



**Brighton
Council**

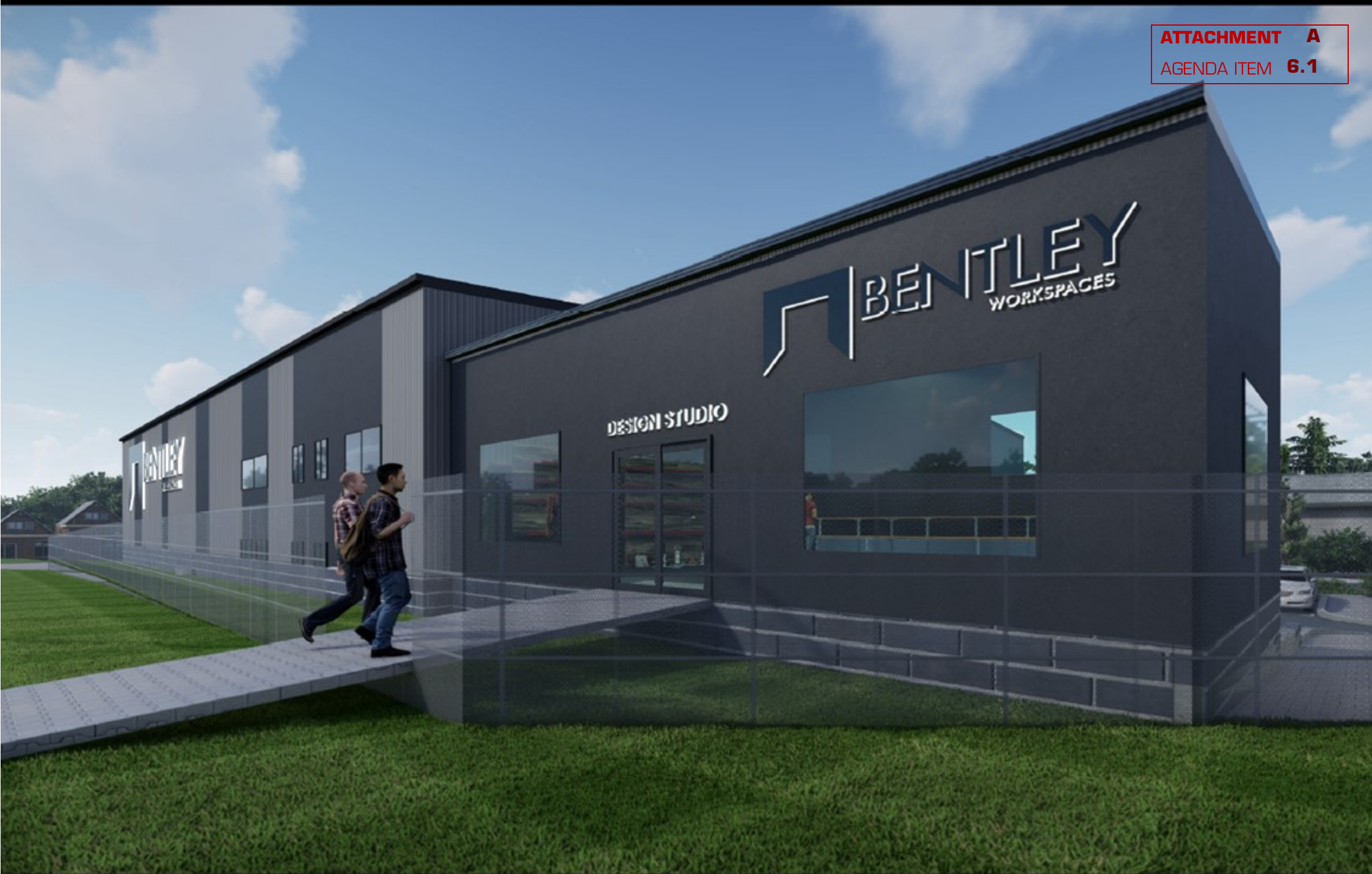
ATTACHMENTS

PLANNING AUTHORITY

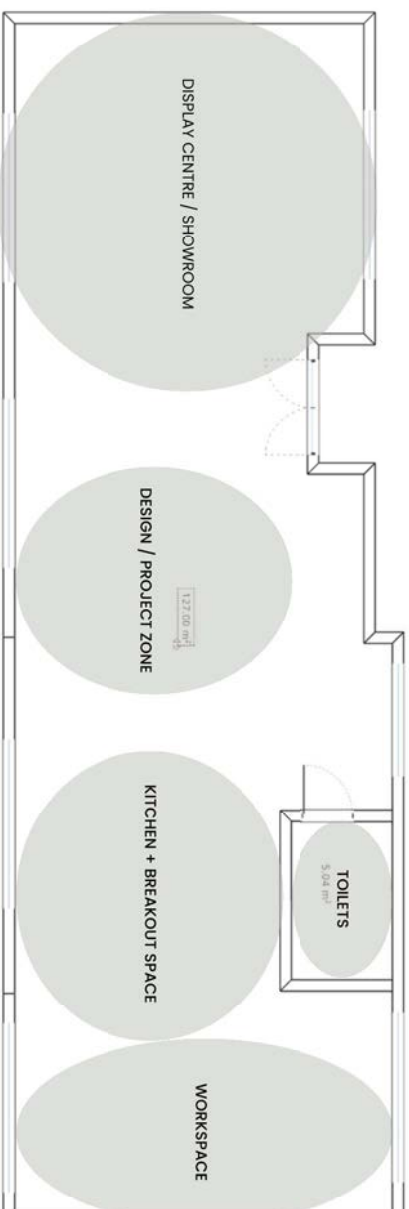
5th December 2023



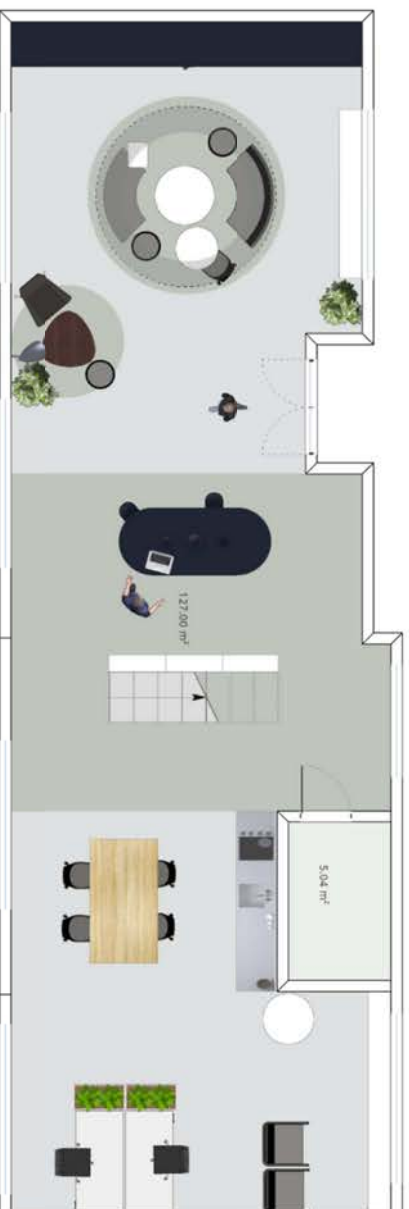
ATTACHMENT A
AGENDA ITEM 6.1



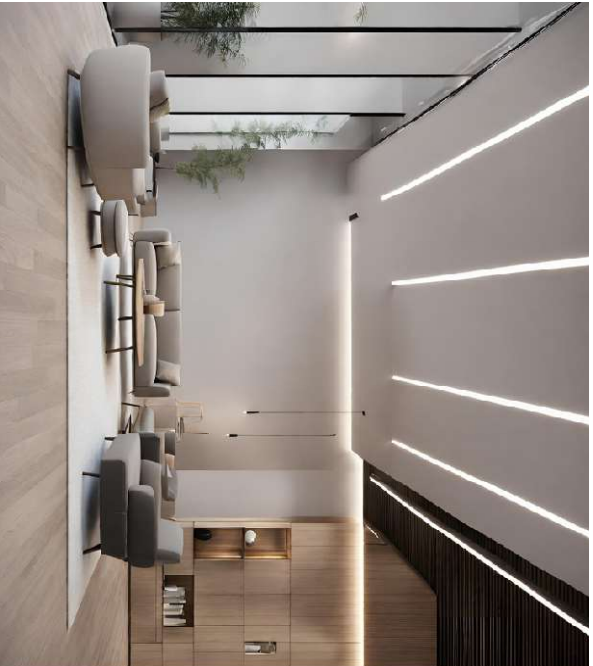
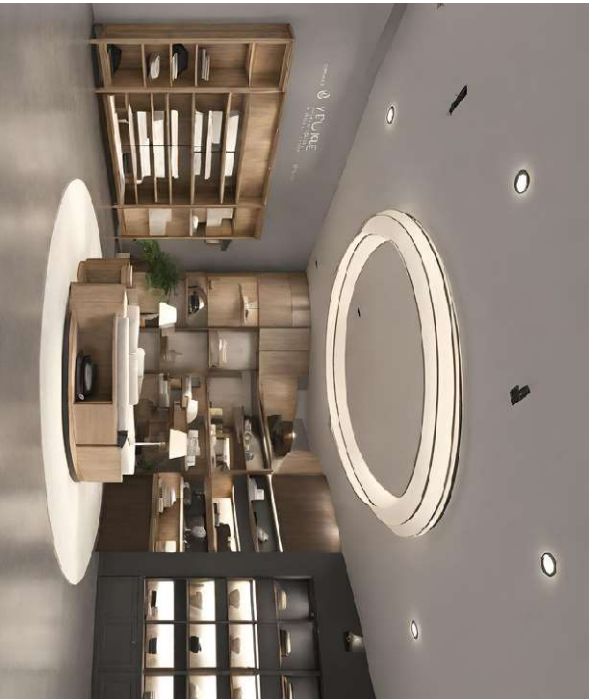
2D & 3D PERSPECTIVES



1 LETITIA GROVE, BRIDGEWATER TAS 7030



ACCESSIBLE SPACES



1 LETITIA GROVE, BRIDGEWATER TAS 7030

FURNITURE & JOINERY SYSTEMS





Danielle Gray, Principal Consultant
Gray Planning
224 Warwick Street
West Hobart TAS 7000

29 November 2023

Mr James Dryburgh
General Manager
Brighton Council
1 Tivoli Road
Old Beach TAS 7017

Independent Planning Advice regarding Draft Permit Conditions for Planning Application DA-2023-58 for Storage (Warehouse) at 1 Letitia Grove, Bridgewater

Dear Mr Dryburgh,

Thank you for engaging the services of Gray Planning to assist with this matter.

I have reviewed an email and documents sent to our office on Monday 27 November 2023 from Mr David Allingham, Director Development Services of your office regarding a recently approved use and development at 1 Letitia Grove in Bridgewater (title reference CT-40199/1 and reference planning application DA-2023-58).

The documents reviewed include a draft planning permit for the approved use and development at 1 Letitia Grove, the Tasmanian Stormwater Policy Guidance and Standards for Development and also Council's Ordinary Council Agenda document dated 21 November 2023 which contains officer's assessments and recommendations for the planning application.

I have also reviewed the State Planning Provisions use and development standards for the General Business zone with respect to the subject site and the approved use and development, as approved by Council acting as a Planning Authority contrary to the Officer's recommendations.

The purpose of this letter is to provide independent advice on the draft permit conditions as provided by Mr Allingham of your office.

It is noted that the recommended grounds of refusal outlined deficiencies against multiple use and development standards.



There are no conditions in the draft planning permit with respect to the proposed Storage use of the warehouse. It is my view that no conditions being imposed in the draft permit is satisfactory, given the requirements of the triggered Performance Criteria contained in the State Planning Provisions.

With respect to the draft engineering conditions proposed to address deficiencies in the planning application as highlighted by the officer's report in the Agenda, it is my view that these are reasonable when considered against stormwater management requirements in the cited Tasmanian Stormwater Policy Guidance and Standards for Development which Council uses as a guide for appropriate stormwater management when assessing applications for development, in the absence of a Stormwater Code in the State Planning Provisions.

I do not have any additional recommended conditions for the draft permit.

