



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/039

LOCATION OF AFFECTED AREA

115 COVE HILL ROAD, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

**MANUFACTURING & PROCESSING (MODULAR HOMES FACTORY,
ASSOCIATED OFFICES AND TRAINING FACILITY)**

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 **04/06/2024**. 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

APPENDIX 2

No.	TITLE	REV.
TP00.00	Cover Sheet	A
TP00.01	Site Plan - Existing Conditions	A
TP00.02	Site Plan - Proposed	A
TP01.01	Lower Ground	A
TP01.02	Ground	A
TP01.03	Mezzanine	A
TP01.04	Roof	A
TP01.05	Office & Staff Amenities	A
TP01.06	Training Facility	A
TP02.01	Elevations	A
TP02.02	Elevations	A
TP03.01	Sections	A

Development Summary							
LEVEL	GFA	Training Facility	Office & Amenity	Factory	Covered Parking	Surface Parking & Hardstand	Circulation & Services
LOWER GROUND	1481.5 m ²	0.0 m ²	0.0 m ²	0.0 m ²	1462.0 m ²	0.0 m ²	19.5 m ²
GROUND	4466.7 m ²	446.2 m ²	66.0 m ²	3791.9 m ²	0.0 m ²	2570.4 m ²	162.5 m ²
MEZZANINE	213.0 m ²	0.0 m ²	198.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	15.1 m ²
MEZZANINE - TF	192.9 m ²	192.9 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²	0.0 m ²
	6354.2 m ²	639.2 m ²	264.0 m ²	3791.9 m ²	1462.0 m ²	2570.4 m ²	197.2 m ²

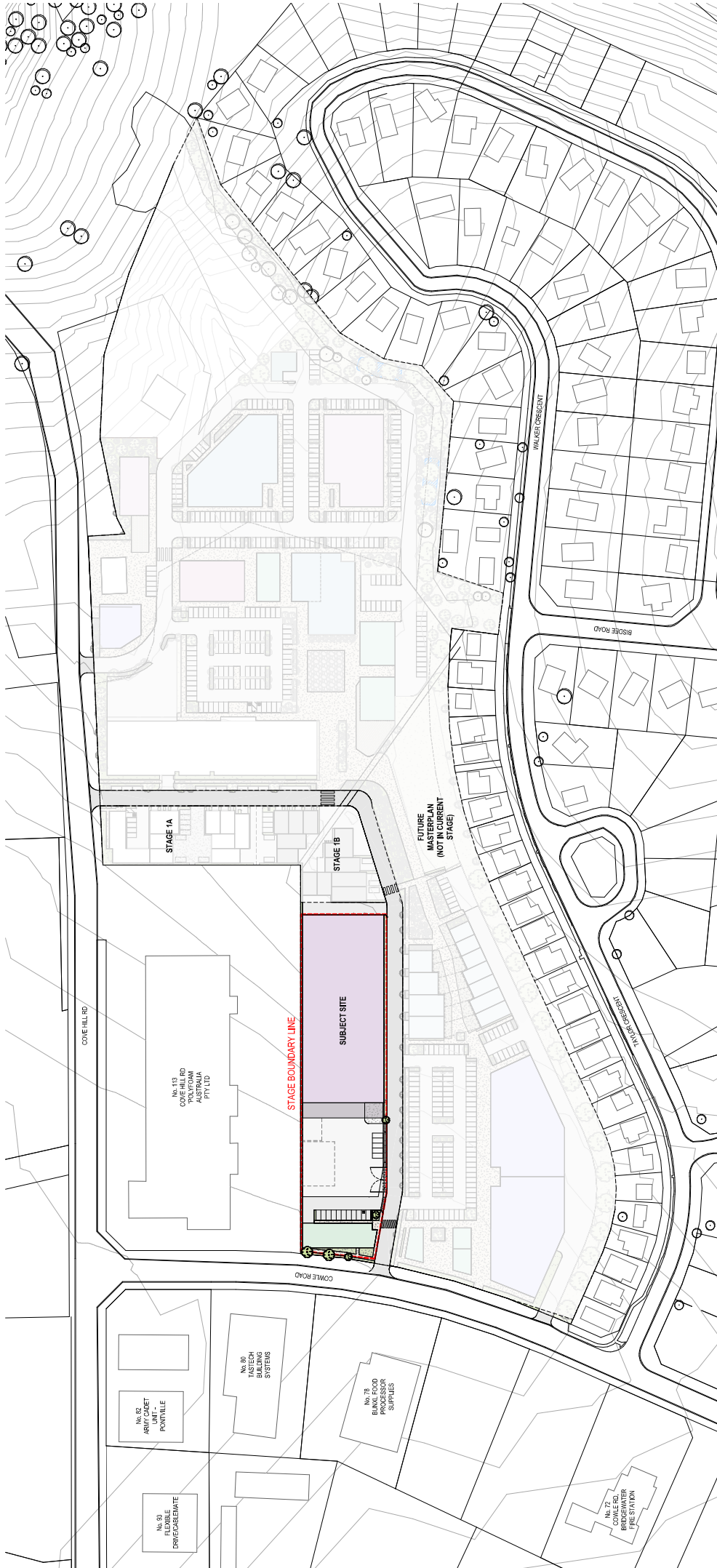
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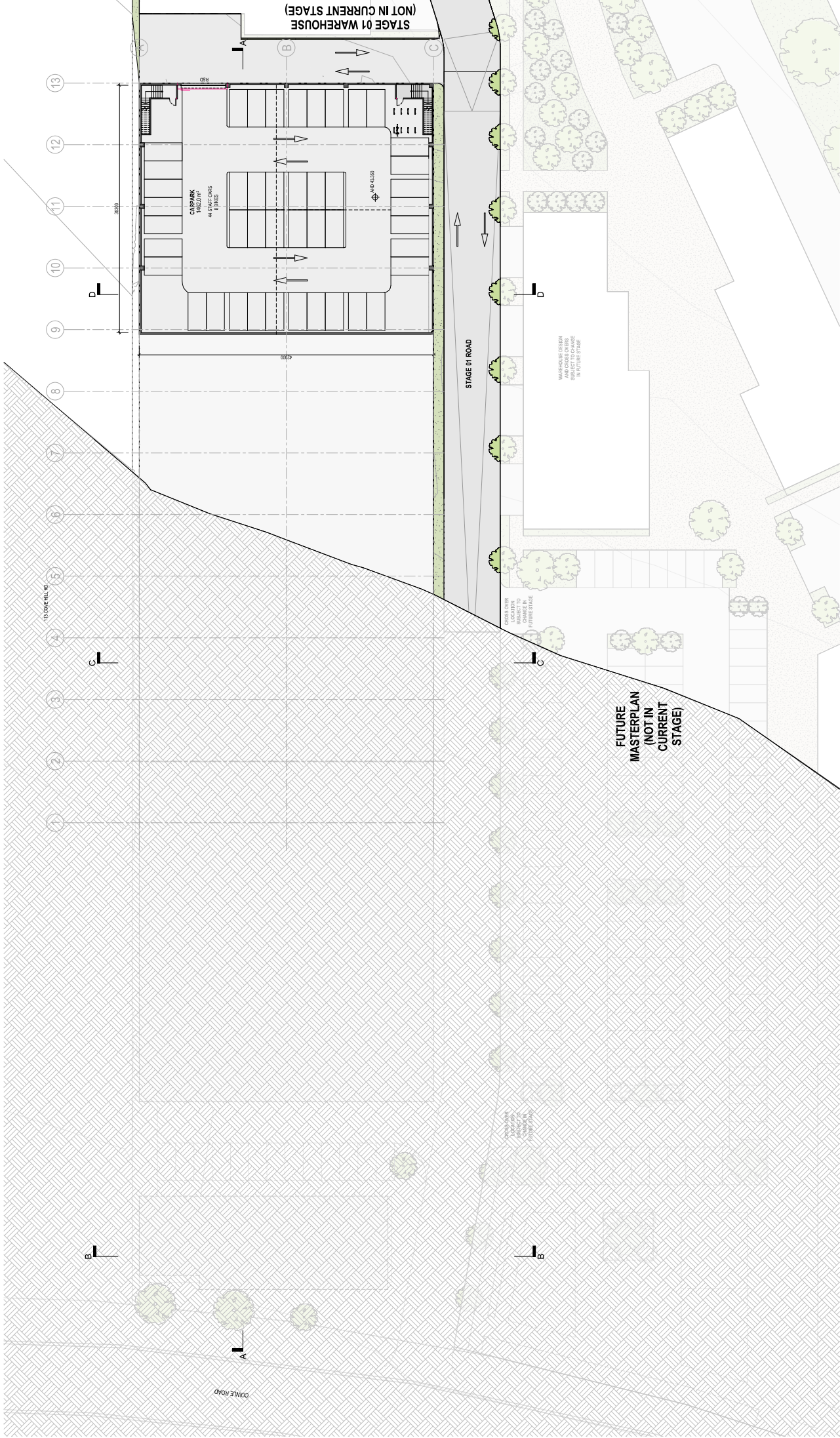
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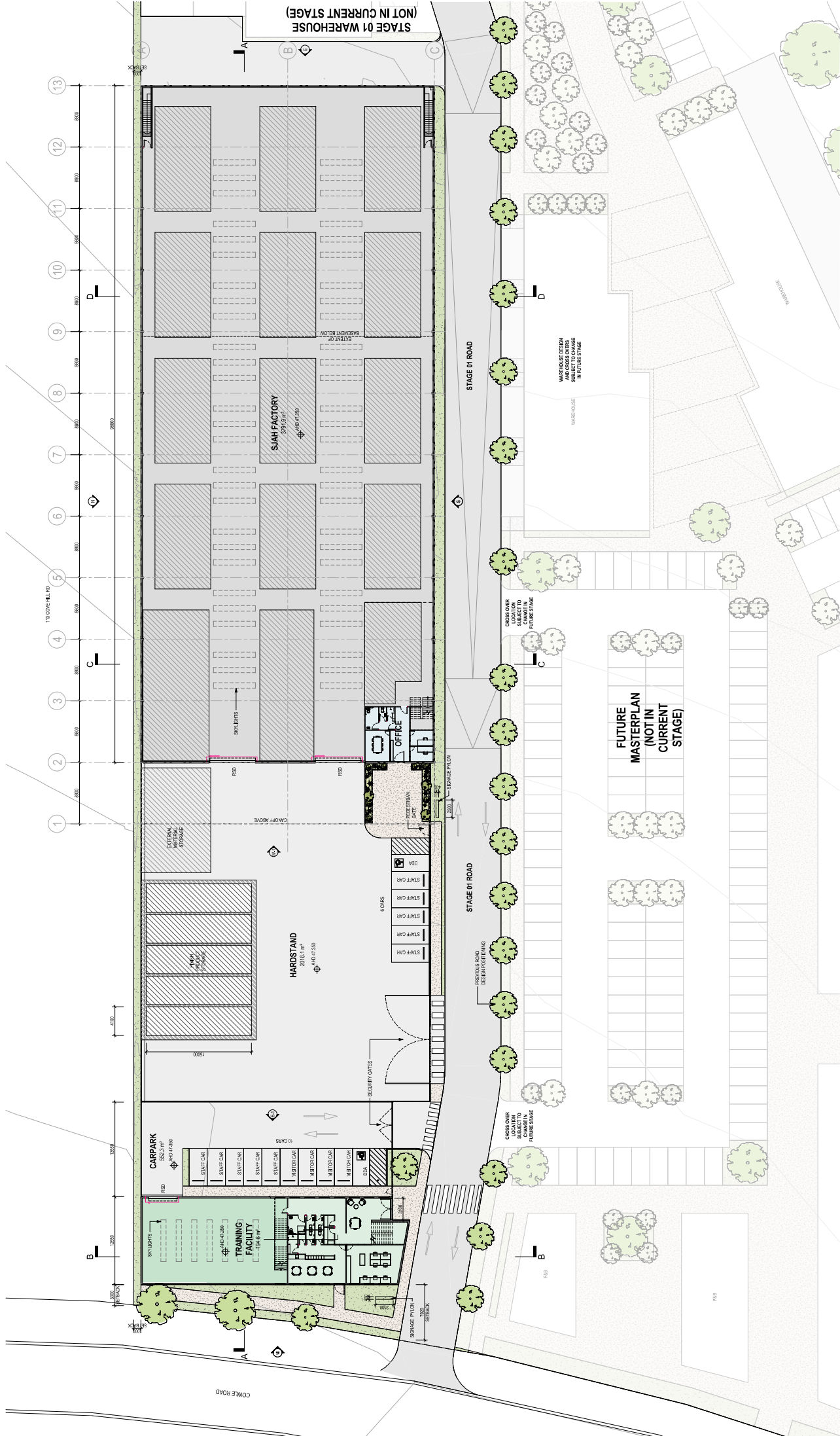
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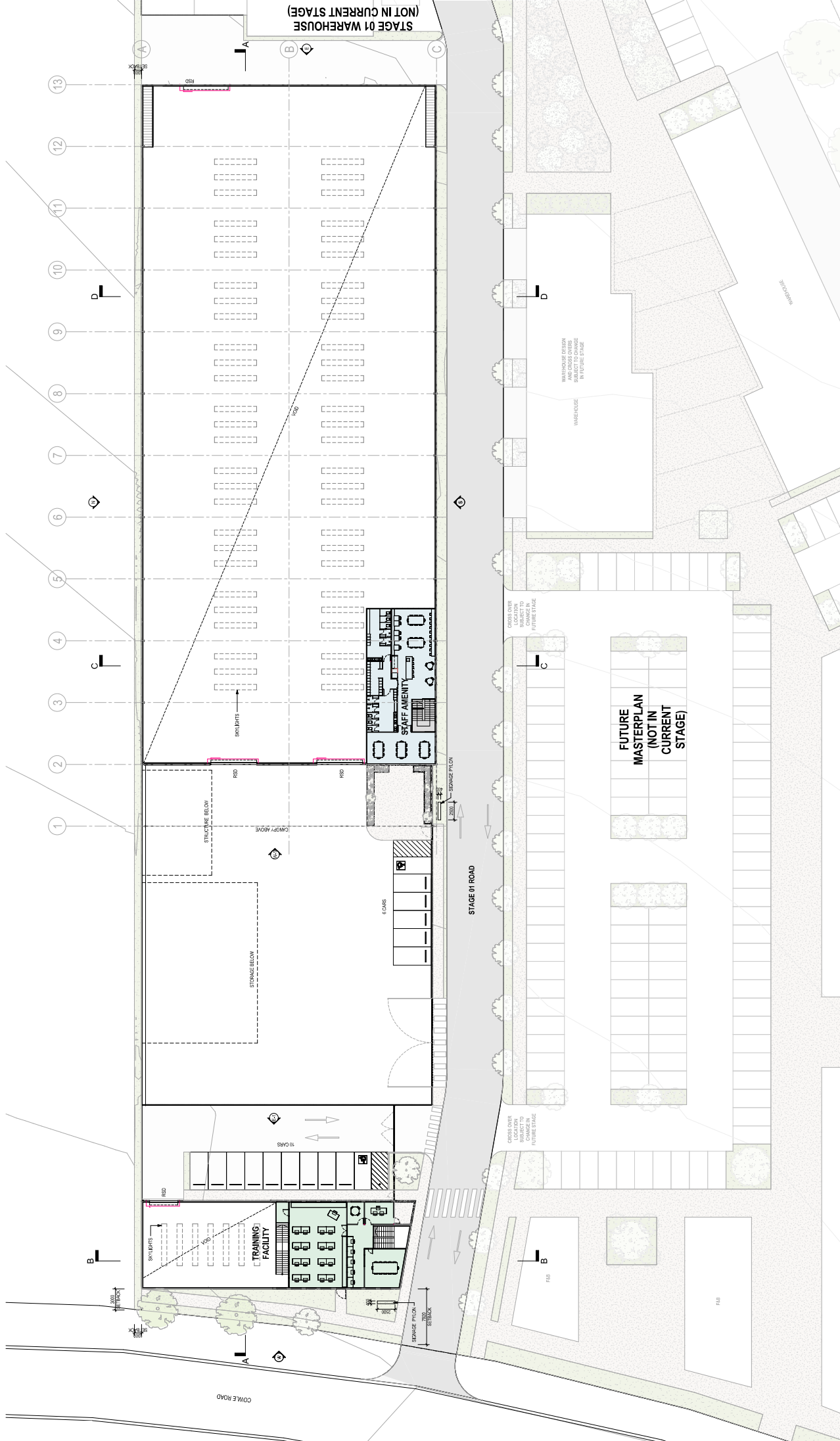


