



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2023/229

LOCATION OF AFFECTED AREA

71 POSSUM ROAD, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

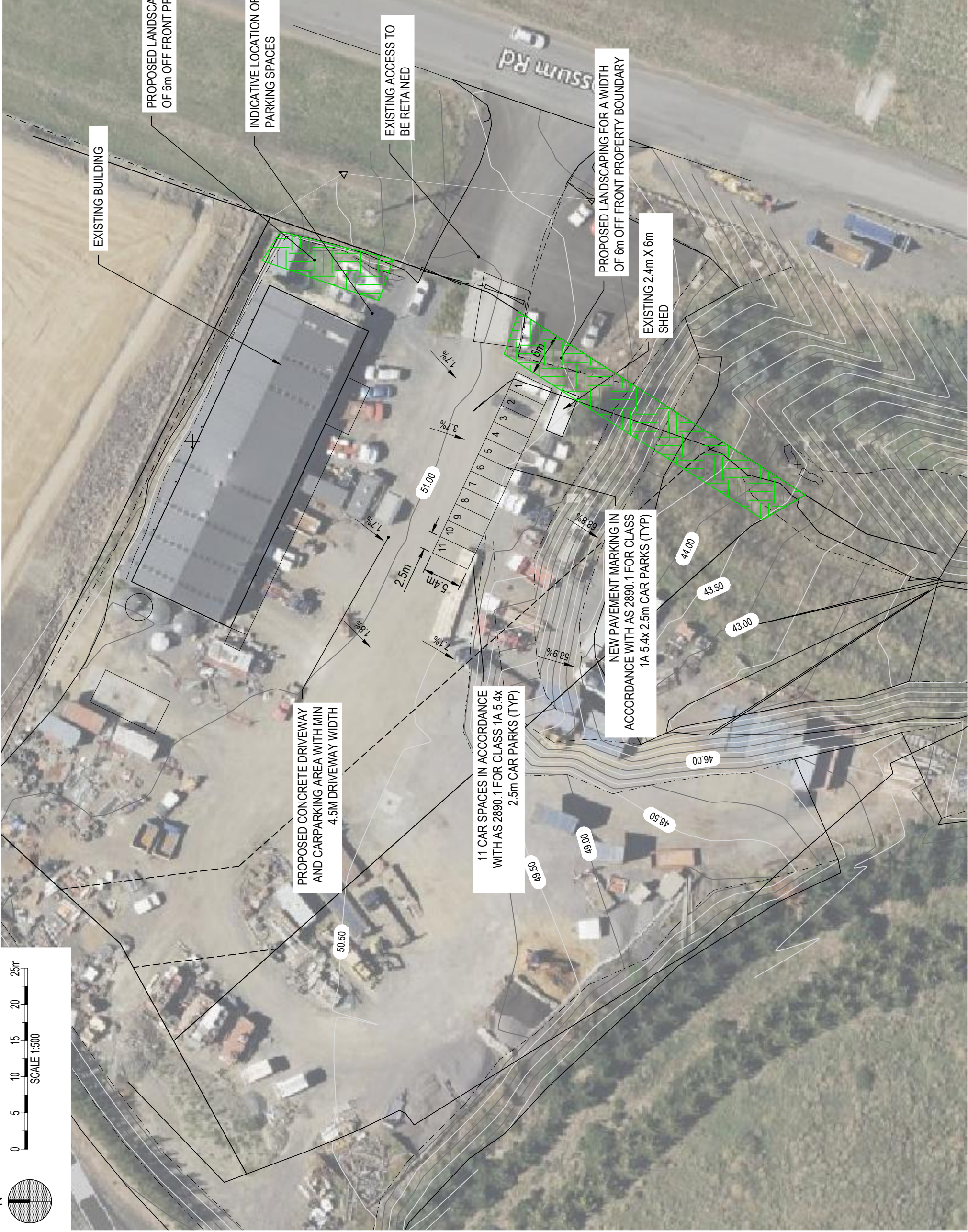
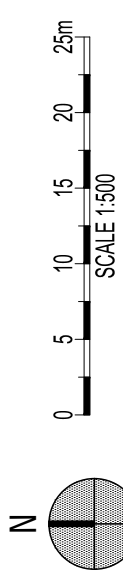
CHANGE OF USE (MANUFACTURING & PROCESSING)

