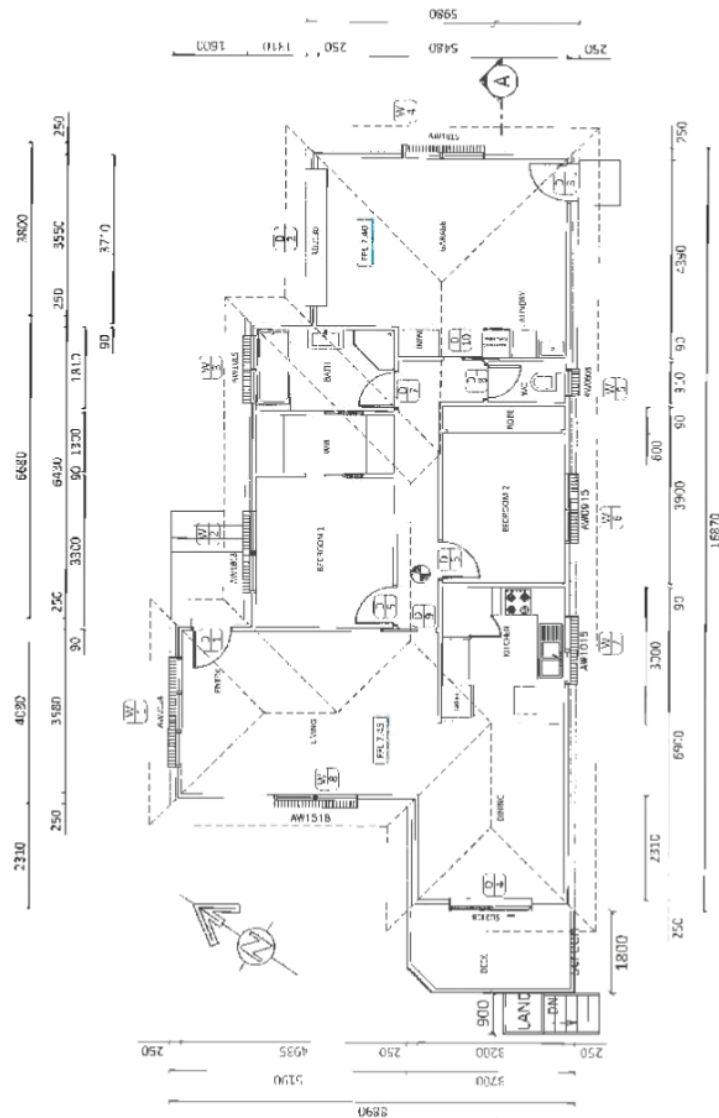
CSS No:

**17-003**

SHEET NO:

**P03**

**GLENORCHY CITY COUNCIL PLANNING PROGRAM**  
APPLICATION No. **19-071**  
PLAN No. **21**  
DATE RECEIVED **25/3/19**  
PAGE **3** of **4**



Use metric dimensions only.  
Do not scale from drawings.  
All dimensions are to be used as a guide only. It is imperative that all dimensions, sections and levels be confirmed on site by the Builder / Surveyor / or sub-contractor prior to the commencement of work, manufacture and installation.

It is imperative that the Builder / sub-contractor and/or manufacturer ensure a full set of plans are in hand and reference has made to the general notes.

The Builder / sub-contractor shall ensure that the plans are in hand and reference has made to the general notes.



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phil@longviewdesign.com.au  
Accreditation No: CC3715  
www.longviewdesign.com.au

CLIENT NAME

**S JENKINS**

PROJECT ADDRESS

**3 WILLOW WALK,  
AUSTINS FERRY TAS**

DATE

**25/03/2019**

REVISED BY

**R-0**

DRAWN BY

**PK**

SCALE

**1:100**

PROJECT

**ADDITIONS TO MULTIPL  
UNIT DEVELOPMENT**

DRAWING TITLE

**ELEVATIONS**

SHEET SIZE

**A3**

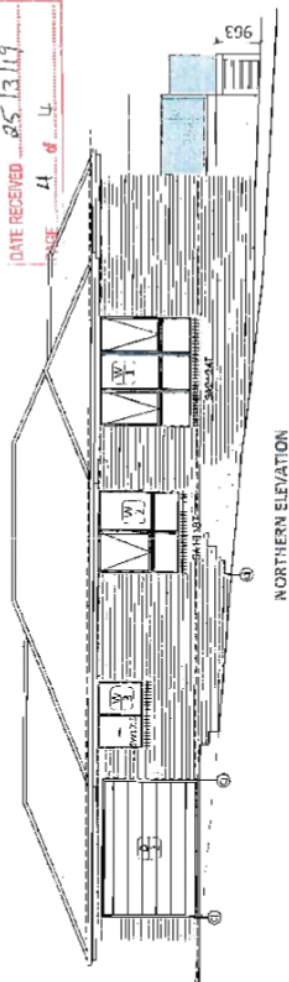
JOB NO

**17-003**

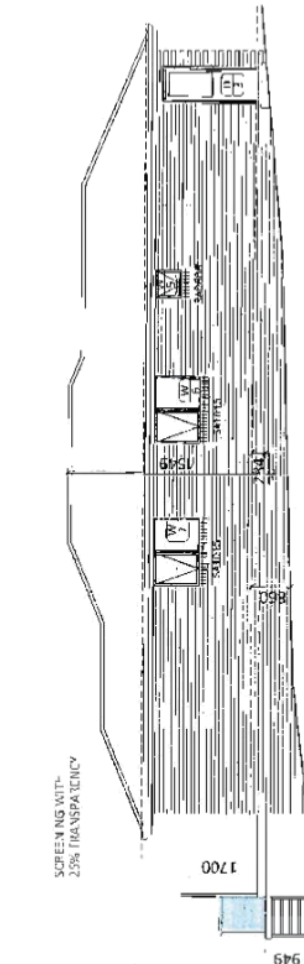
SHEET NO

**P04**

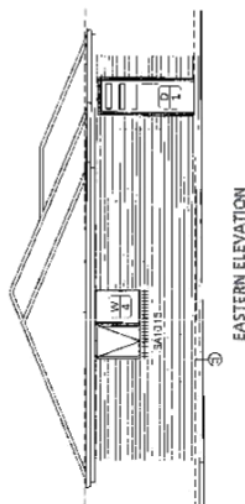
**GLENORCHY COUNCIL PLANNING PROGRAM**  
APPLICATION NO **19-071**  
PLAN NO **91**  
DATE RECEIVED **05/3/19**  
PAGE **11** OF **14**



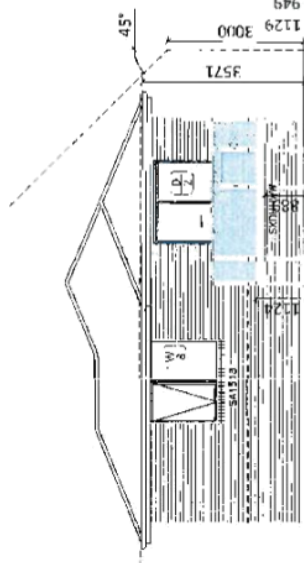
**NORTHERN ELEVATION**



**SOUTHERN ELEVATION**



**EASTERN ELEVATION**



**WESTERN ELEVATION**

COLOURS:  
ROOF:  
WALLS:

NIGHT SKY  
CRAFTED SAND STOCK MASONRY



## Submission to Planning Authority Notice

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                               |                     |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|---------------------|----------------|
| Council Planning Permit No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | PLN-19-071                                    | Council notice date | 05/04/2019     |
| <b>TasWater details</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               |                     |                |
| TasWater Reference No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | TWDA 2019/00472-GCC                           | Date of response    | 10/04/2019     |
| TasWater Contact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Sam Bryant                                    | Phone No.           | (03) 6237 8642 |
| <b>Response issued to</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                               |                     |                |
| Council name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | GLENORCHY CITY COUNCIL                        |                     |                |
| Contact details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | gccmail@gcc.tas.gov.au                        |                     |                |
| <b>Development details</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               |                     |                |
| Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 3 WILLOW WALK, AUSTINS FERRY                  | Property ID (PID)   | 3490869        |
| Description of development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Alterations & additions to multiple dwellings |                     |                |
| <b>Schedule of drawings/documents</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                               |                     |                |
| Prepared by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Drawing/document No.                          | Revision No.        | Date of Issue  |
| Longview Design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Site Plan                                     | R:0                 | 25/03/2019     |
| <b>Conditions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                               |                     |                |
| Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:                                                                                                                                                                                                                                                                                                                                                                                          |                                               |                     |                |
| <b>CONNECTIONS, METERING &amp; BACKFLOW</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                               |                     |                |
| <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>2. Prior to commencing construction of the development, any water connection utilised for construction of the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol> |                                               |                     |                |
| <b>DEVELOPMENT ASSESSMENT FEES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                               |                     |                |
| <ol style="list-style-type: none"> <li>3. The applicant or landowner as the case may be, must pay a development assessment fee of \$351.28 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.<br/>The payment is required within 30 days of the issue of an invoice by TasWater.</li> </ol>                                                                                                                                                                                              |                                               |                     |                |
| <b>Advice</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                               |                     |                |
| <b>General</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                               |                     |                |
| For information on TasWater development standards, please visit <a href="http://www.taswater.com.au/Development/Development-Standards">http://www.taswater.com.au/Development/Development-Standards</a>                                                                                                                                                                                                                                                                                                                                                 |                                               |                     |                |
| For application forms please visit <a href="http://www.taswater.com.au/Development/Forms">http://www.taswater.com.au/Development/Forms</a>                                                                                                                                                                                                                                                                                                                                                                                                              |                                               |                     |                |
| <b>Service Locations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                               |                     |                |
| Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.<br>The location of infrastructure as shown on the GIS is indicative only.                                                                                                                                                                     |                                               |                     |                |



- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit [www.taswater.com.au/Development/Service-location](http://www.taswater.com.au/Development/Service-location) for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

#### Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

#### Authorised by

**Jason Taylor**

Development Assessment Manager

#### TasWater Contact Details

|       |                              |       |                             |
|-------|------------------------------|-------|-----------------------------|
| Phone | 13 6992                      | Email | development@taswater.com.au |
| Mail  | GPO Box 1393 Hobart TAS 7001 | Web   | www.taswater.com.au         |



## 651-655 Main Road, Berriedale









# Sea Stone Passage Landscape Plan



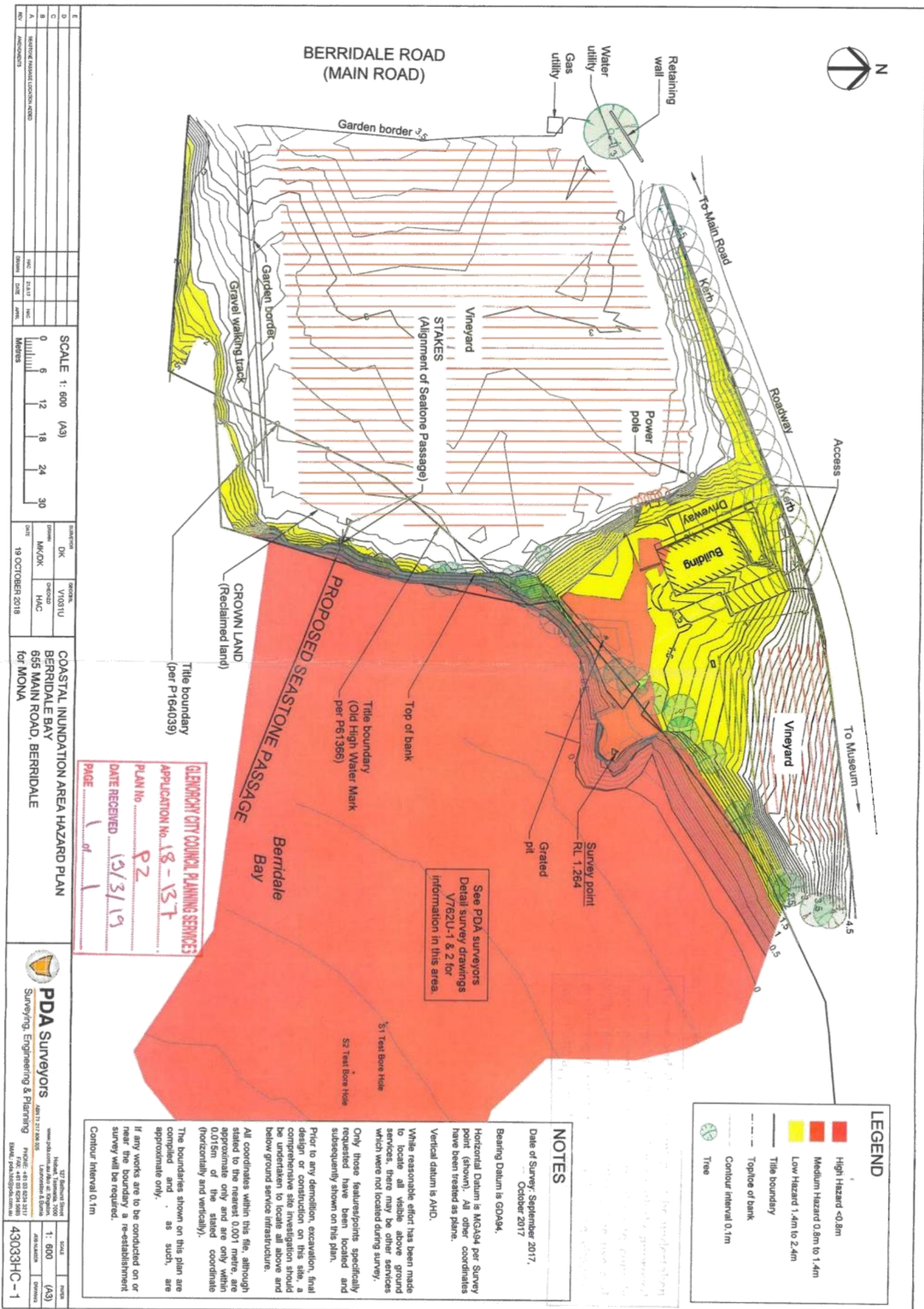


# Sea Stone Passage Works Site Plan







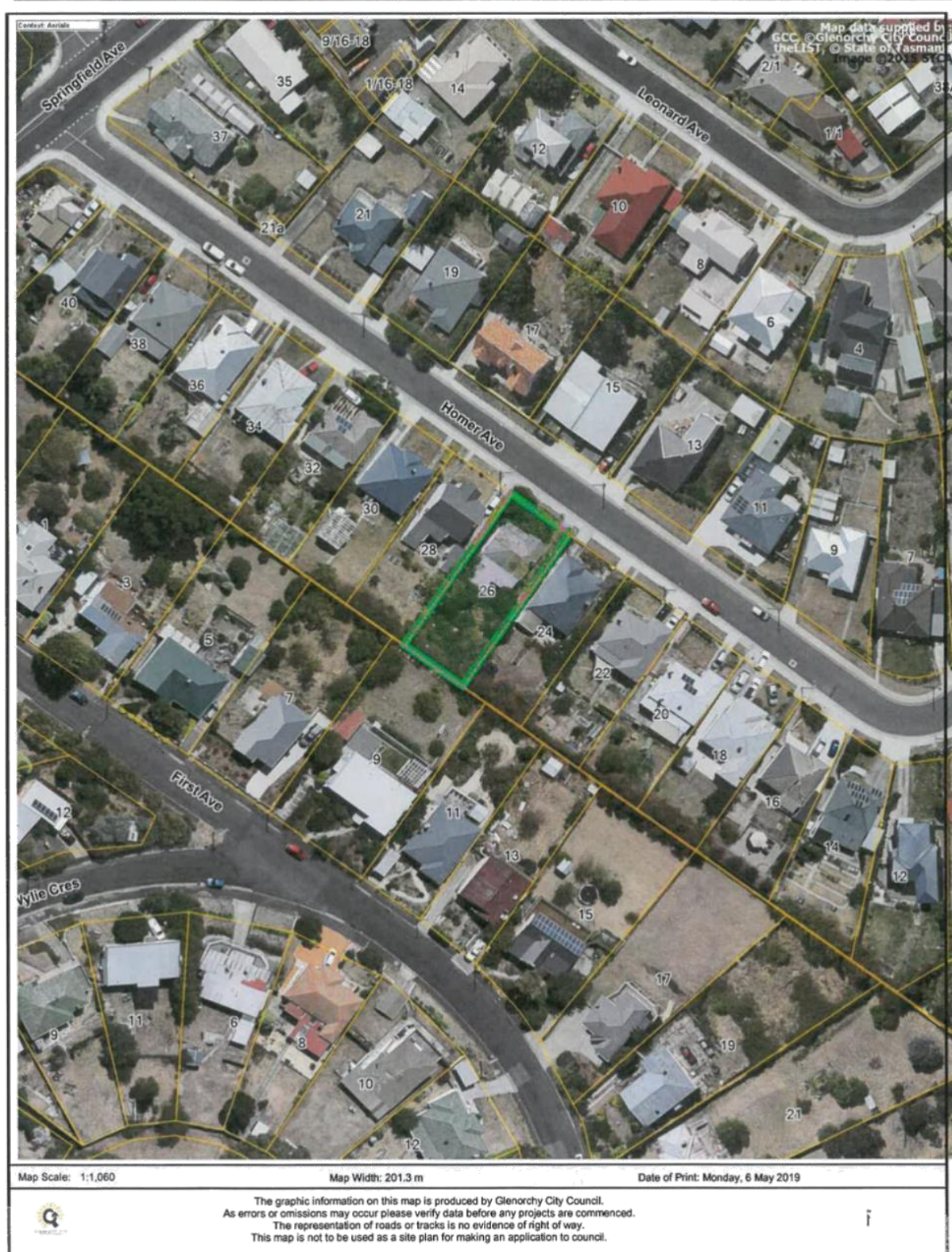




## Submission to Planning Authority Notice

|                                                                                                                                                                     |                                        |                     |                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------------|-----------------------------|
| Council Planning Permit No.                                                                                                                                         | PLN-18-137                             | Council notice date | 27/06/2018                  |
| <b>TasWater details</b>                                                                                                                                             |                                        |                     |                             |
| TasWater Reference No.                                                                                                                                              | TWDA 2018/01052-GCC                    | Date of response    | 6 July 2018                 |
| TasWater Contact                                                                                                                                                    | Greg Clausen                           | Phone No.           | (03) 6237 8242              |
| <b>Response issued to</b>                                                                                                                                           |                                        |                     |                             |
| Council name                                                                                                                                                        | GLENORCHY CITY COUNCIL                 |                     |                             |
| Contact details                                                                                                                                                     | gccmail@gcc.tas.gov.au                 |                     |                             |
| <b>Development details</b>                                                                                                                                          |                                        |                     |                             |
| Address                                                                                                                                                             | 651-655 MAIN RD, BERRIEDALE            | Property ID (PID)   | 2250425                     |
| Description of development                                                                                                                                          | Landfill and Art Installation (Museum) |                     |                             |
| <b>Schedule of drawings/documents</b>                                                                                                                               |                                        |                     |                             |
| Prepared by                                                                                                                                                         | Drawing/document No.                   | Revision No.        | Date of Issue               |
|                                                                                                                                                                     |                                        |                     |                             |
|                                                                                                                                                                     |                                        |                     |                             |
|                                                                                                                                                                     |                                        |                     |                             |
|                                                                                                                                                                     |                                        |                     |                             |
| <b>Conditions</b>                                                                                                                                                   |                                        |                     |                             |
| Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed |                                        |                     |                             |
| <b>Advice</b>                                                                                                                                                       |                                        |                     |                             |
|                                                                                                                                                                     |                                        |                     |                             |
| <b>Declaration</b>                                                                                                                                                  |                                        |                     |                             |
| The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.                                                   |                                        |                     |                             |
| <b>Authorised by</b>                                                                                                                                                |                                        |                     |                             |
| <br><b>Jason Taylor</b><br>Development Assessment Manager                        |                                        |                     |                             |
| <b>TasWater Contact Details</b>                                                                                                                                     |                                        |                     |                             |
| Phone                                                                                                                                                               | 13 6992                                | Email               | development@taswater.com.au |
| Mail                                                                                                                                                                | GPO Box 1393 Hobart TAS 7001           | Web                 | www.taswater.com.au         |