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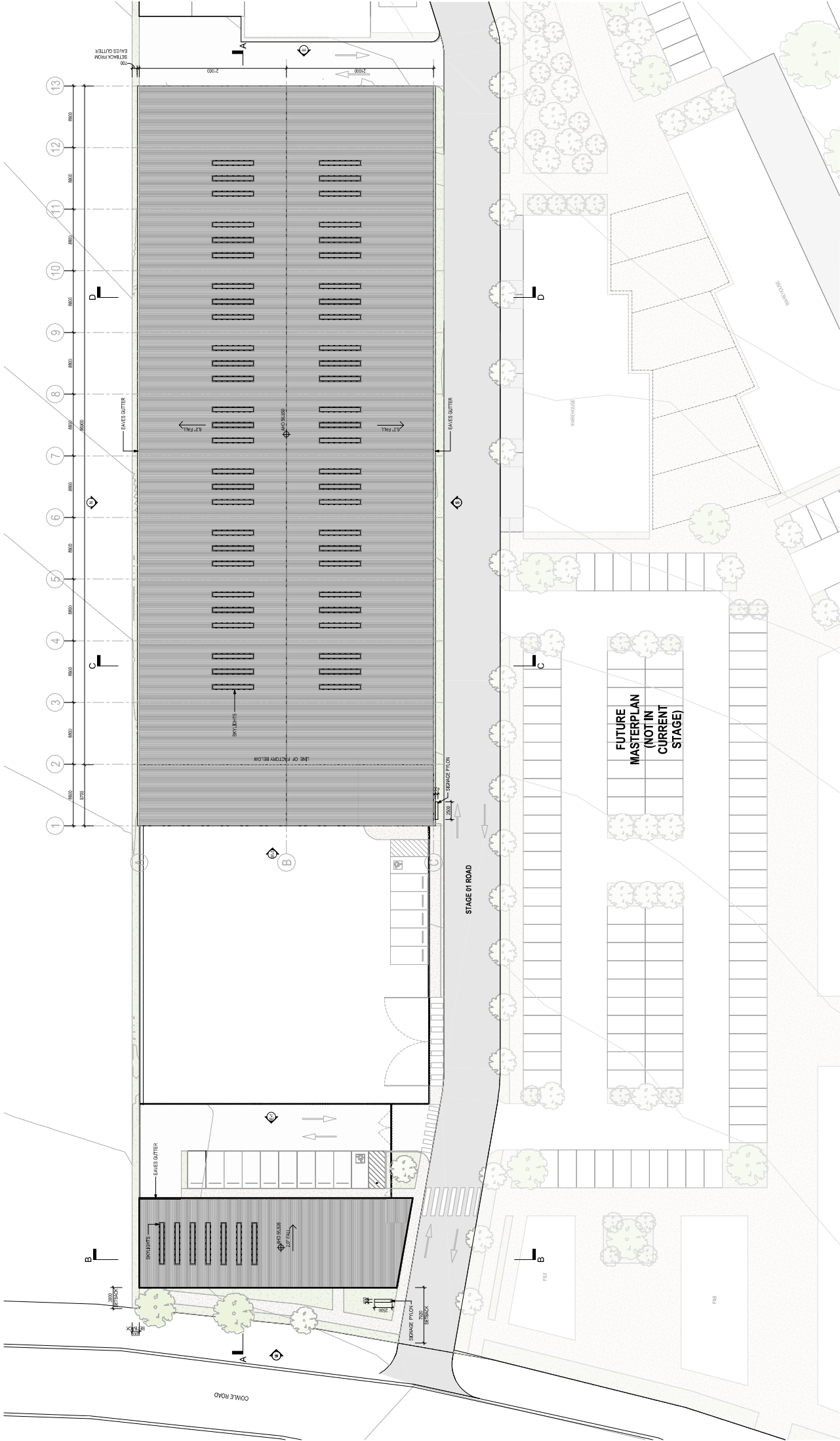


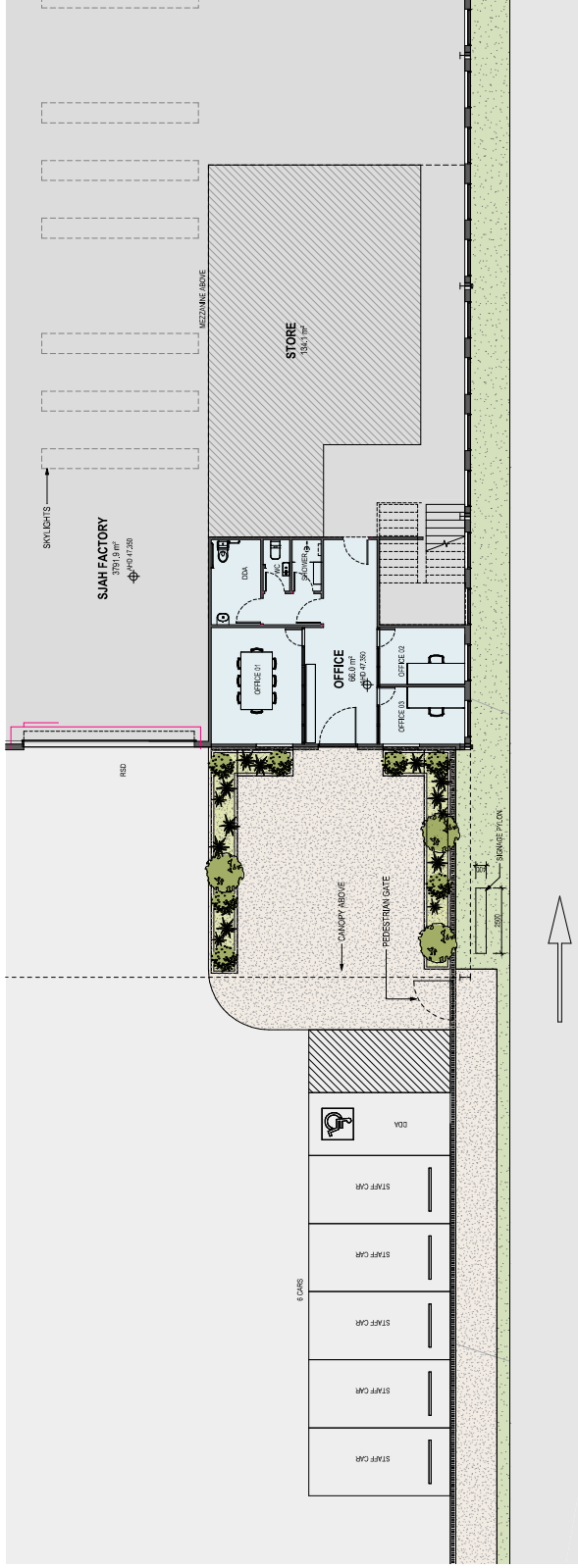


STAGE 01 WAREHOUSE
(NOT IN CURRENT STAGE)