The only recommendations I have relates to Condition 23 on the draft permit. Firstly, I recommend that Condition 23 on the draft permit is amended to state that the required 'Stormwater Management Report' *must be to the satisfaction of Council's Municipal Engineer*. This is to ensure that this report when submitted by the developer is of a standard and content satisfactory to Council's engineer given that an approved Stormwater Management Plan will form part of approved and enforceable permit requirements.

I also recommend that the required 'Stormwater Management Report' referenced in Condition 23 is instead referenced as a 'Stormwater Management Plan' in the entirety of the condition to avoid confusion. Currently the condition as drafted refers to it as both a plan and report.

Should you wish to discuss the above, I may be contacted on 0439 342 696.

Yours faithfully



Danielle Gray B.Env.Des. MTP. MPIA
Principal Consultant, Gray Planning





PLANNING PERMIT (DA 2023 / 00058)

In accordance with Division 2 of Part 4 section 57 of the *Land Use Planning and Approvals Act 1993*, the Brighton Council (Planning Authority) grants a permit for a discretionary application –

To: CGJ Properties PTY LTD

Of: 154 Marys Hope Road
Rosetta TAS 7010

For land described as:

1 Letitia Grove, Bridgewater
Certificate of Title Volume 40199 Folio 1

THIS PERMIT ALLOWS FOR:

The land to be used as Storage and developed by *Warehouse and Offices* and ancillary site works in accordance with the information and particulars set out in the development application and the endorsed drawings.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

General

- 1) The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings, and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

The endorsed drawings include:

- a) 2D & 3D Perspectives showing internal layout of meeting spaces; and
- b) Perspective 05 “Corner to Entrance Ramp”

received by council on 23rd November 2023.

- 2) Where a conflict between the application for planning approval, endorsed drawing and conditions of this permit, the latter prevails.
- 3) This permit shall not take effect and must not be acted on until 15 days after the date of receipt of this permit unless, as the applicant and the only person with a right of appeal, you notify Council in writing that you propose to commence the use or development before this date, in accordance with Section 53 of the Land Use Planning and Approvals Act 1993.

Amenity

- 4) The proposed colours and materials for the walls and roof as shown on Elevation Drawing no. 23020/3 and Drawing No 23020/4 are approved. Any variation in the colours and materials must be submitted to and approved by the Council's Director Development Services.

Landscaping

- 5) Before any work commences submit an amended landscape plan prepared by a landscape architect or other suitably qualified person for approval by Council's Director Development Services. The landscape plan must include:
 - (a) A survey of all existing vegetation to be retained and/or removed;
 - (b) The areas to be landscaped;
 - (c) Details of surface finishes of paths and driveways, including pathway access between parking area and Design Studio
 - (d) Details of fencing
 - (e) Lighting
 - (f) A planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant.
 - (g) Landscaping and planting within all open areas of the site.
- 6) Prior to commencement of use, all trees and landscaping, fencing and lighting must be planted and installed in accordance with the approved Landscaping Plan to the satisfaction of the Council's Director Development Services. Evidence showing compliance with this condition must be submitted to and approved by the Director Development Services within 30 days of planting.
- 7) Replacement trees and landscaping in accordance with the approved Landscaping Plan must be planted if any is lost. All landscaping must continue to be maintained to the satisfaction of Council.

Hours of Operation

- 8) The use or development must only operate between the following hours unless otherwise approved by Council's Manager Development Services:

- a. 7.00am to 9.00pm Monday to Saturday; and
- b. 8.00am to 9.00pm Sunday and public holidays.

Services

- 9) The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision or development. Any work required is to be specified or undertaken by the authority concerned.
- 10) All service covers located in vehicle access ways are to be constructed as trafficable, to the appropriate standard and to the satisfaction of Councils Municipal Engineer.

Water

- 11) The use and/or development must comply with the requirements of TasWater, as detailed in the form Submission to Planning Authority Notice, Reference no TWDA 2023/000393-BTN dated 18/07/2023.

Advice. Please note that the developer is responsible for the accurate location of TasWater infrastructure by an accredited service provider and incorporating this information into all engineering and construction plan sets.

Access Road

- 12) The existing vehicle access, from the road to the property boundary, is to be widened and upgraded in reinforced concrete to meet the requirements of the standard AS2890 parts 1 – 6, the applicable Tasmanian Standard Drawings and specification, and to the satisfaction of Councils Municipal Engineer.
- 13) At least nine (9) car parking spaces must be provided in the car park at all times for the use of the development.
- 14) All parking, access ways, manoeuvring and circulation spaces must be provided in accordance the endorsed drawings, Australian Standard AS 2890 - Parking facilities, Parts 1-6, or as otherwise required by this permit, and include all of the following;
 - c. Constructed with a durable all weather pavement;
 - d. Drained to the public stormwater system;
 - e. Surfaced by concrete or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement
 - f. Have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;
 - g. Provide for all vehicles to enter and exit the site in a forward direction
 - h. be delineated by line marking or other clear physical means.

- 15) The driveway must be drained to minimise surface runoff over adjoining land (including road reservation) in accordance with the requirements of the Municipal Engineer and the *Building Act 2016*.
- 16) Prior to the development commencing, or application for building or plumbing permits, the developer must submit to Council a parking plan including:
 - a. pavement details,
 - b. design surface levels and gradients,
 - c. drainage,
 - d. turning and travel paths (where required to demonstrate compliance with AS2890),
 - e. dimensions (including clearances),
 - f. line marking,
 - g. lighting (where provided),
 - h. pedestrian paths (including any signage, line marking, protective devices such as bollards, guard rails or planters),
- 17) The parking plan is to be certified by an engineer and shall form part of the permit once accepted.
- 18) The completed parking and associated turning areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.
- 19) All areas set-aside for parking and associated turning, and access must be completed before the use commences and must continue to be maintained to the satisfaction of the Council's Municipal Engineer.

Access to Public Road

Advice: No works on or affecting any Council road reservation is to be commenced until the Brighton Council has issued a WORKS IN ROAD RESERVATION PERMIT. Application for the issue of the necessary works permit is to be made to the Brighton Council's Asset Services Department prior to the proposed date of commencement of any works.

Stormwater

- 20) The stormwater drainage system for the proposed development must be designed to comply with all of the following:
 - a. Stormwater detention must be provided such that peak flows to the public stormwater system for up to a 5% AEP event are limited to pre-existing.

- b. Stormwater from the proposed development must be treated prior to entering the public stormwater system to,
 - i. Achieve that the quality targets in accordance with the State Stormwater Strategy 2010.
 - ii. Ensure runoff entering the public stormwater system is visually free of any hydrocarbons.
- 21) The stormwater system within the development must continue to be maintained to ensure the quality targets, in accordance with the State Stormwater Strategy 2010, and flow rates discharging to the public stormwater system are maintained as per the approved design and water is conveyed so as not to create any nuisance to adjacent properties.
- 22) The driveways must be drained to minimise surface runoff over adjoining land in accordance with the requirements of the Municipal Engineer and in accordance with the Building Act 2016.
- 23) Prior to the commencement of works the developer must submit a Stormwater Management Plan to the satisfaction of Council's Municipal Engineer. The Stormwater Management Plan must be prepared and certified by a suitably qualified person, in accordance with section 2.6.2 of *DEP & LGAT (2021). Tasmanian Stormwater Policy Guidance and Standards for Development. Derwent Estuary Program and Local Government Association of Tasmania (Hobart, Australia)* and include calculations, design, construction and maintenance details of stormwater treatment, detention, and conveyance. The plan must clearly demonstrate that the requirements of this permit are met and that adjacent properties will not be adversely impacted by the stormwater system. Once approved the Stormwater Management Plan will form part of this permit.

Soil and Water Management

- 24) A soil and water management plan (here referred to as a 'SWMP') prepared in accordance with the guidelines *Soil and Water Management on Building and Construction Sites*, by the Derwent Estuary Programme and NRM South, must be approved by Council's Municipal Engineer before development of the land recommences.
- 25) Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's Municipal Engineer until the land is effectively rehabilitated and stabilised after completion of the development.

Construction amenity

- 26) The road frontage of the development site including road, kerb and channel, footpath and nature strip, must be:

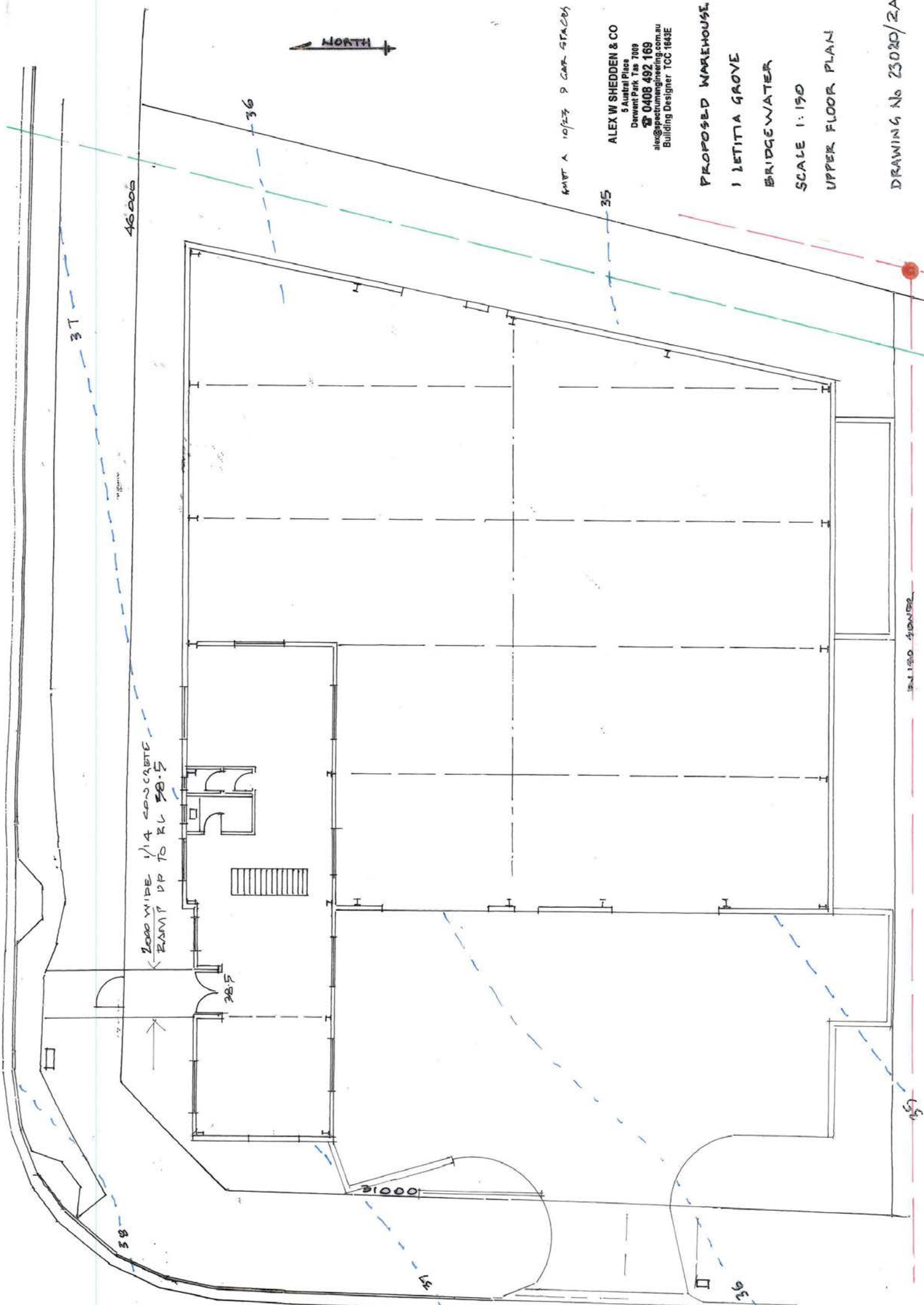
complaints in relation to any non-compliance with the Disability Discrimination Act 1992.

- D. There are currently no standards prescribed for compliance with the Disability Discrimination Act 1992, however, Australian Standards associated with the Act, including AS 1428.1-2001 - Design for access and mobility - General requirements for access - new building work and the Building Code of Australia (BCA) may apply to occupants of the building. It is recommended that you obtain further information concerning the Disability Discrimination Act 1992 from the Office of the Human Rights and Equal Opportunities Commission or the Tasmanian Anti-Discrimination Commission.
- E. **If you notify Council that you intend to commence the use or development before the date specified above, you forfeit your right of appeal in relation to this permit.**
- F. This planning approval shall lapse at the expiration of two (2) years from the date of the commencement of planning approval if the development for which the approval was given has not been substantially commenced. Where a planning approval for a development has lapsed, an application for renewal of a planning approval for that development shall be treated as a new application.