Demolition of existing building  
26 Homer Avenue, MOONAH  
Zone - 10.0 General Residential  
Class 1a + 10b



Approx. boundary shown.

| DRAWING SCHEDULE    |
|---------------------|
| A01 Cover Page      |
| A02 Demolition Plan |

Extract from Building Regulations 2016

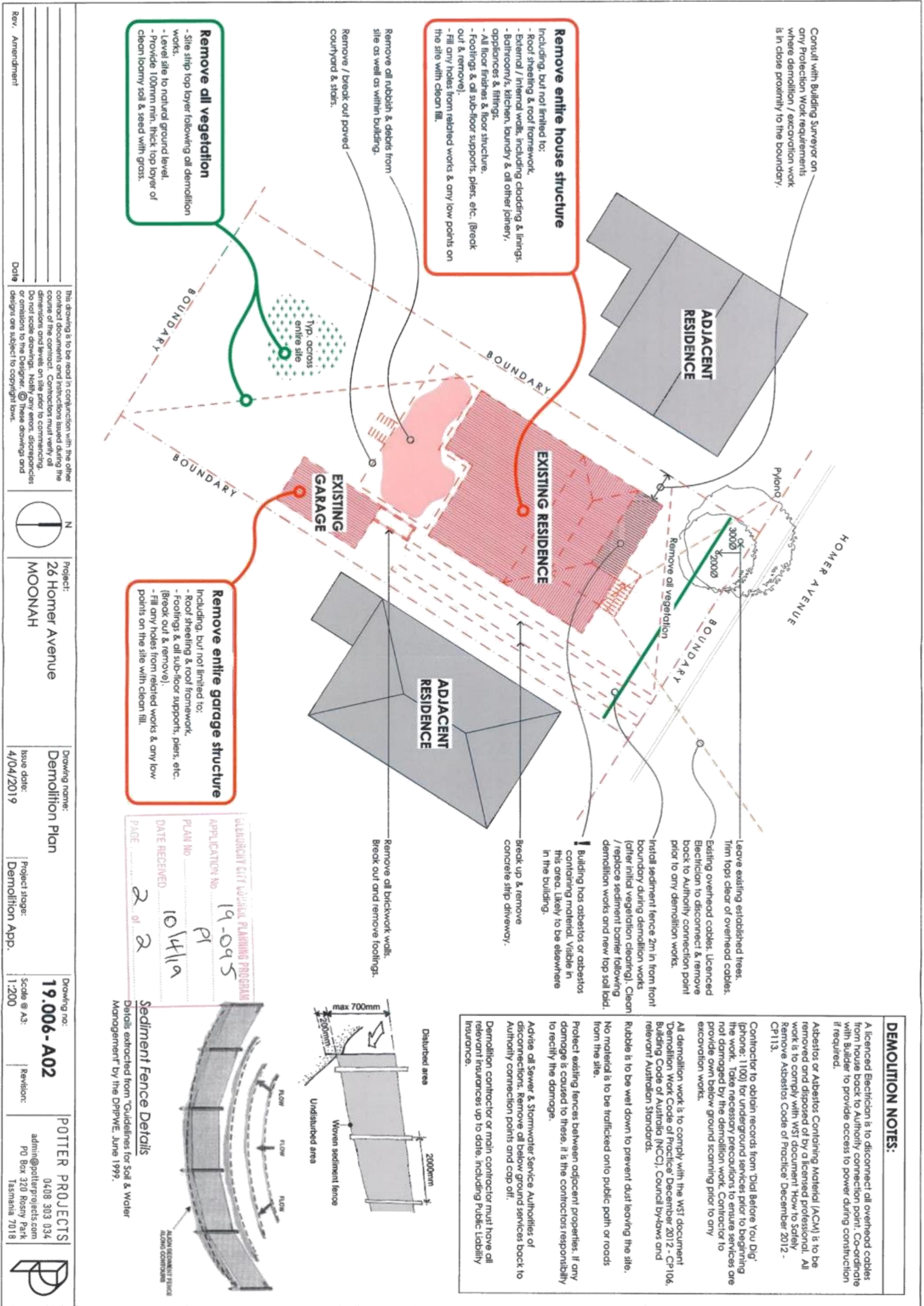
15. Requirements for demolition performed as part of work
- (1) A person must not demolish, or remove, a building as part of building work or demolition work unless he or she has –
- (a) removed, in accordance with the Act or any other Act, all known hazardous substances and materials from the premises, where the work is to be performed; and
- (b) received written advice from –
- (i) each relevant electricity entity that supplies electricity to the building, that –
- (A) all supply of electricity to the building has been disconnected; and
- (B) all aerial or underground electricity supply cables have been removed; and
- (ii) each relevant gas entity that supplies gas to the building, that –
- (A) all supply of gas to the building has been disconnected; and
- (B) all supply lines for gas have been removed; and
- (c) provided written notification to the following persons, or ensured that the following persons have received written notification, in respect of the following matters:
- (i) the general manager of the relevant municipal area in respect of the timetable for capping any stormwater services on the premises as part of the work;
- (ii) the relevant regulated entity in respect of the timetable in which –
- (A) all sewers on the premises will be capped as part of the work; and
- (B) all water supply lines on the premises will be sealed off as part of the work;
- (3) A person, when demolishing or removing a building as part of building work or demolition work, must ensure that –
- (a) all reasonable steps are taken of each point in the work to prevent building materials and debris falling onto or into –
- (i) a place which is open to members of the public; and
- (ii) premises adjacent to the premises where the demolition is being performed; and
- (b) the positions of capped sewer and stormwater services, and sealed-off water supply lines, are clearly marked at the premises; and
- (c) on completion of the demolition or removal –
- (i) the site of the demolition or removal is clean and tidy; and
- (ii) all glass, or other dangerous or hazardous materials, that is debris from the demolition or removal has been removed from the premises.

APPLICATION No 19-095  
PLAN No P1  
DATE RECEIVED 9/4/19  
1 of 2

Accredited Building Designer  
Michael Potter CC4169P  
Potter Projects PO BOX 320  
ROSNY PARK TAS 7018

|                                                                                                                                                                                                                                                                                                                                                                         |      |                                 |                                |                          |           |                        |  |                                                                                                       |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---------------------------------|--------------------------------|--------------------------|-----------|------------------------|--|-------------------------------------------------------------------------------------------------------|--|
| This drawing is to be read in conjunction with the other contract documents and instructions issued during the course of the contract. Contractors must verify all dimensions and levels on site prior to commencing. Do not scale drawings. Notify any errors, discrepancies or omissions to the Designer. © These drawings and designs are subject to copyright laws. |      | Project: 26 Homer Avenue MOONAH |                                | Drawing name: Cover Page |           | Drawing no: 19.006-A01 |  | POTTER PROJECTS<br>0408 303 034<br>admin@potterprojects.com<br>PO Box 320 Rosny Park<br>Tasmania 7018 |  |
| Rev. Amendment                                                                                                                                                                                                                                                                                                                                                          | Date | Issue date: 4/04/2019           | Project stage: Demolition App. | Scale @ A3:              | Revision: |                        |  |                                                                                                       |  |





**GLENORCHY INTERIM PLANNING SCHEME 2015  
AMENDMENT PLS43A-18/02**

The Glenorchy Interim Planning Scheme 2015 is amended as follows:

1. At Clause 23.2 Use Table to the Commercial Zone, insert the following new Discretionary use class and qualification after 'Sports and recreation':

| Use Class      | Qualification                                                                                |
|----------------|----------------------------------------------------------------------------------------------|
| <b>Storage</b> | <i>Only if located at 483 Main Road Montrose (Certificate of Title volume 23639 folio 1)</i> |

2. At Clause 23.4.1 Building Height P1 (e), to the Commercial Zone, insert the following after *be no more than 12m*:

*unless located at 483 Main Road Montrose (Certificate of Title volume 23639 folio 1)*

3. At Clause 24.4.1 Building Height P1 (e), to the Light Industrial Zone, insert the following after *be no more than 12m*:

*unless located at 485 Main Road Montrose (Certificate of Title volume 139066 folio 1)*

In witness whereof the common seal of  
Glenorchy City Council has been affixed on  
the            day of            2019  
as authorised by Council in the presence of:

\_\_\_\_\_  
Council Delegate



**GLENORCHY CITY COUNCIL****CERTIFICATION OF DRAFT AMENDMENT UNDER SECTION  
35, FORMER PROVISIONS, LAND USE PLANNING AND  
APPROVALS ACT 1993**

The Planning Authority has prepared the attached draft amendment, Amendment PLS43A-18/02, to the Glenorchy Interim Planning Scheme 2015.

The Planning Authority:

- has determined that it is satisfied that the draft amendment meets the requirements specified in Section 32, former provisions, of the Land Use Planning and Approvals Act 1993 ("the Act"); and
- in accordance with Section 35(1)(a), former provisions, of the Act, certifies that the draft amendment so meets those requirements.

In witness whereof the common seal of  
Glenorchy City Council has been affixed on  
the            day of            2019  
as authorised by Council in the presence of:

\_\_\_\_\_  
Council Delegate



Site Plan – 483 & 485 Main Road, Montrose



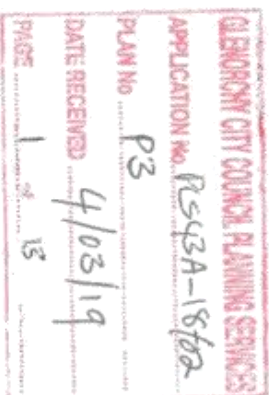


485 Main Road, Montrose, TAS,



Site Area : 2,856m<sup>2</sup>

|                           |                             |
|---------------------------|-----------------------------|
| Site Area :               | 2,856m <sup>2</sup>         |
| Site Coverage :           | 1,725m <sup>2</sup> (60.4%) |
| Site Frontage:            | 42.86m                      |
| Number of Storeys:        | 4                           |
| Maximum Building Height : | 24.0m AHD                   |
| Car Spaces -              | 27                          |
| Car Spaces - Ground       | 7                           |
|                           | 34                          |



## General Notes

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Hayes Anderson Lynch Architects Pty. Ltd. Confirm all dimensions on site.

Do not scale or average.  
All levels are approximately equal and are not subject to confirmation by further survey.  
A) workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2016, Premises Standard and AS1428.1.  
Work to be carried out in a neat and appropriate manner.  
Where ambiguities or discrepancies exist, Henry Anderson Lynch Architects Pty, Ltd. shall be contacted for clarification.

|          |   |                         |    |
|----------|---|-------------------------|----|
| 27/02/19 | H | For Lodgment            | B8 |
| 26/12/18 | G | For Lodgment            | B5 |
| 17/12/18 | F | Consultant Coordination | D9 |
| 2/11/18  | E | For Lodgment            | B6 |
| 0/1/18   | D | For Lodgment            | B4 |
| 30/10/18 | C | For Lodgment            | B4 |
| 29/10/18 | B | For Lodgment            | B6 |
| 19/10/18 | A | For Lodgment            | B6 |

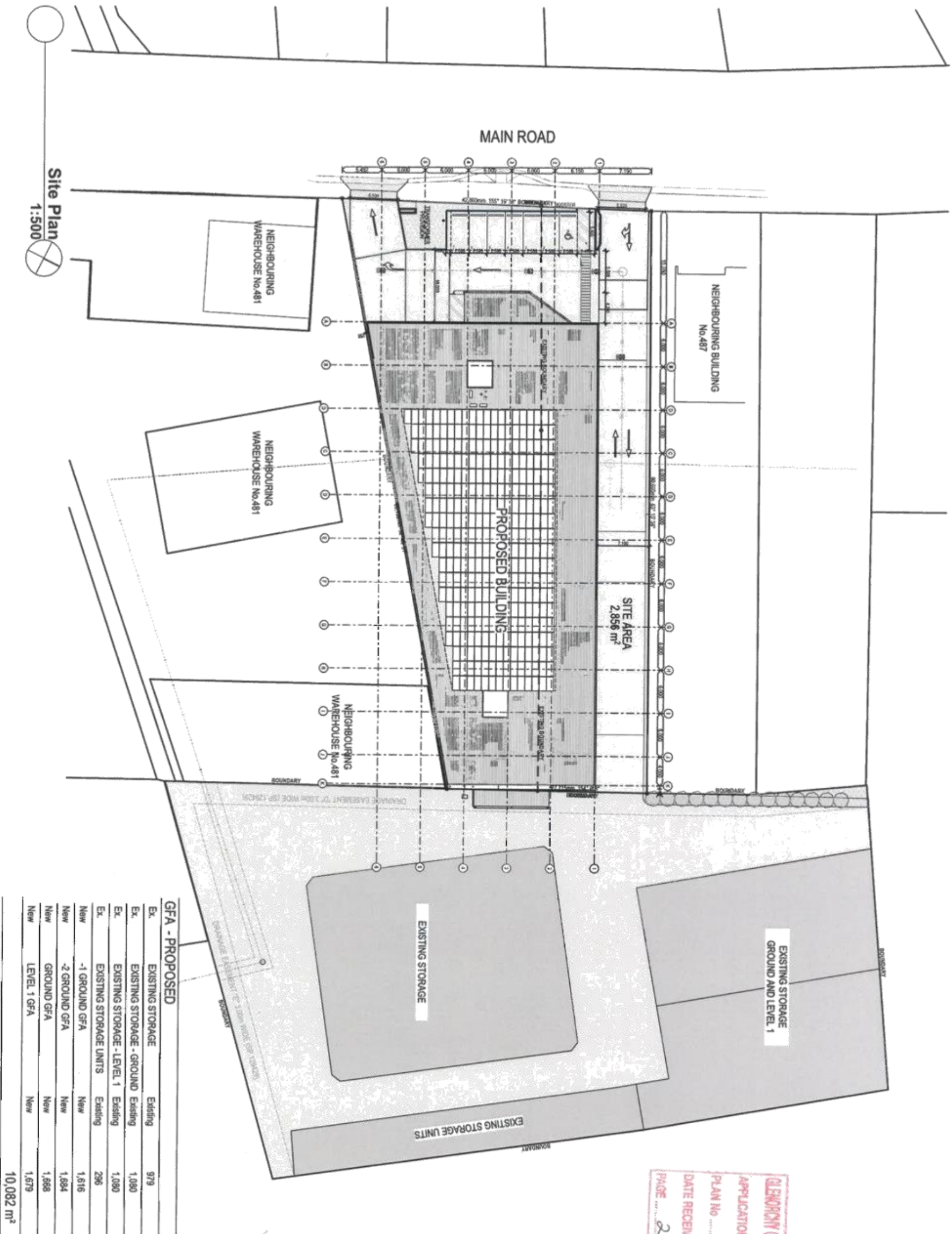
**HAYES  
ANDERSON  
LYNCH  
ARCHITECTS PTY LTD**  
ARCHITECTS  
TOWN PLANNERS  
INTERIOR DESIGNERS  
3 / 709 MAIN STREET  
KINGSRIDGE POINT QLD 4169  
P + 61 7 3 852 3 190  
E [reception@hayesanderson.com.au](mailto:reception@hayesanderson.com.au)  
[www.hayesanderson.com.au](http://www.hayesanderson.com.au)

## Warehouse

485 Main Road  
Montrose, TASDrawing Tide  
Coversheet

|                          |                       |             |
|--------------------------|-----------------------|-------------|
| Scale: 3/4" = 1'-0"      | Drawn: LA             | Checked: BG |
| Project Number: H3715MAI | Drawing Number: TP001 | Issue: H    |





NOTE:  
Boundary, contours, levels, and site services information are sourced from survey 98005.03 by Veris on 12/09/18

**TOWN PLANNING**

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Confirm all dimensions on site.

Do not scale off drawings.

All levels are approximate only and are subject to confirmation by licensed surveyor.

All workmanship, materials and construction to comply with the Queensland Building Act 1975, the Queensland Development Code, the Building Code of Australia 2016, the Queensland Standard and AS/NZS 1170.

Where a standard is not specified in a table and appropriate survey, design and construction details are required, the design team will provide appropriate survey, design and construction details.

Where appropriate or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

**GLENORCHY CITY COUNCIL PLANNING SERVICES**

APPLICATION No. **P543A-18/02**

PLAN No. **P3**

DATE RECEIVED **4/02/19**

PAGE **2** OF **13**

**NOTE:**  
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W www.halyarchitects.com.au

**Project**  
**Warehouse**  
495 Main Road,  
Monrovia, TAS.

**Scale @ A1**  
1:500

**Drawing Title**  
Site Plan

**Drawn:** BG  
**Issue:** H

**Project Number** H3715MAI  
**Drawing Number** TP101

**Project**  
**Warehouse**  
495 Main Road,  
Monrovia, TAS.

**Scale @ A1**  
1:500

**Drawing Title**  
Site Plan

**Drawn:** BG  
**Issue:** H

**Project Number** H3715MAI  
**Drawing Number** TP101

**Project**  
**Warehouse**  
495 Main Road,  
Monrovia, TAS.

**Scale @ A1**  
1:500

**Drawing Title**  
Site Plan

**Drawn:** BG  
**Issue:** H

**Project Number** H3715MAI  
**Drawing Number** TP101



|          |   |                      |    |
|----------|---|----------------------|----|
| 23/02/19 | H | For Lodgement        | Bl |
| 20/12/18 | G | For Lodgement        | Bl |
| 17/12/18 | F | For Lodgement        | Bl |
| 21/11/18 | F | Consent Coordination | Bl |
| 01/11/18 | D | For Lodgement        | Bl |
| 30/10/18 | C | For Lodgement        | Bl |
| 29/10/18 | C | For Lodgement        | Bl |
| 16/10/18 | A | For Lodgement        | Bl |
| 16/10/18 | A | For Lodgement        | Bl |



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**Project**

**Proposed Storage Warehouse**  
485 Main Road,  
Montrose, TAS.

**Drawing Title**

**Demolition Plan**

|                |                |         |
|----------------|----------------|---------|
| Scale @ A3     | Dynat          | Checked |
| 1:500          | LA             | BG      |
| Project Number | Drawing Number | Issue   |
| H37/15MA1      | TP102          | H       |

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The contractor is to be responsible for all discrepancies arising from the drawing.  
Please Attention: Lead Architect: Pgs. Ltd. shall be contacted for clarification.