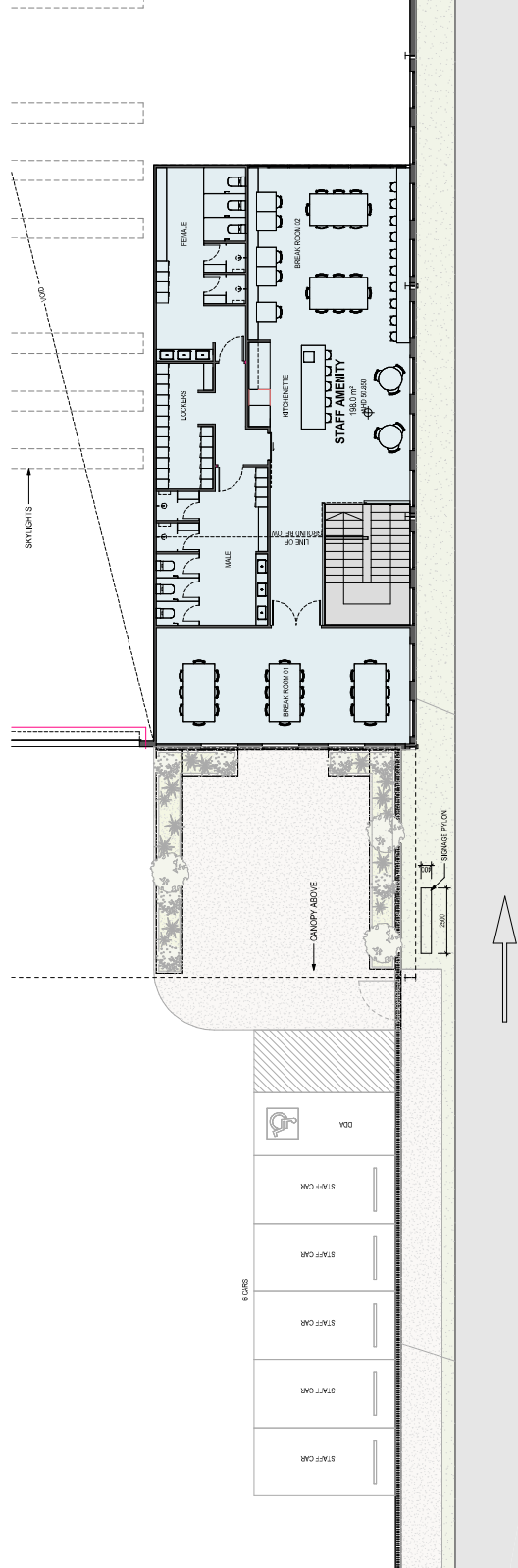
FUTURE
MASTERPLAN
(NOT IN
CURRENT
STAGE)

WAREHOUSE DESIGN
SUBJECT TO CHANGE
IN FUTURE STAGE





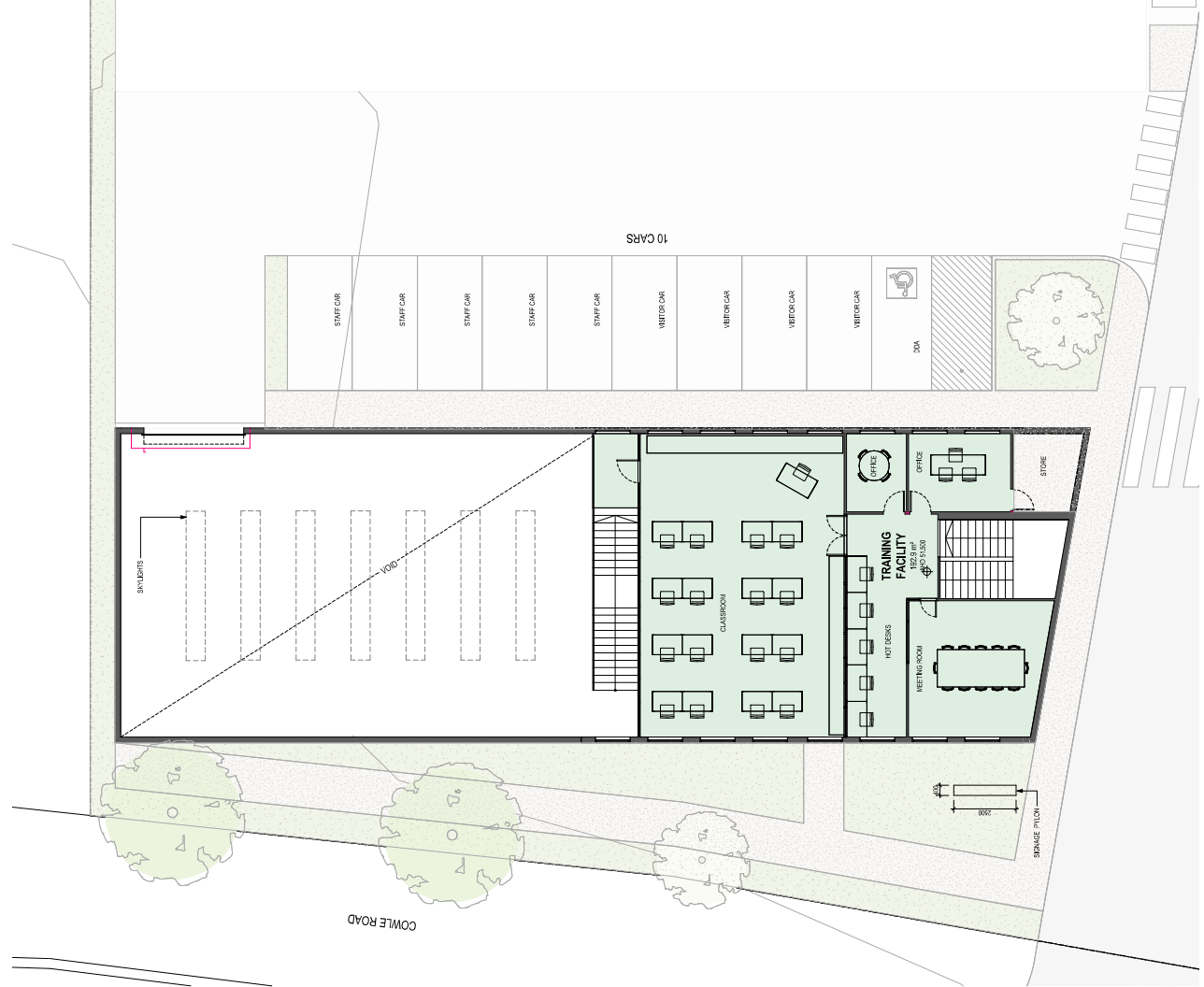
Office - Ground



Office - Mezzanine

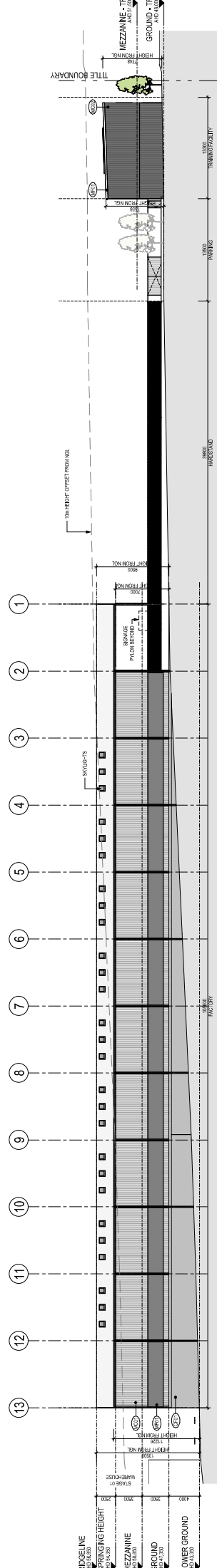


Training Facility - Ground

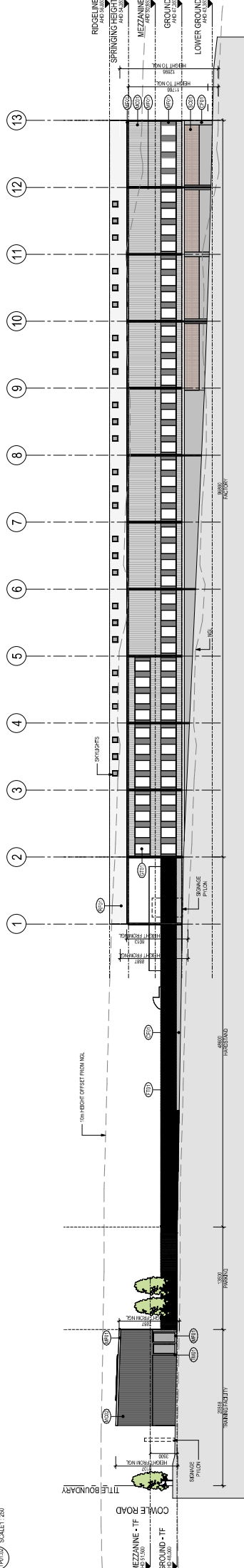


Training Facility - Level 1

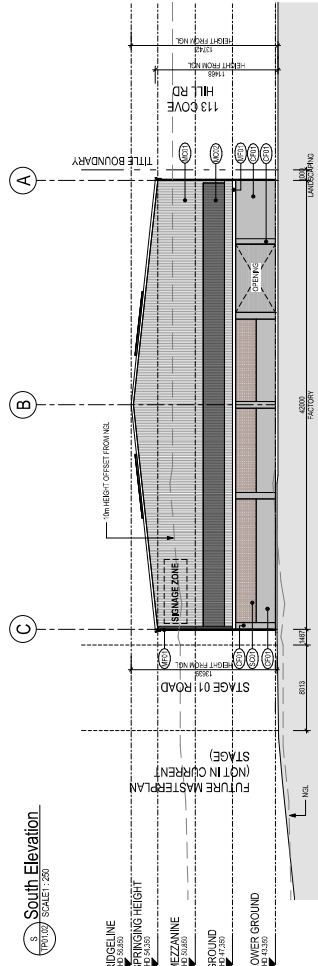
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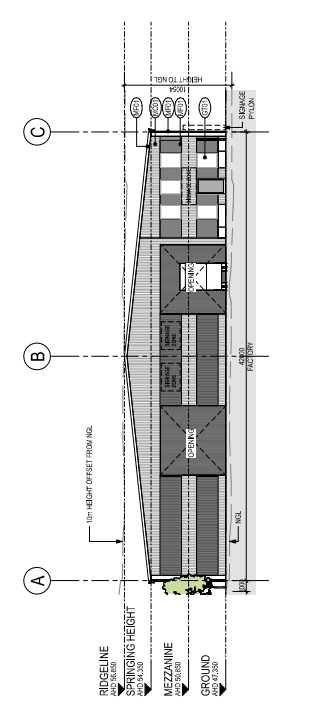
North Elevation
SCALE 1:250