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **27/05/2024** ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
General Manager



Brighton
going places



EXISTING BUILDING

PROPOSED LANDSCAPING FOR A WIDTH OF 6m OFF FRONT PROPERTY BOUNDARY

INDICATIVE LOCATION OF 3 BICYCLE PARKING SPACES

EXISTING ACCESS TO BE RETAINED

PROPOSED LANDSCAPING FOR A WIDTH OF 6m OFF FRONT PROPERTY BOUNDARY

EXISTING 2.4m X 6m SHED

PROPOSED CONCRETE DRIVEWAY AND CARPARKING AREA WITH MIN 4.5M DRIVEWAY WIDTH

11 CAR SPACES IN ACCORDANCE WITH AS 2890.1 FOR CLASS 1A 5.4x 2.5m CAR PARKS (TYP)

NEW PAVEMENT MARKING IN ACCORDANCE WITH AS 2890.1 FOR CLASS 1A 5.4x 2.5m CAR PARKS (TYP)

REV	DATE	PRELIMINARY ISSUE	REMARK
P1	12-04-2024		

SAFETY IN DESIGN REPORT PER WHS REGULATIONS

The following risks which are unique to this design have been identified:

This report does not relieve contractors from their responsibilities under the Act to identify, report, mitigate and manage all aspects of risk and safety.

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PROJECT
**71 POSSUM ROAD
 BRIDGEWATER**

TITLE
SITE PLAN

Accepted CIM (Discipline Head)	Date
Accepted SHF (Team Leader)	Date
Approved CIM (Principal)	Date

This document must be signed 'Approved' by JMG to authorise it for use. JMG accepts no liability whatsoever for unauthorised or unlicensed use.

SCALES @ A3	DESIGNED BY	DRAWN BY
1:500	SHF	SHF
	PLOT DATE	12/04/2024

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.

PLOT DETAILS J240132CS-BASE.DWG
 PROJECT NO. **240132CS**

DWG NO.	REVISION
C01	P1

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MC Planners Ref: 23083



01 December 2023

General Manager
Brighton Council
Via email - admin@brighton.tas.gov.au
Attention: Planning Department

Dear Planning Officer,

**DEVELOPMENT APPLICATION – CHANGE OF USE – 71 POSSUM DIVE,
BRIDGEWATER**

MC Planners has been engaged by Your Space Oceania to prepare a development application for a Change of Use at 71 Possum Road, Bridgewater.

MC Planners is authorised to act as its agent to lodge applications for any permits required to carry out the project and respond to requests for further information.

This report has been prepared in support of the development application which is to be lodged with the Brighton Council for assessment. The report details the proposed development and provides an assessment against the provisions of the *Tasmanian Planning Scheme - Brighton Local Provision Schedule* ('the Planning Scheme').

The following documents are enclosed in support of the application:

- Attachment 1 - Application Form
- Attachment 2 - Title Information
- Attachment 3 - Site Plan
- Attachment 4 - Landowner Notification Letter

1. Site Location and Context

The subject sites is located at 71 Possum Road (See figure 1), (PID 3207840, CT164750/1) owned by Paul Sutcliffe. The site has a total area of 6,821m² and has a frontage to Possum Road (see Figure 1).

The subject site has the existing use class of storage and is located within an industrial estate.

The adjacent properties are used for storage, fertiliser suppling and equipment hire. To the north of the property is a large vacant property owned by state growth. The property is bordered on the west and east sides of the property by roadways and road reserves (See Figure 1).

Title Information is enclosed in Attachment 2.