Dated 05/12/2023



Jo Blackwell
Senior Planner



NORTH ↑

46.000

2000 WIDE 1/4 CONC CRATE RAMP DP TO RL 38.5

38.5

00012

36

44MT A 10/23 9 CAR STACKS

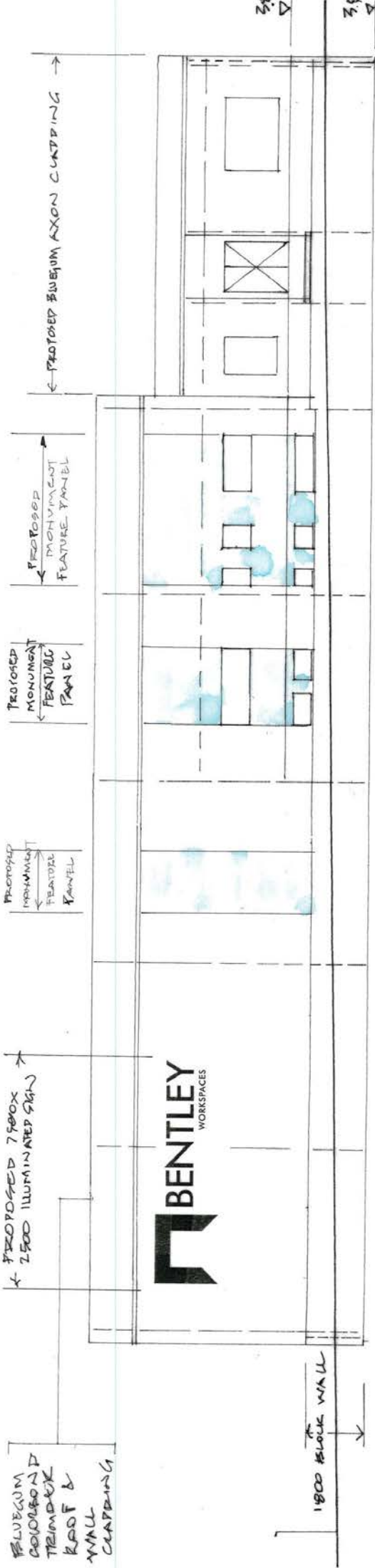
ALEX W SHEDDEN & CO
 5 Austral Place
 Denwent Park Tas 7009
 ☎ 0408 492 169
 alex@spectrumengineering.com.au
 Building Designer TCC 1843E

PROPOSED WAREHOUSE
 1 LETITIA GROVE
 BRIDGEWATER
 SCALE 1:150
 UPPER FLOOR PLAN

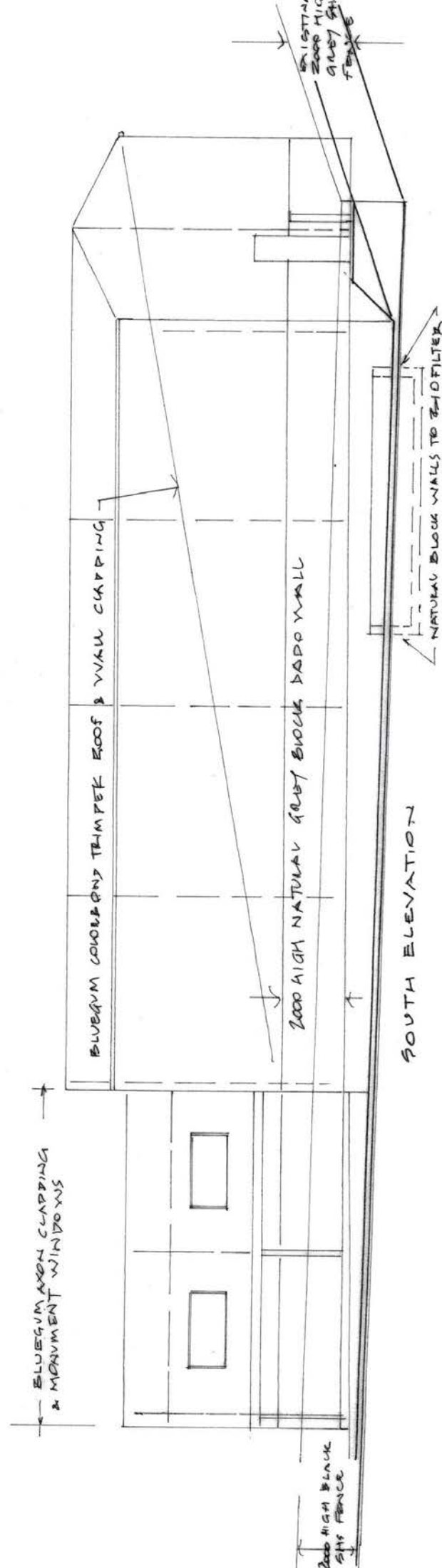
DRAWING No 23020/2A

UNISSO SIGNER

057



NORTH ELEVATION



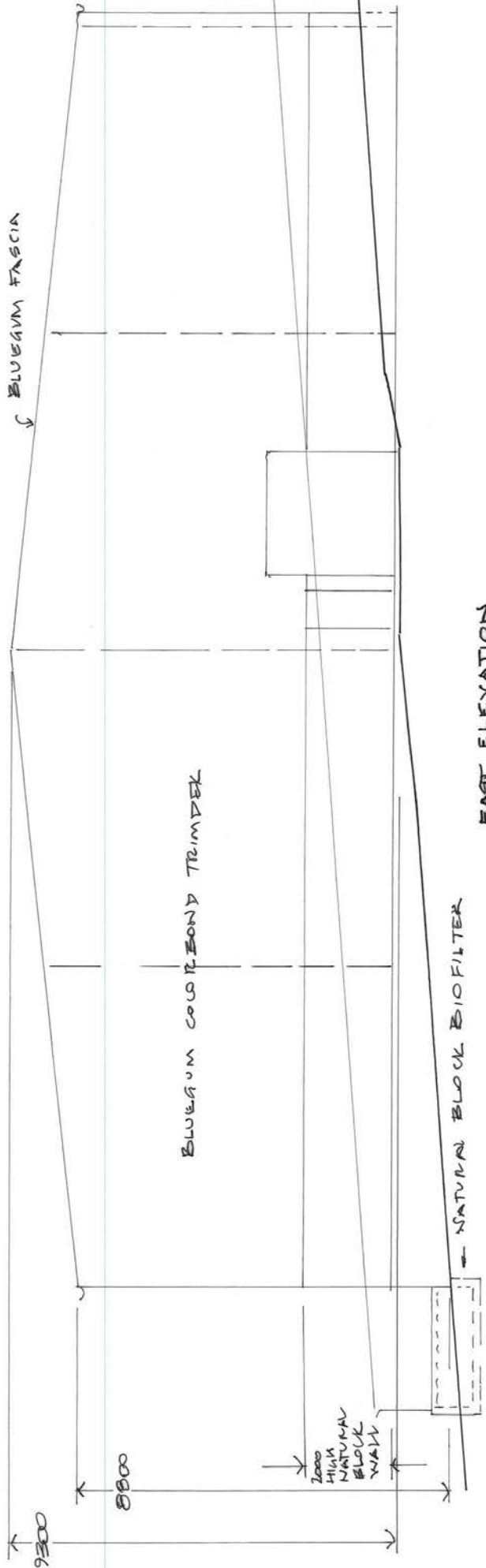
SOUTH ELEVATION

AMDT A 2/17/23 FEATURE PANEL
 PROPOSED WAREHOUSE
 1 LETITIA GROVE, BRIDGEWATER
 FOR CQJ PROPERTIES

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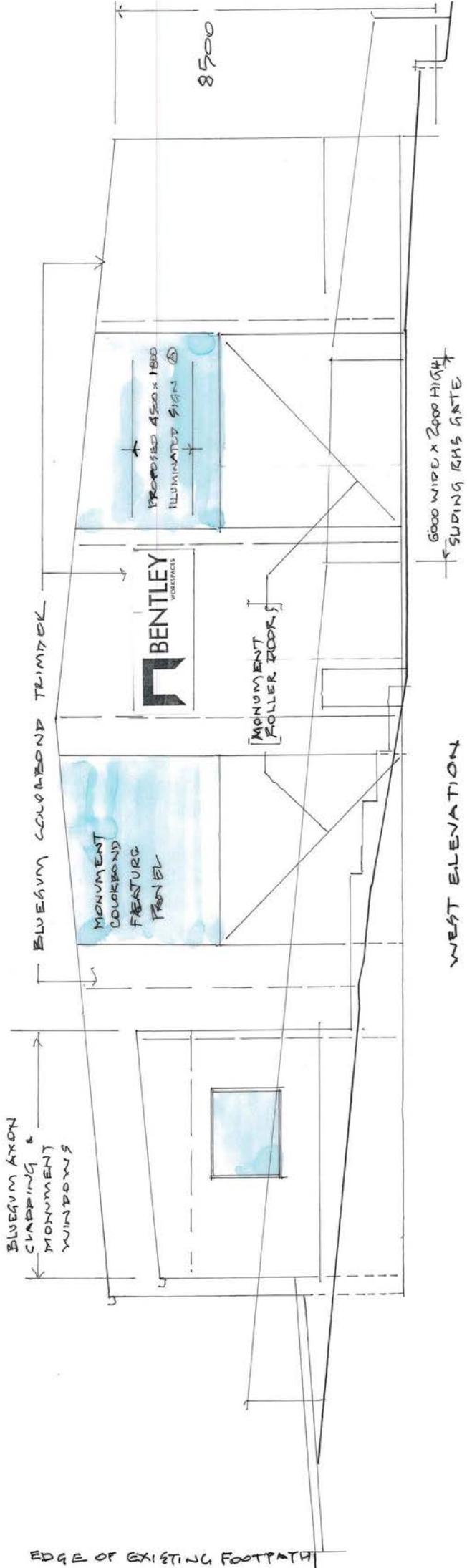
1,125 NORTH & SOUTH ELEVATIONS DRAWING NO 23020/3A

BLUEGRUM FASCIA



EAST ELEVATION

BLUEGRUM AXON CHIPPING & MONUMENT WINDOWS



WEST ELEVATION

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PROPOSED WAREHOUSE FOR CGJ PROPERTIES

1 LETITIA STREET, BRIDGEWATER

1:100 EAST & WEST ELEVATIONS DRAWING 23020/A

ANSET A 21/7/23 SIGN



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PROPOSED WAREHOUSE
 1 LETTITA GROVE
 BRIDGEWATER
 1:150 LANDSCAPING
 PLAN
 FOR CGJ PROPERTIES
 DRAWING 23020/6A



LANDSCAPING NOTES

1. Spray out all weeds with Glyphosate
2. Spread 150 thick fertilized topsoil.
3. Protect plants with composted garden waste mulch to a depth of 100 mm.
4. Water plants in well before filling and mulching.