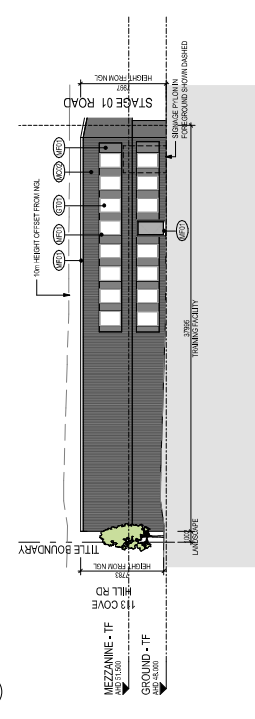
South Elevation
SCALE 1:250



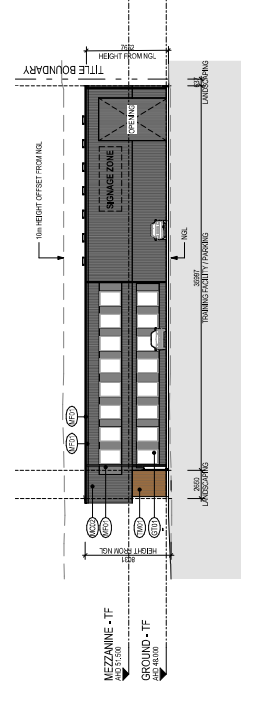
West - Internal Elevation
SCALE 1:250



East - Internal Elevation
SCALE 1:250



West Elevation
SCALE 1:250



East Elevation
SCALE 1:250

Revisions / A 31.07.24 DA Submission

NO

Material Legend

- CF01 Concrete Finish - Light Grey
- GT01 Glazing - Clear
- M001 Metal Cladding - Vertical - Light Grey
- M002 Metal Cladding - Vertical - Dark Grey
- MF01 Metal Finish - Dark Grey
- RF01 Roof Cladding - Dark Grey
- SC01 Metal Permeable Screen
- TM01 Timber Finish

Project / **SJAH Manufacturing & Training Facility**
BRIDGEWATER, TASMANIA

Drawing / **Elevations**

Author / **CG**

Project No. / **223229**

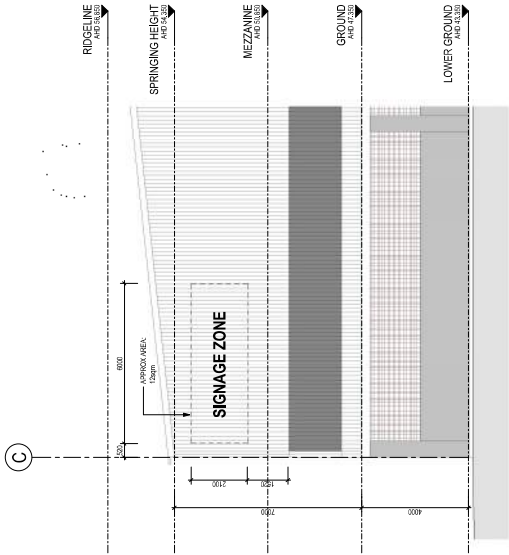
Scale @ A / **1 : 250**

Drawing No. / **TP02.01**

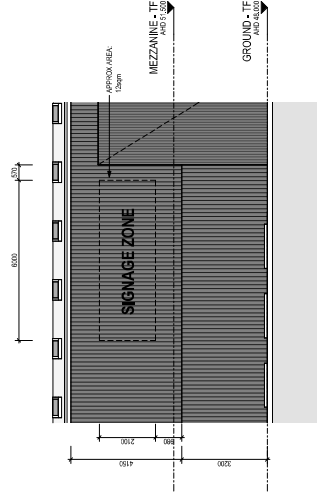
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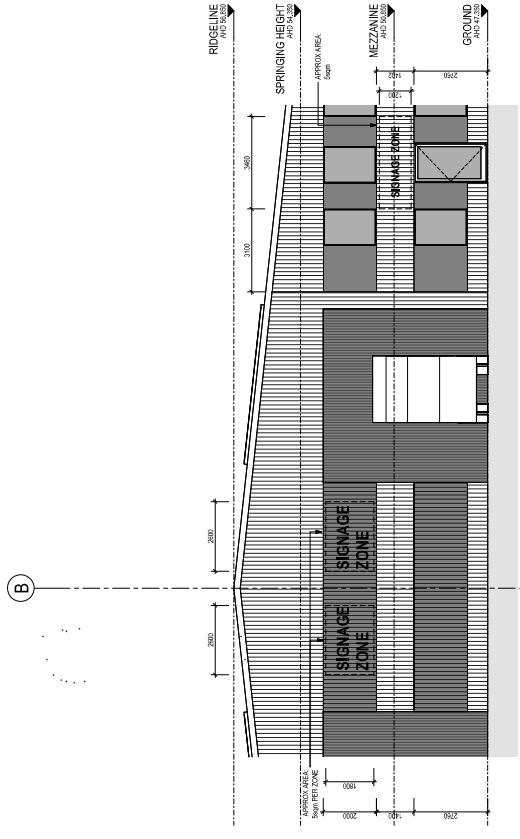
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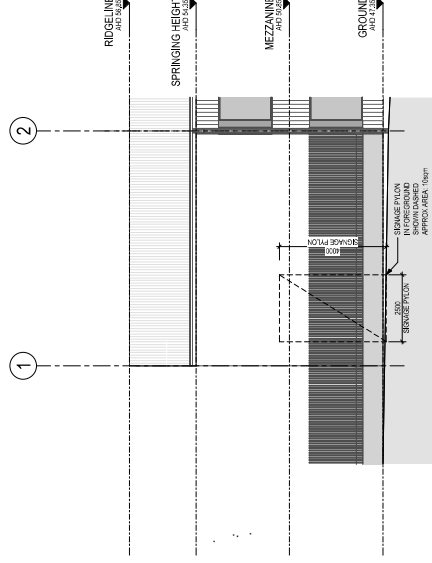
1 East Elevation Signage
SCALE 1:100



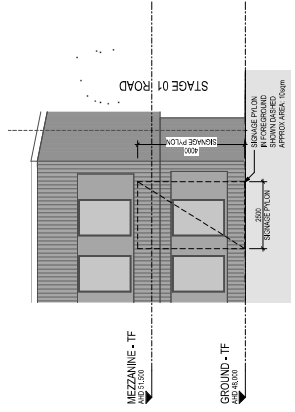
2 Elevation East Internal Signage
SCALE 1:100



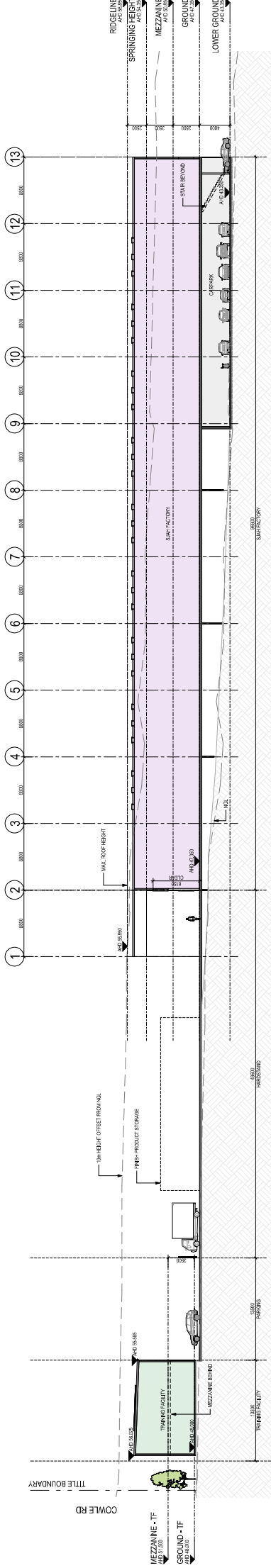
3 Elevation West Internal Signage
SCALE 1:100



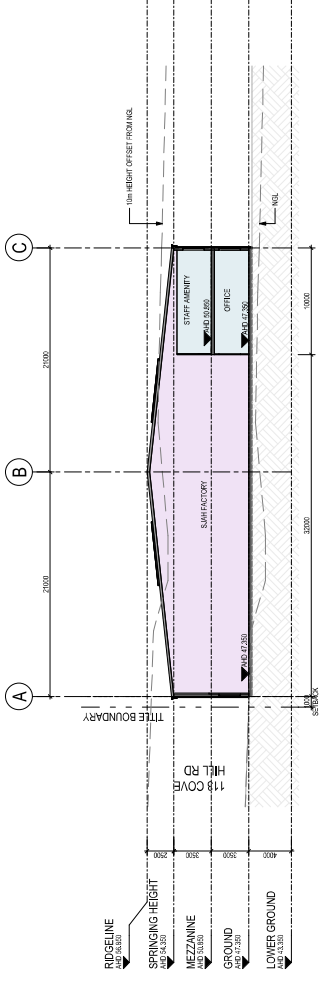
4 Pylon Signage - Stage 01 Road
SCALE 1:100



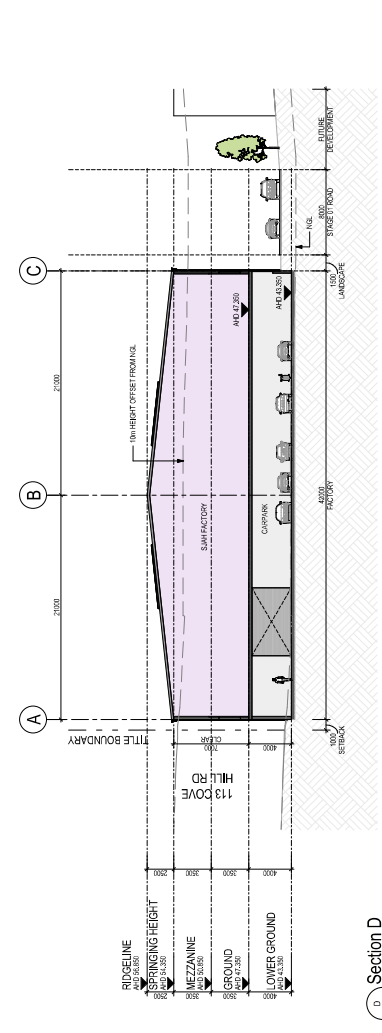
5 Pylon Signage - Cowle Road
SCALE 1:100



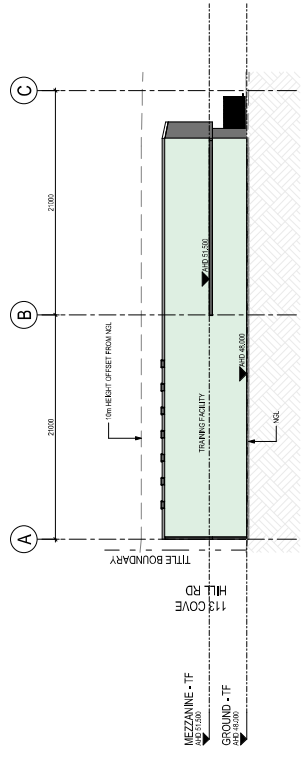
A Section A
SCALE: 1:250



B Section B
SCALE: 1:250



C Section C
SCALE: 1:250



D Section D
SCALE: 1:250

LANDSCAPE DEVELOPMENT APPLICATION SET

23-54 Point B - SJAH Modular Factory
 131 Cove Hill Road, BRIDGEWATER
 TASMANIA 7030

DWG NO.	REV.	DRAWING TITLE	DATE ISSUED
L000	-	TITLE SHEET	19.12.23
L101	-	SURFACES PLAN	19.12.23
L300	-	PLANTING SCHEDULE	19.12.23