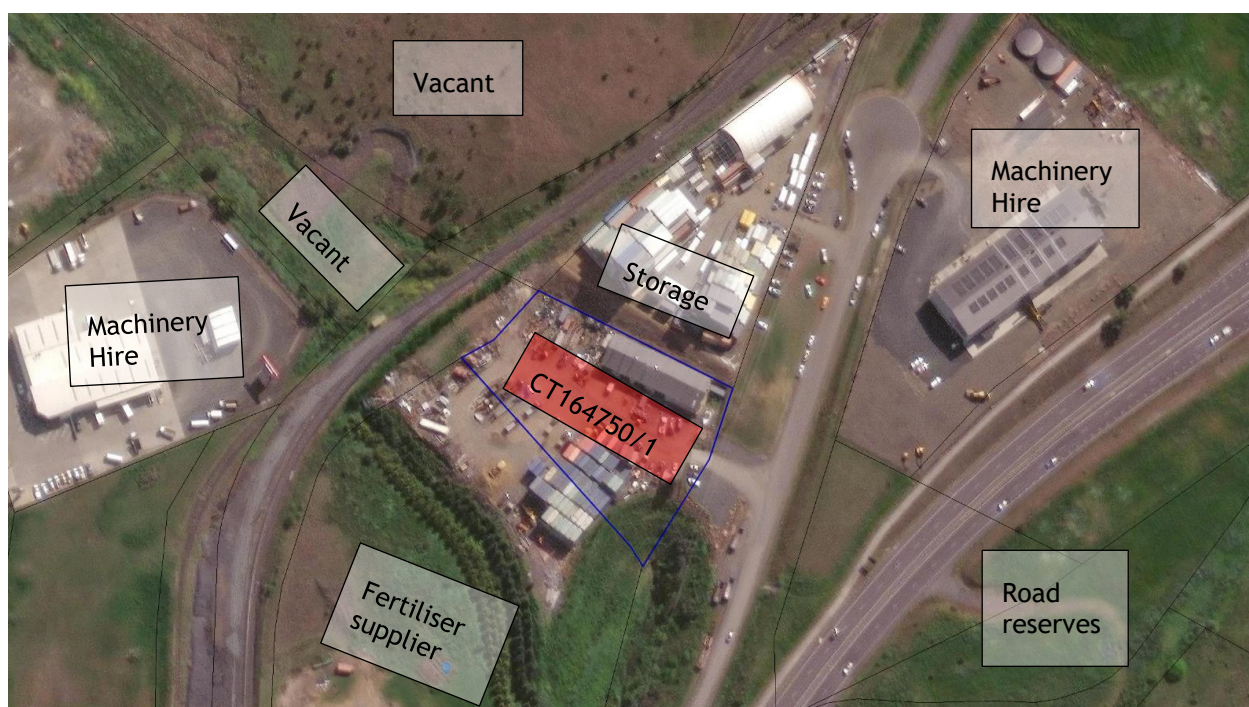


Figure 1 - Subject Site and Surroundings (source: LISTmap, Accessed 24.11.23)

2. Proposed Use and Development

The proposal seeks approval for a change of use from 'Storage' to 'Manufacturing and Processing' at 71 Possum Road, Bridgewater. The proposed use would include the following operations: assembly of ancillary living units, assembly of transportable homes, assembly of hire buildings, show homes, container storage (i.e. the storage of containers that the product arrives in).

Details of the proposed layout is shown in Attachment 3 - Site Plan.

3. Policy Assessment

The applicable planning instrument in the assessment of the application is the *Tasmanian Planning Scheme - Brighton Local Provisions Schedule* ('the Planning Scheme'). The site is zoned General Industrial as shown in Figure 2.

The proposed development does not meet the list of exemptions under Part B.5 of the Scheme.

The development site is located on land zoned 'General Industrial' (see Figure 2) with the following overlays: Attenuation Code and Waterways and Coastal Protection Code (see Figures 3 & 4).



Figure 2 - Land use zones (source: LIST map - accessed on 24.11.23).