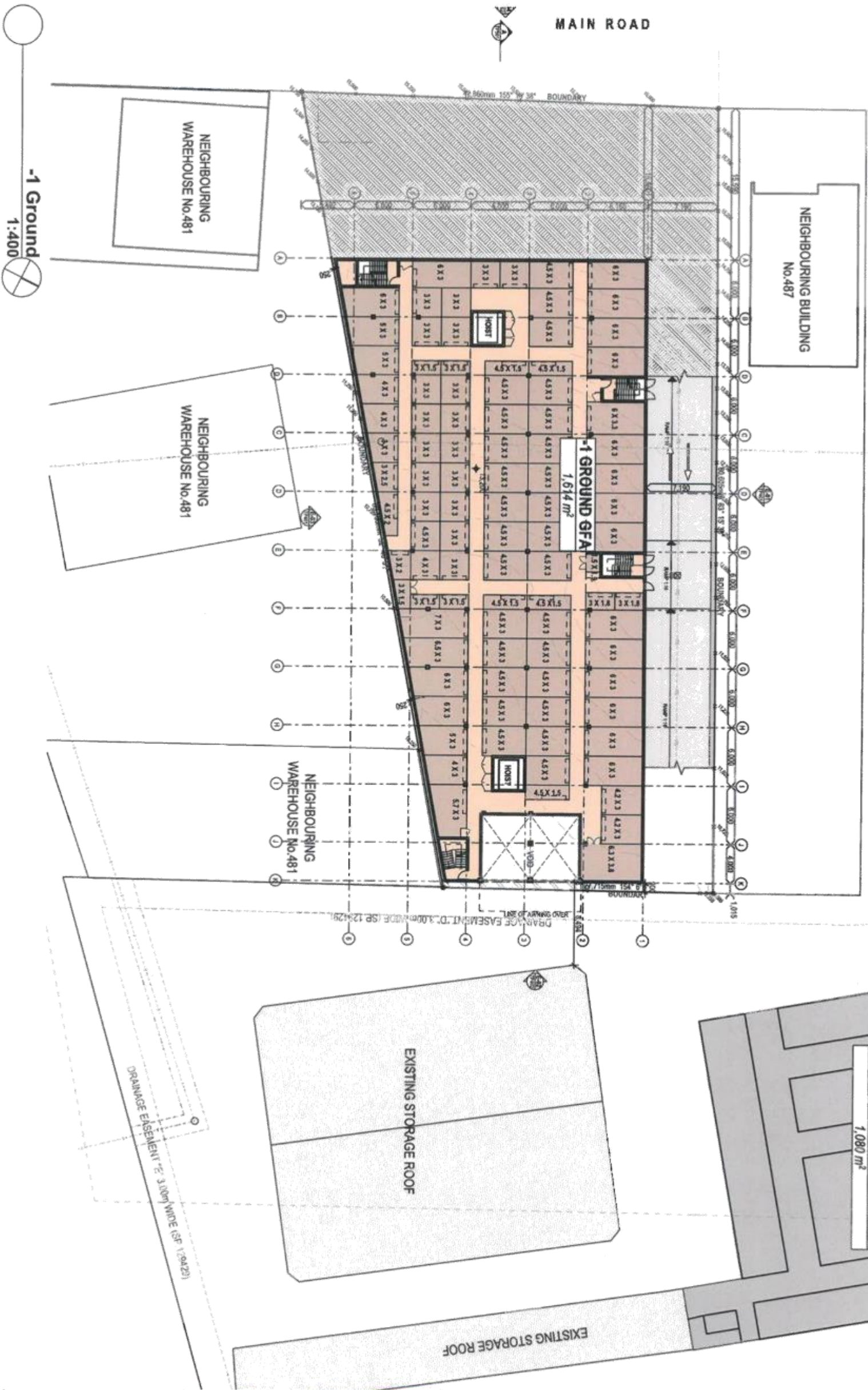
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APPLICATION NO. **PC543A-15/02**  
 PLAN NO. **P3**  
 DATE RECEIVED **4/03/19**  
 PRICE **3 of 13**









GLENORCHY CITY COUNCIL PLANNING SERVICES  
APPLICATION No. P2543A-K/12  
PLAN No. P3  
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PAGE 5

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|          |   |                         |    |
|----------|---|-------------------------|----|
| 22/02/19 | H | For Lodgement           | 86 |
| 20/12/18 | G | For Lodgement           | 86 |
| 17/11/18 | F | Consultant Coordination | 86 |
| 07/11/18 | E | For Lodgement           | 86 |
| 07/11/18 | D | For Lodgement           | 86 |
| 28/10/18 | C | For Lodgement           | 86 |
| 28/10/18 | B | For Lodgement           | 86 |
| 18/10/18 | A | For Lodgement           | 86 |

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**Proposed Storage Warehouse**  
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Montrose, TAS.

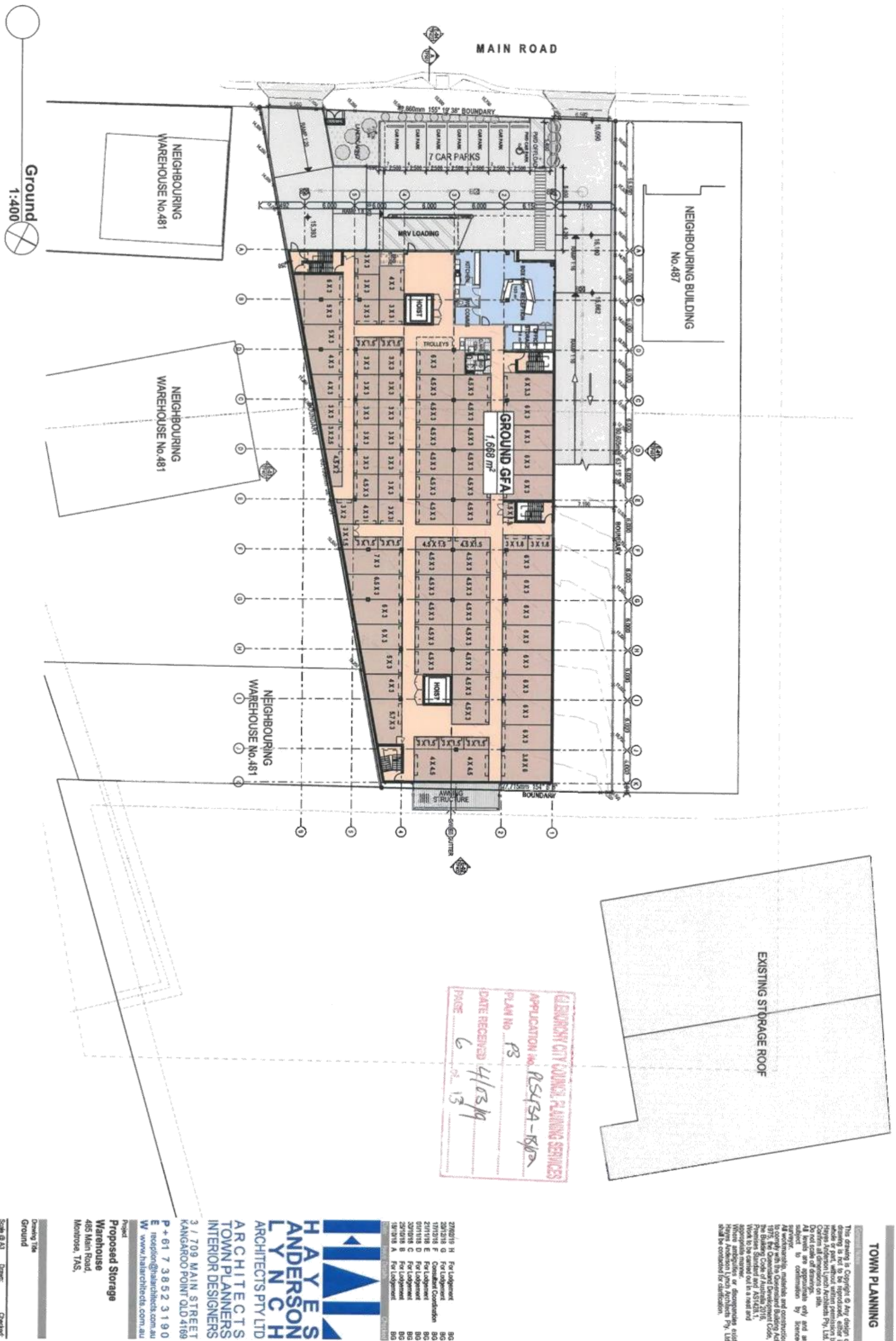
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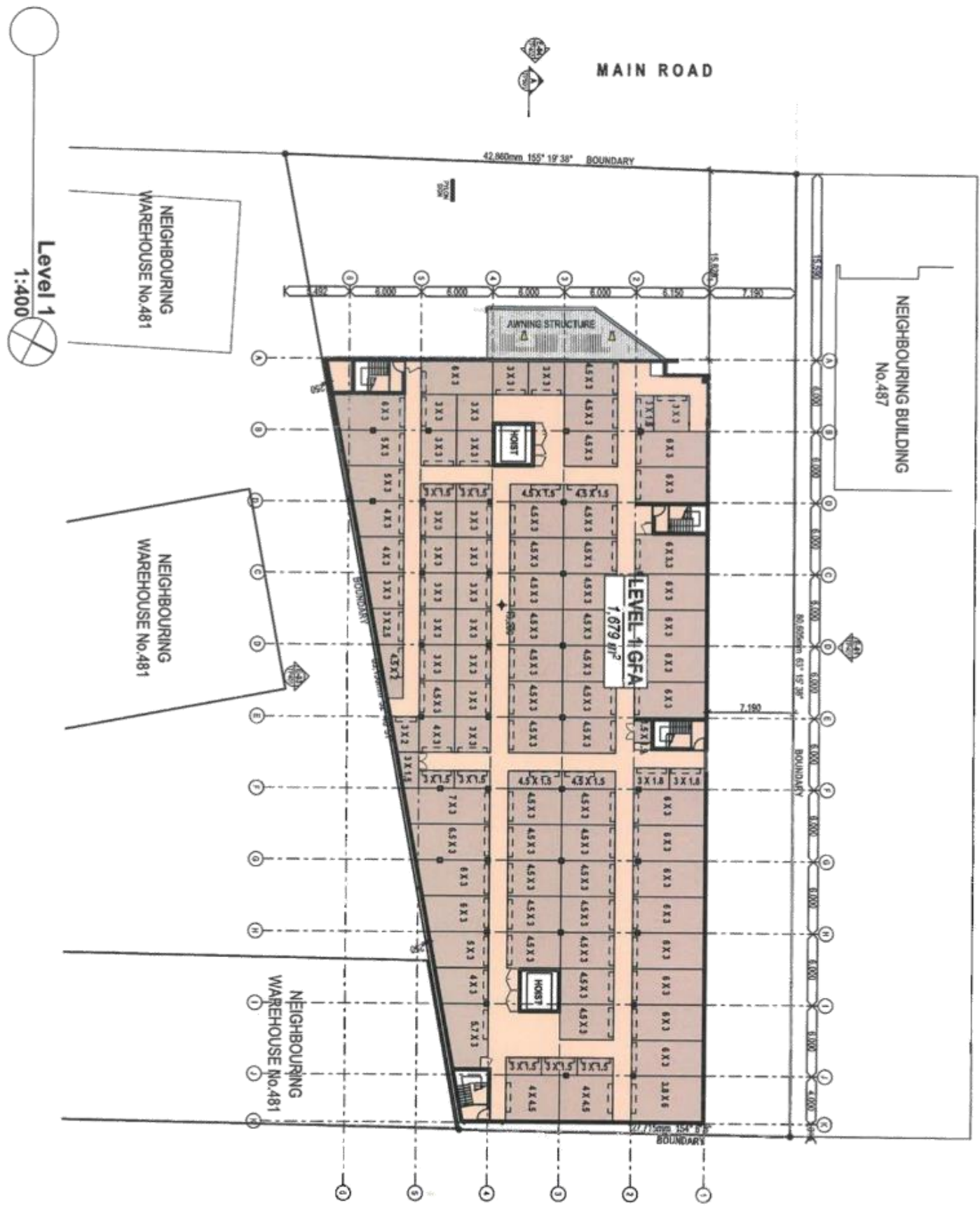
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Checked: BG  
Project Number: H3715MAN  
Drawing Number: TP202  
Issue: H

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PLAN No. **P3**  
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Work to be carried out in a neat and appropriate manner.

Where ambiguities or discrepancies exist, Hayes Anderson Lynch Architects Pty. Ltd. shall be contacted for clarification.

Ground marked, natural elevation  
Level 1 to 100m above ground plane  
and building levels  
High marked, natural elevation 100m

27/02/19 H For Lodgment BG  
20/12/18 G For Lodgment BG  
17/12/18 F Consultant Coordination BG  
21/11/18 E For Lodgment BG  
01/11/18 D For Lodgment BG  
30/10/18 C For Lodgment BG  
25/10/18 B For Lodgment BG  
18/10/18 A For Lodgment BG

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**Proposed Storage  
Warehouse**  
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Montrose, TAS.

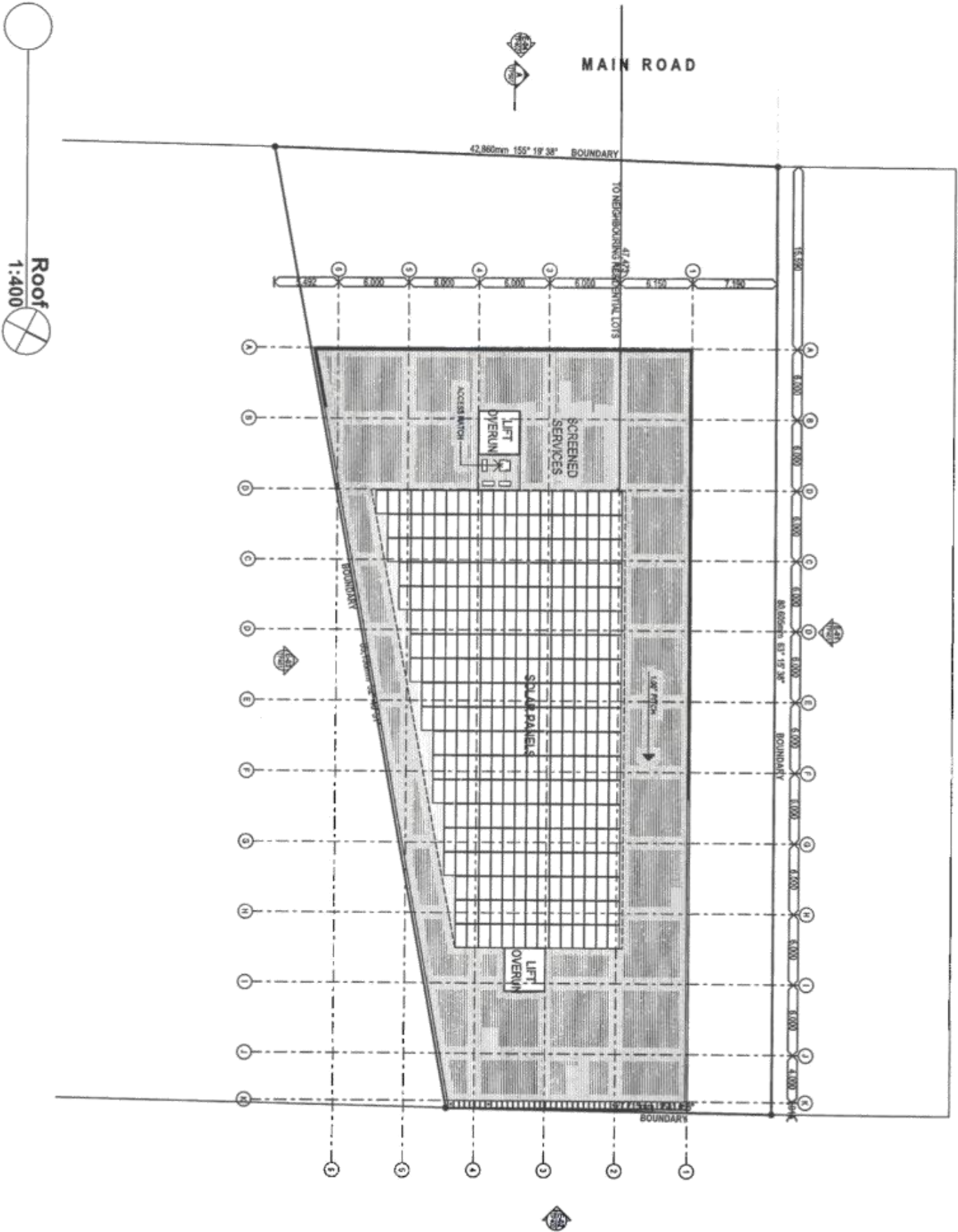
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**Level 1**

Scale @ A3  
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Project Number  
H3715MAI TP204

Drawn:  
LA  
Checked:  
BG  
Issue  
H

Project  
Warehouse

Printed: 27/02/2019



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APPLICATION No. **PS43A-15/02**  
PLAN No. **P3**  
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Work to be carried out in a wet and slippery environment.

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22/02/19 H For Lodgement BG  
20/12/18 G For Lodgement BG  
17/12/18 F Council Consideration BG  
21/11/18 E For Lodgement BG  
01/11/18 D For Lodgement BG  
30/10/18 C For Lodgement BG  
29/10/18 B For Lodgement BG  
18/10/18 A For Lodgement BG

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**Project  
Warehouse  
485 Main Road,  
Mortrose, TAS.**

**Drawing Title  
Roof**

**Scale @ A3 Drawn: BG  
1:400 LA Checked: BG  
Project Number Drawing Number Issue  
H3715MAJ TP205 H**

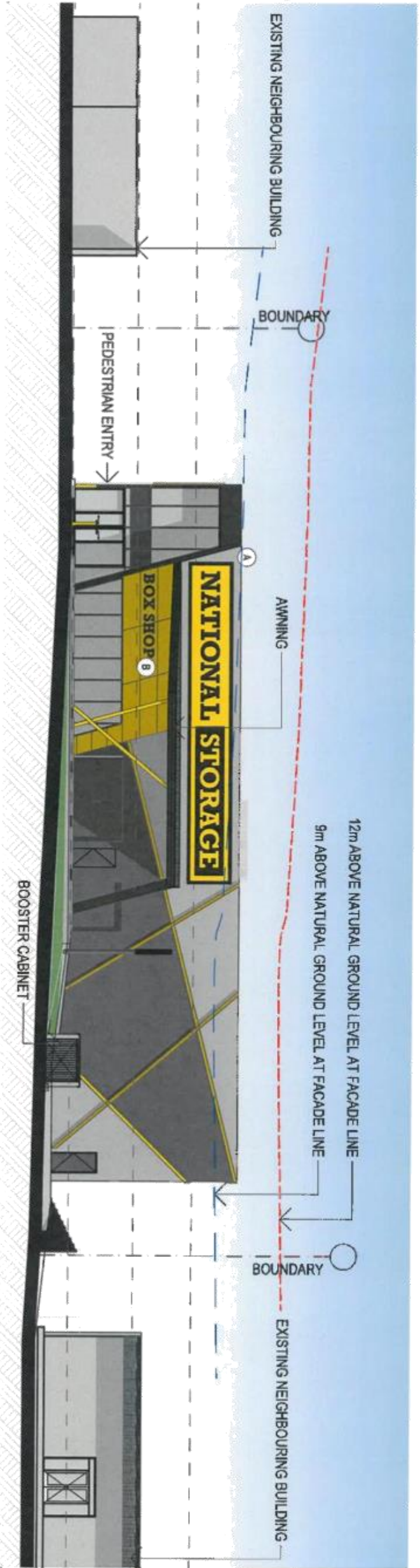
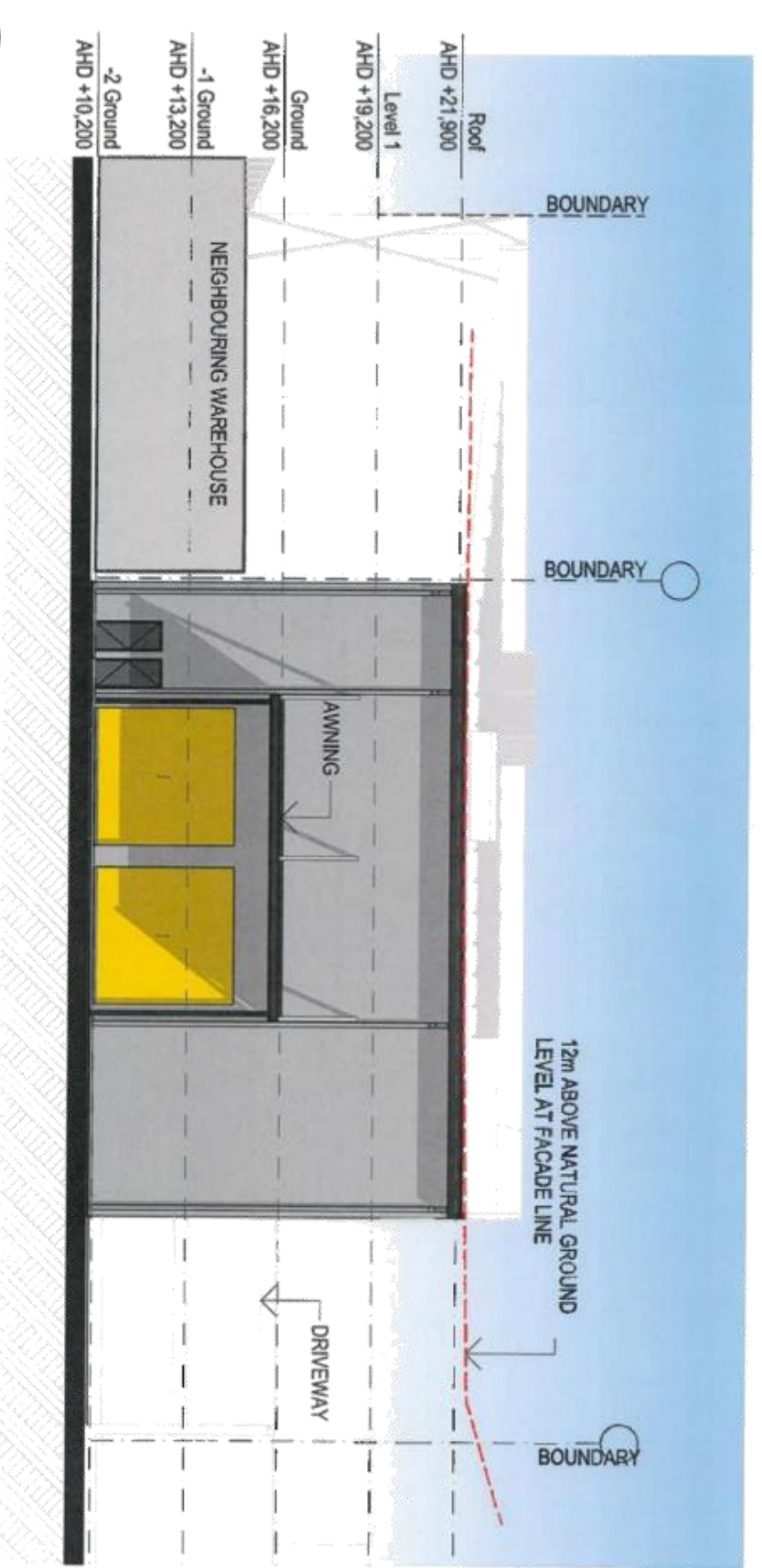
DATE: 13/03/2019