APPENDIX 4



2 SITE PLAN
 100% 1:1000

Project: Point B - SJAH Modular Factory
Client: PREPARED FOR THE TONGUE GROUP
Address: 131 Cove Hill Road, Bridgewater, TAS

Drawn by: DA
Checked by: A
Scale: 1:1000
Date: 19/12/23

Project No: L-000
Drawn No: L-000
Drawn Date: 19/12/23
Drawn By: DA
Drawn Date: 19/12/23

Project No: L-000
Drawn No: L-000
Drawn Date: 19/12/23
Drawn By: DA
Drawn Date: 19/12/23

Project: Point B - SJAH Modular Factory
Client: PREPARED FOR THE TONGUE GROUP
Address: 131 Cove Hill Road, Bridgewater, TAS

Drawn by: DA
Checked by: A
Scale: 1:1000
Date: 19/12/23

inspiring place
 210 Collins Street, Hobart, Tasmania 7000
 ph: 03 548 8888 email: inspire@inspiringplace.com.au

No. 113 COVE HILL RD 'POLYFOAM AUSTRALIA PTY LTD'

TITLE BOUNDARY

SCOPE OF WORKS LINE

CC

PROPOSED STORAGE

PROPOSED STORAGE

ANNEXED BUILDING

ANNEXED BUILDING

STAGE 01 ROAD

SCOPE OF WORKS LINE

COWLE ROAD

TITLE BOUNDARY

GB2

GB2

GB2

GB2

AT1

P2

AT2

AT2

GB1

P2

AT1

P2

AT1

P2

AT1

C1

AT2

GB1

P2

P1

P2

P1

P2

GB1

AT1

P2

AT1

SURFACES SCHEDULE

GENERAL

Refer architects drawings for building plans, gates, fencing and elevations. Building footprints only shown on landscape plans.
Refer engineering drawings for layout, drainage and stormwater information.
Refer traffic engineers drawings for parking and roadway design information.

SOFT SURFACES

- Grass Seed (S)** - Standard Grass Seed
- Grass Seed (H)** - Heavy Duty Grass Seed
- Grass Seed (M)** - Medium Duty Grass Seed
- Grass Seed (L)** - Light Duty Grass Seed
- Grass Seed (V)** - Very Light Duty Grass Seed

Refer to the following for more information:
 - **Grass Seed (S)**: Standard Grass Seed
 - **Grass Seed (H)**: Heavy Duty Grass Seed
 - **Grass Seed (M)**: Medium Duty Grass Seed
 - **Grass Seed (L)**: Light Duty Grass Seed
 - **Grass Seed (V)**: Very Light Duty Grass Seed

HARD SURFACES

- Concrete (C)** - Standard Concrete
- Concrete (P)** - Polished Concrete
- Concrete (S)** - Stamped Concrete
- Concrete (V)** - Very Light Duty Concrete
- Asphalt (A)** - Standard Asphalt
- Asphalt (H)** - Heavy Duty Asphalt
- Asphalt (M)** - Medium Duty Asphalt
- Asphalt (L)** - Light Duty Asphalt
- Asphalt (V)** - Very Light Duty Asphalt



360 Collins Street, Hobart, Tasmania 7000
 ph 03 628 9888 email info@inspiringplace.com.au

NO. 113 COVE HILL RD 'POLYFOAM AUSTRALIA PTY LTD'
 PREPARED FOR The Young Group
 Address 113 Cove Hill Road, Broughton TAS
 DA

Project: Point B - SJM Modular Factory
 Drawing No: L-101
 The SURFACES PLAN
 Drawing No: L-101
 Date: 25/01/2024
 Project No: 2301-01
 Scale: 1:100
 Revision: A
 Planning Approval: A

PLANTING SCHEDULE

Plant ID Botanical Name Common Name Size (Height x Spread)

GARDEN BED 01- GENERAL GARDEN BED			
GRASSES AND PLANTS			
Ca	<i>Correa alba</i>	White correa	1.5 x 1.5m
Dr	<i>Dichonandra repens</i>	Kidney weed	Groundcover
Lb	<i>Leucophyta brownii</i>	Cushion bush	1 x 1m
Pp	<i>Poa poliformis</i>	Coastal tussock grass	0.45 x 0.45m
Tt	<i>Themeda triandra</i>	Kangaroo grass	1.5 x 0.5m
Wf	<i>Westringia fruticosa</i>	Coastal rosemary	1.5 x 1.5m
SHRUBS			
Bm	<i>Bankisia marginata</i>	Silver banksia	3 x 2m
Bs	<i>Bursaria spinosa</i>	Prickly box	4 x 3m
Cp	<i>Callistemon pallidus</i>	Lemon bottlebrush	3 x 2m
ADVANCED TREES			
Av	<i>Allocasuarina verticillata</i> (AT3)	Drooping sheoak	7 x 5m
Ea	<i>Eucalyptus amygdalina</i> (AT1)	Black peppermint	10 x 7m
Er	<i>Eucalyptus risdonii</i> (AT2)	Risdon peppermint	10 x 7m
GARDEN BED 02- CAR PARK/ BUILDING SCREEN PLANTING			
As	<i>Austrorhiza stipoides</i>	Coastal spear grass	1 x 1m
Dv	<i>Dodonaea viscosa</i>	Native hop bush	3 x 2m
Es	<i>Ehriharta stipoides</i>	Weeping grass	0.3 x 1m
Lb	<i>Leucophyta brownii</i>	Cushion bush	1 x 1m
Ll	<i>Lomandra longifolia</i>	Mat rush	1.5 x 1.3m
Pp	<i>Poa poliformis</i>	Coastal tussock grass	0.45 x 0.45m
Vh	<i>Vilfa hederacea</i>	Native violet	Groundcover

PLANTING SCHEDULE

GBT: General Garden Bed: GRASSES AND PLANTS



GBT: General Garden Bed: SHRUBS



GBT: General Garden Bed: TREES



OB2: Car park/ building screen planting



OB1: General Garden Bed: GRASSES AND PLANTS



OB1: General Garden Bed: TREES



OB2: Car park/ building screen planting



PLANTING SCHEDULE

Point B - SJAM Modular Factory



PLANTING SCHEDULE

Point B - SJAM Modular Factory



INSPIRING PLACE



200 Collins Street, Hobart, Tasmania 7000
 ph 03 628 8888 email: info@inspiringplace.com.au

DA



10/05/2024

STAINB SOLDG BRIDGEWATER

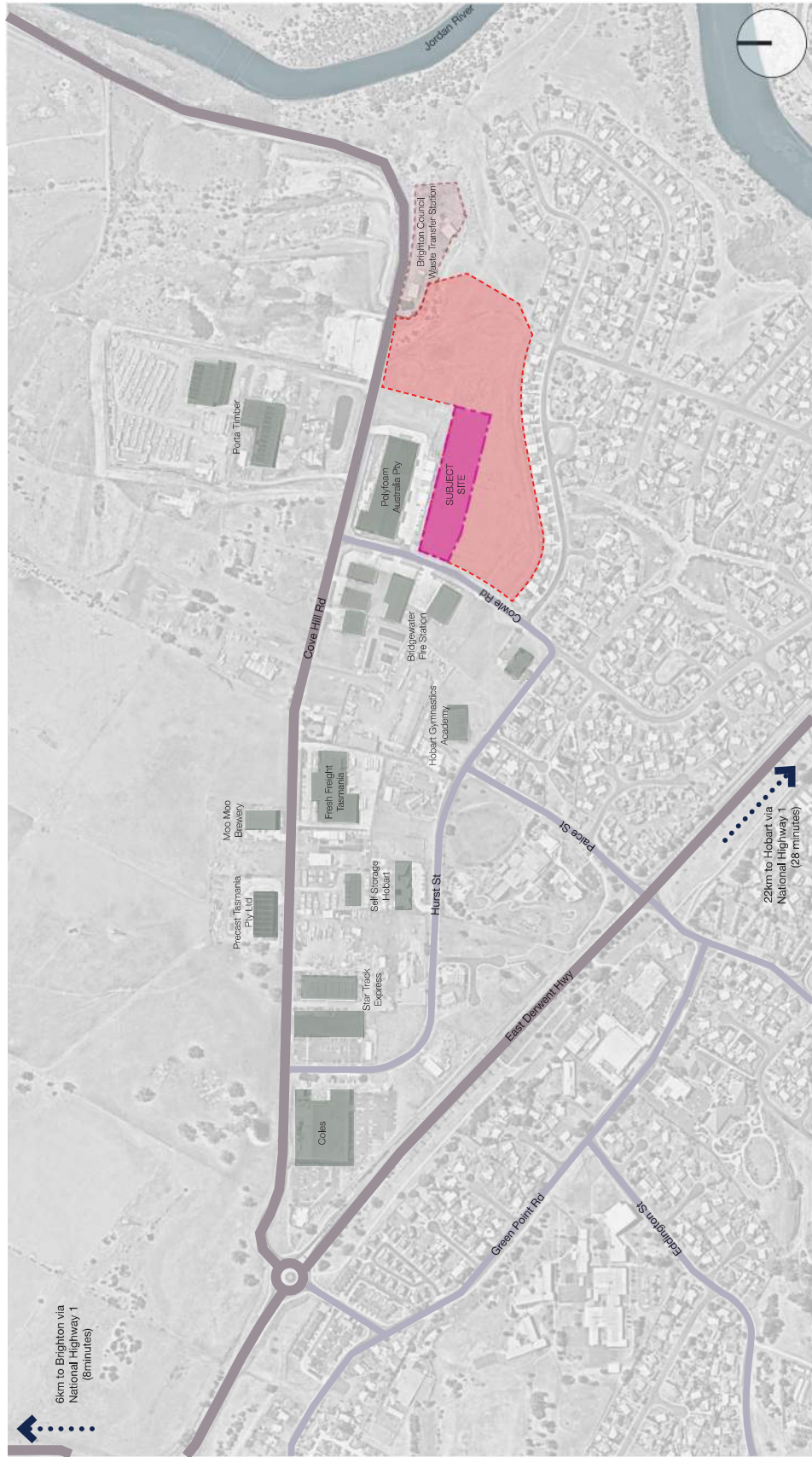
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1.0 Site Analysis