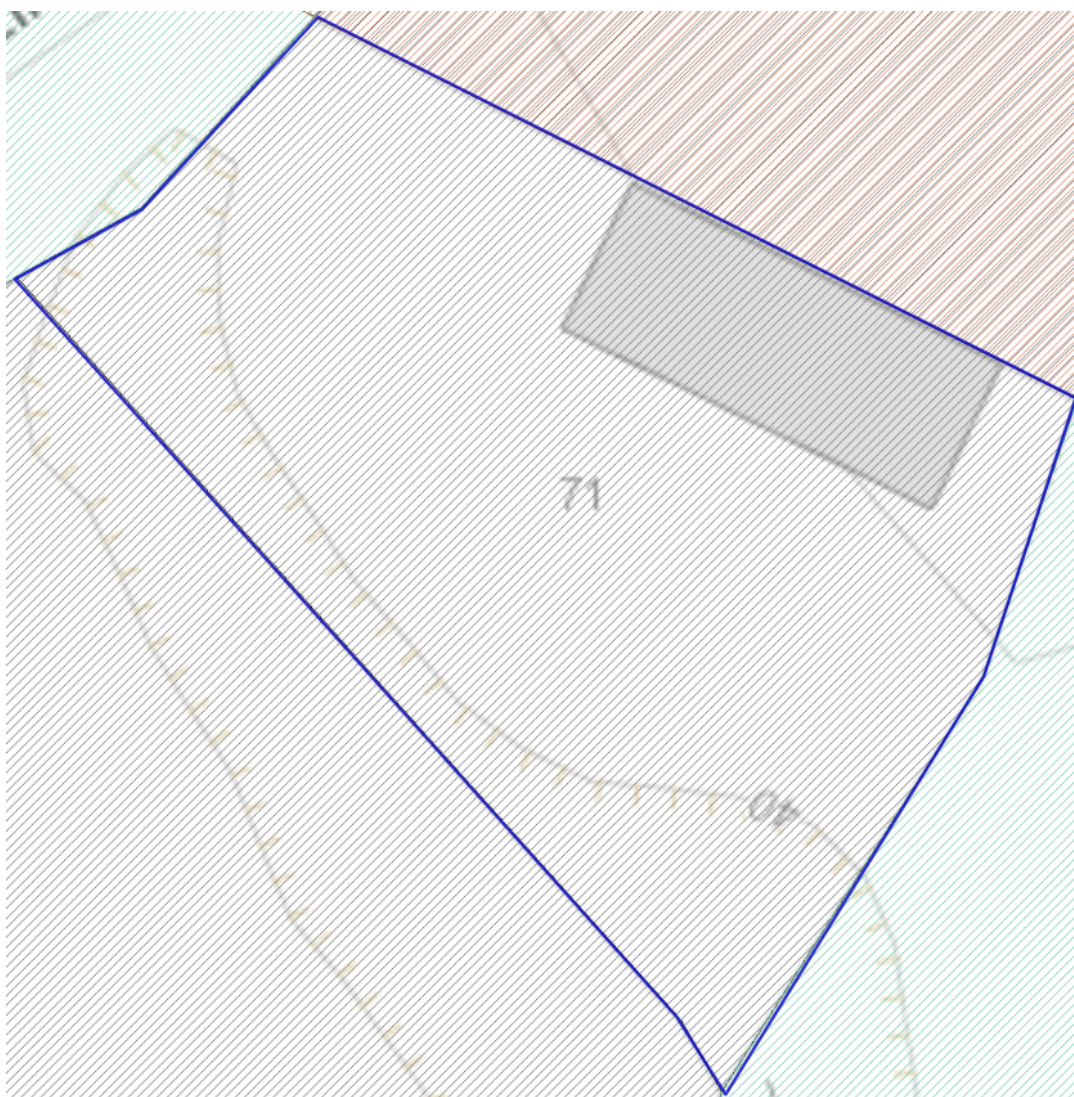


Figure 3 - Attenuation Code Overlay (source: LIST map - accessed on 24.11.23).