SCHEDULE

| | Height @ 10 years | Width @ 10 years |
|---|-------------------|---------------------|
| Bp Betula pendula | 8m | 2m |
| Pt Pittosporum tenuifolium silver sheen | 4m | 1.5m |
| Dg Dietes grandiflora | 1m | 0.5m (1m centres) |
| On Obsession nandina | 0.7m | 0.3m (0.5m centres) |

BIOFILTER

LAWN

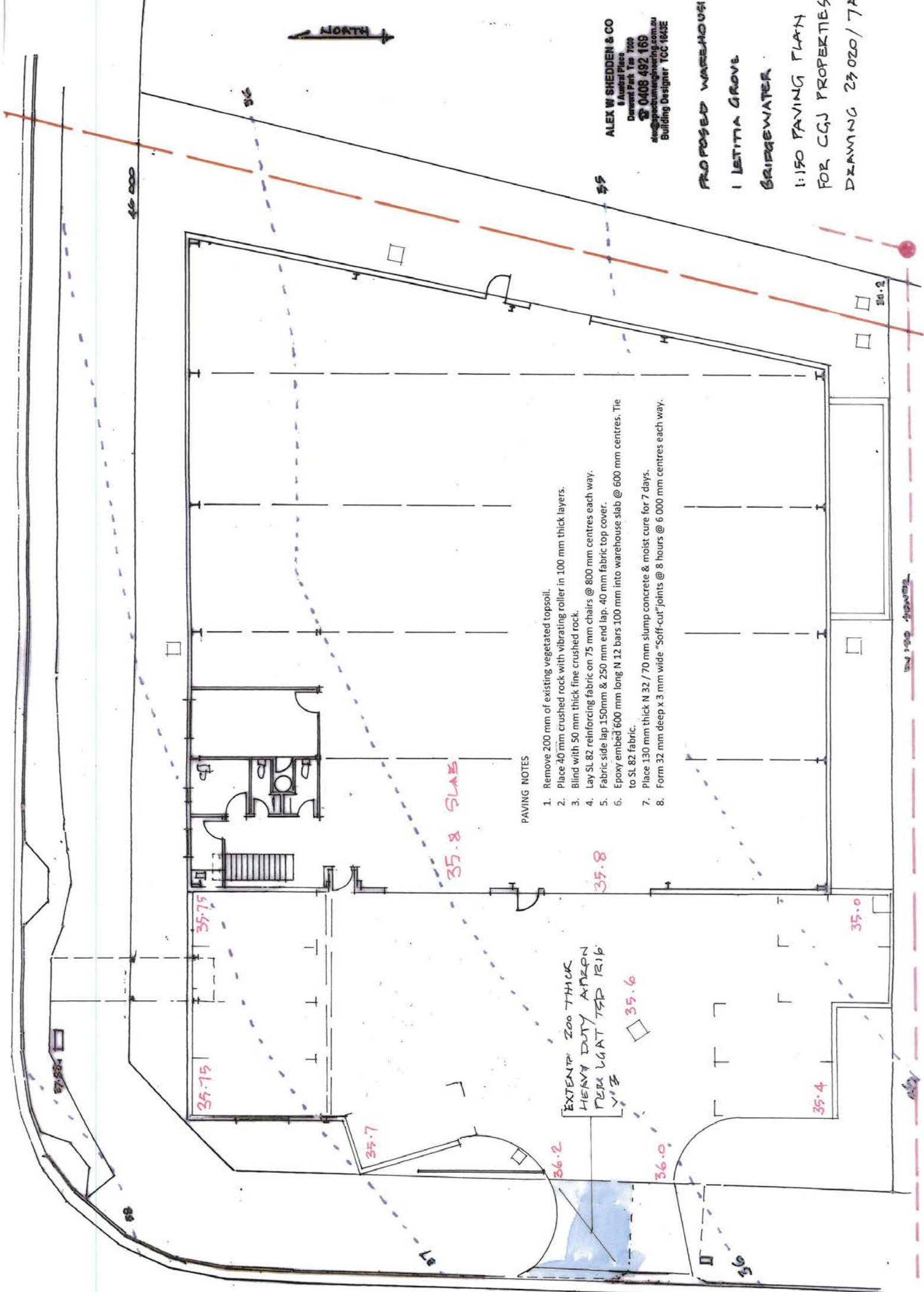
LAWN

LAWN



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PROPOSED WAREHOUSE
 1 LETITIA GROVE
 BRIDGEWATER
 1:150 PAVING PLAN
 FOR CGJ PROPERTIES
 DRAWING 23 020/7A



PAVING NOTES

1. Remove 200 mm of existing vegetated topsoil.
2. Place 40 mm crushed rock with vibrating roller in 100 mm thick layers.
3. Blind with 50 mm thick fine crushed rock.
4. Lay SL 82 reinforcing fabric on 75 mm chairs @ 800 mm centres each way.
5. Fabric side lap 150mm & 250 mm end lap. 40 mm fabric top cover.
6. Epoxy embed 600 mm long N 12 bars 100 mm into warehouse slab @ 600 mm centres. Tie to SL 82 fabric.
7. Place 130 mm thick N 32 / 70 mm slump concrete & moist cure for 7 days.
8. Form 32 mm deep x 3 mm wide "Soff-cut" joints @ 8 hours @ 6 000 mm centres each way.

35.8 SLAB

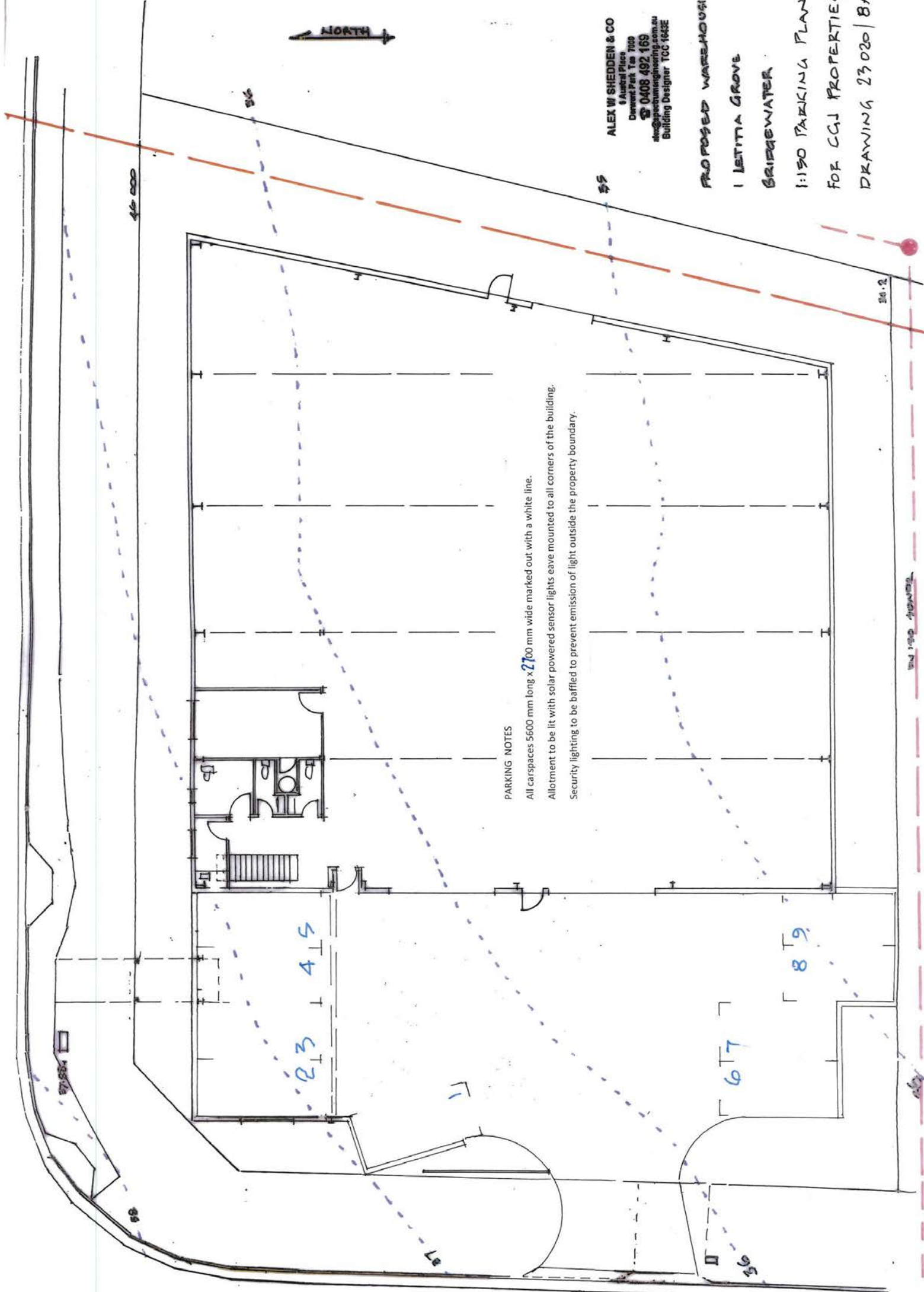
EXTEND 200 THICK
 HEAVY DUTY ASPHEN
 PERMUGAT TSP 1516
 V3

AWS 1:150 PAVING PLAN



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PROPOSED WAREHOUSE
 1 LETITIA GROVE
 BRIDGEWATER
 1:150 PARKING PLAN
 FOR CGJ PROPERTIES
 DRAWING 23020/8A



PARKING NOTES

All carspaces 5600 mm long x 2700 mm wide marked out with a white line.

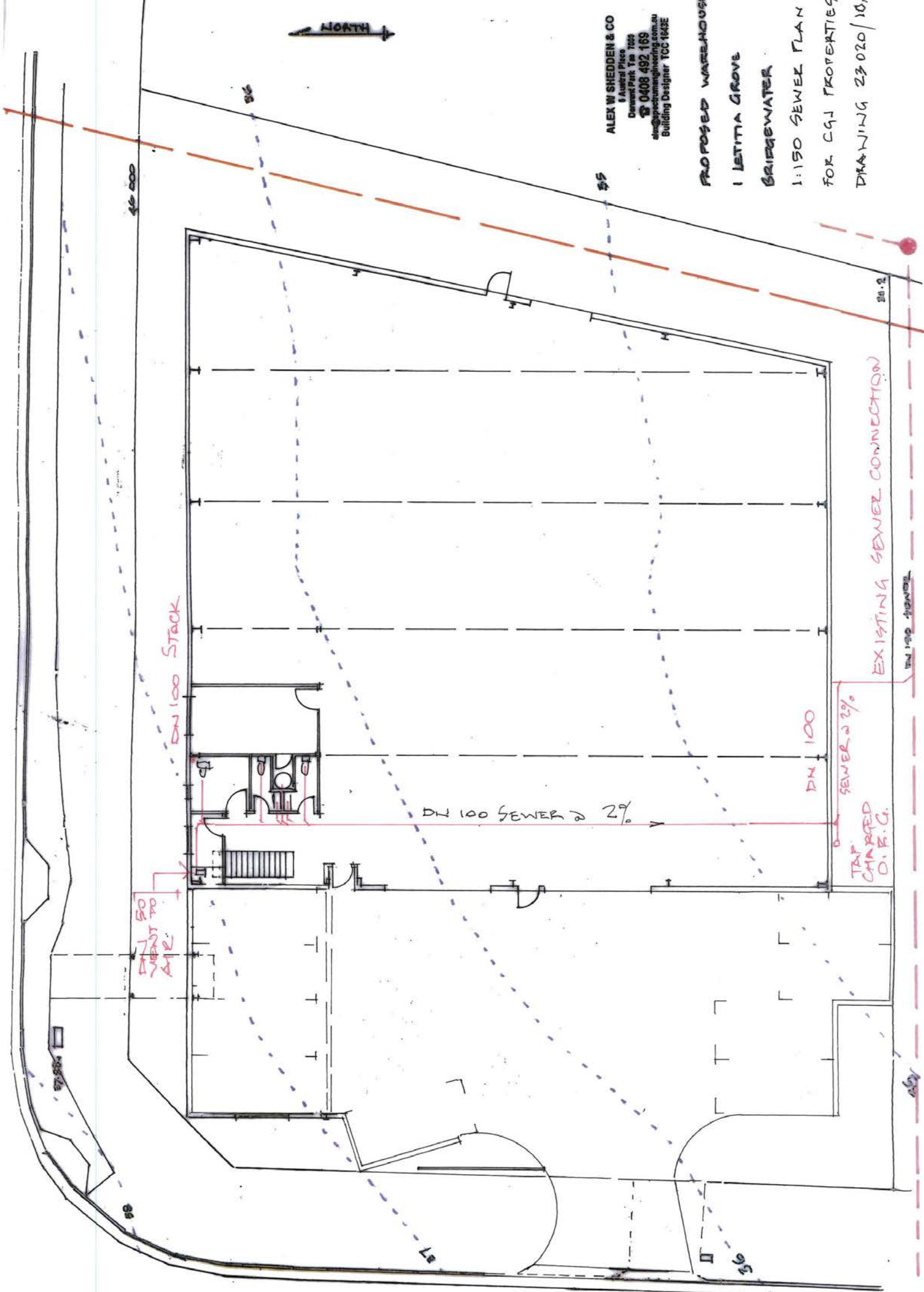
Allotment to be lit with solar powered sensor lights eave mounted to all corners of the building.

Security lighting to be baffled to prevent emission of light outside the property boundary.