1.1 Urban Context

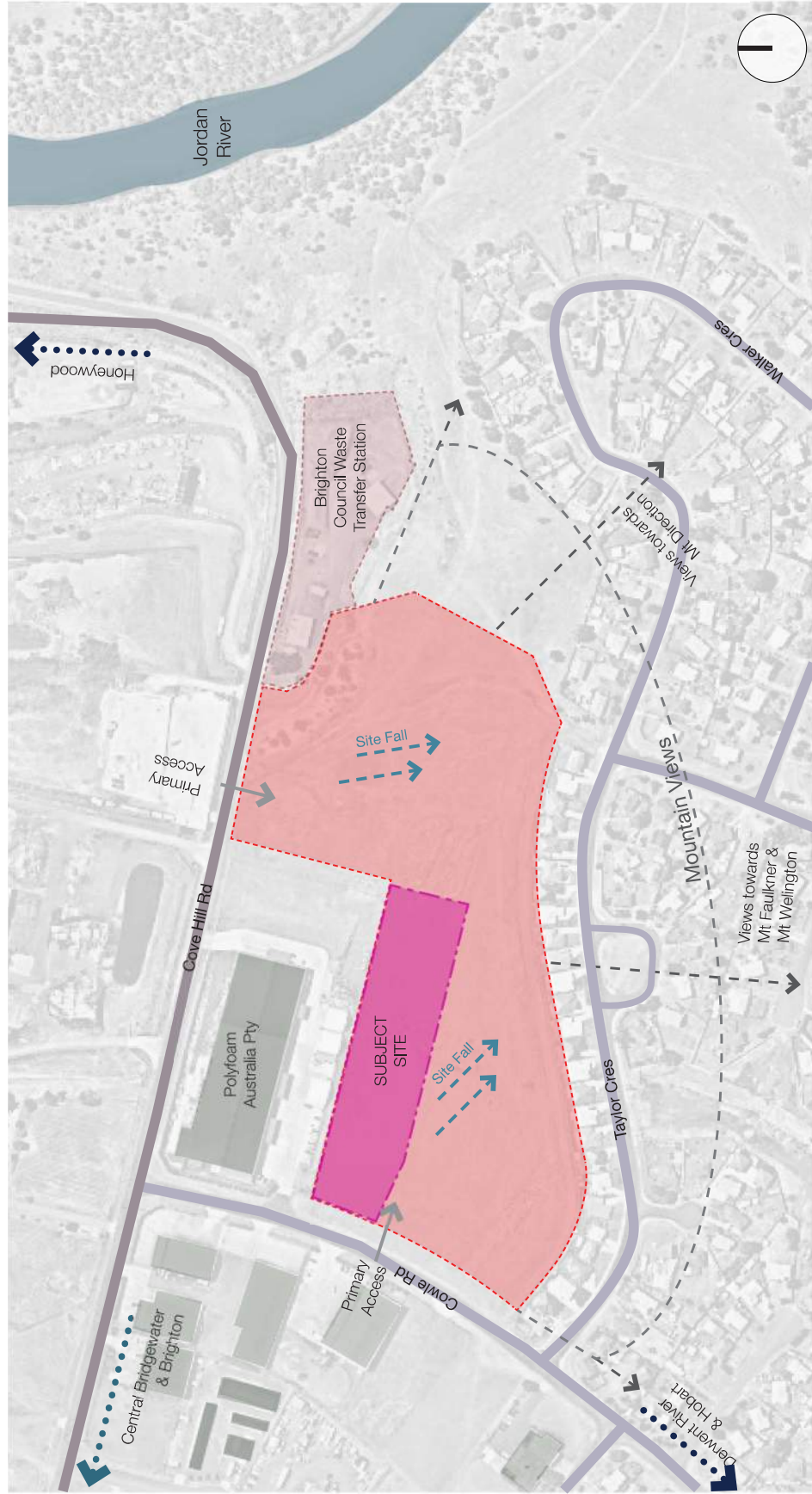
The Subject Site is within the Point B Masterplan, which addresses both Cowle Road and Cove Hill Road, in Bridgewater Tasmania. The site is 22km North-West of Hobart via the National Highway and 6km South of Brighton. It is located west of the Jordan River and has views to surrounding mountains.



Legend	
	Subject Site
	Point B Masterplan
	Major Road
	Minor Road
	Jordan River
	Surrounding Built Form
	Road Connections

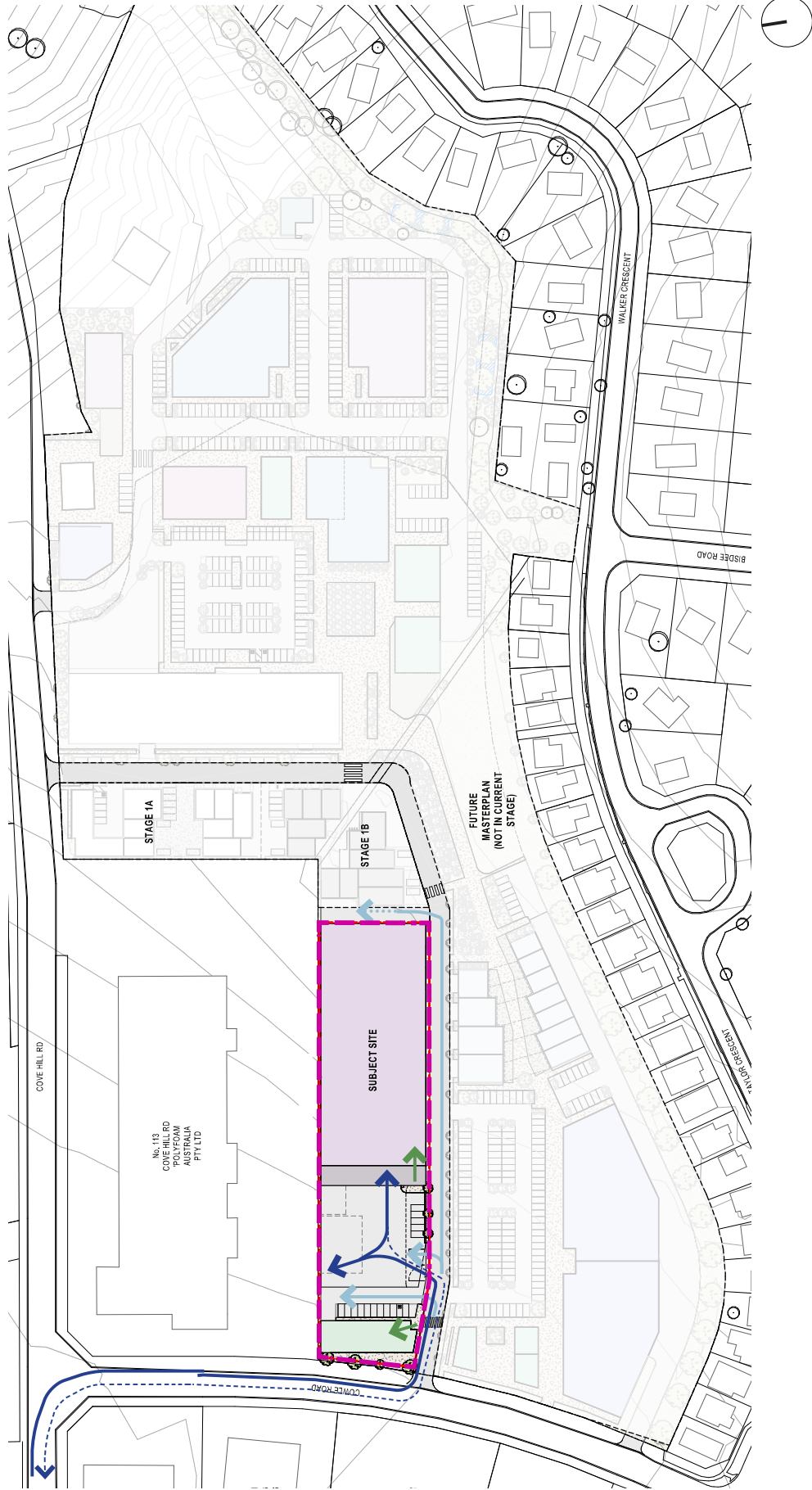
1.2 Existing Conditions

The site has southerly views towards Mt Faulkner and Mt Wellington as well as Eastern views to Mt Direction. The existing site falls South-Easterly towards the Jordan River.



Legend	
	Subject Site
	Point B Masterplan
	Major Road
	Minor Road
	Jordan River
	Surrounding Built Form
	Road Connections

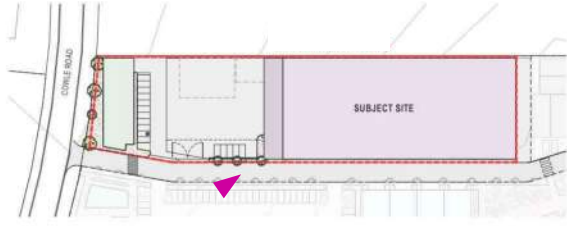
1.3 Site Circulation



- Legend
- Trucks (Blue dashed line)
 - Cars (Blue solid line)
 - Pedestrians (Green solid line)
 - Subject Site (Pink outline)
 - Exit Route (Black dashed line)
 - Lower Ground (Black dots)

2.0 Design Response

2.1 Street Perspective

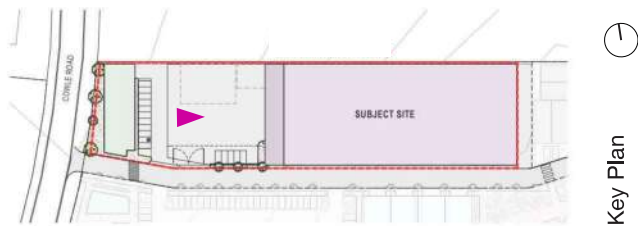


Key Plan

2.2 Street Perspective



Artists Impression

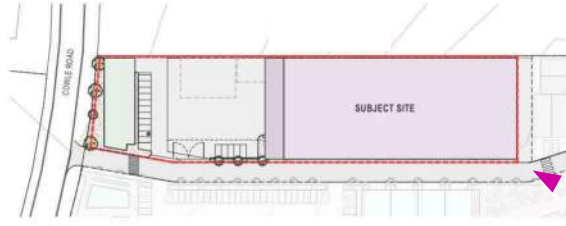


Key Plan

2.3 Street Perspective



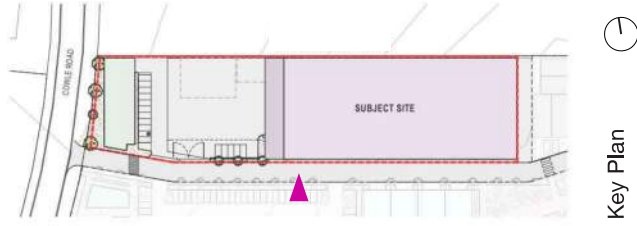
Artists Impression



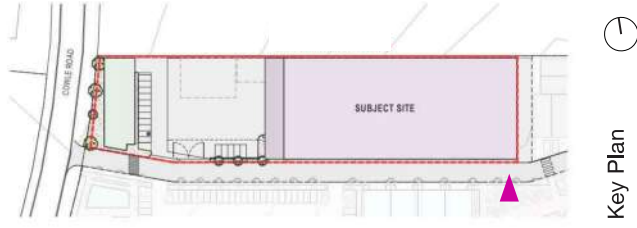
Key Plan



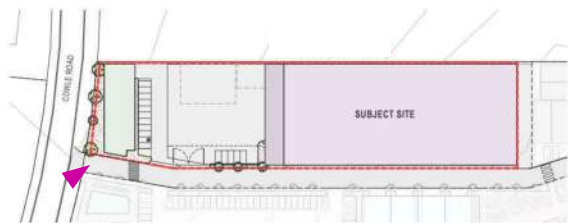
2.4 Street Perspective



2.5 Street Perspective



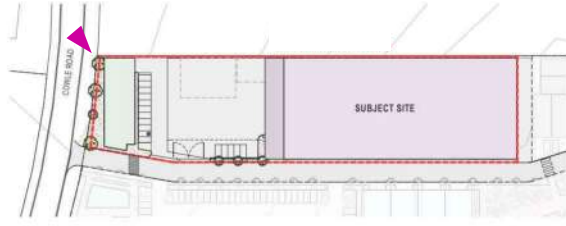
2.6 Street Perspective



Key Plan



2.7 Street Perspective



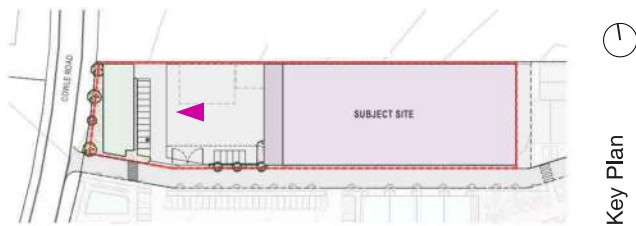
Key Plan

2.8 Street Perspective



Artists Impression

2.9 Street Perspective



3.0 Materiality

3.1 Typical Finishes – Factory



CF01
Finish
Colour
Location

Textured Concrete
 Light Grey
 External Walls - Lower



GT01
Finish
Colour
Location

Glazing
 Clear
 Windows & Doors



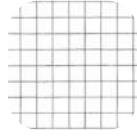
MC01
Finish
Colour
Location

Metal Cladding - Vertical
 Light Grey
 External Walls - Upper



MF01
Finish
Colour
Location

Metal Finish
 Dark Grey
 External Walls, Window & Door
 Frames, Gutters, Downpipes