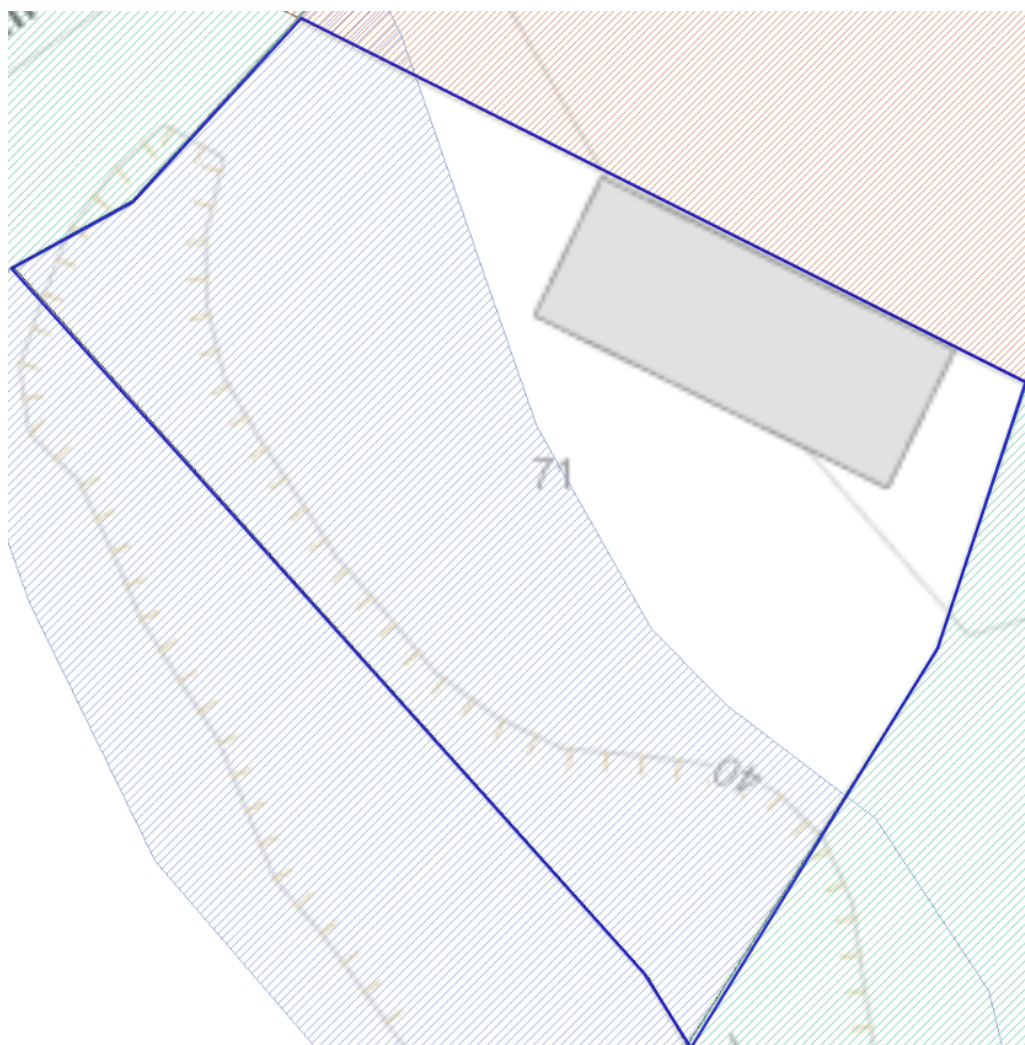


Figure 45 - Natural Assets code: Waterway and Coastal Protection code overlay (source: LIST map - accessed on 24.11.23).

The nature of the proposal and the location of the site requires that the proposal be considered against the following Scheme elements:

- General Industrial Zone [19.0];
- Parking and Sustainable Transport Code [2.0];
- Road and Railway Assets Code [3.0];
- Attenuation Code; and
- Waterway and Coastal Protection Code.

The following section provides an assessment of the proposal against each of the above-listed Scheme elements.