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PROPOSED WAREHOUSE
 1 LETITIA GROVE
 BRIDGEWATER
 1:150 SEWER PLAN
 FOR C&J PROPERTIES
 DRAWING 23 020 / 10A



44 000

55

24.2

DN 100 STACK

DN 100 SEWER @ 2%

DN 100

SEWER @ 2%

TAP CHARGED O.F.C.

EXISTING SEWER CONNECTION

500 TO JUST IN FRONT OF ARE

58

57

56

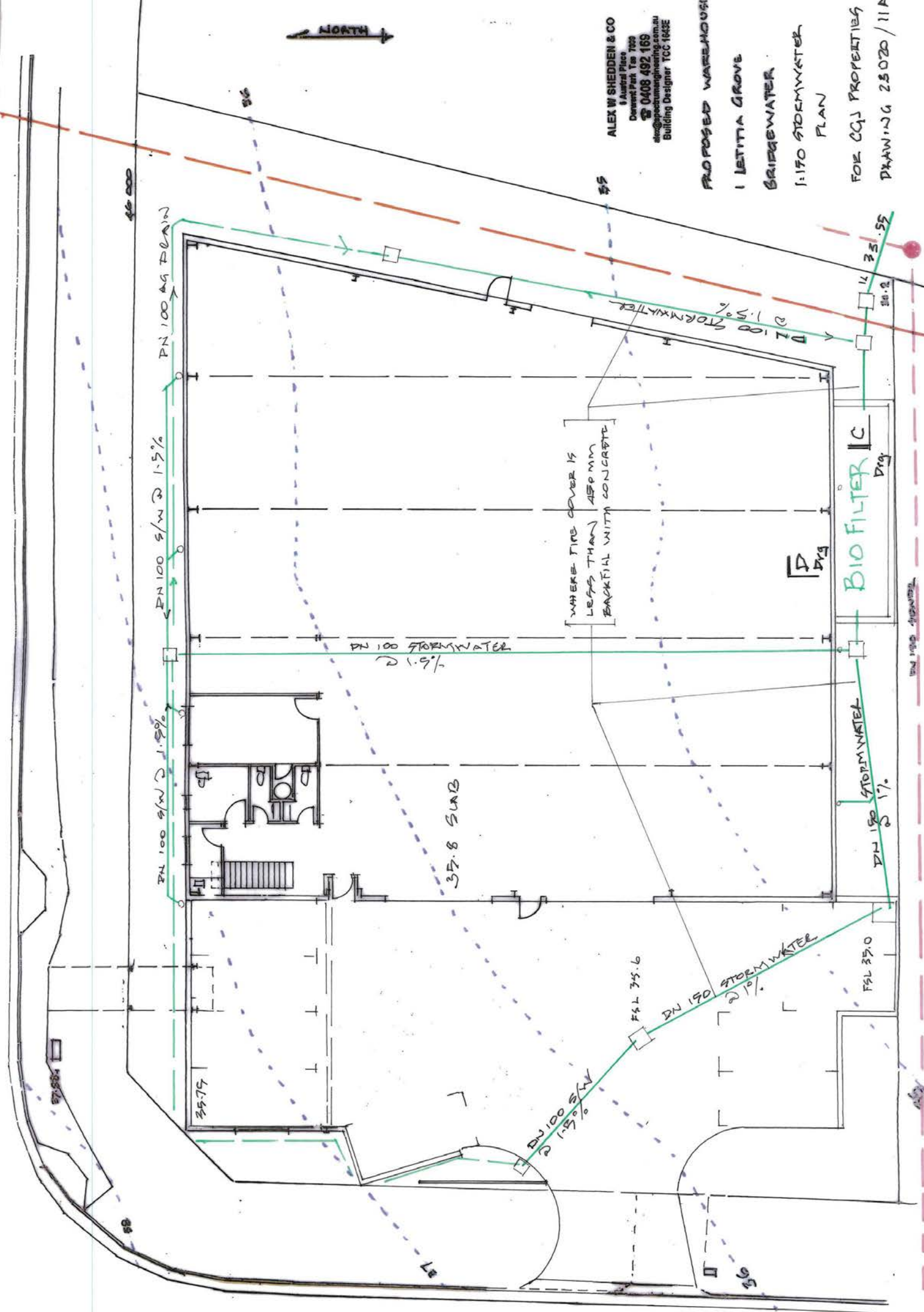
45

DN 100 SEWER



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 Building Designer TCC 163E

PROPOSED WAREHOUSE
 1 LETITIA GROVE
 BRIDGEWATER
 1:170 STORMWATER
 PLAN
 FOR CQJ PROPERTIES
 DRAWING 25020/11A



WHERE PIPE COVER IS
 LESS THAN 450MM
 BACKFILL WITH CONCRETE

BIO FILTER

35.8 SURB

FSL 35.6

FSL 33.0

DN 100 STORMWATER

DN 150 STORMWATER

DN 150 STORMWATER
 2.1%

DN 150 STORMWATER
 1.7%

DN 100 STORMWATER
 1.9%

DN 100 S/W 1.5%

DN 100 S/W 1.5%

DN 100 AG DRAIN

DN 100 STORMWATER
 1.5%

DN 100 STORMWATER
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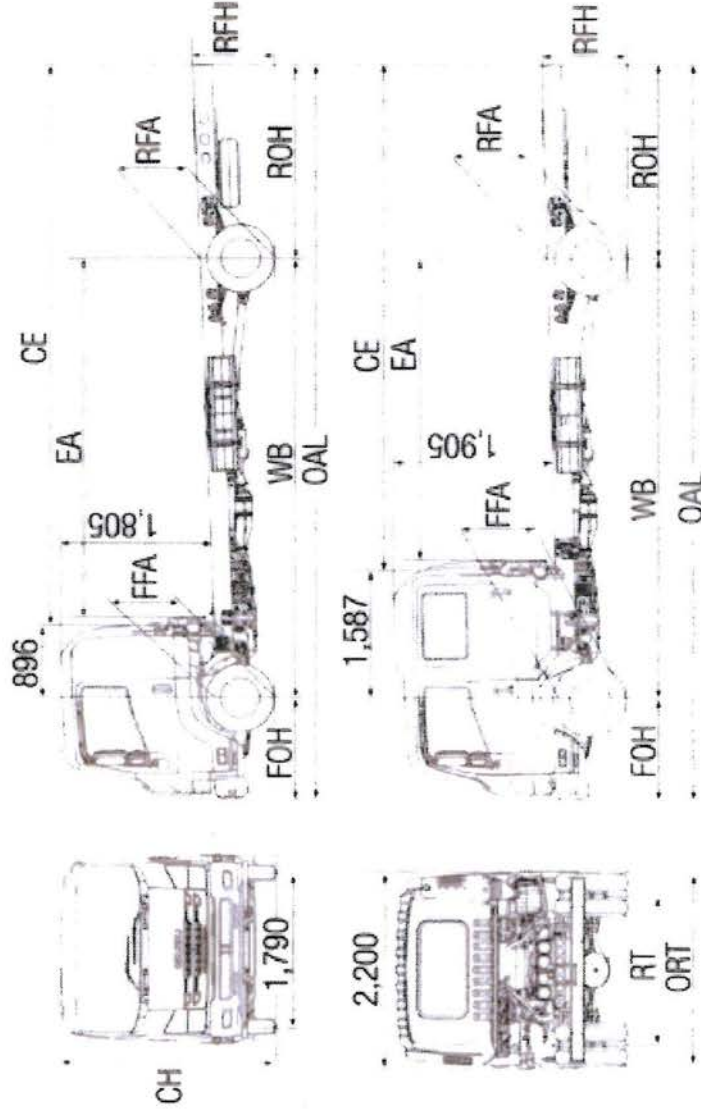
DN 100 STORMWATER
 1.5%

DN 100 STORMWATER
 1.5%

DIMENSIONS (mm)

Turn Circle
(m)

| Models | WB | OAL | FOH | ROH | EA | CE | RT | ORT | CH | FFA (unladen) | RFA (unladen) | RFH (unladen) | KERB TO KERB |
|------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|------------------|------------------|-----------------|
| FRR 110-260 MWB | 4,360 | 7,255 | 1,170 | 1,725 | 3,375 | 5,190 | 1,600 | 2,170 | 2,585 | 715 | 895 | 960 | 13.9 |
| FRR 110-260 LWB | 5,160 | 8,605 | 1,170 | 2,275 | 4,175 | 6,540 | 1,600 | 2,170 | 2,585 | 715 | 895 | 950 | 16.4 |
| FRR 110-260 XLWB | 5,560 | 9,155 | 1,170 | 2,425 | 4,575 | 7,090 | 1,600 | 2,170 | 2,585 | 715 | 895 | 960 | 17.7 |
| FRR 110-260 CREW | 5,160 | 8,605 | 1,170 | 2,275 | 3,450 | 5,848 | 1,600 | 2,170 | 2,650 | 715 | 895 | 950 | 16.4 |
| FRD 110-260 LWB | 5,160 | 8,605 | 1,170 | 2,275 | 4,175 | 6,540 | 1,600 | 2,170 | 2,585 | 720 | 820 | 860 | 16.4 |



PROPOSED WAREHOUSE
1 LETITIA GROVE, BRIDGEWATER
FOR C.C.J. PROPERTIES
DRAWING No 23020/12

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ISUZU FRR 110-260 MWB DATA



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Building Designer TCC 1613E

PROPOSED WAREHOUSE
1 LETITIA GROVE
BRIDGEWATER
NORTHERN TRUCK
1:150 TURNING PLAN
DRAWING 23020/13A



NORTH

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PROPOSED WAREHOUSE
1 LETITIA GROVE
BRIDGEWATER

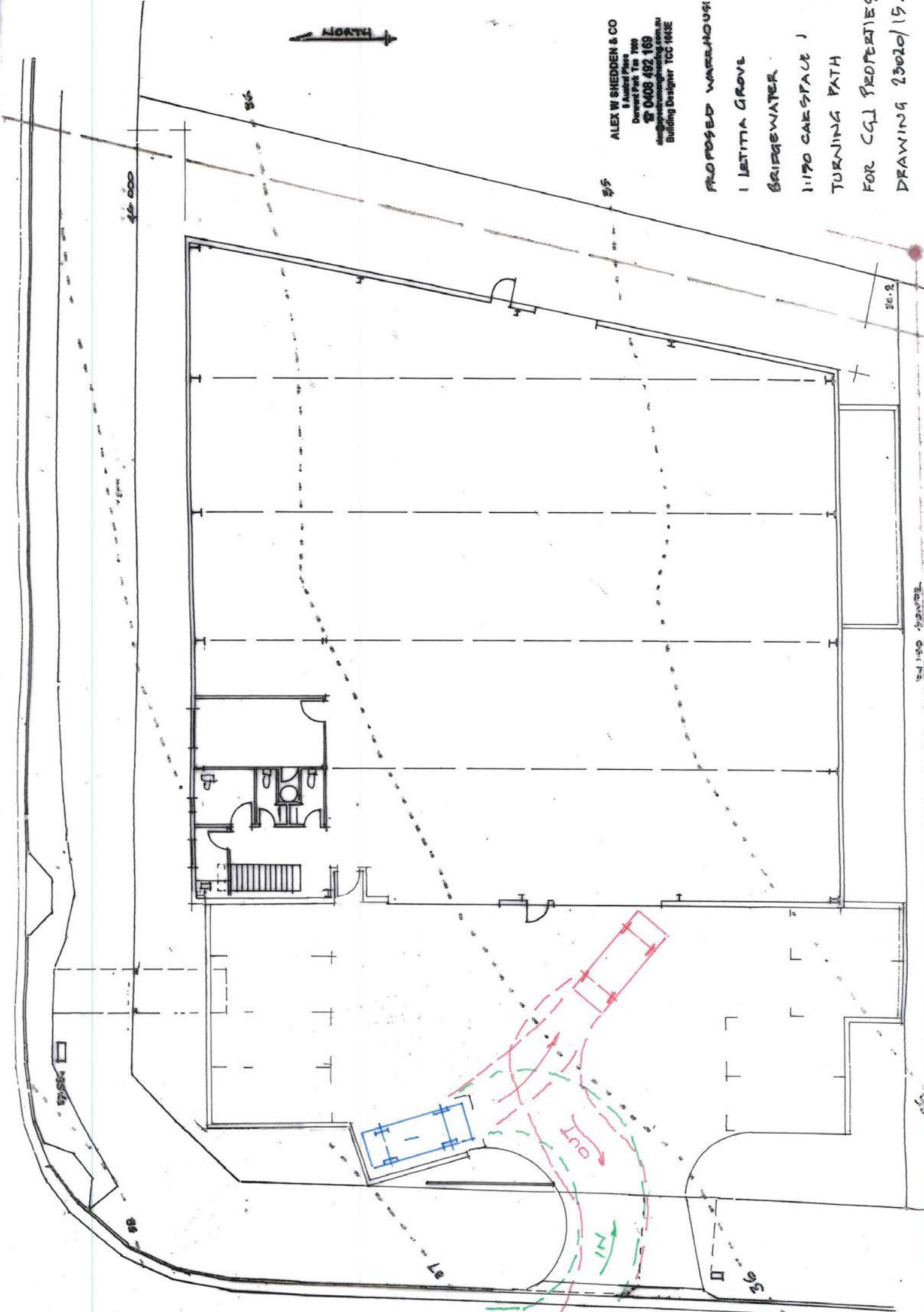
1:150 SOUTHERN TRUCK
TURNING PLAN
FOR CGJ PROPERTIES
DRAWING No 23020/14



NORTH

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PROPOSED WAREHOUSE
1 LETITIA GROVE
BRIDGEWATER
1:190 CASE SPACE 1
TURNING PATH
FOR CGL PROPERTIES
DRAWING 23020/15A