SC01
Finish
Colour
Location

Metal Screen
 Grey
 External Walls - Lower

3.1 Typical Finishes – Training Facility



GT01
Finish
Colour
Location

Glazing
Clear
Windows & Doors



MC02
Finish
Colour
Location

Metal Cladding - Vertical
Dark Grey
External Walls



MF01
Finish
Colour
Location

Metal Finish
Dark Grey
External Walls, Window & Door
Frames, Gutters, Downpipes



TM01
Finish
Colour
Location

Timber
Natural
External Walls - Entry Way

4.0 Drawings

4.1 Drawing List

No.	TITLE	REV.
TP00.00	Cover Sheet	A
TP00.01	Site Plan - Existing Conditions	A
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TP02.01	Elevations	A
TP02.02	Elevations	A
TP03.01	Sections	A

PLANNING REPORT

St Joseph Affordable Homes Modular Homes Factory

115 Cove Hill Road, Bridgewater



Author: Lisa Balding
Date: 24 January 2024
Amended: 10 April 2024

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Appendixes:

- 1: Certificate of Titles
- 2: Architectural plans (Rothelowman, 22 January 2024)
- 3: Architectural design report (Rothelowman, January 2024)
- 4: Concept landscaping plans (Inspiring Place, 18 December 2023)
- 5: Engineering plans and reports (ADG, February 2023)
- 6: Environmental Site Assessment (GEO-Environmental Solutions, October 2022)
- 7: Traffic Impact Assessment (Howarth and Fisher, February 2024)

1. Introduction

The proposal is for the construction of a modular homes factory to be operated by St Joseph Affordable Homes.

The report is accompanied by the following documents:

- Application form
- Certificate of Title and registered agreements
- Architectural plans and design report prepared by Rothelowan;
- Civil engineering plans prepared by ADG;
- Stormwater design and report prepared by ADG
- Traffic Impact Assessment prepared by Howarth and Fisher
- Concept landscaping plans prepared by Inspiring Place; and
- Environmental Site Assessment prepared by GES

1.1 Site and surrounds

The site is located at 115 Cove Hill Road, Bridgewater and is contained within Certificate of Title 176216/103.

The site is located at 115 Cove Hill Road, Bridgewater and has frontage to Cove Hill Road and Cowle Road. The site is generally cleared with an existing landscaped buffer located along the southern boundary adjoining the residential properties.



Figure 1: Location plan (Source: LISTmap)

The surrounding area consists generally of residential properties to the south, commercial/industrial properties to the west and north and the Brighton Council owned waste transfer station to the east. Adjoining the site to the north is an industrial site containing a manufacturing facility, Polyfoam, and approximately 700m north of the site is located the Bridgewater Quarry.

The development will be contained within a separate title that is the subject of a separate planning application SA 2024/00003.

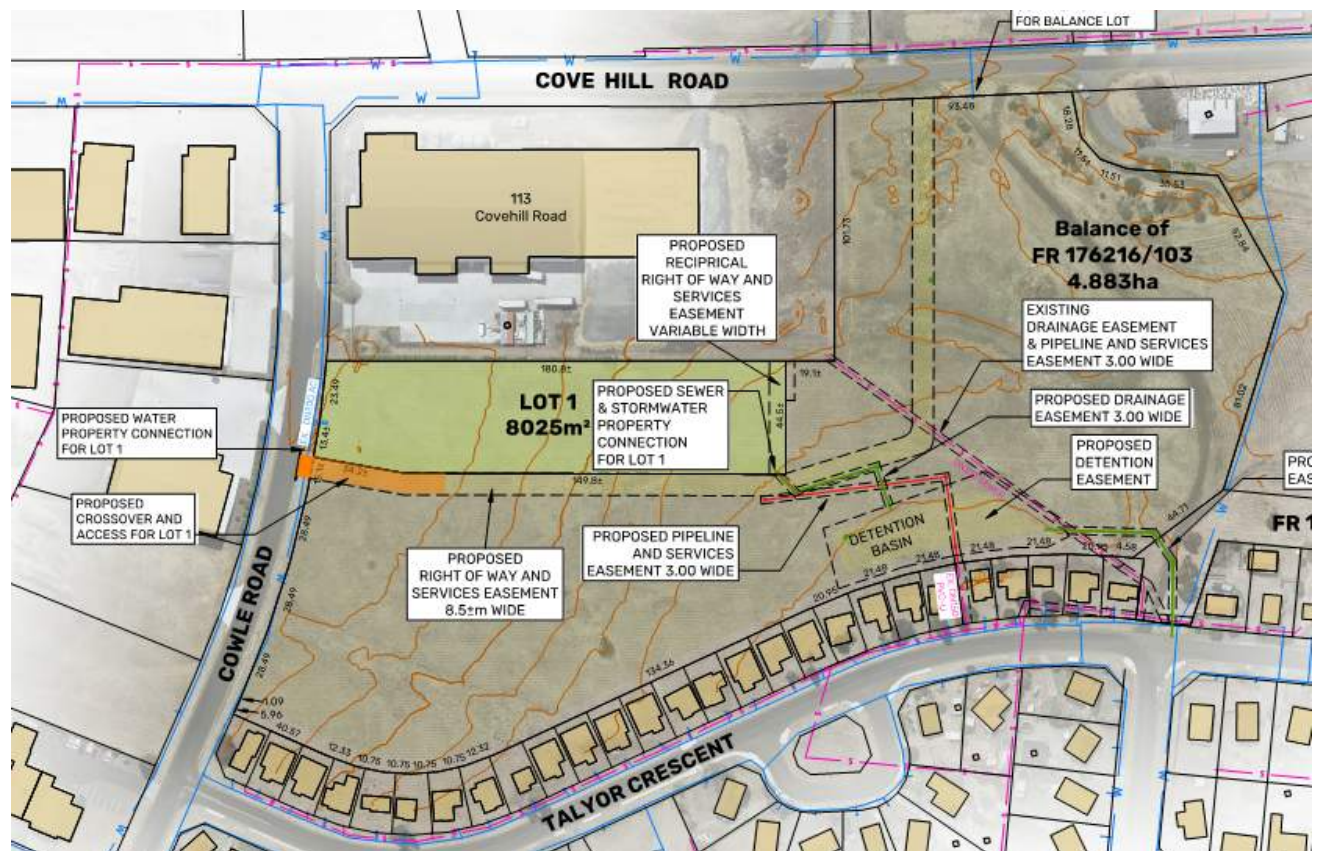


Figure 2: Proposed subdivision

The site has existing planning approval for 41 warehouse tenancies, 2 trade or hardware supplier tenancies and 1 amenities building (DA2022/194-AM1).

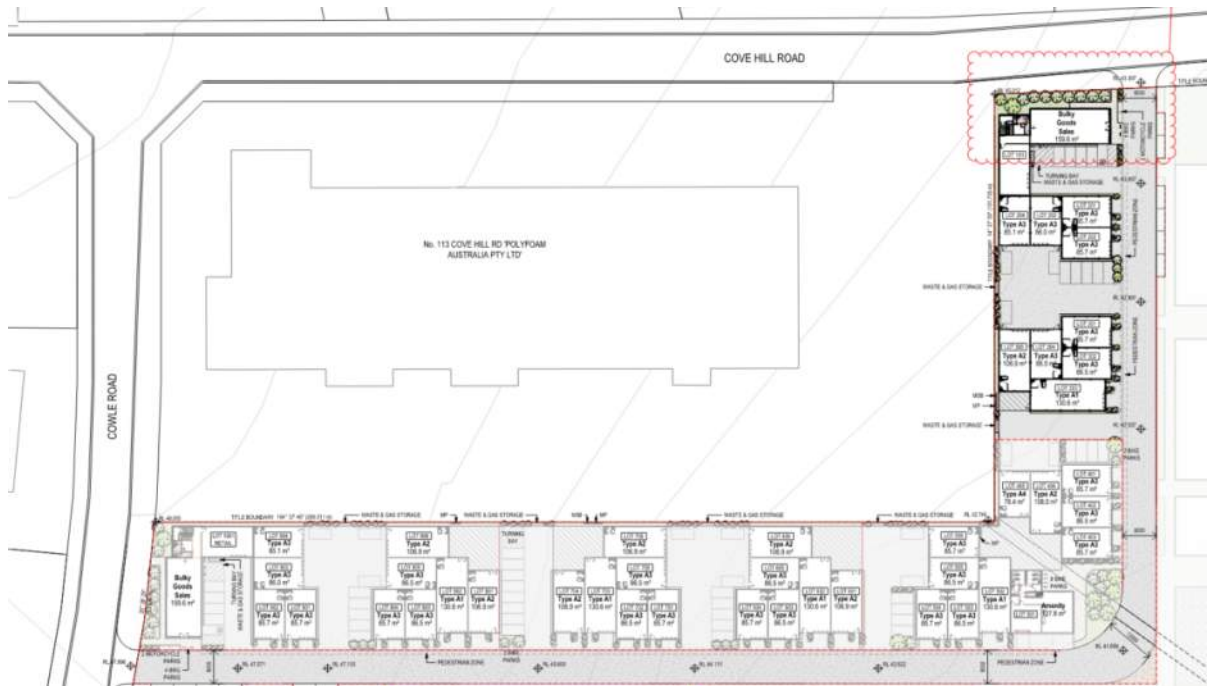


Figure 2: Approved Stage 1

2 Proposal

The proposal is for the construction of a modular homes factory which will replace 22 approved warehouses in Stage 1. The development includes a training and office facility, ancillary to the manufacturing use, which will be located in approximately the same location as the Bulky Goods Sales building approved in Stage 1 by Permit DA2022/194-AM1.

The proposal includes two separate buildings consisting of the following components:

- Modular homes factory with a total floor area of 4055m² consisting of a factory area of 3792m², office and amenities area of 264m² and lower ground car park area of 1462m²;
- Training facility and offices, including workshop area, with a floor area of 639m²;
- Hardstand area of 2570m² containing materials storage and finished product storage for up to 5 modular homes;
- 60 car parking spaces comprised of 10 car parking spaces adjacent to the office/training facility for visitors and staff; 6 staff car parking spaces adjacent to the factory office and 44 spaces and 8 bicycle spaces in the undercover area for staff; and
- 8 bicycle spaces in the undercover parking area.