Tasmanian Planning Scheme - General Industrial Zone [19.0]

The site is zoned 'General Industrial' in the *Tasmanian Planning Scheme - Brighton*.

19.2 Use Table

The proposed use 'Manufacturing and Processing' is a permitted use, as such an assessment against the provisions under clause 19.3 Use Standards is not required.

19.4 Development Standards for Buildings and works

There is no proposed development or works, the application is only for a change of use, as such an assessment against the provisions and subclauses of 19.4 is not required.

19.5 Development Standards of subdivision:

The application is for a change of use, as such an assessment against the provisions of clause 19.5 is not required.

Parking and Sustainable Transport Code [C2.0]

No use or development is exempt from assessment against this code (C2.1.1).

C2.5.1 Car parking numbers

The proposal is for a change of use to Manufacturing and Processing there is already 11 existing car parks on site. Table 2.1 requires; 1 space per 200m² or 2 spaces per 3 employees. The change of use requires 14 employees which requires 10 car spaces and 11 are provided on site. The proposal meets the number specified in Table 2.1 (A1).

Therefore, the proposal complies with the provisions of C2.5.1.

C2.5.2 Bicycle parking numbers

There will be 14 employees and there will be 3 bicycle parking spaces provided on site.

Therefore, the proposal complies with the provisions of C2.5.1.

C2.5.3 Motorcycle parking numbers

There is no motorcycle parking space required under Table C2.4, as such an assessment against provisions of C2.5.3 is not required.



C2.5.4 Loading bays

The proposed use is 'Manufacturing and Processing' as such this clause applies and an assessment against the clause is required. As the floor area of the existing building is under 1000m² no loading bays are required (A1).

Therefore, the proposal complies with the provisions of C2.5.4 (A1).

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

The zoning is 'General Industrial', as such an assessment against the provisions of C2.5.5 is not required.

C2.6.1 Construction of parking areas

There are existing parking areas on site and there is no proposed further construction of parking, as such an assessment against the provisions of C2.6.1 is not required.

C2.6.2 Design and layout of parking areas

There are existing parking areas on site and there is no proposed further construction of parking, as such an assessment against the provisions of C2.6.3 is not required.

C2.6.3 Number of accesses for vehicles

The existing access will be retained, there is no new access proposed on site (A1).

The subject site is not within the Central Business Zone or in a pedestrian priority street (A2).

Therefore, the proposal complies with the provisions of C2.6.3.

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

The site is not within the 'General Business Zone' or 'Central Business Zone', as such an assessment against the provisions of Clause C2.6.4 is not required.

C2.6.5 Pedestrian access

The proposal is for a change of use and all parking and walkways are existing with no changes proposed, as such an assessment against the provisions of Clause C2.6.5 is not required.

C2.6.6 Loading bays

The use does not require a loading bay nor is one provided, as such an assessment against the provisions of Clause C2.6.6 is not required.



C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

Proposal is in the 'General Industrial Zone', as such an assessment against the provisions of Clause C2.6.7 is not required.

C2.6.8 Siting of parking and turning areas

The subject site is within a 'General Industrial Zone', therefore, clauses under C2.6.8 are not applicable.

C2.7.1 Parking Precinct Plan

The subject site is not within a parking precinct plan, as such an assessment against the provisions of C2.7.1 is not required.

Road and Railway Assets Code [C3.0]

There are no exemptions from the Road and Railway Assets Code, therefore provisions under C3.0 need to be considered.

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Possum Road is not a category 1 road or a limited access road clause (A1.1).

There is no new junction, vehicle crossing, or new level crossing proposed on site (A1.2).

The proposed use is not for the rail network (A1.3).

The proposed change of use is not expected to increase the number of car movements by more than 10% per day (A1.4)

Vehicles can enter and leave Possum Road in a forward direction (A1.5)

The proposal has addressed the provisions of C3.5.1 and is deemed to comply.

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

The site is not for habitable buildings for sensitive uses as such and assessment against the provisions of C3.6.1 is not required.

