DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-273
PROPOSED DEVELOPMENT:	Additional silo for Cement Works (Manufacturing and Processing)
LOCATION:	6-16 Austral Place Derwent Park
APPLICANT:	Boral Construction Materials Group Ltd
ADVERTISING START DATE:	30/10/2026
ADVERTISING EXPIRY DATE:	13/11/2026

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (**www.gcc.tas.gov.au**) until **13/11/2026**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **13/11/2026,** or for postal and hand delivered representations, by 5.00 pm on **13/11/2026**.

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20 October 2026

Boral Limited

Planning Department

Planning application (PLN-26-273)
6-16 Austral Place, Derwent Park

Boral Construction Materials Group Ltd (Boral) operates a Concrete Batching Plant (Manufacturing and Processing) at the above-mentioned address. We provide a response in this letter to Glenorchy City Council's (Council) request for further information dated 19 October 2026 below.

The following additional information is required by Council:

C9.0 Attenuation Code

Clause C9.5.1 - A1/P1, Activities with potential to cause emissions

1. *The planning report does not provide sufficient detail to demonstrate compliance with Performance Criterion C9.5.1. Planning report, sections 5.3.2 (Noise) and 5.3.3 (Dust), must be expanded to clearly explain the design features, engineering controls, operational practices and management measures incorporated into the proposed silos and associated activities that will minimise noise and dust emissions*.

Boral response:

Please find attached updated planning report, which includes updates to the following sections:

- **4.3.2:** Added purpose to the code
- **5.1:** Does the silo comply with the attenuation code?
- **5.4:** Code 9.0 (Attenuation Code)
- **5.4.1:** Nature of likely emissions
- **5.4.2:** Existing emission
- **5.4.3:** Measures
- **5.4.4:** Noise
- **5.4.5:** Dust

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The updates made to these sections of the planning report outline various design features, controls, operating practices and management measures that apply to the existing site and the proposed silo in order to minimise noise and dust emissions.

Should you require any further information please contact me on the details below.

Kind regards,

Planning & Approvals Manager
Boral Property Group

Encl. Updated planning report.

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Derwent Park

New concrete silo



Planning report

October 2026

Version 1.0

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Change History

Author title	Change Description	Date	Version

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Version: 1, Version Date: 27/10/2026

Planner Boral Property Group	Initial Issue	12 October 2026	1.0

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1 Executive summary

Boral Construction Materials Group Ltd ('Boral') operate a Concrete Batching Plant (CBP) at 6-16 Austral Place, Derwent Park ('the site').

The application involves the construction of an additional silo for use in the CBP operation. The silo will contain material which produces low carbon concrete which is a sustainable product sold to the market for specific projects.

2 Subject and surrounds

2.1 The site

Boral Construction Materials Group Ltd ('Boral') operate a Concrete Batching Plant (CBP) at the site. The site is an L shape and is generally flat with a large amount of hard stand which services the existing CBP. Some landscaping exists along the southern frontage to Austral Place.



Figure 1 – Aerial image of CBP and proposed location of silo

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2.2 Surrounding land

The site is located within an industrial setting with the surrounding land primarily being used for manufacturing and industrial purposes.

The closest residential properties are located approximately 130m east of the site (see Figure 2). Boral notes that these properties are well separated from the site given the other industrial buildings which are located in between; as such, these residential properties do not have any direct connection with the operations of site but may have some visibility of the proposed silo.



Figure 2 – Aerial image of the site and wider surrounding area

2.3 Title details

The CBP is located on the land formally referred to as:

- 19540/29
- 19540/30
- 62978/15
- 62978/16
- 62978/17
- 62978/18
- 62978/19

With respect to these parcels of land there are no restrictions which exist (see Figure 3 over the page).