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**COLOR LEGEND**

- Dark - Concrete Yellows
- Dark - Masonry
- Dark - Steel Grey

**NOTES TO BE OBSERVED**

1. All work to be carried out in accordance with the Queensland Building and Construction Code (QBCC) and the Building Code of Australia (BCA).
2. All work to be carried out in a neat and appropriate manner.
3. Where ambiguities or discrepancies exist, Jay Anderson & Associates Pty Ltd. shall be contacted for clarification.
4. All work to be carried out in accordance with the Queensland Building and Construction Code (QBCC) and the Building Code of Australia (BCA).
5. All work to be carried out in a neat and appropriate manner.
6. Where ambiguities or discrepancies exist, Jay Anderson & Associates Pty Ltd. shall be contacted for clarification.

|          |   |                         |    |
|----------|---|-------------------------|----|
| 27/02/18 | H | For Lodgement           | BS |
| 20/12/18 | G | Consultant Confirmation | BS |
| 17/12/18 | F | Consultant Confirmation | BS |
| 28/11/18 | E | For Lodgement           | BS |
| 07/11/18 | D | For Lodgement           | BS |
| 28/10/18 | C | For Lodgement           | BS |
| 28/10/18 | B | For Lodgement           | BS |
| 18/10/18 | A | For Lodgement           | BS |

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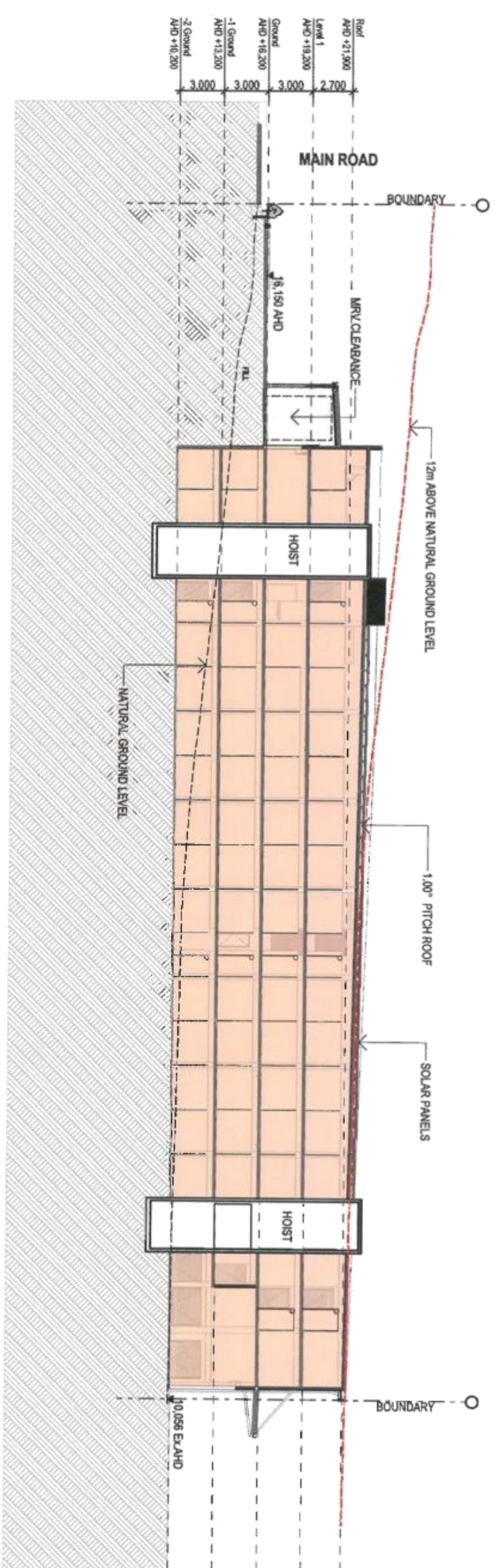
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**Proposed Storage Warehouse**  
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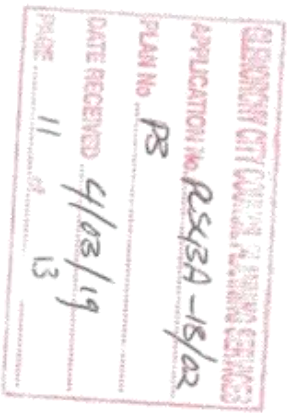
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**East & West Elevations**

|                |                |             |
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| 1:200          | LA             | LA          |
| Project Number | Drawing Number | Issue       |
| H5715MAI       | TP-402         | H           |





A Section  
1:300



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270219 H For Lodgement BG  
201218 G For Lodgement BG  
171218 F Consultant Coordination BG  
241118 E For Lodgement BG  
011118 D For Lodgement BG  
301018 C For Lodgement BG  
251018 B For Lodgement BG  
181018 A For Lodgement BG

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**Project**  
**Warehouse**  
485 Main Road,  
Montrose, TAS.

|                |                |
|----------------|----------------|
| Drawing Title  |                |
| Section        |                |
| Scale @ A3     | Drawn: BG      |
| 1:300          | LA             |
| Project Number | Drawing Number |
| H3715MAI       | TP501          |
|                | H              |





| Date     | Iss. Chq. | Chq. No. | Chq. Amt. | Chq. Desc.              | Chq. Bal. |
|----------|-----------|----------|-----------|-------------------------|-----------|
| 27/02/19 |           |          |           | For Lodgment            | B         |
| 28/12/18 |           |          |           | For Lodgment            | B         |
| 17/12/18 |           |          |           | Consultant Coordination | B         |
| 21/11/18 |           |          |           | For Lodgment            | B         |
| 01/11/18 |           |          |           | For Lodgment            | B         |
| 30/10/18 |           |          |           | For Lodgment            | B         |
| 29/10/18 |           |          |           | For Lodgment            | B         |
| 18/10/18 |           |          |           | For Lodgment            | B         |

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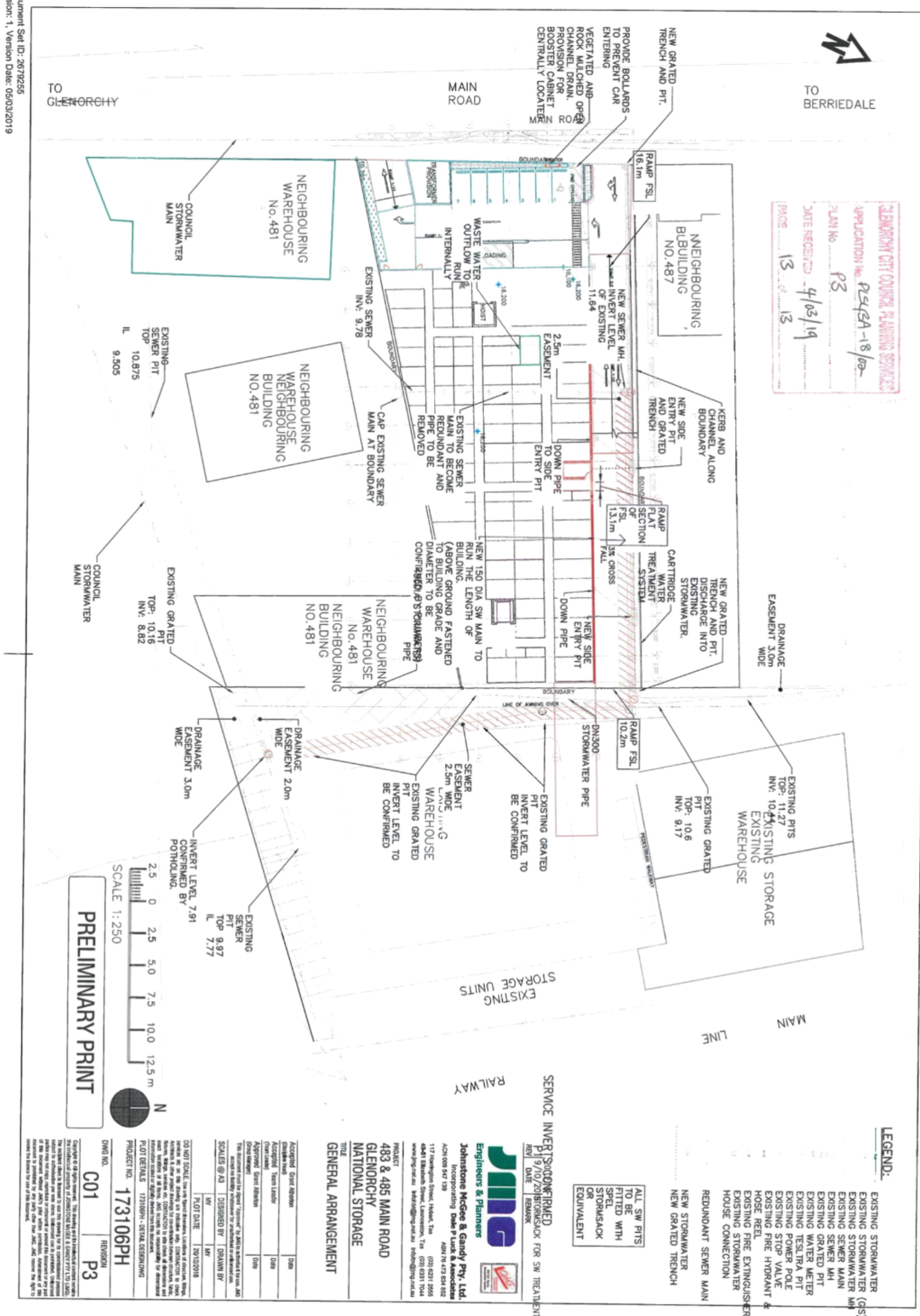
**Project**

**Proposed Storage**

**Warehouse**  
485 Main Road,  
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| Roof Diagrams  |                |
|----------------|----------------|
| Scale @ A3     | Drawing        |
| Project Number | Drawing Number |
| H3715MAI       | TP601          |
|                | Issue          |
|                | H              |









## PLS43A-18/02: ATTACHMENT 4 – ASSESSMENT OF APPLICABLE STANDARDS

## 23.0 Commercial Zone

| Standard                     | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Proposed                                                                                                                                                                                                                                                  | Complies? |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 23.3 Use Standards           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                           |           |
| 23.3.1<br>Hours of Operation | <p><b>A1</b></p> <p>Hours of operation of a use within 50 m of a residential zone must be within:</p> <p>(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 7.00 am to 9.00 pm Sundays and Public Holidays.</p> <p>except for office and administrative tasks.</p>                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>The site is located approximately 19m from a residential zone.</p> <p>The proposed hours of retail operation are 8.00am-5.00pm Monday to Friday and 9.00am-2.00pm Saturday. The facility is proposed to be accessible to customer on a 24x7 basis.</p> | No        |
| 23.3.2<br>Noise              | <p><b>A1</b></p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</p> <p>(c) 65dB(A) (LAmax) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</p> <p>Noise levels are to be averaged over a 15 minute time interval.</p> | <p>Required noise limits are not expected to be exceeded, subject to implementation of noise mitigation measures recommended in the Acoustic Report. A permit condition is recommended to require implementation of the noise mitigation measures.</p>    | Yes       |

| Standard                            | Acceptable Solution                                                                                                                                                                                                                                                                          | Proposed                                                                                                                                                                                                                                                                                                                                                                                                                                            | Complies? |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 23.3.3 External Lighting            | A1<br>External lighting within 50 m of a residential zone must comply with all of the following:<br>(a) be turned off between 11:00 pm and 6:00 am, except for security lighting;<br>(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.   | External lighting is proposed to be turned off outside the proposed core business hours of 8.00am-5.00pm Monday to Friday, and 9.00am-2.00pm Saturday.<br>Sign lighting is proposed to operate from 6.00am to 11.00pm.<br>Outdoor security lighting is proposed to be baffled to minimise impacts to adjoining residents.<br>A condition of permit is recommended to require no emission of light from security lighting outside the site frontage. | Yes       |
| 23.3.4 Commercial Vehicle Movements | A1<br>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:<br>(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;<br>(b) 7.00 am to 9.00 pm Sundays and public holidays. | Commercial vehicle movements to and from the site are proposed to be restricted to the core business hours of 8.00am-5.00pm Monday to Friday, and 9.00am-2.00pm Saturday.                                                                                                                                                                                                                                                                           | Yes       |
| 23.3.5 Outdoor Work Areas           | A1<br>Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilations fans must not be located within 50 m of a residential zone.                                                                                                                  | No outdoor work areas are proposed.<br>Air conditioning equipment and rooftop ventilation fans are proposed within 50m of the nearby inner Residential zone.                                                                                                                                                                                                                                                                                        | No        |



| Standard                                                  | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Proposed                                                                                                                                                                                                    | Complies?             |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>23.4 Development Standards for Buildings and Works</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                             |                       |
| <b>23.4.1 Building Height</b>                             | <p><b>A1</b><br/>Building height must be no more than:<br/>9m.</p> <p><b>A2</b><br/>Building height within 10 m of a residential zone must be no more than 8.5 m.</p>                                                                                                                                                                                                                                                                                                                | <p>The proposed maximum building height is 12m.</p> <p>Not applicable. The site is not within 10m of a residential zone.</p>                                                                                | <p>No</p> <p>NA</p>   |
| <b>23.4.2 Setback</b>                                     | <p><b>A1</b><br/>Building setback from frontage must be parallel to the frontage and must be no less than:<br/>(a) 8 m, if fronting a street other than the Brooker Highway; or<br/>(b) 10 m, if fronting the Brooker Highway or on CT46976/2 (15 Central Avenue Derwent Park).</p> <p><b>A2</b><br/>Building setback from the General Residential or Inner Residential Zone must be no less than:<br/>(a) 5m; or<br/>(b) half the height of the wall, whichever is the greater.</p> | <p>The proposed minimum frontage setback is approximately 12m, and the building façade is parallel to the frontage.</p> <p>The proposed building is located 31m from the nearby Inner Residential zone.</p> | <p>Yes</p> <p>Yes</p> |
| <b>23.4.3 Design</b>                                      | <p><b>A1</b><br/>Building design must comply with all of the following:</p>                                                                                                                                                                                                                                                                                                                                                                                                          | <p>The proposal does not comply with A1(e).</p>                                                                                                                                                             | <p>No</p>             |

| Standard  | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Proposed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Complies? |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|           | <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front facade no less than 40% of the surface area of the ground floor level facade;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front facade and facades facing other public spaces is not greater than 30% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate rooftop service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p> | <p>(a) The proposed main pedestrian entrance is clear of visual obstruction and is clearly visible from the road.</p> <p>(b) Window and door openings equating to approximately 57% of the ground floor front facade area are proposed.</p> <p>(c) The widest proposed single expanse of blank wall in public-facing facades is approximately 14% of the length of the facade.</p> <p>(d) Rooftop equipment is proposed to be screened from view from public places by a parapet on the west (front) and north facades. Ground-level mechanical plant and equipment at the frontage is proposed to be screened.</p> <p>(e) Rooftop infrastructure is proposed to be screened from view by parapets but is not incorporated within the design of the roof.</p> <p>(f) There are no existing awnings over the public footpath on the site or adjoining lots.</p> <p>(g) No security shutters over windows or doors are proposed.</p> |           |
| <b>A2</b> | <p>Walls of a building on land adjoining a residential zone must comply with all of the following:</p> <p>(a) be coloured using colours with a light reflectance value not greater than 40 percent.;</p> <p>(b) if within 50 m of a residential zone, must not have openings in walls facing the residential zone, unless the line of sight to the building is blocked by another building.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Not applicable. The site does not adjoin a residential zone.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | NA        |



| Standard                                     | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Proposed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Complies? |
|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>23.4.4</b><br><b>Passive Surveillance</b> | <b>A1</b><br>Building design must comply with all of the following:<br>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;<br>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front facade which amount to no less than 40 % of the surface area of the ground floor level facade;<br>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the facade of any wall which faces a public space or a car park which amount to no less than 30% of the surface area of the ground floor level facade;<br>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;<br>(e) provide external lighting to illuminate car parking areas and pathways;<br>(f) provide well-lit public access at the ground floor level from any external car park. | (a) The proposed main pedestrian entrance is clear of visual obstruction and is clearly visible from the road.<br>(b) Window and door openings equating to approximately 57% of the ground floor front facade area are proposed.<br>(c) Window and door openings equating to approximately 57% of the ground floor front facade area are proposed. No other facade of the proposed building faces a car park or public space.<br>(d) The proposed building does not include any concealed alcoves, and no entrapment spaces are created.<br>(e) The JMG Planning Report indicates AS 4282-compliant external lighting will be provided around the site. A condition of permit is recommended to specifically ensure car parking areas and pathways are illuminated.<br>(f) Parking is proposed within the site, to the rear of the proposed building, as well as at the frontage. A condition of permit is recommended to specifically ensure well-lit public access from all on-site car parks. | Yes       |
| <b>23.4.5</b><br><b>Landscaping</b>          | <b>A1</b><br>Landscaping is not required along the frontage of a site if all of the following apply:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The proposed building extends across the width of the frontage, except for vehicular access ways; but                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Yes       |

| Standard                                      | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                            | Proposed                                                                                 | Complies? |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-----------|
|                                               | (a) the building extends across the width of the frontage, (except for vehicular access ways);<br>(b) the building has a setback from the frontage of no more than 1m.                                                                                                                                                                                                                                         | has a frontage setback of approximately 12m. Landscaping along the frontage is proposed. |           |
|                                               | <b>A2</b><br>Along a boundary with a residential zone landscaping must be provided for a depth no less than: 2m.                                                                                                                                                                                                                                                                                               | Not applicable. The site does not share a boundary with a residential zone.              | NA        |
| <b>23.4.6</b><br><b>Outdoor Storage Areas</b> | <b>A1</b><br>Outdoor storage areas for non-residential uses must comply with all of the following:<br>(a) be located behind the building line;<br>(b) all goods and materials stored must be screened from public view;<br>(c) not encroach upon car parking areas, driveways or landscaped areas.                                                                                                             | Not applicable. No outdoor storage areas are proposed.                                   | NA        |
| <b>23.4.7</b><br><b>Fencing</b>               | <b>A1</b><br>Fencing must comply with all of the following:<br>(a) fences, walls and gates of greater height than 1.5 m must not be erected within 10 m of the frontage;<br>(c) fences along a frontage must be at least 50% transparent above a height of 1.2 m;<br>(d) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire. | Fencing with a height of up to 2m is proposed within 10m of the frontage.                | No        |