46.000

35

36.2

38

37

36

36.2

36



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PROPOSED WAREHOUSE
1 LETITIA GROVE
BRIERWATER
1:170 CARSPACE 2
TURNING PATH
FOR CGJ PROPERTIES
DRAWING 23020/16A



Scale: 1:100



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PROPOSED WAREHOUSE
1 LETITA GROVE
BRIEGBEWATER
1:150 CARSPACE 5
TURNING TATH
FOR CGJ PROPERTIES
DRAWING 23020/17A





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PROPOSED WAREHOUSE
 1 LETITA GROVE
 BRIERWATER
 1:150 CARSPACE 6
 TURNING PATH
 FOR CQJ PROPERTIES
 DRAWING No 23020/18





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Building Designer TCC 1613E

PROPOSED WAREHOUSE

1 LETITIA GROVE

BRIDGEWATER

CARSPACE 8 1:150

TURNING PATH

FOR CGJ PROPERTIES

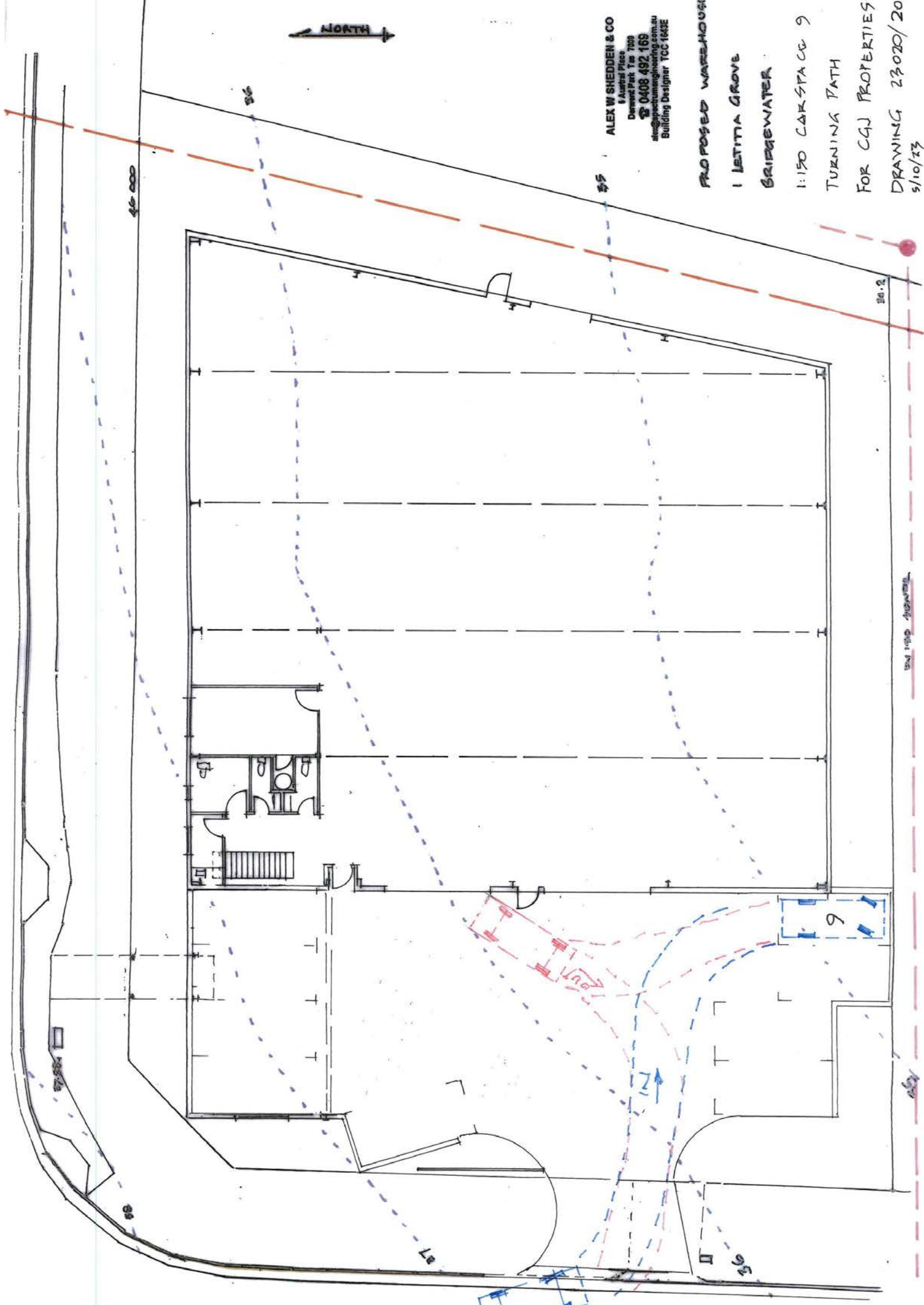
DRAWING 23020/19A

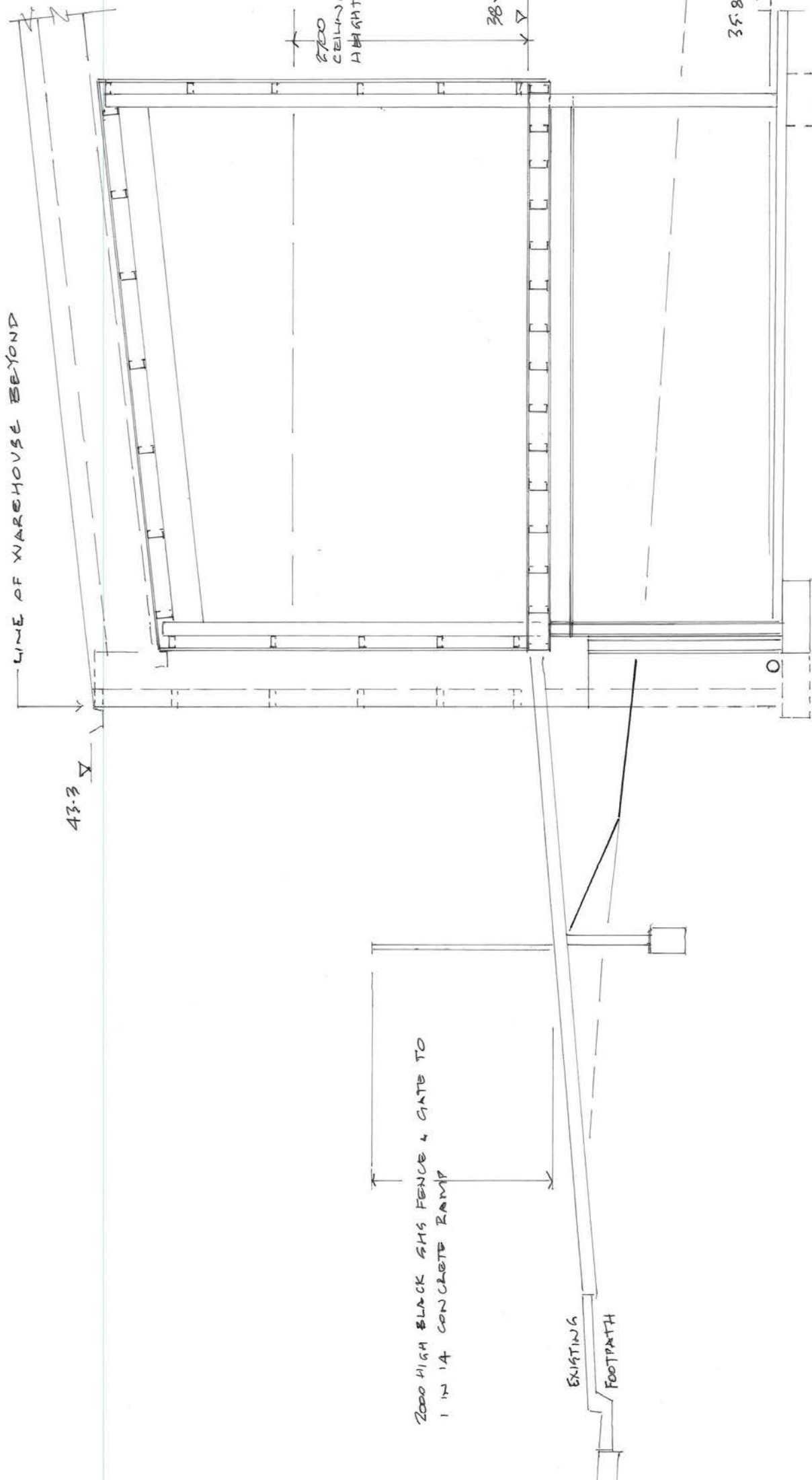




ALEX W SHEDDEN & CO
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P 0408 492 169
aw@spectumengineering.com.au
Building Designer TCC 163E

PROPOSED WAREHOUSE
1 LETITA GROVE
BRIDGEWATER
1:150 CARSPACE 9
TURNING PATH
FOR CGJ PROPERTIES
DRAWING 23020/20A
5/10/23





PROPOSED WAREHOUSE
 1 LETITIA GROVE, BRIDGEWATER
 FOR CGJ PROPERTIES

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 alex@spectrumengineering.com.au
 Building Designer TCC 1643E