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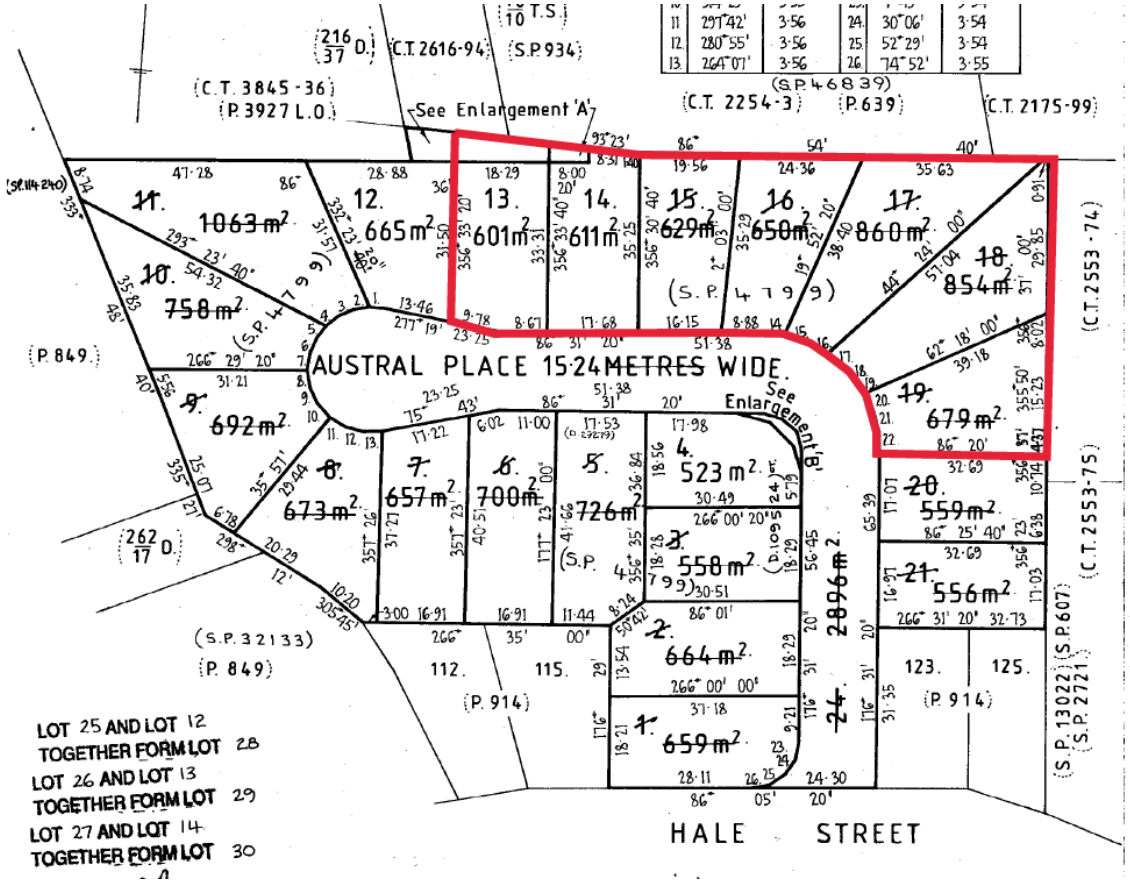


Figure 3 – Image of title including restrictions

3 Proposed silo

The application involves the construction of a silo to be used in association with the existing CBP. The silo will comprise raw feed which is lower in carbon content to service projects which require sustainability outcomes to be achieved.

There are no changes proposed to the existing CBP use (i.e. hours of operation, staff numbers, annual production etc.).

4 Planning framework

4.1 Use class

Pursuant to Clause 6.2 (Use classes) the use of the land as CBP is formally defined as 'Manufacturing and Processing' in the planning scheme as follows:

> *Use of land for manufacturing, assembling or processing products other than Resource Processing. Examples include boat building, brick making, cement works, furniture making, glass manufacturing, metal and wood fabrication, mineral processing and textile manufacturing.*

4.2 General Industrial Zone

The land is located within the General Industrial Zone which is shown in Figure 4 below.



Figure 4 - Zoning map

Pursuant to Clause 19.2 (Use table) 'Manufacturing and processing' is a 'permitted use'.

Pursuant to Clause 6.7 (Permitted Use or Development), a use or development must be granted a permit if:

- the use is within a Use Class specified in the applicable Use Table as being a use which is Permitted;

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- the use or development complies with each applicable standard and does not rely on any Performance Criteria to comply with each applicable standard;
- the use or development is not Discretionary under any other provision of this planning scheme; and
- the use or development is not Prohibited under any other provision of this planning scheme.

Pursuant to Clause 19.3 (Use standards) there are no use standards for 'Permitted uses'.

Pursuant to Clause 19.4 (Development Standards for Buildings and Works) the following is required:

- Building height must be not more than 20m.
- Buildings must have setback from a frontage of:
  - not less than 10m
  - not less than existing buildings on the site
  - not more or less than the maximum and minimum setbacks of the buildings on adjoining properties
- If a building is set back from a road, landscaping treatment must be provided along the frontage of the site:
  - to a depth of not less than 6m; or
  - not less than the frontage of an existing building if it is a lesser distance.

4.3 Codes

4.3.1 Code 2.0 (Parking and Sustainable Transport Code)

The purpose of this code is:

- To ensure that an appropriate level of parking facilities is provided to service use and development.
- To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
- To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
- To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
- To ensure that parking spaces and accesses meet appropriate standards.
- To provide for parking precincts and pedestrian priority streets.

As described earlier in Section 3 of this report there will be no changes proposed to the existing CBP use (i.e. hours of operation, staff numbers, annual production etc.). All car parking will continue to be provided in the existing car park onsite.

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4.3.2 Code 9.0 (Attenuation Code)

The purpose of the Attenuation Code is:

- To minimise adverse impacts on the health, safety and amenity of sensitive use from activities which have the potential to cause emission.
- To minimise the likelihood for sensitive use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions.