**24.0 Light Industrial Zone**

| Standard                                   | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Proposed                                                                                                                                                                                                                                        | Complies? |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>24.3 Use of Standards</b>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                 |           |
| <b>24.3.1</b><br><b>Hours of Operation</b> | <b>A1</b><br>Hours of operation of a use within 100 m of a residential zone must be within:<br>(c) 7.00 am to 7.00 pm Mondays to Fridays inclusive;<br>(d) 9.00 am to 5.00 pm Saturdays;<br>(e) nil Sundays and Public Holidays.<br>except for office and administrative tasks.                                                                                                                                                                                                                                                                                                                                                                                           | The site is located approximately 19m from a residential zone.<br>The proposed hours of retail operation are 8.00am-5.00pm Monday to Friday and 9.00am-2.00pm Saturday. The facility is proposed to be accessible to customer on a 24x7 basis.  | No        |
| <b>24.3.2</b><br><b>Noise</b>              | <b>A1</b><br>Noise emissions measured at the boundary of a residential zone must not exceed the following:<br>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;<br>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;<br>(c) 65dB(A) (LAmax) at any time.<br>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.<br>Noise levels are to be averaged over a 15 minute time interval. | Required noise limits are not expected to be exceeded, subject to implementation of noise mitigation measures recommended in the Acoustic Report. A permit condition is recommended to require implementation of the noise mitigation measures. | Yes       |

| Standard                                             | Acceptable Solution                                                                                                                                                                                                                                                                               | Proposed                                                                                                                                                                                                                                                                                                                                                                                                                                                | Complies? |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|                                                      | <b>A2</b><br>External amplified loud speakers or music must not be used within 50 m of a residential zone.                                                                                                                                                                                        | No external amplified loud speakers or music are proposed.                                                                                                                                                                                                                                                                                                                                                                                              | Yes       |
| <b>24.3.3</b><br><b>External Lighting</b>            | <b>A1</b><br>External lighting within 50 m of a residential zone must comply with all of the following:<br>(a) be turned off between 10:00 pm and 6:00 am, except for security lighting;<br>(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone. | External lighting is proposed to be turned off outside the proposed core business hours of 8:00am-5:00pm Monday to Friday, and 9:00am-2:00pm Saturday.<br>Illuminated signage is not located in the Light Industrial Zone.<br>Outdoor security lighting is proposed to be baffled to minimise impacts to adjoining residents.<br>A condition of permit is recommended to require no emission of light from security lighting outside the site frontage. | Yes       |
| <b>24.3.4</b><br><b>Commercial Vehicle Movements</b> | <b>A1</b><br>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:<br>(a) 7.00 am to 7.00 pm Mondays to Saturdays inclusive;<br>(b) 9 am to 5.00 pm Sundays and public holidays.   | Commercial vehicle movements to and from the site are proposed to be restricted to the core business hours of 8.00am-5.00pm Monday to Friday, and 9.00am-2.00pm Saturday.                                                                                                                                                                                                                                                                               | Yes       |
| <b>24.3.5</b><br><b>Outdoor Work Areas</b>           | <b>A1</b><br>Outdoor work areas and noise-emitting services such as air conditioning equipment, pumps and ventilations fans must not be located within 50 m of a residential zone.                                                                                                                | No outdoor work areas are proposed.<br>Air conditioning equipment and rooftop ventilation fans are proposed within 50m of the nearby Inner Residential zone.                                                                                                                                                                                                                                                                                            | No        |

| Standard                                                  | Acceptable Solution                                                                                                                                                                             | Proposed                                                                                                         | Complies? |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-----------|
| <b>24.4 Development Standards for Buildings and Works</b> |                                                                                                                                                                                                 |                                                                                                                  |           |
| <b>24.4.1 Building Height</b>                             | <b>A1</b><br>Building height must be no more than:<br>9m.                                                                                                                                       | The proposed maximum building height is 12m.                                                                     | No        |
|                                                           | <b>A2</b><br>Building height within 10 m of a residential zone must be no more than 8.5 m.                                                                                                      | Not applicable. The site is not within 10m of a residential zone.                                                | NA        |
| <b>24.4.2 Setback</b>                                     | <b>A1</b><br>Building setback from frontage must be parallel to the frontage and must be no less than:<br>(c) 10 m; or<br>(d) the alignment of the adjoining buildings whichever is the lesser. | The proposed minimum frontage setback is approximately 12m, and the building façade is parallel to the frontage. | Yes       |
|                                                           | <b>A2</b><br>Building setback from a residential zone must be no less than:<br>(e) 10m; or<br>(f) half the height of the wall, whichever is the greater.                                        | The proposed building is located 31m from the nearby Inner Residential zone.                                     | Yes       |
| <b>24.4.3 Design</b>                                      | <b>A1</b><br>Building design must comply with all of the following:                                                                                                                             | The proposal does not comply with A1(e).                                                                         | No        |



| Standard | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Proposed                                                                                                                                  | Complies? |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|          | <p>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front facade no less than 40% of the surface area of the ground floor level facade;</p> <p>(c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front facade and facades facing other public spaces is not greater than 50% of the length of the facade;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate rooftop service infrastructure, including service plants and lift structures, within the design of the roof;</p> <p>(f) provide awnings over the public footpath if existing on the site or on adjoining lots;</p> <p>(g) not include security shutters over windows or doors with a frontage to a street or public place.</p> | <p>(e) Rooftop infrastructure is proposed to be screened from view by parapets but is not incorporated within the design of the roof.</p> |           |
|          | <p><b>A2</b></p> <p>Walls of a building on land adjoining a residential zone must comply with all of the following:</p> <p>(a) be coloured using colours with a light reflectance value not greater than 40 percent;</p> <p>(b) if within 50m of a residential zone, must not have openings in walls facing the residential zone, unless the line of sight to the building is blocked by another building.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Not applicable. The site does not adjoin a residential zone.</p>                                                                       | <p>NA</p> |

| Standard                                     | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Proposed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Complies? |
|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>24.4.4</b><br><b>Passive Surveillance</b> | <b>A1</b><br>Building design must comply with all of the following:<br>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;<br>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front facade which amount to no less than 20 % of the surface area of the ground floor level facade;<br>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the facade of any wall which faces a public space or a car park which amount to no less than 10% of the surface area of the ground floor level facade;<br>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;<br>(e) provide external lighting to illuminate car parking areas and pathways;<br>(f) provide well-lit public access at the ground floor level from any external car park. | (a) The proposed main pedestrian entrance is clear of visual obstruction and is clearly visible from the road.<br>(b) Window and door openings equating to approximately 57% of the ground floor front facade area are proposed.<br>(c) Window and door openings equating to approximately 57% of the ground floor front facade area are proposed. No other facade of the proposed building faces a car park or public space.<br>(d) The proposed building does not include any concealed alcoves, and no entrapment spaces are created.<br>(e) The JMG Planning Report indicates AS 4282-compliant external lighting will be provided around the site. A condition of permit is recommended to specifically ensure car parking areas and pathways are illuminated.<br>(f) Parking is proposed within the site, to the rear of the proposed building, as well as at the frontage. A condition of permit is recommended to specifically ensure well-lit public access from all onsite car parks. | Yes       |
| <b>24.4.5</b><br><b>Landscaping</b>          | <b>A1</b><br>Landscaping must be provided along the frontage of a site (except where access is provided) unless the building has a nil setback to frontage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Landscaping along the frontage is proposed, except where the proposed booster and transformer provision are indicated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Yes       |

| Standard                                                 | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Proposed                                                                                                                                                                               | Complies? |
|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|                                                          | <p><b>A2</b></p> <p>Along a boundary with a residential zone landscaping must be provided for a depth no less than:<br/>10m.</p>                                                                                                                                                                                                                                                                                                                                                     | Not applicable. The site does not share a boundary with a residential zone.                                                                                                            | N/A       |
| <p><b>24.4.6</b></p> <p><b>Outdoor Storage Areas</b></p> | <p><b>A1</b></p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) be located behind the building line;</li> <li>(b) all goods and materials stored must be screened from public view;</li> <li>(c) not encroach upon car parking areas, driveways or landscaped areas.</li> </ul>                                                                                                             | Not applicable. No outdoor storage areas are proposed.                                                                                                                                 | N/A       |
| <p><b>24.4.7</b></p> <p><b>Fencing</b></p>               | <p><b>A1</b></p> <p>Fencing must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) fences, walls and gates of greater height than 2.1 m must not be erected within 10 m of the frontage;</li> <li>(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m;</li> <li>(g) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.</li> </ul> | <p>The proposed fencing has a maximum height of 2m within 10m of the frontage, and a proposed transparency of 66%. There are no common boundaries with land in a residential zone.</p> | Yes       |



**E2.0 Potentially Contaminated Land Code**

| Standard                          | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                             | Proposed                                                                                                                          | Complies? |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>E2.5 Use Standards</b>         |                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                   |           |
| <b>E2.5 Use Standards</b>         | <b>A1</b><br>The Director, or a person approved by the Director for the purpose of this Code:<br>(a) certifies that the land is suitable for the intended use; or<br>(b) approves a plan to manage contamination and associated risk to human health or the environment that will ensure the land is suitable for the intended use.                                                                                             | No certification or plan from the Director, or a person approved by the Director for the purpose of this Code, has been provided. | No        |
| <b>E2.6 Development Standards</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                   |           |
| <b>E2.6.1 Subdivision</b>         | <b>A1</b><br>For subdivision of land, the Director, or a person approved by the Director for the purpose of this Code:<br>(a) certifies that the land is suitable for the intended use; or<br>(b) approves a plan to manage contamination and associated risk to human health or the environment, that will ensure the subdivision does not adversely impact on health or the environment and is suitable for its intended use. | Not applicable. No subdivision is proposed.                                                                                       | NA        |
| <b>E2.6.2 Excavation</b>          | <b>A1</b><br>No acceptable solution.                                                                                                                                                                                                                                                                                                                                                                                            | Excavation is proposed.                                                                                                           | No        |

**E5 Road and Railway Assets Code**

| Standard                                              | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Proposed                                                                                                                                                                                                                  | Complies?                      |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <b>5.5 Use Standards</b>                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                           |                                |
| <b>E5.5.1</b><br>Existing road accesses and junctions | <p><b>A1</b><br/>The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.</p> <p><b>A2</b><br/>The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.</p> <p><b>A3</b><br/>The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.</p> | <p>Not applicable. The proposal does not include access from a category 1 or category 2 road.</p> <p>Not applicable. The proposal does not include an access in an area subject to a speed limit of more than 60km/h.</p> | <p>NA</p> <p>NA</p> <p>Yes</p> |
| <b>E5.5.2</b><br>Exiting Crossings                    | <p><b>A1</b><br/>Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Not applicable. No access across a rail network is proposed.                                                                                                                                                              | NA                             |

| Standard                                                           | Acceptable Solution                                                                                                                                                                                                                                                                                                               | Proposed                                                                                                                                                                                                                                                | Complies?       |
|--------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>5.6 Development Standards</b>                                   |                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |                 |
| <b>E5.6.1</b><br><b>Development adjacent to roads and railways</b> | <b>A1.1</b><br>Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h:<br><br>(a) new buildings;<br>(b) other road or earth works; and<br>(c) building envelopes on new lots. | The proposed development includes a new building located approximately 45m from the rail network.                                                                                                                                                       | Reliant on A1.2 |
|                                                                    | <b>A1.2</b><br>Buildings, may be:<br>(a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or<br>(b) an extension which extends no closer than:<br>(i) the existing building; or<br>(ii) an immediately adjacent building.                                                 | The proposed building is located within a row of existing buildings and setback no closer than the immediately adjacent building.<br><br>The existing storage buildings at 485 Main Road are located between the proposed new building and the railway. | Yes             |
| <b>E5.6.2</b><br><b>Road accesses and junctions</b>                | <b>A1</b><br>No new access or junction to roads in an area subject to a speed limit of more than 60km/h.                                                                                                                                                                                                                          | Not applicable. The site is not in an area subject to a speed limit of more than 60km/h.                                                                                                                                                                | NA              |



| Standard                                                            | Acceptable Solution                                                                                                                                                                                                                                                                            | Proposed                                                                                                                | Complies? |
|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------|
|                                                                     | A2<br>No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.                                                                                                                | The site is in an area subject to a speed limit of 50km/h. Two accesses providing separate entry and exit are proposed. | Yes       |
| E5.6.3<br>New Level Crossings                                       | A1<br>No Acceptable Solutions.                                                                                                                                                                                                                                                                 | Not applicable. No new level crossing is proposed.                                                                      | NA        |
| E5.6.4<br>Sight distance at accesses, junctions and level crossings | A1<br>Sight distances at:<br>(a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and<br>(b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia. | Council's Traffic Engineer has reviewed the proposal and does not object on this basis.                                 | Yes       |

### E6.0 Parking and Access Code

| Standard           | Acceptable Solution                                     | Proposed                                                                                        | Complies? |
|--------------------|---------------------------------------------------------|-------------------------------------------------------------------------------------------------|-----------|
| E6.6 Use Standards |                                                         |                                                                                                 |           |
| E6.6.1             | A1<br>The number of on-site car parking spaces must be: | In excess of 90 car parking spaces are required in accordance with Table E6.1. Thirty-four carp | No        |

| Standard                                                                               | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Proposed                                                                                                                                   | Complies? |
|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>Number of Car Parking Spaces</b>                                                    | (a) no less than the number specified in Table E6.1 and no more than 10% greater than that number;<br>except if:<br>(i) 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;<br>(ii) this provision was not used in this planning scheme.                                                                                                                                                          | parking spaces and three truck parking/unloading areas are proposed.                                                                       |           |
| <b>E6.6.2<br/>Number of Accessible Car Parking Spaces for People with a Disability</b> | <b>A1</b><br>Car parking spaces provided for people with a disability must:<br>(a) satisfy the relevant provisions of the Building Code of Australia;<br>(b) be incorporated into the overall car park design;<br>(c) be located as close as practicable to the building entrance.                                                                                                                                                                                                                                  | Compliant accessible car parking is proposed.                                                                                              | Yes       |
| <b>E6.6.3<br/>Number of Motorcycle Parking Spaces</b>                                  | <b>A1</b><br>The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced. | More than 19 car parking spaces are proposed, and the use is not for bulky goods sales. No on-site motorcycle parking spaces are proposed. | No        |
| <b>E6.6.4<br/>Number of Bicycle Parking Spaces</b>                                     | <b>A1</b><br>The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.                                                                                                                                                                                                                                                                                                                                                                                         | Not applicable. Table E6.2 does not specify any bicycle parking requirement for Storage use.                                               | NA        |

| Standard                                                      | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Proposed                                                                                                                                                                                                                                                                                                              | Complies? |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>E 6.7 Development Standards</b>                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                       |           |
| <b>E6.7.1<br/>Number of Vehicle<br/>Accesses</b>              | <b>A1</b><br>The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | No new vehicle access points are proposed.                                                                                                                                                                                                                                                                            | Yes       |
| <b>E6.7.2<br/>Design of Vehicular<br/>Accesses</b>            | <b>A1</b><br>Design of vehicle access points must comply with all of the following:<br>(a) in the case of non-commercial vehicle access, the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – "Access Facilities to Off-street Parking Areas and Queuing Areas" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;<br>(b) in the case of commercial vehicle access, the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 "Access Driveways and Circulation Roadways" of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities. | Council's Traffic Engineer advises that the vehicle access to be used by commercial vehicles has a width of 6m and is unable to comply with the acceptable solution.                                                                                                                                                  | No        |
| <b>E6.7.3<br/>Vehicular Passing<br/>Areas Along an Access</b> | <b>A1</b><br>Vehicular passing areas must:<br>(a) be provided if any of the following applies to an access:<br>(i) it serves more than 5 car parking spaces;<br>(ii) it is more than 30 m long;<br>(iii) it meets a road serving more than 6000 vehicles per day.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The access serves more than five car parking spaces and is more than 30m long. The majority of the proposed access has a minimum width of 5.8m, including to the kerb, and meets the minimum dimensions required for a passing bay, providing sufficient area for vehicular passing along the majority of the access. | Yes       |



| Standard                                             | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                     | Proposed                                                                                                                                                                                               | Complies? |
|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|                                                      | (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway;<br>(c) have the first passing area constructed at the kerb;<br>(d) be at intervals of no more than 30 m along the access.                                                                                                                                                                                          |                                                                                                                                                                                                        |           |
| <b>E6.7.4<br/>On-Site Turning</b>                    | <b>A1</b><br>On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following:<br>(a) it serves no more than two dwelling units;<br>(b) it meets a road carrying less than 6000 vehicles per day.                                                                                                  | The access meets a road identified on Council maps as carrying more than 6000 vehicles per day.<br>On-site vehicle circulation is provided, enabling vehicles to exit the site in a forward direction. | Yes       |
| <b>E6.7.5<br/>Layout of Parking Areas</b>            | <b>A1</b><br>The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard. | Council's Development Engineer has reviewed the proposal and does not object on this basis.                                                                                                            | Yes       |
| <b>E6.7.6<br/>Surface Treatment of Parking Areas</b> | <b>A1</b><br>Parking spaces and vehicle circulation roadways must be in accordance with all of the following:<br>(a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway;<br>(b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.                      | Parking spaces and vehicle circulation roadways are proposed to be paved and drained to public stormwater infrastructure.                                                                              | Yes       |

| Standard                                                      | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                   | Proposed                                                                                                                                                                                                                                                                                                                                                                                            | Complies? |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>E6.7.7</b><br><b>Lighting of Parking Areas</b>             | <b>A1</b><br>Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting. | The JMG Planning Report states that compliant lighting is proposed. A condition of permit is recommended to require compliant lighting to be implemented.                                                                                                                                                                                                                                           | Yes       |
| <b>E6.7.8</b><br><b>Landscaping of Parking Areas</b>          | <b>A1</b><br>Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.                                                                                      | Thirty-four car parking spaces, each with minimum dimensions of 2.5m x 5.4m, are proposed, equating to an area of approximately 459m <sup>2</sup> .<br>A total site area of approximately 118m <sup>2</sup> is proposed to be landscaped, equating to approximately 26% of the area of the car park.<br>The proposed landscaping is adjacent to the proposed parking and vehicle circulation areas. | Yes       |
| <b>E6.7.9</b><br><b>Design of Motorcycle Parking Areas</b>    | <b>A1</b><br>The design of motorcycle parking areas must comply with all of the following:<br>(a) be located, designed and constructed to comply with section 2.4.7 "Provision for Motorcycles" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;<br>(b) be located within 30 m of the main entrance to the building.                          | Not applicable. No motorcycle parking spaces are proposed.                                                                                                                                                                                                                                                                                                                                          | NA        |
| <b>E6.7.10</b><br><b>Design of Bicycle Parking Facilities</b> | <b>A1</b><br>The design of bicycle parking facilities must comply with all the following:                                                                                                                                                                                                                                                                             | Not applicable. No bicycle parking facilities are proposed.                                                                                                                                                                                                                                                                                                                                         | NA        |

| Standard                                                    | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                | Proposed                                                                                                                                                                                                                                                                        | Complies? |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
|                                                             | <p>(a) be provided in accordance with the requirements of Table E6.2;</p> <p>(b) be located within 30 m of the main entrance to the building.</p>                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                 |           |
|                                                             | <p><b>A2</b></p> <p>The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.</p>                                                                                                 | Not applicable. No bicycle parking spaces are proposed.                                                                                                                                                                                                                         | NA        |
| <b>E6.7.11</b><br><b>Bicycle End of Trip Facilities</b>     | <p><b>A1</b></p> <p>For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.</p>                                                                                                                   | Not applicable. The proposed use does not require provision of any bicycle parking spaces.                                                                                                                                                                                      | NA        |
| <b>E6.7.12</b><br><b>Siting of Car Parking</b>              | <p><b>A1</b></p> <p>Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.</p> | Not applicable. The site is not located in the Inner Residential, Urban Mixed Use, Village, Local Business or General Business zone.                                                                                                                                            | NA        |
| <b>E6.7.13</b><br><b>Facilities for Commercial Vehicles</b> | <p><b>A1</b></p> <p>Commercial vehicles facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial Vehicle Facilities AS 2890.2:2002, unless:</p>                                                                                                                                                                | On-site commercial vehicle facilities are proposed, with an external MRV Loading area at the front of the building and two internal MRV loading bays at the rear.<br><br>Council's Traffic Engineer advises that the loading bay dimensions and circulation road for commercial | No        |



| Standard                           | Acceptable Solution                                                                                                                                                                                                               | Proposed                                                                                    | Complies? |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-----------|
|                                    | (a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site;<br>(b) the use is not primarily dependent on outward delivery of goods from the site. | vehicles are unable to comply with Acceptable Solution A1.                                  |           |
| <b>E6.7.14</b><br>Access to a Road | <b>A1</b><br>Access to a road must be in accordance with the requirements of the road authority.                                                                                                                                  | Council's Development Engineer has reviewed the proposal and does not object on this basis. | Yes       |