1:40 SECTION A DRAWING No 23020/21

EXISTING A 2000 HIGH
BOUNDARY SECURITY FENCE

EXISTING DN 200 TAGWATER
RD USE MAIN

2000 HIGH 20.48 REINFORCED BLOCK WALL

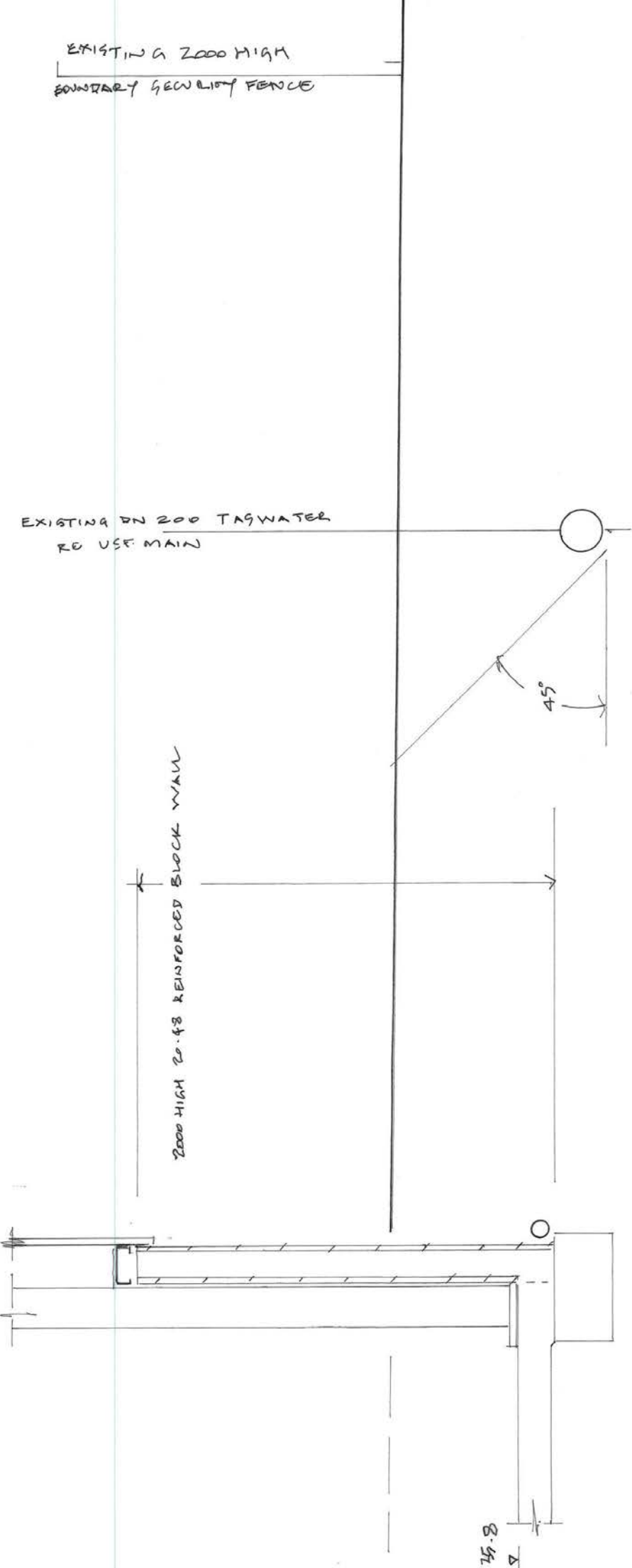
45°

75.8
8

PROPOSED WAREHOUSE
1 LETITIA GROVE, BRIDGEWATER
FOR CGJ PROPERTIES

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Building Designer TCC 1848E

1:20 SECTION B DRAWING No 23020/22



CONCRETE CLIPPING

← 2000 HIGH BLOCK WALL

▽ 37.8 SLAB LEVEL

PROPOSED 450 SQ STORMWATER PIT

200 DIA TAP WATER RE USE MAIN

450 MINIMUM COVER

OUTLINE OF FOOTING BEYOND

DN 150 STORMWATER

75 MINIMUM GAP

EXISTING STORMWATER

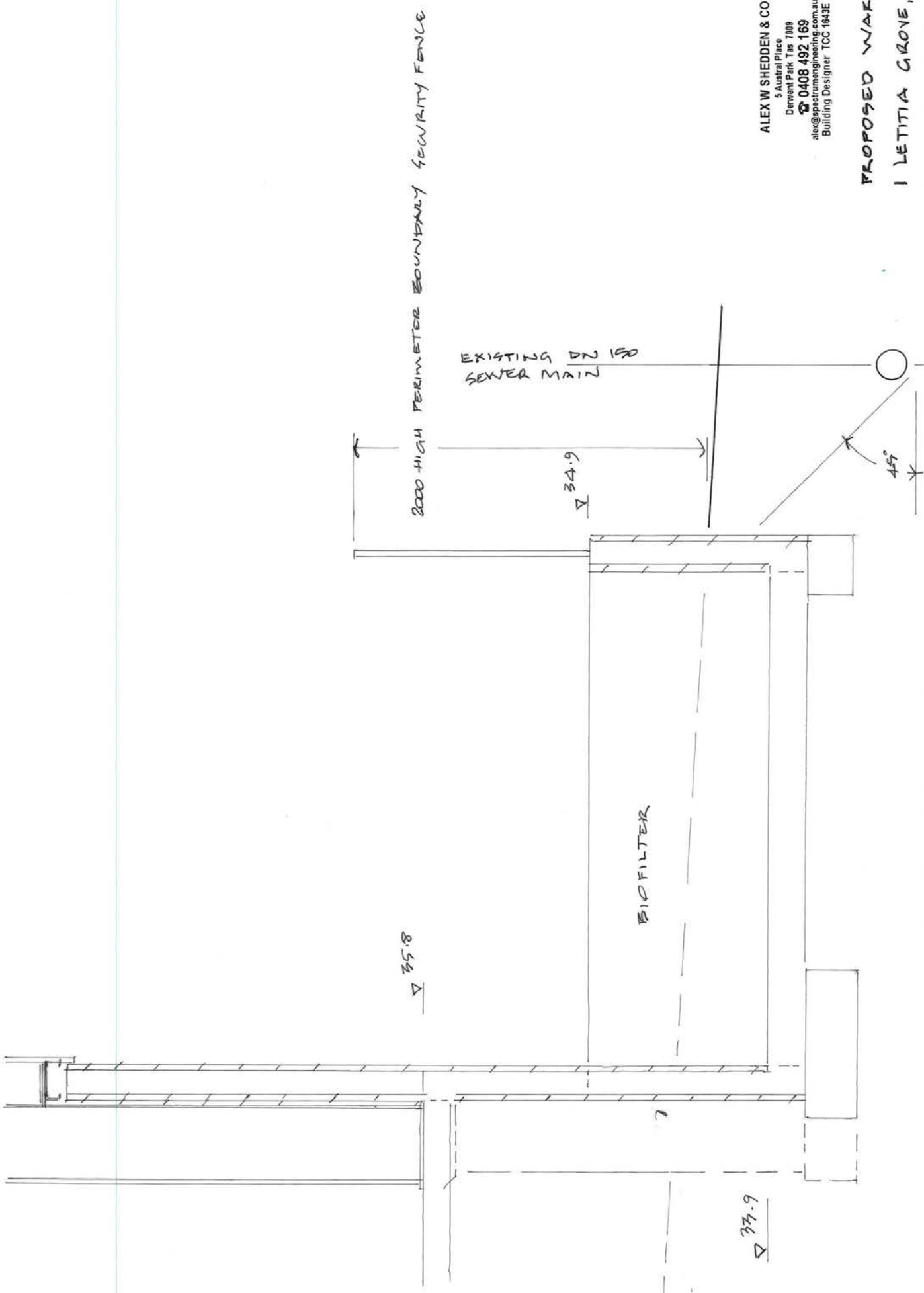
▽ 34.9

BIO FILTER

PROPOSED WAREHOUSE
1 LETITIA GROVE, BRIDGEWATER
FOR CGJ PROPERTIES
DRAWING No 23020/12B

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Building Designer TCC-1643E

1:20 SECTION C

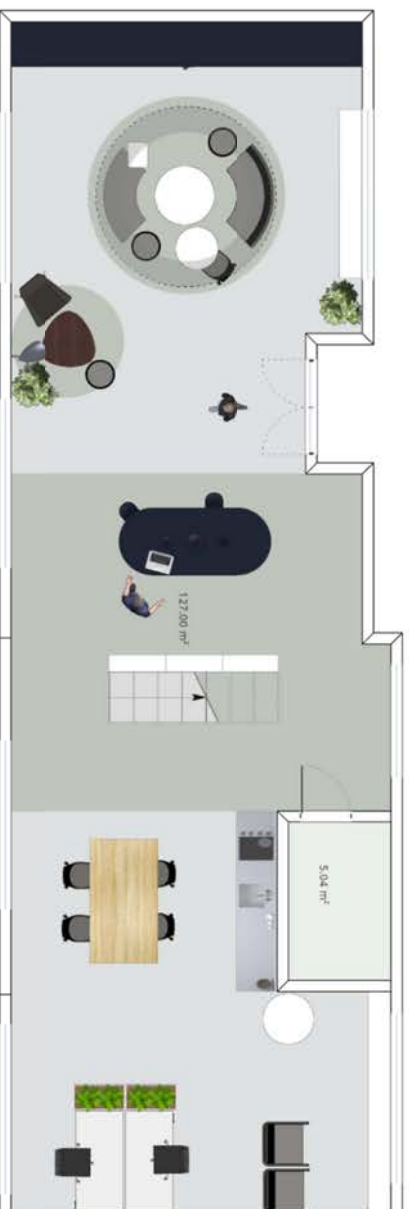
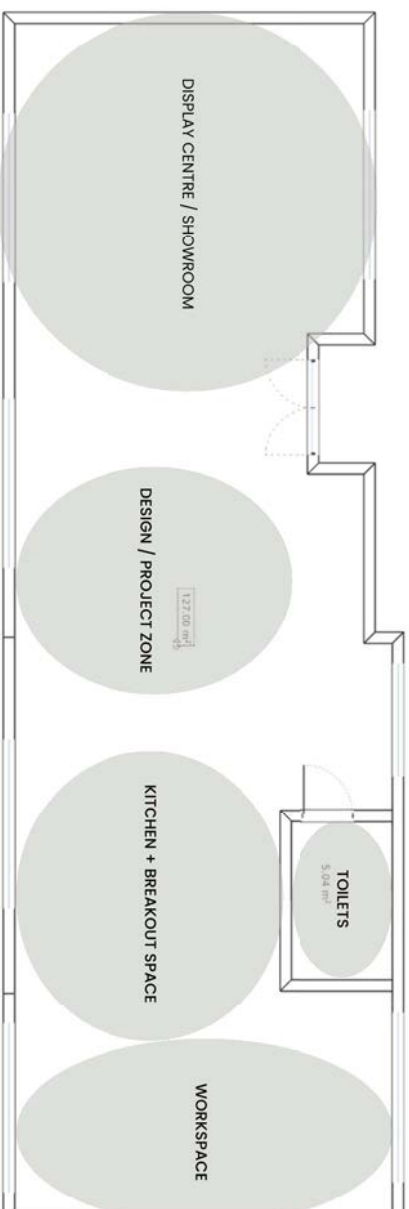


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 Building Designer TCC 1643E

PROPOSED WAREHOUSE
 1 LETITIA GROVE, BRIDGEWATER
 FOR C.G.J. PROPERTIES
 1:20 SECTION D
 DRAWING No 23020/24



2D & 3D PERSPECTIVES

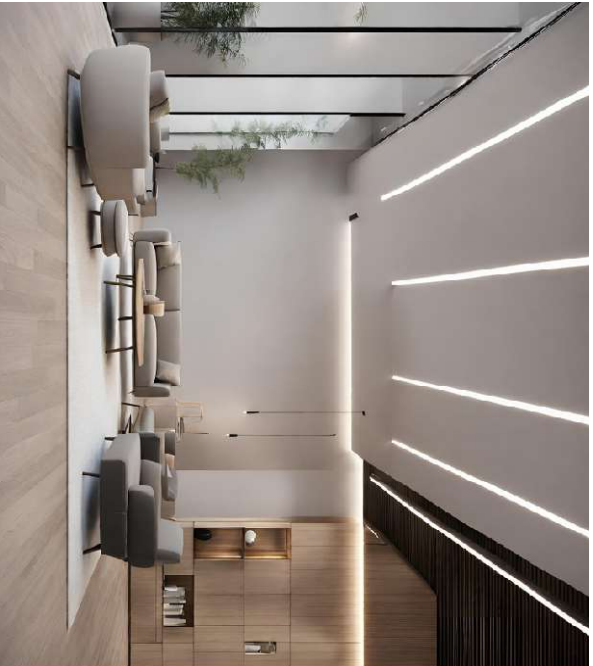
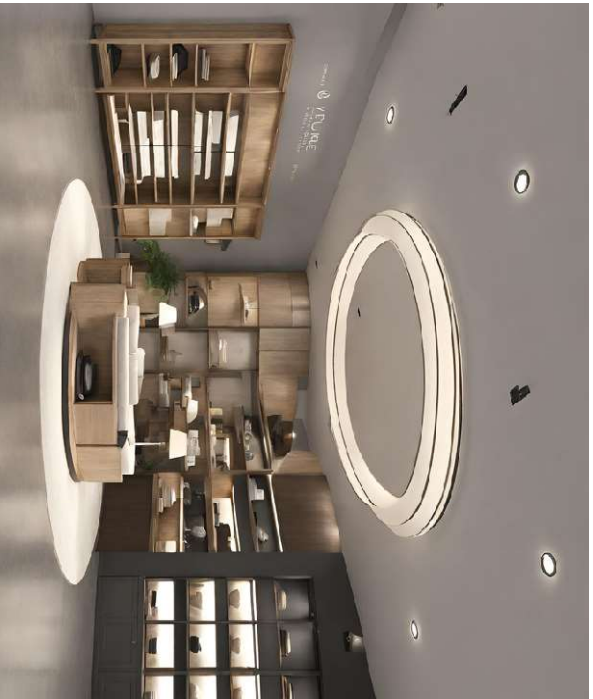


1 LETITIA GROVE, BRIDGEWATER TAS 7030



IMAGES & RENDERS ARE FOR VISUALISATION PURPOSES ONLY.