Natural Assets Code [C9.0]

In accordance with clause C7.2.2 this code does not apply to use. As this application is for a change of use the application is exempt from this code.



Attenuation Code [C9.0]

As the proposed change of use is located in the 'General Industrial Zone', in accordance with C9.2.2 this code does not apply to this application and is not required to be addressed.

4. Conclusion

This proposal seeks approval for the change of use to Manufacturing and Processing at 71 Possum Road, Bridgewater (CT164750/1). The development is on land zoned General Industrial with Attenuation and Waterway and Coastal Protection overlays.

The proposal has been considered against the development standards of Zone and the proposal does not generate any discretions under the *Tasmanian Planning Scheme - Brighton local provision schedule*.

The proposal has been assessed against all relevant scheme criteria and is found to comply with the Acceptable Solutions of the relevant clauses and codes. The application is considered to be acceptable with respect to the Planning Scheme requirements and therefore ought to be supported by the Planning Authority.

If Council requires any further information or clarification concerning this application, please contact us at planning@mcplanners.com.au or by mobile at 0404 803 772.

Yours faithfully

MC PLANNERS PTY LTD

A handwritten signature in black ink, appearing to read 'Tiara Williams', on a light grey rectangular background.

Tiara Williams

PLANNER



MCP Ref: 23083

25th April 2024

General Manager
Brighton Council
Via email - <mailto:development@brighton.tas.gov.au>

Attention: Jo Blackwell and Leigh Wighton,

Dear Jo and Leigh,

**FURTHER INFORMATION REQUEST DEVELOPMENT APPLICATION NO. DA 2023/229 -
CHNAGE OF USE - 71 POSSUM ROAD, BRIDGEWATER**

Thank you for your Request for Further Information under Section 54 of the Land Use Planning and Approvals dated 22nd December 2023. MC Planners has been engaged by Your Space Oceania to respond to the request and provide engineering and planning advice regarding this application.

1. Use

A) Full description of the use

The primary use of the land is for the assembling of ancillary units, transportable hire buildings and transportable homes. Subsidiary to the 'Manufacturing and Processing' use would be utilising a small portion of the land used to show demonstration units to prospective buyers.

b) Sites

Only 71 Possum Road, Bridgewater is included in this application for 'Change of Use', please see attached updated plans (Attachment 1) and amended application form (Attachment 2).

3. Landscaping (19.4.3)

Please see attached plans (Attachment 1) showing landscaping to 6m in depth, please see table below for the list of proposed plants.

Botanical Name	Common Name
1. Acacia melanoxydon	1. Blackwood
2. Allocasuarina littoralis	2. Black sheoak
3. Eucalyptus Cultivar	3. Little snowman
4. Callistemon Cultivar	4. Mary mackillop
5. Callistemon pallidus	5. Lemon bottlebrush
6. Goodonea ovata	6. Hop goodenia
7. Pultenaea daphnoides	7. Heartleaf bush pea
8. Westringia cultivar	8. Aussie box
9. Baloskion tetraphylla	9. Tassel cord rush
10. Dianella tasmanica	10. Southern flax lilly



11. Dietes bicolor	11. Spanish iris
12. Ficinia nodosa	12. Knobby clubrush
13. Lomandra longifolia	13. Sagg
14. Poa labillardierei	14. Silver tussock
15. Themeda australis	15. Kangaroo grass
16. Grevillea cultivar	16. Winter delight

4. Signs Code

There are no signs proposed for this application.

5. Parking and Sustainable Transport Code / Roadways and Assets Code

As previously discussed with Jo, a traffic impact assessment should not be required as the number of vehicles will be significantly less than the current use, with the proposal expecting up to 30 Truck movements a week, and 5-10 car movements per day for employees. Please see updated plans with the indication of a new carpark to be delineated to Australian Standard. The roadway parking is not intended to be used as part of this change of use.

If Council requires any further information or clarification with respect to this application, please contact us on planning@mcplanners.com.au or mobile 0434220572.

Yours faithfully

MC PLANNERS PTY LTD

Tiara Williams

PLANNER