### E7.0 Stormwater Management Code

| Standard                                          | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                            | Proposed                                                                                   | Complies? |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------|
| <b>E7.7 Development Standards</b>                 |                                                                                                                                                                                                                                                                                                                                                                                |                                                                                            |           |
| <b>E7.7.1</b><br>Stormwater Drainage and Disposal | <b>A1</b><br>Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.                                                                                                                                                                                                                                                       | Gravity-fed disposal of stormwater to public infrastructure is proposed.                   | Yes       |
|                                                   | <b>A2</b><br>A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:<br>(a) the size of new impervious area is more than 600 m <sup>2</sup> ;<br>(b) new car parking is provided for more than 6 cars;<br>(c) a subdivision is for more than 5 lots. | Council's Hydraulics Engineer has reviewed the proposal and does not object on this basis. | Yes       |

| Standard | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Proposed                                                                                   | Complies? |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------|
|          | <b>A3</b><br>A minor stormwater drainage system must be designed to comply with all of the following:<br>(a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land; when the land serviced by the system is fully developed;<br>(b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure. | Council's Hydraulics Engineer has reviewed the proposal and does not object on this basis. | Yes       |
|          | <b>A4</b><br>A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.                                                                                                                                                                                                                                                                                                                                                                                         | Council's Hydraulics Engineer has reviewed the proposal and does not object on this basis. | Yes       |

### E15.0 Inundation Prone Areas Code

| Standard            | Acceptable Solution | Proposed | Complies? |
|---------------------|---------------------|----------|-----------|
| E15.6 Use Standards |                     |          |           |

| Standard                                                   | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                               | Proposed                                                                    | Complies? |
|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------|
| <b>E15.6</b><br>Use Standards                              | <b>A1</b><br>Change of use of a non-habitable building to a habitable building or a use involving habitable rooms must comply with all of the following:<br>(a) floor level of habitable rooms is no less than the AHD level for the Coastal Inundation Low Hazard Area in Table E15.1;<br>(b) floor level of habitable rooms is no less than the AHD level for the 1% AEP plus 300mm if in an area subject to riverine flooding. | Not applicable. No use involving habitable rooms is proposed.               | NA        |
| <b>E15.7 Development Standards for Buildings and Works</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                             |           |
| <b>E15.7.1</b><br>Coastal Inundation High Hazard Areas     | <b>A1</b><br>For a habitable building, including extensions to existing habitable buildings, there is no Acceptable Solution.                                                                                                                                                                                                                                                                                                     | Not applicable. The site is not in a Coastal Inundation High Hazard Area.   | NA        |
|                                                            | <b>A2</b><br>For a non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, there is no Acceptable Solution.                                                                                                                                                                                                                                                                          | Not applicable. The site is not in a Coastal Inundation High Hazard Area.   | NA        |
| <b>E15.7.2</b><br>Coastal Inundation Medium Hazard Areas   | <b>A1</b><br>For a new habitable building there is no acceptable solution.                                                                                                                                                                                                                                                                                                                                                        | Not applicable. The site is not in a Coastal Inundation Medium Hazard Area. | NA        |



| Standard                                           | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Proposed                                                                    | Complies? |
|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------|
| <b>E15.7.3 Coastal Inundation Low Hazard Areas</b> | <b>A2</b><br>Except for new rooms associated with habitable buildings other than dwellings, for which there is no acceptable solution, an extension to an existing habitable building must comply with one of the following:<br>(a) new habitable rooms must comply with both of the following:<br>(i) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1,<br>(ii) floor area of the extension no more than 40 m <sup>2</sup> from the date of commencement of this planning scheme;<br>(b) new habitable rooms must be above ground floor. | Not applicable. The site is not in a Coastal Inundation Medium Hazard Area. | NA        |
|                                                    | <b>A3</b><br>A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 40 m <sup>2</sup> .                                                                                                                                                                                                                                                                                                                                                                                                                    | Not applicable. The site is not in a Coastal Inundation Medium Hazard Area. | NA        |
|                                                    | <b>A1</b><br>A new habitable building must comply with the following:<br>(a) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1.                                                                                                                                                                                                                                                                                                                                                                                                            | Not applicable. The site is not in a Coastal Inundation Medium Low Area.    | NA        |
|                                                    | <b>A2</b><br>An extension to a habitable building must comply with either of the following:<br>(a) floor level of habitable rooms is no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1;                                                                                                                                                                                                                                                                                                                                                                | Not applicable. The site is not in a Coastal Inundation Medium Low Area.    | NA        |

| Standard                                                                        | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Proposed                                                                                                                           | Complies? |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-----------|
|                                                                                 | (b) floor area is no more than 60 m <sup>2</sup> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                    |           |
|                                                                                 | <p><b>A3</b></p> <p>A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 60 m<sup>2</sup>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Not applicable. The site is not in a Coastal Inundation Medium Low Area.                                                           | NA        |
| <b>E15.7.4</b><br><b>Riverine Inundation Hazard Areas</b>                       | <p><b>A1</b></p> <p>A new habitable building must have a floor level no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm.</p> <p><b>A2</b></p> <p>An extension to an existing habitable building must comply with one of the following:</p> <p>(a) floor level of habitable rooms is no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm;</p> <p>(b) floor area of the extension no more than 60 m<sup>2</sup> as at the date of commencement of this planning scheme.</p> <p><b>A3</b></p> <p>The total floor area of all non-habitable buildings, outbuildings and Class 10b buildings under the Building Code of Australia, on a site must be no more than 60 m<sup>2</sup>.</p> | <p>Not applicable. No habitable building is proposed.</p> <p>Not applicable. No extension to a habitable building is proposed.</p> | NA        |
| <b>15.7.5</b><br><b>Riverine, Coastal Investigation Area, Low, Medium, High</b> | <p><b>A1</b></p> <p>For landfill, or solid walls greater than 5 m in length and 0.5 m in height, there is no acceptable solution.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Not applicable. The site is not in an Investigation Area.                                                                          | NA        |

| Standard                                     | Acceptable Solution                                                                                                                                                                                                                                                                                                                 | Proposed                                                                         | Complies? |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-----------|
| Inundation Hazard Areas                      | A2<br>No acceptable solution.                                                                                                                                                                                                                                                                                                       | Not applicable. The site is not in an Investigation Area.                        | NA        |
|                                              | A3<br>A land application area for on site wastewater management must comply with all of the following:<br>(a) horizontal separation distance from high water mark or from the top of bank of a watercourse or lake must be no less than 100 m;<br>(b) vertical separation distance from the water table must be no less than 1.5 m. | Not applicable. The site is not in an Investigation Area.                        | NA        |
|                                              | A1<br>An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway must be no more than 20% of the size of the facility existing at the effective date.                                                                                                                                 | Not applicable. The proposed development is not dependent on a Coastal Location. | NA        |
|                                              | A2<br>No acceptable solution                                                                                                                                                                                                                                                                                                        | Not applicable. The proposed development is not dependent on a Coastal Location. | NA        |
| E15.7.6<br>Development on a Coastal Location | A3<br>No Acceptable Solution for coastal protection works initiated by the private sector.                                                                                                                                                                                                                                          | Not applicable. The proposed development is not dependent on a Coastal Location. | NA        |



**E17.0 Signs Code**

| Standard                       | Acceptable Solution                                                                                                                        | Proposed                                                                                                                                                | Complies? |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| E17.6 Use Standards            |                                                                                                                                            |                                                                                                                                                         |           |
| E17.6.1<br>Use of Signs        | A1<br>A sign must be a permitted sign in Table E17.3                                                                                       | Wall Signs and Pole Signs have Permitted status in the Commercial and Light Industrial Zones.                                                           | Yes       |
|                                | A2<br>A sign associated with the sale of goods or services must relate directly to the use of the building or site to which it is affixed. | All proposed signs relate to the land to which they are to be affixed.                                                                                  | Yes       |
|                                | A3<br>A sign must not contain flashing lights, moving parts or changing messages or graphics, except if a Statutory Sign                   | No variable display elements are proposed.                                                                                                              | Yes       |
|                                | A4<br>An illuminated sign must not be located within 30 metres of a residential use, except if a Statutory Sign.                           | Illuminated signage is proposed within 20m of a residential use.                                                                                        | No        |
|                                | E17.7 Development Standards                                                                                                                |                                                                                                                                                         |           |
| E17.7.1<br>Standards for Signs | A1<br>A sign must comply with the standards listed in Table E.17.2 and be a permitted sign in Table E17.3.                                 | The standards for Wall Signs require an area of no more than 2m <sup>2</sup> . The proposed Wall Signs each have an area greater than 2m <sup>2</sup> . | No        |
|                                | A2                                                                                                                                         |                                                                                                                                                         | No        |

| Standard  | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Proposed                                                                    | Complies? |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------|
|           | <p>The number of signs per business per street frontage must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) maximum of 1 of each sign type;</li> <li>(b) maximum of 1 window sign per window;</li> <li>(c) if the street frontage is less than 20 m in length, the maximum number of signs on that frontage is 3;</li> <li>(d) if the street frontage is 20 m in length or greater, the maximum number of signs on that frontage is 6.</li> </ul> <p>except for the following sign types, for which there is no limit;</p> <ul style="list-style-type: none"> <li>(i) Building Site,</li> <li>(ii) Name Plate,</li> <li>(iii) Newspaper Day Bill,</li> <li>(iv) Open/Closed,</li> <li>(v) Real Estate,</li> <li>(vi) Street Number,</li> <li>(vii) Temporary Sign.</li> </ul> | Two Wall Signs are proposed on the front façade facing the street frontage. |           |
| <b>A3</b> | Signs must not obscure or prevent or delay a driver from seeing a Statutory Sign or a Tourist Information Sign.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | The proposed signs will not impact on the visibility of any other signs.    | Yes       |
| <b>A4</b> | Signs must not resemble Statutory Signs because of the same or similar shape, size, design, colour, letter size or lighting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The proposed signs do not resemble Statutory Signs.                         | Yes       |
| <b>A5</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                             | NA        |

| Standard | Acceptable Solution                                                                                                                  | Proposed                                                                      | Complies? |
|----------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------|
|          | For properties that have a common boundary with Brooker Avenue, any advertising sign must be located at least 5m from that boundary. | Not applicable. The site does not have a common boundary with Brooker Avenue. |           |

## PLS43A-18/02: ATTACHMENT 5 – INTERNAL REFERRAL REPORTS

### Development Engineer Referral

|                              |                      |                                |                                                    |
|------------------------------|----------------------|--------------------------------|----------------------------------------------------|
| <b>DA No.:</b>               | PLS43A-18/02         | <b>Date Referred:</b>          | 14/11/2018                                         |
| <b>Planner:</b>              | Angela Dionysopoulos | <b>To Be Returned By:</b>      | 28/11/2018                                         |
| <b>Development Engineer:</b> | Bree Narksut         | <b>Date Returned:</b>          | 9/4/2019                                           |
| <b>Property File No:</b>     | 7581952              | <b>Discretionary Permitted</b> | S43A Planning Scheme Amendment and Permit Applicat |

|                                |                                |                                                            |
|--------------------------------|--------------------------------|------------------------------------------------------------|
| <b>Details of Application:</b> | <b>Applicant:</b>              | Johnstone McGee & Gandy Pty Ltd (JMG)                      |
|                                | <b>Business Contact Name:</b>  |                                                            |
|                                | <b>Contact Phone No</b>        |                                                            |
|                                | <b>Address of Development:</b> | 483 & 485 Main Road Montrose                               |
|                                | <b>Proposal In Detail:</b>     | Combined Planning Scheme Amendment and Storage (Warehouse) |

#### Comments

The development application seeks an approval for demolition and new storage building for National storage.

#### E5.0 Road and Railway Assets Code

According to the TIA, the new use will not increase vehicle movements, to and from the site, over 40 vehicle movements and therefore complies with the Acceptable solution A3 of E5.5.1. The site can be accessed off the existing vehicle crossing, and no new access is proposed; this complies with A1 and A2 of the E5.6.2. Therefore, the development complies with Code E5 Road and Railway Assets Code.

#### E6.0 Parking and Access Code

The site can be accessed off the existing vehicular accesses onto the site. It is proposed that the access at the northern end is for entry only while the one on the southern side will be for exit only; this meets the road safety requirements. The proposal is not able to provide required numbers of car parking spaces as per the table 6.1 hence the performance criteria (P1) assessment is triggered. The TIA addressed the parking supply and demand; Council's traffic engineer has reviewed the TIA and concurs that the supply is adequately described, and the parking demand performance assessment and conclusion drawn are adequate. The parking arrangements include sufficient on-site turning area, passing bay and provision for commercial vehicles; the TIA demonstrates compliance to the acceptable solution. Therefore, the development complies with



Code E6 Parking and Access Code and is considered that the site is capable of being developed and the local traffic conditions are not expected to be significantly affected.

#### **E7.0 Stormwater Management Code**

There are no GCC stormwater mains affected by this application; and the run-off is proposed to discharge to Council existing stormwater system to the 300mm GCC pipe running through the site. This complies with A1 of the Code. Water sensitive urban design element is included and satisfies the Hydraulic Engineer requirements, refer to Hydraulics Engineer referral. Given the impervious area is largely existing, the pre and post development run-off variance shall be insignificant and hence the OSD is not required. Flood study is also provided as part of the development application addressing overland flow path and risks associated to the users and adjoining sites. Refer to Hydraulic referral for WSUD related conditions.

#### **Other**

##### **E3.0 Landslide Code**

There are no Geotechnical issues identified through Council's records that affect the application.

##### **E11.0 Waterway and Coastal Protection Code (E11.7.1 A4 and P4)**

The development proposes no new stormwater point discharge into a watercourse, wetland or lake; and therefore, complies with the Acceptable Solution A4 of the code.

##### **E15.0 Inundation Prone Areas Code**

The site is over the Riverine Hazard reference layer and is subject to Code E15.0 Inundation Prone Areas Code of the GIPS 2015; and hence the assessment against the performance criteria P3 of E15.7.4 is triggered.

P3 states that: *A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must satisfy all of the following:*

- (a) risk to users of the site, adjoining or nearby land is acceptable;*
- (b) risk to adjoining or nearby property or public infrastructure is acceptable;*
- (c) need for future remediation works is minimised;*
- (d) provision of any developer contribution required pursuant to policy adopted by Council for riverine flooding protection works;*

The flood risk analysis addressing the above criteria by SMEC Holdings Pty Ltd (SMEC) is submitted as part of the development application. The report addresses the risks to all uses and adjoining properties with detailed design, mitigation approach, procedures and operational measures to minimise the risks.

These consider satisfy the P3 requirements.

#### **Standard Conditions**

1. Prior to the issuing of a Building Permit Approval or the commencement of works on site including demolition, (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of and to be approved by the Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties. The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms

part of this permit and must be complied with. Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks Waters and Environment. These are available from Council or online at [www.derwentestuary.org.au](http://www.derwentestuary.org.au)

2. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
3. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be undertaken by Council at the developer's cost.
4. The design and construction of the driveway, parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, AS 2890, to the satisfaction of the Council's Development Engineer. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following-:
  - Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 20%;
  - Thirty-three (33) clearly marked car parking spaces must be provided in accordance with the approved plan received by Council and kept available for these purposes at all times;
  - Of the required number of car parking spaces, one (1) car parking space must be provided for the exclusive use of people with disabilities, clearly marked and kept available for these purposes at all times;
  - All runoff from paved and driveway areas must be discharged into Council's stormwater system;
  - Be incorporated the WSUD and landscaping into the parking areas of the development;
  - Landscaping of parking and circulation areas must be provided and must be no less than 5 percent of the area of the car park;
  - The gradient of any parking areas must not exceed 5%;
  - Minimum carriageway width is to be no less than 6.0 metres combined access;
  - Car parking lighting must be provided for the proposed carpark in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces and completed prior to the commencement of use as approved; and
  - Appropriate signage at accesses to enforce clockwise circulation and the driveway line-markings must be installed to ensure the safe, efficient and convenient traffic for all users.

All works required by this condition must be installed prior to the occupancy of the building and/or the commencement of the use.

**Advice to Applicant:**

*This advice does not form part of the permit but is provided for the information of the applicant.*

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit [www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au) for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

**E5 Road and Railway Assets Code**

| Standard                                                           | Acceptable Solution                                                                                                                                                                                                                                                                                                               | Proposed | Complies? |
|--------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
| <b>5.5 Use Standards</b>                                           |                                                                                                                                                                                                                                                                                                                                   |          |           |
| <b>E5.5.1</b><br><b>Existing road accesses and junctions</b>       | <b>A1</b><br>The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.                                       |          | NA        |
|                                                                    | <b>A2</b><br>The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.                                       |          | NA        |
|                                                                    | <b>A3</b><br>The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.                                         |          | Yes       |
| <b>E5.5.2</b><br><b>Exiting Level Crossings</b>                    | <b>A1</b><br>Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.                                                                                       |          | NA        |
| <b>5.6 Development Standards</b>                                   |                                                                                                                                                                                                                                                                                                                                   |          |           |
| <b>E5.6.1</b><br><b>Development adjacent to roads and railways</b> | <b>A1.1</b><br>Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h:<br><br>(a) new buildings;<br>(b) other road or earth works; and<br>(c) building envelopes on new lots. |          | NA        |

| Standard                                                                          | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                        | Proposed | Complies? |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|                                                                                   | <b>A1.2</b><br>Buildings, may be: <ul style="list-style-type: none"> <li>(a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or</li> <li>(b) an extension which extends no closer than:               <ul style="list-style-type: none"> <li>(i) the existing building; or</li> <li>(ii) an immediately adjacent building.</li> </ul> </li> </ul> |          | NA        |
|                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                            |          |           |
| <b>E5.6.2</b><br><b>Road accesses and junctions</b>                               | <b>A1</b><br>No new access or junction to roads in an area subject to a speed limit of more than 60km/h                                                                                                                                                                                                                                                                                                    |          | NA        |
|                                                                                   | <b>A2</b><br>No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.                                                                                                                                                                                                                     |          | Yes       |
| <b>E5.6.3</b><br><b>New Level Crossings</b>                                       | <b>A1</b><br>No Acceptable Solutions.                                                                                                                                                                                                                                                                                                                                                                      |          | NA        |
| <b>E5.6.4</b><br><b>Sight distance at accesses, junctions and level crossings</b> | <b>A1</b><br>Sight distances at: <ul style="list-style-type: none"> <li>(a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and</li> <li>(b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.</li> </ul>                                                 |          | Yes       |