Pursuant to Table C9.1 a CBP is a level 1 activity with a buffer distance of 200m.

The proposal is located within 200m from the nearest sensitive receiver and therefore this code applies. Section 5.4 provides an assessment against this code.

5 Assessment

5.1 Overview

The following matters are considered relevant to the assessment of the application:

- Does the silo respond to the planning policy?
- Are there any adverse impacts on adjoining properties?
- Does the silo comply with the Attenuation Code?

These are addressed in the following sections of this report.

5.2 Does the silo respond to the planning policy?

The application involves the construction of a silo which will complement the operation of the existing CBP. The site and wider surrounding area is specifically identified as being an important industrial area to Hobart's function as Tasmania's principal place of business. The CBP provides support functions to the metropolitan area given its connections via road which allow for the efficient transport of materials to their final destination.

The silo is therefore consistent with the planning policy framework for the area.

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5.3 Are there any adverse visual impacts on adjoining properties?

The site is zoned General Industrial Zone which allows for a commercial setting where manufacturing can occur. Given the separation of the site from sensitive receivers any perceivable visual impact is significantly reduced. We also note that the silo is collocated adjacent to the existing onsite silo which further assists with maintaining the existing character of the area.

5.4 Code 9.0 (Attenuation Code)

Pursuant to Table C9.1 a CBP is a level 1 activity with a buffer distance of 200m to the nearest sensitive receiver; the closest sensitive receiver is approximately 129m as shown in Figure 5 and therefore this code applies.

C9.1 (Code Purpose) identifies the following:

- (C9.1.1) To minimise adverse impacts on the health, safety and amenity of sensitive use from activities which have the potential to cause emissions.
- (C9.1.2) To minimise the likelihood for sensitive use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions.

It is important to note that the code does not apply to attenuation areas between the activities listed in Tables C9.1 and C9.2 where those activities occur within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone. As such, the code only applies to potential effects which occur to the residential land as shown in Figure 5.



Figure 5 – Setback to residential land

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5.4.1 Nature of likely emissions

The site has stringent controls relating to emissions which may arise from the operation both in relation to sensitive and non-sensitive receivers.

Any emissions generated by the new silo would be negligible given its design and operation. The silo is standalone and self-enclosed which assists in controlling any likely emissions which would be generated.

It is not expected that any additional radiation, vibration, odour, noise, gases or waste will be created during the use of the new silo. Protection measures for dust and noise arising from the silo are outlined in 5.4.3 and 5.4.4.

5.4.2 Existing emissions

Any emissions generated by the silo would be negligible given its design and operation when considered in the context of the emissions which may arise from the existing CBP. The silo is standalone and self-enclosed which assists in controlling any likely emissions which would be generated.

With regards to existing emissions from the CBP use, the site has recently implemented controls relating to emissions to sensitive and non-sensitive receivers. These controls address emissions such as likely odour, gases, particulates, radiation, vibrations and waste.

The controls are outlined as follows:

- Dust control equipment over existing operation.
- Ensure emergency repairs are carried out immediately (such as broken pipes, broken valves etc.) to ensure control systems are responsive.
- Regular inspections of equipment to assess risk areas and replace worn out parts before they break.
- Monitoring of Silica Dust on site.
- Water cart to be used on site.
- Sprinklers located in materials storage areas (sand, aggregates etc.) to wet product.
- Site manager and operating staff given dust awareness training.

5.4.3 Measures to eliminate, mitigate or manage emissions

The application only relates to the construction of a silo and does not propose any alteration to the existing CBP use on the site. As such, the control measures formally proposed under this application are limited to the silo.

Any emissions generated by the silo would be negligible given its design and operation when considered in the context of the emissions which may arise from the existing CBP. The silo is standalone and self-enclosed which assists in controlling any likely emissions which would be generated.

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It is not expected that any additional radiation, vibration, odour, noise, gases or waste will be created during the use of the new silo. Protection measures for dust and noise arising from the silo are outlined below.

5.4.4 Noise

Given the silo is standalone and self-enclosed it does not generate significant noise.

In terms of addressing any potential noise impacts, as part of the daily, monthly and six-monthly inspection, if excessive noise is generated (indicating a broken component) the equipment will not operated until an inspection and rectification is undertaken.

5.4.5 Dust

With regards to dust and particulates management from the silo, this is addressed through the following:

- Pulse filters used on silos which prevents pressurisation of silo and cement leaking from silo.
- Burst protection sleeves which protect spills in the event of failure.
- Daily inspections of the silo by plant operators to identify any potential issues.
- Regular inspections of equipment to assess risk areas and replace worn out parts before they break.
- Standardised preventative maintenance schedule (inspecting/cleaning/replacing).
- Training provided to site manager and operating staff regarding dust awareness and emissions.

6 Conclusion

For the reasons outlined in this report, the proposed silo satisfies the relevant provisions of the Glenorchy Planning Scheme and we respectfully request that Council issues a planning permit for the development.

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