ACCESSIBLE SPACES



1 LETITIA GROVE, BRIDGEWATER TAS 7030

FURNITURE & JOINERY SYSTEMS



IMAGES & RENDERS ARE FOR VISUALISATION PURPOSES ONLY.

1 Letita Grove – Bridgewater – Proposed Development

In reference to the Council's letter of the 28th July 2023 the following provides a written statement to address the clauses referred to in that letter:

The relevant standards for the proposed use in the General Business Zone in the Scheme are:

15.3.2 Discretionary uses

| | | |
|--------------------------------------|--|--|
| Objective: | That uses listed as Discretionary do not compromise or distort the activity centre hierarchy. | |
| Acceptable Solutions | Performance Criteria | |
| A1 No Acceptable Solution. | P1 A use listed as Discretionary must: (a) not cause an unreasonable loss of amenity to properties in adjoining residential zones; and (b) be of an intensity that respects the character of the area. | |
| A2 No Acceptable Solution. | P2 A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to: (a) the characteristics of the site; (b) the need to encourage activity at pedestrian levels; (c) the size and scale of the proposed use; (d) the functions of the activity centre and the surrounding activity centres; and (e) the extent that the proposed use impacts on other activity centres. | |

Clause 15.3.2 A1 and A2 are not applicable as there are no acceptable solutions.

In respect to the performance criteria the following is provided

P1 (a) – The subject site is adequately **separated** from the nearest residential properties to ensure that there is “no unreasonable loss of amenity”. Regardless the use proposed for the site in itself unlikely to result in unreasonable loss of amenity. Clause P1 (a) is met.

P1 (b) – The character of the area has evolved from the mixture of uses and is not homogenous. Given the variety and nature of use and development in the area the intensity of the proposal does not disrespect the existing character. Clause P1 (b) is met.

P2 – The activity centre hierarchy is difficult to determine given the eclectic mixture of uses. It could be identified as having the higher activity shopping centre at Cove Hill at the apex of the hierarchy then the smaller commercial uses and professional services to the less intense Church, Temple and Pet Crematorium.

P2 (a) The character of the site is currently vacant land. The development for a commercial use will contribute to the hierarchy rather than distort or compromise. Clause P2(a) is met.

P2 (b)- The activity centre as it has developed will not be enhanced by encouraging activity at pedestrian level. The centre is dominated by the Cove Hill Shopping Centre that presents as an internal mall. Other existing developments and uses are dominated with large vehicular parking areas that do not encourage activity at pedestrian level. If the design of the proposed develop was to encourage activity at pedestrian level, it would not, given the way the activity centre currently functions, result in any better hierarchical structure to the activity centre than what the proposal will achieve.

P2 (c) – The size and scale are not inconsistent with other developments in the “activity centre” (i.e. the “big box” shopping centre, and other commercial developments on Cove Hill Road). Clause P2 (c) is met.

P2 (d) – The function of the activity centre nor that of the surrounding activity centre will be distorted or compromised. The development will not compete with the hierarchy structure but will complement it. Clause P2 (d) is met.

P2 (e) – The use is neither of an intensity nor nature that will impact on other activity areas. Clause P2 (e) is met.

The Zone purpose statements for the General Business Zone are:

1. *15.1.1 To provide for business, retail, administrative, professional, community, and entertainment functions within Tasmania’s main suburban and rural centres.*
2. *15.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.*
3. *15.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.*
4. *15.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.*

In respect to the zone purpose the following is provided to justify the proposed use and development.

15.1.1 - The proposed use and development is for a business. The purpose is met.

15.1.2 – As stated in reference to Clause 15.3.2 P2 (c) above the proposed use does not compromise or distort the activity centre hierarchy.

15.1.3 – The clause is otiose as is cannot be applied to a proposal within an activity area where there is little pedestrian activity, very few active frontages and shop windows. The area is dominated by vehicular movements where access to the commercial uses and professional services is by car. To apply the clause to the proposed use and development will not result in the area developing into one where pedestrians will become “the norm”.

15.1.4 – This clause is not applicable.

Ian Stanley

Ian Stanley
BA, MTP, RPIA (Fellow)



11/10/2023

Alex Shedden

alex@spectrumengineering.com.au

Dear Alex,

1 LETITIA AVENUE BRIDGEWATER – ENGINEERS CERTIFICATION OF STORMWATER TREATMENT AND DETENTION

Introduction

A warehouse and associated access, parking and landscaping is proposed at a light industrial subdivision at Bridgewater. The developer had a preference for a biofilter to provide stormwater treatment and detention. Sand filters are ideal for sealed environments with low amounts of contaminated sediment and dust.

Poortenaar Consulting were engaged to certify the system.

The property is connected to a large stormwater main in St Pauls Catholic School next door. This stormwater main serves the light industrial Cove Hill Area. The stormwater main passes under the highway through Green Point retail centre, through the community centre to the watercourse, through a dam, to the Derwent River. It is not known whether the stormwater system is under capacity but as the site is in the upper half of the catchment any detention is useful. The critical storm length for the catchment is 10 minutes.

Design Inputs

| | |
|------------------------------|--------------------|
| - Total area | 1673m ² |
| - Roof area | 912m ² |
| - Carpark area | 256m ² |
| - Landscaping | 504m ² |
| - Design storm | 50year ARI |
| - Predevelopment peak flow | 16.3L/s |
| - Post development peak flow | 32.6L/s |
| - Detention required | 5.2m ² |

Biofilter/Detention Particulars

| | |
|---------------|------------------|
| - Dimensions | 10m x 2.8m |
| - Filter area | 28m ² |
| - Total depth | 1m |

POORTENAAR CONSULTING PTY LTD ACN 152 224 372

77 BANKSIA ROAD, MOUNTAIN RIVER, TAS 7109 M 0448 440 346

hein@poortenaarconsulting.com.au

www.poortenaarconsulting.com.au



- Drainage layer 0.2m
- Filter thickness 0.3m
- Freeboard 0.1m
- Detention depth 0.4m
- Storage volume 11.2m³ (>5.2m³ required)
- TSS reduction 98.2% (target 80%)
- TP reduction 60.6% (target 45%)
- TN reduction 70.8% (target 45%)

The MUSIC output is attached.

Conclusion

The Tasmanian Planning Scheme unlike the Interim Planning Scheme does not have a stormwater code.

It is marginal whether stormwater treatment is actually required as the carpark area is less than half the previous threshold of 600m² or 6 car spaces. Roof water is generally considered clean. Never the less the sand filter provides the required degree of treatment.

It is not clear if on-site detention is required or whether the stormwater system would have been designed for the expected development. Never the less there is sufficient capacity in the biofilter /detention to provide detention which is effective because the site is in the upper half of the catchment.

This is to certify the biofilter meets and exceeds the requirements of the Stormwater Code.

Yours Faithfully

A handwritten signature in black ink, appearing to read 'Hein Poortenaar', is written over a light blue horizontal line.

Hein Poortenaar
Poortenaar Consulting Pty Ltd

Attachments

- SW calcs for flows and detention
- MUSIC output for SW treatment

Receiving Node

Treatment Train Effectiveness

| | Flow (ML/yr) | TSS (kg/yr) | TP (kg/yr) | TN (kg/yr) | Gross Pollutants (kg/yr) |
|---------------|--------------|-------------|------------|------------|--------------------------|
| Sources | 0.463 | 84.0 | 0.137 | 1.00 | 17.6 |
| Residual Load | 0.417 | 1.53 | 54.1E-3 | 0.293 | 0.00 |
| % Reduction | 10.0 | 98.2 | 60.6 | 70.8 | 100.0 |

CGJ PROPERTIES
1 LETITIA GROVE, BRIDGEWATER
STORMWATER MANAGEMENT

Design storm 50yr ARI 2%
 Critical storm for site 5min
 Critical storm for catchment 15min

Peak intensity 130

Catchment

Total area 1673 m2
 Roof 913 m2
 Concrete carpark 256 m2
 Total Impervious 1169 m2
 balance landscaping 504
 Post development F 0.70
 Post development C 0.70

Predevelopment C 0.35

CA predevelopment 586
 CA post development 1171

Existing pipe capacity

Diameter 150mm
 Grade 1.00%
 Capacity 30 L/s

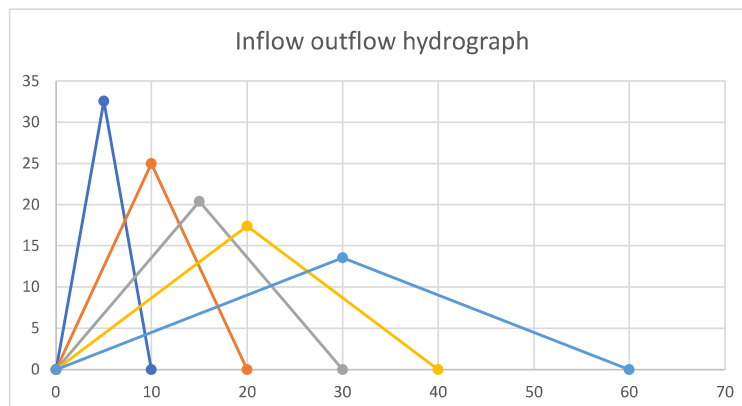
Predevelopment peak flow

I50 5min 100.1 mm/hr
 Q50 5min 16.3 L/s

Post development peak flow

I50 5min 100.1 mm/hr
 Q50 5min 32.6 L/s

| Rainfall intensity | Duration (min) | Intensity mm | Intensity mm/hr | Qpre L/S | Qpost L/S | Vol in m3 | Vol out m3 | Detention Actual |
|--------------------|----------------|--------------|-----------------|----------|-----------|-----------|------------|------------------|
| | 5 | 8.34 | 100.1 | 16.3 | 32.6 | 9.8 | 4.9 | 4.9 |
| | 10 | 12.8 | 76.8 | 12.5 | 25.0 | 15.0 | 9.8 | 5.2 |
| | 15 | 15.7 | 62.8 | 10.2 | 20.4 | 18.4 | 14.7 | 3.7 |
| | 20 | 17.8 | 53.4 | 8.7 | 17.4 | 20.8 | 19.5 | 1.3 |
| | 30 | 20.8 | 41.6 | 6.8 | 13.5 | 24.4 | 29.3 | -4.9 |



Submission to Planning Authority Notice

| | | | | |
|--|---------------------------------|-----------------------------|---------------------|----------------------|
| Council Planning Permit No. | DA 2023 / 00058 | Council notice date | 27/03/2023 | |
| TasWater details | | | | |
| TasWater Reference No. | TWDA 2023/00393-BTN | Date of response | 18/07/2023 | |
| TasWater Contact | Shaun Verdouw | Phone No. | 0467 901 425 | |
| Response issued to | | | | |
| Council name | BRIGHTON COUNCIL | | | |
| Contact details | development@brighton.tas.gov.au | | | |
| Development details | | | | |
| Address | 1 LETITIA GR, BRIDGEWATER | Property ID (PID) | 7497806 | |
| Description of development | Warehouse and Office Storage | | | |
| Schedule of drawings/documents | | | | |
| | Prepared by | Drawing/document No. | Revision No. | Date of Issue |
| | Alex W Shedden & Co | 23020/1-19 | - | - |
| | Bison Constructions | 5198/0704 A.01-A.06 | 1 | 4/7/23 |
| 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>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater’s satisfaction and be in accordance with any other conditions in this permit. 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. 3. Prior to commencing use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. 4. 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. 5. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater. <p>56W CONSENT</p> <ol style="list-style-type: none"> 6. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> 7. The applicant or landowner as the case may be, must pay a development assessment fee of | | | | |

\$389.86, to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

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 <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

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.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) 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 for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

NOTE: In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 - SECT 56ZB A regulated entity may charge a person for the reasonable cost of –

- (a) a meter; and
- (b) installing a meter.

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

- (a) Existing pipe depth and proposed finished surface levels over the pipe;
- (b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- (c) A note on the plan indicating how the pipe location and depth were ascertained.
- (d) The location of the property service connection and sewer inspection opening (IO).

Declaration

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

TasWater Contact Details

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