## E6.0 Parking and Access Code

| Standard                                             | Acceptable Solution                                                                                                                                                      | Proposed | Complies?                                        |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------------------------------|
| <b>E6.6 Use Standards</b>                            |                                                                                                                                                                          |          |                                                  |
| <b>E6.6.1</b><br><b>Number of Car Parking Spaces</b> | <b>A1</b><br>The number of on-site car parking spaces must be: <ul style="list-style-type: none"> <li>(a) no less than the number specified in Table E6.1 and</li> </ul> |          | No – performance criteria assessed and satisfies |



| Standard                                                                                  | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Proposed | Complies?                                        |
|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------------------------------|
|                                                                                           | <p>no more than 10% greater than that number;</p> <p>except if:</p> <p>(i) 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;</p> <p>(ii) this provision was not used in this planning scheme.</p>                                                                                                                                                                                                   |          |                                                  |
| <p>E6.6.2</p> <p>Number of Accessible Car Parking Spaces for People with a Disability</p> | <p>A1</p> <p>Car parking spaces provided for people with a disability must:</p> <p>(a) satisfy the relevant provisions of the Building Code of Australia;</p> <p>(b) be incorporated into the overall car park design;</p> <p>(c) be located as close as practicable to the building entrance.</p>                                                                                                                                                                                                                      |          | Yes                                              |
| <p>E6.6.3</p> <p>Number of Motorcycle Parking Spaces</p>                                  | <p>A1</p> <p>The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.</p> |          | No – performance criteria assessed and satisfies |
| <p>E6.6.4</p> <p>Number of Bicycle Parking Spaces</p>                                     | <p>A1</p> <p>The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.</p>                                                                                                                                                                                                                                                                                                                                                                                         |          | N/A                                              |
| <b>E 6.7 Development Standards</b>                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |                                                  |
| <p>E6.7.1</p>                                                                             | <p>A1</p> <p>The number of vehicle access points provided for each road frontage must be</p>                                                                                                                                                                                                                                                                                                                                                                                                                            |          | Yes                                              |

| Standard                                              | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Proposed | Complies?                                    |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------------------------------------|
| Number of Vehicle Accesses                            | no more than 1 or the existing number of vehicle access points, whichever is the greater.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |          |                                              |
| E6.7.2<br><br>Design of Vehicular Accesses            | <p>A1</p> <p>Design of vehicle access points must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) in the case of non-commercial vehicle access; the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – “Access Facilities to Off-street Parking Areas and Queuing Areas” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;</li> <li>(b) in the case of commercial vehicle access; the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 “Access Driveways and Circulation Roadways” of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities.</li> </ul> |          | No change to the existing proposed/required. |
| E6.7.3<br><br>Vehicular Passing Areas Along an Access | <p>A1</p> <p>Vehicular passing areas must:</p> <ul style="list-style-type: none"> <li>(a) be provided if any of the following applies to an access: <ul style="list-style-type: none"> <li>(i) it serves more than 5 car parking spaces;</li> <li>(ii) is more than 30 m long;</li> <li>(iii) it meets a road serving more than 6000 vehicles per day;</li> </ul> </li> <li>(b) be 6 m long, 5.5 m wide, and taper to the width of the driveway;</li> <li>(c) have the first passing area constructed at the kerb;</li> <li>(d) be at intervals of no more than 30 m along the access.</li> </ul>                                                                                                                                                                                                                        |          | Yes                                          |

| Standard                                     | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                  | Proposed | Complies? |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
| E6.7.4<br>On-Site Turning                    | A1<br><br>On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following:<br><br>(a) it serves no more than two dwelling units;<br><br>(b) it meets a road carrying less than 6000 vehicles per day.                                                                                          |          | Yes       |
| E6.7.5<br>Layout of Parking Areas            | A1<br><br>The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard. |          | Yes       |
| E6.7.6<br>Surface Treatment of Parking Areas | A1<br><br>Parking spaces and vehicle circulation roadways must be in accordance with all of the following:<br><br>(a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway;<br><br>(b) drained to an approved stormwater system,<br><br>unless the road from which access is provided to the property is unsealed.       |          | Yes       |
| E6.7.7<br>Lighting of Parking Areas          | A1<br><br>Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.                   |          | Yes       |
| E6.7.8<br>Landscaping of Parking Areas       | A1<br><br>Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5                                                                                                                                                                                                                   |          | Yes       |

| Standard                                        | Acceptable Solution                                                                                                                                                                                                                                                                                                                               | Proposed | Complies? |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|                                                 | percent of the area of the car park, except in the Central Business Zone where no landscaping is required.                                                                                                                                                                                                                                        |          |           |
| E6.7.9<br>Design of Motorcycle Parking Areas    | A1<br><br>The design of motorcycle parking areas must comply with all of the following:<br><br>(a) be located, designed and constructed to comply with section 2.4.7 "Provision for Motorcycles" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking;<br><br>(b) be located within 30 m of the main entrance to the building. |          | N/A       |
| E6.7.10<br>Design of Bicycle Parking Facilities | A1<br><br>The design of bicycle parking facilities must comply with all the following;<br><br>(a) be provided in accordance with the requirements of Table E6.2;<br><br>(b) be located within 30 m of the main entrance to the building.                                                                                                          |          | N/A       |
|                                                 | A2<br><br>The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3-1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 "Design of Parking Facilities" and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.                                              |          |           |
| E6.7.11<br>Bicycle End of Trip Facilities       | A1<br><br>For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.                                                                |          | N/A       |
| E6.7.12<br>Siting of Car Parking                | A1<br><br>Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking                           |          | Yes       |



| Standard                                        | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Proposed | Complies? |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|                                                 | area is already provided in front of the building line of a shopping centre.                                                                                                                                                                                                                                                                                                                                                                                                    |          |           |
| E6.7.1.13<br>Facilities for Commercial Vehicles | A1<br>Commercial vehicles facilities for loading, unloading or manoeuvring must be provided on-site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial, Vehicle Facilities AS 2890.2:2002, unless:<br><br>(a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site;<br><br>(b) the use is not primarily dependent on outward delivery of goods from the site. | N/A      | Yes       |
| E6.7.14<br>Access to a Road                     | A1<br>Access to a road must be in accordance with the requirements of the road authority.                                                                                                                                                                                                                                                                                                                                                                                       |          | Yes       |

## E7.0 Stormwater Management Code

| Standard                                   | Acceptable Solution                                                                                                                                                                                                                                                                                                                                                         | Proposed | Complies? |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
| <b>E7.7 Development Standards</b>          |                                                                                                                                                                                                                                                                                                                                                                             |          |           |
| E7.7.1<br>Stormwater Drainage and Disposal | A1<br>Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.                                                                                                                                                                                                                                                           |          | Yes       |
|                                            | A2<br>A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:<br><br>(a) the size of new impervious area is more than 600 m <sup>2</sup> ;<br>(b) new car parking is provided for more than 6 cars;<br>(c) a subdivision is for more than 5 lots. |          | Yes       |
|                                            | A3<br>A minor stormwater drainage system must be designed to comply with all of the following:<br><br>(a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial                                                                                                                                                                              |          | Yes       |

| Standard | Acceptable Solution                                                                                                                                                                                                                                                                                                | Proposed | Complies? |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|          | <p>zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed;</p> <p>(b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.</p> |          |           |
|          | <p>A4</p> <p>A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.</p>                                                                                                                                                                                              |          | Yes       |

### Environmental Health Officer Referral

|                   |                      |                         |                                                    |
|-------------------|----------------------|-------------------------|----------------------------------------------------|
| DA No:.           | PLS43A-18/02         | Date Referred:          | 14/11/2018                                         |
| Planner:          | Angela Dionysopoulos | To Be Returned By:      | 28/11/2018                                         |
| EHO:              | Hollie Zimmermann    | Date Returned:          | 24/01/2019                                         |
| Property File No: | 7581952              | Discretionary/Permitted | S43A Planning Scheme Amendment and Permit Applicat |

|                      |                         |                                               |
|----------------------|-------------------------|-----------------------------------------------|
| Details Application: | Applicant's Name:       | Johnstone McGee & Gandy Pty Ltd (JMG)         |
|                      | Business Contact Name:  |                                               |
|                      | Contact Phone No        |                                               |
|                      | Address of Development: | 485 Main Road Montrose 483 Main Road Montrose |

|  |                            |
|--|----------------------------|
|  | <b>Proposal In Detail:</b> |
|--|----------------------------|

|                                                               |
|---------------------------------------------------------------|
| Combined Planning Scheme<br>Amendment and Storage (Warehouse) |
|---------------------------------------------------------------|

**Report: (to be included in Planner's Report):**

A site visit was conducted by Environmental Health on 21 November 2018 at approximately 9 am in order to assess the ambient noise levels at the site. The site noise environment is dominated by loud traffic travelling along Main Road. The homes in the nearest residential area, opposite the proposed development, are built up higher than road level (see photograph 1). The area to the east (closer to the train track) contains warehouses and is situated down slope of the proposed building.

The acoustic report *JTA Health Safety and Noise Specialists Nov 2018 Job No: N13296 Environmental Noise Assessment National Storage – Montrose TAS* was considered and further information requested to assess the acoustic predictions with regard to the *Glenorchy Interim Planning Scheme 2015* ("GIPS").

The subsequent acoustic report (JMG Engineers & Planners, December 2018) addressed noise requirements of the GIPS. It states that the proposed development fully meets the Acceptable Solution:

*As full compliance of the Acceptable Criteria is predicted to be achieved, it also indicates that the proposed National Storage site has a low potential risk to cause environmental harm within any residential noise zone, and therefore complies with the Glenorchy Interim Planning Scheme's Performance Criteria.*

It is noted that the original Planning Report states that Acceptable Solution A1(b) for Section 23.3.2 (Noise) of *The Scheme* cannot be met and therefore the development must rely on the Performance Criteria P1 23.3.2. However, since this report the above stated acoustic report '*JTA Health Safety and Noise Specialists Nov 2018 Job No: N13296 Environmental Noise Assessment National Storage – Montrose TAS*' was submitted to Council which demonstrated compliance with all parts of Acceptable Solution 23.3.2 of *The Scheme*. As this report was prepared by a suitably qualified person it is deemed an authoritative document and overrides the Planning report.

There may also be some protective noise shielding of some residences should the building be erected as it will screen the train track area from homes.

Photograph 1, taken (approximately) at the entrance of 483 Main Road, Montrose showing nearby residences opposite the proposed development.



The traffic assessment report *Milan Prodanovic Traffic Engineering and Road Safety "Traffic Impact Assessment" 483-485 Main Road Montrose Nov 2018* states (page 24)

"The design of the separate entry and exit driveways off Main Road will be quite sufficient to accommodate the car and medium size commercial vehicles. The circulation roads have been designed to meet requirement of AS 2890.2 for medium rigid trucks. ...all traffic will enter and exit the site in a forward direction."

Traffic entering and exiting in a forward direction means noise generating reverse indicators on vehicles are less likely to be a nuisance to surrounding residents. It is recommended that any on site vehicles, such as fork lifts, have "low frequency sound" reverse indicators to minimise acoustic impact.

The *Planning Report For National Storage* (JMG Engineers and Planners Nov 2018) advises that the hours of operation for the commercial part of the premises will meet the Acceptable Solution. The self storage units to the rear, which will be available to access 24/7, are not predicted to generate noticeable noise from heavier vehicle use. Both 483 and 485 Main Road Montrose are contaminated sites as they historically hosted potentially contaminating activities as prescribed in the GIPS Contaminated Land Code. The report *GES Geo-Environmental Solutions Phase 1 Environmental Site Assessment 483-485 Main Road, Montrose 23 October 2018* ("GES") was reviewed. This report states (page ii):

- The majority of the site is covered with concrete, with asphalt fill at the rear of the site



- 483 Main Road – hosted existing vehicle maintenance workshop since the mid 1970s
- 485 Main Road – timber storage which was historically associated with 491a Main Rd
- No human health risks have been identified including dermal contact, soil ingestion and dust inhalation. There are no vapour intrusion risks
- Most material tested is classified as Level 1; however a small number of samples tested above the exceedances for *Benzo (a) pyrene*, copper and zinc.

The GES Report states that the site is suitable for its proposed use and development; and that the site contamination is at an acceptable level which does not pose a risk to human health, the environment or workers at the site. The applicant is reminded of their obligations under the *Environmental Management and Pollution Control (Waste Management) Regulations 2010, Information Bulletin 105 Classification and Management of Contaminated Soil for Disposal* in the "Advice to Applicants" section of this Development Application report.

This development is recommended for approval, with conditions.

**Conditions:**

1. A Noise Verification Report must be submitted to the Glenorchy Planning Authority within four weeks of the use commencing. The report must assess the noise generated by the use, measured at the nearby residential boundary. The report must demonstrate and certify that the noise emissions from the use do not cause "environmental harm" (see the definition in the *Environmental Management and Pollution Control Act 1994* and *Performance Criteria 23.3.2 & 24.3.2 of the Glenorchy Interim Planning Scheme*). Should further noise mitigation treatments be required to achieve the required sound levels, they must be installed within eight weeks of the date of the report. A further noise verification check must be undertaken and submitted to the *Glenorchy Planning Authority*. Noise mitigation treatments must be shown to be effective.
2. The discharge of liquids, other than unpolluted rainwater, to Council's stormwater system, receiving water bodies or water courses is strictly prohibited.
3. Any area where liquid wastes (including spills) are generated must be suitably graded and bunded to direct the liquid waste to sewer.
  - a. All solid wastes must be managed in accordance with the hierarchy of waste management summarised below, unless otherwise approved in writing by the Glenorchy Planning Authority:
  - b. waste must be minimised, that is, the generation of waste must be reduced to the maximum extent that is reasonable and practicable, having regard to best practice environmental management;
  - c. waste must be re-used or recycled to the maximum extent that is reasonable and practicable; and
  - d. any residual waste must be disposed of only at a site and in a manner approved by the Glenorchy Planning Authority.

**Advice to applicant:**

1. It is recommended that fork lifts and other on site vehicles have broad band reverse indicators to minimise noise intrusion on nearby residences.
2. Low levels of site soil contamination was reported. The applicant is reminded of their obligations under the *Environmental Management and Pollution Control (Waste*

Management) Regulations 2010 Information Bulletin 105: Classification and Management of Contaminated Soil for Disposal.

### Traffic Engineer Referral

|                          |                      |                                |                                                    |
|--------------------------|----------------------|--------------------------------|----------------------------------------------------|
| <b>DA No.:</b>           | PLS43A-18/02         | <b>Date Referred:</b>          | 14/11/2018                                         |
| <b>Planner:</b>          | Angela Dionysopoulos | <b>To Be Returned By:</b>      | 28/11/2018                                         |
| <b>Traffic Engineer:</b> | Leenah Ali           | <b>Date Returned:</b>          |                                                    |
| <b>Property File No:</b> | 7581952              | <b>Discretionary Permitted</b> | S43A Planning Scheme Amendment and Permit Applicat |

|                             |                                |                                                            |
|-----------------------------|--------------------------------|------------------------------------------------------------|
| <b>Details Application:</b> | <b>Applicant's Name:</b>       | Johnstone McGee & Gandy Pty Ltd (JMG)                      |
|                             | <b>Business Contact Name:</b>  |                                                            |
|                             | <b>Contact Phone No</b>        |                                                            |
|                             | <b>Address of Development:</b> | 483 Main Road Montrose 485 Main Road Montrose              |
|                             | <b>Proposal In Detail:</b>     | Combined Planning Scheme Amendment and Storage (Warehouse) |

### Comments:

#### 1. Introduction

Glenorchy City Council (GCC) has received a Development Application (DA) for a storage warehouse development at 483-485 Main Road, Montrose. A Traffic Impact Assessment (TIA) prepared by Milan Prodanovic dated December 2018 was submitted as part of the DA. The TIA has been reviewed and the findings are presented below.

#### 2. TIA Assessment

##### 2.1 Traffic Volumes

The TIA includes traffic volumes collected in 2018 along Main Road for the AM and PM peak. The existing traffic volumes are considered to be adequately described in the TIA.

##### 2.2 Traffic Generation

The methodology used in the TIA to determine the generation of the storage warehouse development is based on the rates from a recent study of self-storage facilities undertaken by

Aurecon Australia Pty Ltd. This information is supplemented by information from a TIA report prepared by Dobinson and Associates Pty Ltd on behalf of Kennards Self Storage Pty Ltd.

The traffic generation of the storage warehouse development is considered to have been adequately calculated in the TIA.

### 2.3 Traffic Analysis

The TIA includes an operational assessment which considers the traffic generated by the development and the directional split in the traffic movements. The TIA concludes that the individual turning traffic volumes at the two driveways will increase by 4 vehicles per hour and as such there will be no operational or capacity concerns at the driveways to the development.

It is considered that the conclusion drawn is adequate.

### 2.4 Road Safety

The TIA includes an analysis of crash history for Main Road between Grove Road and Philip Avenue for the past 5 years between January 2013 and November 2018. Based on the crash data, the TIA indicates that although the crash record at the Main Road/ Grove Road/ Kensington Street intersection is of concern, the increase in traffic flow due to the proposed development is not expected to have any significant detrimental impacts to road safety in the vicinity of the proposed site.

This assessment undertaken, and the conclusion drawn are adequate.

### 2.5 Access

#### 2.5.1 Access Safety

According to Clause E5.5.1 (A3) of the Planning Scheme, the annual average daily traffic (AADT) of vehicle movements to and from a site using an existing access or junction in an area subject to a speed limit of 60km/h or less must not increase by 20% or 40 vehicle movements per day, whichever is the greater.

The TIA indicates that the proposed development is expected to generate approximately 22 vehicles per hour during the AM peak and 19 vehicles per hour during the PM peak. This is less than 20% of the existing traffic volume on Main Road.

Based on the above, the requirements of Clause E5.5.1 (A3) are met for the junction.

#### 2.5.2 Vehicular Access and Circulation Road Width

According to Clause E6.7.2 (b) of the Planning Scheme, the location, sight distance, width and gradient of a commercial access must be designed and constructed to comply with all access driveway provisions in section 3 – “Access Driveways and Circulation Roadways” of AS/ NZS 2890.2:2002 Parking Facilities Part 2: Off Street commercial vehicle facilities. Based on AS/ NZS 2890.2:2002, for a two-way service access catering to medium rigid vehicles, a 7m access width should be provided.

The TIA indicates that the vehicular access has a width of 6.0m. Although this does not meet the requirements of AS2890.2:2002, swept paths provided within the TIA demonstrate that vehicles up to a medium rigid truck is able to travel into and out of the access. The width of the circulation road meets the requirements of AS2890.2:2002.

Based on the above, the Performance Criteria of Clause E6.7.2 (b) are met.

### 2.5.3 Sight Distance

According to Table 5.1 of the Planning Scheme, sight distance of 80m is required on a road with a speed limit of 50km/h.

The TIA notes that the sight distance to the north and the south of the access on Main Road is in excess of 140m subject to cars parked along Main Road. The TIA concludes that the sight distances at the proposed driveways for the development will be quite sufficient.

This assessment and the conclusion drawn are adequate.

### 2.5.5 Circulation Road Gradient

According to Clause E6.7.2 (b) of the Planning Scheme, the location, sight distance, width and gradient of a commercial access must be designed and constructed to comply with all access driveway provisions in section 3 – “Access Driveways and Circulation Roadways” of AS/ NZS 2890.2:2002 Parking Facilities Part 2: Off Street commercial vehicle facilities. Based on AS/ NZS 2890.2:2002, a maximum ramp grade of 15.4% is allowed for a MRV design vehicle.

The TIA indicates that the circulation road along the northern side boundary of the site to the lower car parking area and existing storage facility has a grade of up to 15% and as such complies with the requirements of AS2890.3.

This assessment undertaken, and the conclusion drawn are adequate.

## 2.6 Parking

### 2.6.1 Parking Supply

The TIA states that there is a parking supply of 33 spaces. With 7 parking car parking spaces and one medium rigid parking space at the front of the proposed building and 27 car parking spaces and 2 medium rigid truck loading docks around the storage units on 485 Main Road.

The available parking is adequately described.

### 2.7.2 Parking Demand

According to Clause E6.6.1 (a) of the Planning Scheme, the number of on-site car parking spaces must be no less than the number specified in Table E6.1 and no more than 10% greater than that number. Based on this, the proposed development is required to provide 93 parking spaces.

The provision of 33 parking space does not comply with the Acceptable Solution A1 of the Planning Scheme. As such, Performance Criteria P1 has been considered. The TIA provides a response for all requirements of the Performance Criteria and states that the parking supply is acceptable upon consideration of the performance criteria.

This assessment and the conclusion drawn are adequate.

### 2.7.3 Accessible Car Parking Space

According to Clause E6.6.2 of the Planning Scheme, car parking spaces provided for people with disability must satisfy the relevant provisions of the Building Code of Australia, be incorporated into the overall car park design and be located as close as possible to the building entrance.

The Building Code of Australia requires 1 accessible car parking space for every 100 car parking spaces or part thereof for the proposed development. The TIA states that 1 accessible car parking space will be provided on the site in close proximity to the entrance of the facility. As such, the planning scheme requirements are met.



#### 2.7.4 Motorcycle Parking Spaces

According to Clause E6.6.3 of the Planning Scheme, the number of on-site motorcycle parking spaces provided must be at a rate of 1 space for each 20 car parking spaces after the first 19 parking spaces. This requires the provision of 2 motorcycle parking spaces.

The proposed development has provided no motorcycle parking. However, the TIA states that the demand for motorcycle parking associated with the development is expected to be low and therefore designated motorcycle parking is not provided. The TIA concludes that the proposed development has adequate car parking spaces which could be used by motorcycle if needed and therefore meets the performance criterion of the Planning Scheme. This arrangement is considered to be suitable.

#### 2.7.5 Car Parking Layout

Clause E6.7.5 of the Planning Scheme states that the layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 “Design of Parking Modules, Circulation Roadways and Ramps” of AS/ NZS 2890.1:2004 Parking Facilities Part 1: Off-Street car parking and must have sufficient headroom to comply with Clause 5.3 “Headroom” of the same standard.

The TIA states that the proposed angled parking spaces are 5.4m long and 2.5m wide which meets the requirements of AS2890.1. The TIA also states that the aisle widths between the parking spaces is at least 5.8m which meets the requirements of AS2890.1. I concur with this assessment.

It is noted that while the TIA does not assess the parallel parking spaces, they have been found to meet the requirements of AS2890.1.

#### 2.7.6 Commercial Vehicle Layout

Clause E6.7.13 of the Planning Scheme states that commercial vehicle facilities for loading, unloading or manoeuvring must be provided on site in accordance with Australian Standard for Off-street Parking, Part 2: Commercial Vehicle Facilities AS2890.2:200.

While the loading bays are unable to meet the requirements of the Australian Standards, swept paths show that vehicles up to a medium rigid truck are able to manoeuvre in and out of the loading bays.

As such, the Performance Criteria of Clause E6.7.13 are met.

#### 2.7.7 On Site Turning – Main Road Access

Clause E6.7.4 of the Planning Scheme states that on-site turning must be provided to enable vehicles to enter and exit the site in a forward direction except where the access serves no more than two dwelling units or meets a road carrying less than 6000 vehicles per day.

The TIA shows the provision of an on-site turning area for vehicles using the Main Road access and as such the requirements of the Clause are met.

#### 2.7.8 Pedestrian Access

The TIA states that the site will have normal pedestrian access within the car parking areas and the buildings. The TIA also states that the exit driveway has sufficient sight triangle between motorists exiting the site and pedestrians walking along the Main Road footpath provided the vegetation along the side boundary for a distance of 2m back from the footpaths is lower than 1.0m in height.

These conclusions are agreed with and it is not considered that there will be any adverse impacts on pedestrians as a result of the proposed development provided the vegetation along the side boundary is kept at a height less than 1.0m.

## Conclusion

As the proposed development is not expected to have any significant detrimental impacts on the surrounding road network in terms of traffic efficiency or road safety, I have no objection to the development on traffic engineering or road safety grounds subject to the following conditions being met:

- Vegetation along the side boundary be kept at a height less than 1.0m
- 'No-entry' signage is installed at the northwest corner of the building to face north in order to enforce clockwise circulation around the building.

## Hydraulics Officer Referral

|                          |                         |                                |                                                           |
|--------------------------|-------------------------|--------------------------------|-----------------------------------------------------------|
| <b>DA No.:</b>           | PLS43A-18/02            | <b>Date Referred:</b>          | 14/11/2018                                                |
| <b>Planner:</b>          | Angela<br>Dionysopoulos | <b>To Be Returned By:</b>      | 28/11/2018                                                |
| <b>Department Rep:</b>   | Michael Burgess         | <b>Date Returned:</b>          |                                                           |
| <b>Property File No:</b> | 7581952                 | <b>Discretionary Permitted</b> | S43A Planning<br>Scheme Amendment<br>and Permit Applicant |

|                             |                                |                                                            |
|-----------------------------|--------------------------------|------------------------------------------------------------|
| <b>Details Application:</b> | <b>Applicant's Name:</b>       | Johnstone McGee & Gandy Pty Ltd (JMG)                      |
|                             | <b>Business Contact Name:</b>  |                                                            |
|                             | <b>Contact Phone No</b>        |                                                            |
|                             | <b>Address of Development:</b> | 483 & 485 Main Road Montrose                               |
|                             | <b>Proposal In Detail:</b>     | Combined Planning Scheme Amendment and Storage (Warehouse) |

## Comments

The application seeks Council approval for the construction of a storage facility at 485 Main Road, Montrose. The location has been identified as being subject to inundation during heavy rainfall events in hydraulic modelling completed as part of the Glenorchy CBD Stormwater System Management Plan (2018).

## Background:

### Addressing E7.0 Stormwater Management Code:

The proposed development should not alter the impervious area at the site, hence the stormwater discharge should ultimately remain the same from pre-development to post-development. It is proposed that the development will discharge to the DN300 stormwater main running through the site.

A revised MUSIC model has been presented in the *J173106PH National Storage 485 Main Road Montrose Stormwater and Concept Services Report* submitted to Council showing that TSS, TP and TN are reduced by 84.6%, 71.8% and 53.1, respectively. This complies with Acceptable Solution A2 and stormwater quality targets designated in Table E7.1 in the Glenorchy Interim Planning Scheme (GIPS). This is achieved through several proprietary filtration systems detailed in the Concept Services Report submitted as part of the application.

E7.7.1 Stormwater Drainage and Disposal Acceptable Solutions have been achieved.

### Addressing E15.0 Inundation Prone Areas Code:

Several flood studies conducted by the council have identified that the area is prone to flooding during heavy rainfall events. In the Glenorchy CBD Stormwater System Management Plan (2018) it is estimated that the inundation depth at the location could be from 0.1m to 1.3m above the natural surface level in a 1% AEP storm event. This is shown in Figure 1. Furthermore, the same study has identified the site as being in a flood hazard area, shown in Figure 2. The same conclusion was made in the Flood Evacuation Management Plan and Early Warning System for CBD and Surround in 2013.

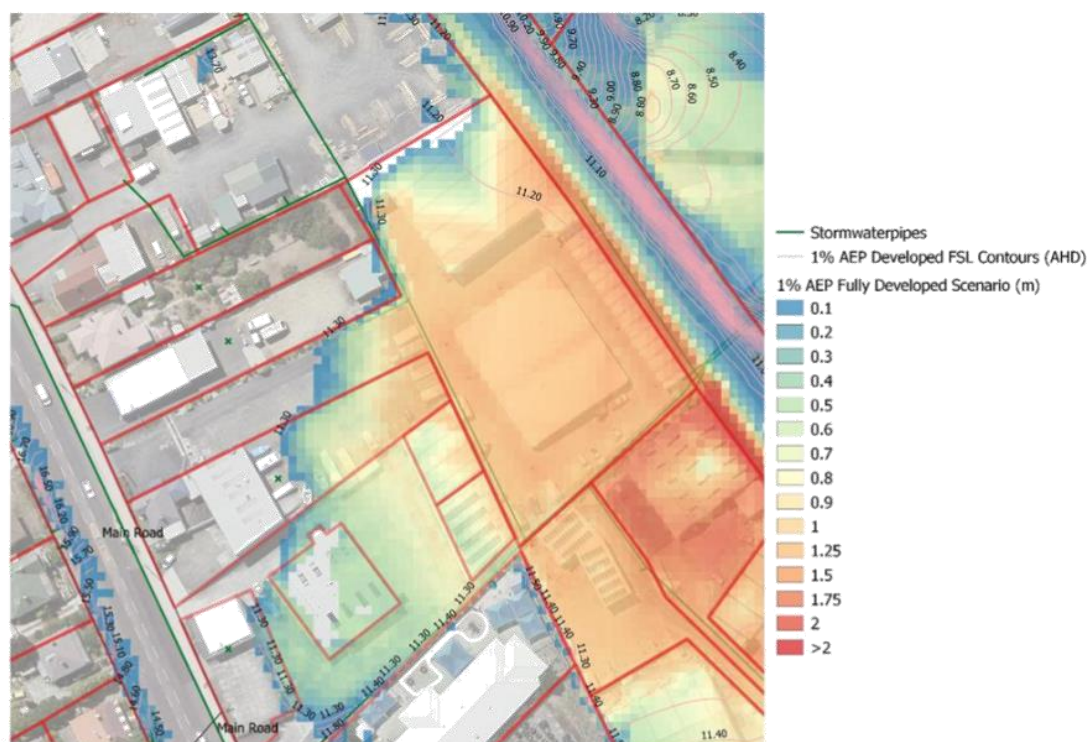


Figure 1: Inundation modelling completed as part of the Glenorchy CBD Stormwater System Management Plan (2018).



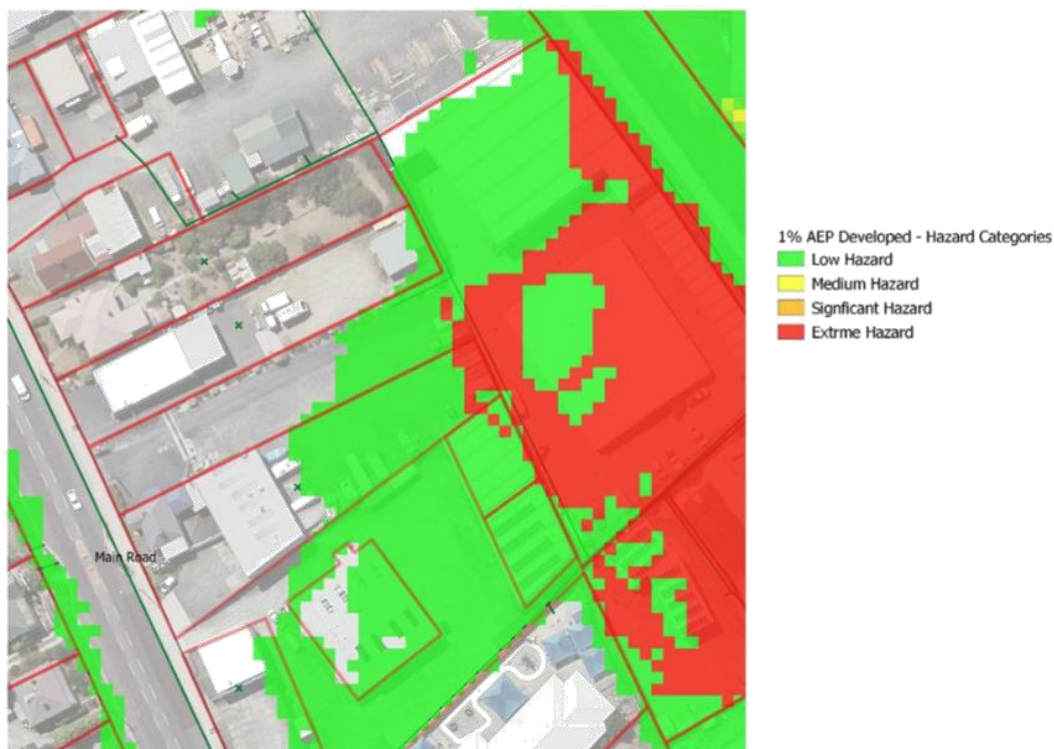


Figure 2: Flood hazard modelling completed as part of the Glenorchy CBD Stormwater System Management Plan (2018).

To ensure that risk from riverine, watercourse or inland flooding is appropriately managed the GIPS requires Acceptable Solution A3 to be met, or otherwise Performance Criteria P3 to be addressed. P3 applies as the building area is greater than 60 square metres.

P3 states that:

*A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must satisfy all of the following:*

- (a) *risk to users of the site, adjoining or nearby land is acceptable;*
- (b) *risk to adjoining or nearby property or public infrastructure is acceptable;*
- (c) *need for future remediation works is minimised;*
- (d) *provision of any developer contribution required pursuant to policy adopted by Council for riverine flooding protection works;*

SMEC Holdings Pty Ltd (SMEC) has submitted a flood risk advice letter on behalf of the developer addressing P3. The advice letter has been based upon the Glenorchy CBD Stormwater System Management Plan, which has been made available to the developer.

SMEC has determined that the risk to users on the site, adjoining or nearby land can be deemed acceptable if its recommendations are adhered to. The recommendations detail design features to implement and procedures to follow. It is my view that each recommendation should be strictly followed to satisfy Performance Criteria P3.



I agree with SMEC's view that the risk to adjoining or nearby property or public infrastructure is unchanged and acceptable.

The minimisation of future remediation work is not directly addressed in SMEC's advice letter. However, I am satisfied that remediation minimisation can be conditioned as part of the Planning Permit, subject to GPA's approval.

### Conclusions and Conditions

In summary I have no objections to this development from a hydraulic engineering perspective, dependent on the following conditions being met:

1. The structure must be designed to withstand from a structural and safety perspective in extreme flood events. The design and construction of the building and associated structural as part of the development shall be certified by a suitably qualified person.
2. Recommendations provided in the *Flood Risk Report* authored by SMEC Holdings Pty Ltd must be adhered to:
  - a. All design elements must be implemented to reflect the recommendations provided in the report;
  - b. Procedures must be developed, documented and implemented by the owner of the building at all time. A copy of the procedures shall be lodged to Council, before the issuing of the Building Permit, to reflect the recommendations provided in the report.
  - c. National Storage policies described in the report must be implemented at the site, with a copy provided to Council prior to the issue of the certificate of occupancy.
3. The development must incorporate the nominated Water Sensitive Urban Design (WSUD) elements or equivalent presented in the *J173106PH National Storage 485 Main Road Montrose Stormwater and Concept Services Report* submitted to Council showing that TSS, TP and TN are reduced by 84.6%, 71.8% and 53.1. All WSUD elements are required to achieve the designed pollutant removal rates, and must be implemented by the applicant prior to the issue of the certificate of occupancy;
4. Prior to the issue of the certificate of occupancy, a WSUD Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Senior Civil Engineer, defining the maintenance method and frequency for each WSUD elements incorporated in the development. The owner or the future body corporate managing the site shall comply with the WSUD Maintenance Scheme once it is accepted by the Council, and any changes to this Scheme shall first be approved by Council.
5. Upon approval of the WSUD Maintenance Scheme, the applicant shall enter into a registered agreement with Council, at the sole expense of the applicant, pursuant to Part 5 of the Land Use Planning and Approvals Act 1993, for the area which is subject to this permit.
6. Prior to the issuing of the Building Permit the applicant shall enter into a registered agreement pursuant to Part 5 of the *Land use Planning and Approvals Act 1993*, for the building or subject to this permit. The Part 5 agreement shall require the owner and his/her successors in title to covenant and agree with Council the following:
  - a. Acknowledge the site and the structures which are subject to this permit is subject to flooding and inundation;
  - b. Agree to not to hold Council liable for any damage or inconvenience arising from the erection of the building or structure within the flood prone area

determined by Council in its *2018 Glenorchy CBD Stormwater System Management Plan*;

- c. To indemnify and agree to keep indemnified the Council, without limiting any other right of the Council, from and against any claim, loss or damage (including legal costs on a full indemnity basis) arising out of any damage caused to the building or structure as a result of the flooding;
- d. To indemnify and agree to keep indemnified the Council, without limiting any other right of the Council, from and against any claim, loss or damage (including legal costs on a full indemnity basis) which the Council may suffer due to, and/or which arises from, the damages to the building or structure caused by flood flows through the site; and;
- e. To advise any successor in title of the existence of the agreement and its terms and conditions.
- f. All works outlined in the WSUD maintenance Scheme submitted by the applicant, including the maintenance method and frequency for individual Water Sensitive Urban Design (WSUD) elements, must be implemented and managed by the owner and all successors in title at their sole expense;
- g. Keep the maintenance records in an accessible form (either printed or electronic) for five years from the date of the work was carried out to prove that the maintenance of each WSUD elements have been conducted in accordance with the WSUD Maintenance Scheme;
- h. Repair and replace all the WSUD elements at the sole expense of the owner and its successors in title so that it functions (removing pollutants from stormwater runoff) in a safe and efficient manner;
- i. Permit the Council from time to time and upon giving reasonable notice (but in the case of an emergency, at any time and without notice) to enter and inspect the WSUD elements for compliance with the requirements of this agreement;
- j. Comply with the terms of any written notice issued by the Council in respect of the requirements of this agreement within the time stated in the notice;
- k. In the event that Owner fails to comply with its obligations under this Agreement, Council may arrange for its employees, agents or contractors to enter upon the Land and undertake all works necessary to ensure that the obligations of this Agreement are met, and all required works are performed in full;
- l. The reasonable costs of all works undertaken pursuant to the clause above (including GST) will constitute a debt due and owing to the Council immediately upon demand, by the owner of the land upon which such works were undertaken and, if not paid to Council within 14 days of receipt of a demand for payment by Council, are recoverable by Council in a court of competent jurisdiction along with interest calculated
- m. All debts due and payable to Council will accrue interest at the Interest Rate compounding monthly until the relevant debt and all accrued interest is paid to Council in full.

**Byrne, Lyndal**

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**From:** TasWater - Development <Development@taswater.com.au>  
**Sent:** Tuesday, 22 January 2019 12:09 PM  
**To:** GCC Corporate Mail  
**Subject:** TasWater response to Additional Documents for Council permit PLS43A-18/02

Dear Sir/Madam

TasWater has assessed the additional documentation provided on 11 Jan 2019 and advises that TasWater's Submission to Planning Authority Notice remains unchanged.

If you have any queries, please contact me.

Thank you.

Phil Papps  
Senior Assessment Officer



D (03) 6237 8246  
F 1300 862 066  
A GPO Box 1393, Hobart TAS 7001  
169 Main Road, Moonah, TAS 7009  
E [phil.papps@taswater.com.au](mailto:phil.papps@taswater.com.au)  
W <http://www.taswater.com.au/>

Have I been helpful? Please provide feedback by clicking [here](#).







## Submission to Planning Authority Notice

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                        |                     |                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------|----------------|
| Council Planning Permit No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | PLS43A-18/02           | Council notice date | 14/11/2018     |
| TasWater details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                     |                |
| TasWater Reference No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | TWDA 2018/01864-GCC    | Date of response    | 21/11/2018     |
| TasWater Contact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Phil Papps             | Phone No.           | (03) 6237 8246 |
| Response issued to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                        |                     |                |
| Council name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | GLENORCHY CITY COUNCIL |                     |                |
| Contact details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | gccmail@gcc.tas.gov.au |                     |                |
| Development details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |                     |                |
| Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 483 MAIN RD, MONTROSE  | Property ID (PID)   | 7581952        |
| Description of development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Storage Warehouse      |                     |                |
| Schedule of drawings/documents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                        |                     |                |
| Prepared by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Drawing/document No.   | Revision No.        | Date of Issue  |
| Hayes Anderson Lynch Architects                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site Plan / TP 101     | D                   | 01/11/2018     |
| Conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                        |                     |                |
| <p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water property connection must be provided to service the additional domestic and fire demands of the proposed development in accordance with TasWater standards.<br/><b>Advice:</b> TasWater will not accept direct fire boosting from the network. In the event break tanks are required the rate of flow into the break tank must be controlled so that peak flows to fill the tank do not also cause negative effect on the network.</li> <li>2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.</li> </ol> <p><b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b></p> <ol style="list-style-type: none"> <li>3. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.</li> <li>4. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for the new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.</li> <li>5. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.</li> <li>6. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.</li> <li>7. Prior to the issue of a Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure</li> </ol> |                        |                     |                |



required to service the development are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.

8. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
9. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
  - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
  - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
  - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
  - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
10. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
11. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
12. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

13. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.
14. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.  
*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*

#### **DEVELOPMENT ASSESSMENT FEES**

15. The applicant or landowner as the case may be, must pay a development assessment and Consent



to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:

- a. \$351.28 for development assessment; and
- b. \$149.20 for Consent to Register a Legal Document

The payment is required within 30 days of the issue of an invoice by TasWater.

#### Advice

##### General

For information on TasWater development standards, please visit  
<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

##### Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

The location of TasWater infrastructure as shown on The List and DBYD is indicative only.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit [www.taswater.com.au/Development/Service-location](http://www.taswater.com.au/Development/Service-location) for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

#### Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

#### Authorised by

**Jason Taylor**  
Development Assessment Manager

#### TasWater Contact Details

|       |                              |       |                             |
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