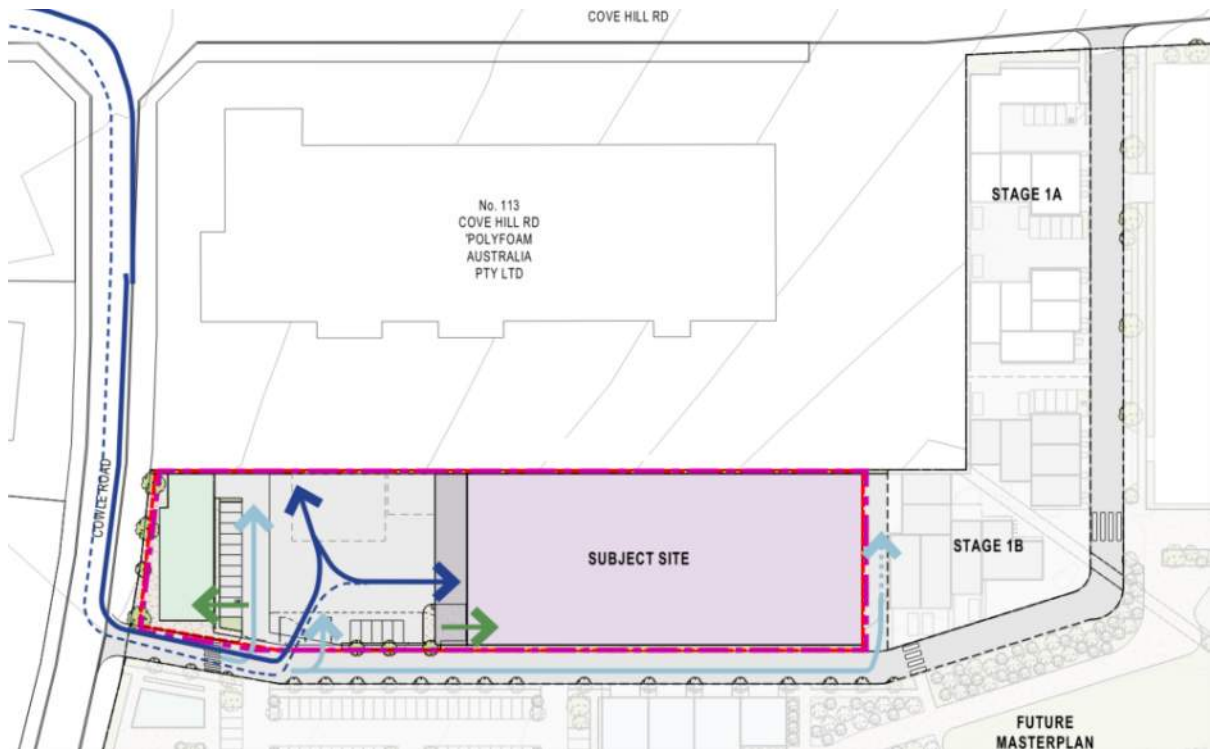


Figure 3: Site plan showing location of SJAH facility in relation to previously approved stages

The large factory building is proposed to be clad with a combination of concrete panels for lower ground floor wall and vertical metal cladding on the external walls in contrasting colours. The training facility/office building will be clad primarily in vertical metal cladding with timber detailing around the entry way.

Security fencing and gates are proposed to be located along the internal access road. Landscaping will be provided along the frontage to Cowle Road and within the site itself.

The modular homes factory will be accessed from Cove Hill Road and Cowle Road and will utilise the approved internal roadway with some minor modifications to the road alignment.

The manufacturing process involves the assembly of prefabricated materials into modular homes. The factory includes a number of work bays where each part of the assembly process is undertaken.

Up to 5 finished modular homes will be stored on site at one time.

It is intended that the training facility is run in conjunction with the manufacturing facility to train apprentices on site. The total number of staff is expected to be a maximum of 67 which consists of 7 full time office staff and 60 factory staff. The

training facility will be used by groups of 15 trainees/apprentices who are all employed by St Josephs Affordable Homes and will also work in the factory.

Hours of operation are proposed to be 7am to 9pm Monday to Saturday and 8am to 9pm Sunday and public holidays.

Commercial vehicle movements and the unloading and loading of commercial vehicles will occur between 7.00am to 9.00pm Monday to Saturday; and 8.00am to 9.00pm Sunday and public holidays.

Two Blade signs are proposed, one on the Cowle Road frontage and the other to be located near the southwestern corner of the factory.

Dimensions of signs are as follows:

Site signage:

Cowle Road frontage: 1 x Blade sign - 4m x 2.5m (10m²)
Internal road: 1 x Blade sign - 4m x 2.5m (10m²)

Training facility/Office

Eastern (internal) elevation: 1 x Wall Sign - 6m x 2.1m (12m²)

Factory

Western (Internal elevation): 2 x Wall signs - 2.6m x 1.8m (5m²)
1 x Wall sign - 3.46m x 1.2m (5m²)

Eastern elevation: 1 x Wall sign - 6m x 2.1m (12m²)

3 Planning Scheme

3.1 Summary

Zone	
Light Industrial	
Code	Applicable/Exempt/Not applicable
Signs Code	Applies
Parking and Sustainable Transport Code	Applies
Road and Railway Assets Code	Applies
Electricity Transmission Infrastructure Protection Code	N/A
Telecommunications Code	N/A
Local Historic Heritage Code	N/A
Natural Assets Code	N/A
Scenic Protection Code	N/A
Attenuation Code	N/A - The internal fitout of the factory and details of the equipment used in the manufacturing process have not been finalised, however the proposal does not include any activities that would trigger an assessment against the Code.
Coastal Erosion Hazard Code	N/A
Coastal Inundation Hazard Code	N/A
Flood-Prone Areas Code	N/A
Bushfire-Prone Areas Code	Exempt
Potentially Contaminated Land Code	Applies
Landslip Hazard Code	N/A
Safeguarding of Airports Code	N/A

The site is also subject to the following Specific Area Plans in the Brighton Local Provision Schedule:

- Bridgewater Quarry Specific Area Plan; and
- Brighton Industrial Hub Specific Area Plan.

3.2 Zone

The site is zoned Light Industrial under the Tasmanian Planning Scheme – Brighton.



Figure 2: Zone (Source: LISTmap)

The purpose of the Light Industrial Zone is:

18.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of amenity to, any other uses.

18.1.2 To provide for use or development that supports and does not adversely impact on industrial activity.

The proposal is a permitted use in the zone and therefore consistent with the purpose of the zone.

3.3 Use

The primary use of the site is for manufacturing modular homes which is defined as Manufacturing and Processing and has a permitted status within the Light Industrial zone. The training facility and office building is directly associated with the factory with the intent to utilise this facility for skill development and training of staff directly engaged at the factory. St Joseph Affordable Homes will employ a range of young people into traineeships and apprenticeships, as well as providing opportunities for people with disability, where appropriate.

The large workshop environment located in the warehouse area of the office and training facility building will be used both for training and works to support the factory operations, and provides a much more controlled work site than traditional building sites.

For the above reasons, the use of the building fronting Cowle for office, workshop and training is clearly subservient to the manufacturing use and therefore must be defined as Manufacturing and Processing.

3.4 Use Standards

18.3.1 All uses

Use standard	Assessment
<p>A1</p> <p><i>Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must be within the hours of:</i></p> <p><i>(a) 7.00am to 9.00pm Monday to Saturday; and</i></p> <p><i>(b) 8.00am to 9.00pm Sunday and public holidays.</i></p>	<p>Hours of operation are proposed to be 7am to 9pm Monday to Saturday and 8am to 9pm Sunday and public holidays and therefore complies with A1.</p>
<p>A2</p> <p><i>External lighting for a use, excluding Natural and Cultural Values Management or Passive Recreation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must:</i></p>	<p>The proposal is compliant with A2 (a) as the businesses will not operate between 11pm and 6am.</p> <p>Any security lighting installed will be baffled and therefore comply with A2 (b).</p>

<p><i>(a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and</i></p> <p><i>(b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.</i></p>	
<p><i>A3</i></p> <p><i>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must be within the hours of:</i></p> <p><i>(a) 7.00am to 9.00pm Monday to Saturday; and</i></p> <p><i>(b) 8.00am to 9.00pm Sunday and public holidays.</i></p>	<p>The proposal will not involve commercial vehicle movements outside these standards and therefore complies with A3.</p>

18.3.2 Discretionary uses

N/A as the use is permitted in the zone.

3.5 Development standards

18.4.1 Building height

Development standard	Assessment
<p><i>A1</i></p> <p><i>Building height must be not more than 10m.</i></p>	<p>The maximum height of the office/training facility is 8.1m which complies with A1.</p> <p>The maximum building height of the factory is 13.7m which does not meet the Acceptable Solution and therefore requires assessment against the P1.</p>
<p><i>P1</i></p> <p><i>Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:</i></p>	

<p><i>(a) the bulk and form of the building;</i></p> <p><i>(b) separation from existing uses on adjoining properties; and</i></p> <p><i>(c) any buffers created by natural or other features.</i></p>	<p>The factory building has a maximum height of 10.05m at its western façade and then increases in height to 13.7m at the eastern end. The building height is necessary for the operation of the factory which requires a large factory floor at the one level. Given the topography of the site, the design response is to use the slope to create car parking space under the factory floor at the western end for staff.</p> <p>The factory building is a simple, hipped roof structure incorporating a canopy over the factory entrance and visitor entrance to the factory office area. The design provides articulation in the southern elevation by incorporating glazing and contrasting materials and colours, to break up the mass of the building when viewed from the surrounding area and within the site.</p> <p>The closest building is the Polyfoam factory which is located approximately 40m from the proposed factory building. The orientation of the proposed factory being directly south of the Polyfoam factory means that there will be no adverse impacts on the amenity of this property through overshadowing.</p> <p>The factory is located approximately 50m to the closest residential dwelling along Taylor Crescent which is considered to be adequate to prevent any impact on the amenity of these properties.</p> <p>In addition, the site contains a 10m wide landscaped buffer along the boundary of the residential properties to the south which will assist in reducing any adverse visual impacts.</p> <p>On the above basis, it is considered the performance criteria is met and the proposal will not have an unreasonable impact on adjoining properties.</p>
<p>A2</p> <p><i>Building height:</i></p>	

<p><i>(a) within 10m of a General Residential Zone, Low Density Residential Zone or Rural Living Zone must be not more than 8.5m; or (b) within 10m of an Inner Residential Zone must be not more than 9.5m.</i></p>	<p>N/A as the building is not located within 10m of the General Residential Zone.</p>
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18.4.2 Setbacks

Development standard	Assessment
<p><i>A1</i></p> <p><i>Buildings must have a setback from a frontage of:</i></p> <p><i>(a) not less than 5.5m;</i></p> <p><i>(b) not less than existing buildings on the site; or</i></p> <p><i>(c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.</i></p>	<p>The building is orientated on an angle to the front boundary with the minimum setback at its northern end being 3m. Therefore, the proposal does not meet A1 must be assessed against P2.</p>
<p><i>P1</i></p> <p><i>Buildings must have a setback from a frontage that provides adequate space for vehicle access, parking and landscaping, having regard to:</i></p> <p><i>(a) the topography of the site;</i></p> <p><i>(b) the setback of buildings on adjacent properties; and</i></p>	<p>The topography of the site does not restrict the location of buildings on the site. However, the location of tenancies at both frontages are designed to activate the street and provide a high level of amenity and architectural design. The design of the building and its orientation to the street results in a suitable area to provide for a high level of landscaping which will enhance the existing streetscape.</p> <p>The building located on the site to the north (Polyfoam) is setback approximately 7m from Cove Hill Road. The buildings located on the opposite site of Cove Hill Road are located 10m and 20m from the road frontage. These buildings are large warehouse style</p>

<p><i>(c) the safety of road users.</i></p>	<p>buildings which are not designed to provide pedestrian access directly from the street. In these cases, the buildings are not providing active frontages to the street and therefore a greater setback to allow for landscaping to break up the mass of the buildings is considered appropriate.</p> <p>The proposed setback provides adequate separation between the road and the building access, and the safety of road users will not be compromised.</p> <p>It is considered that the variation proposed is consistent with the objective of the Clause as the setbacks are appropriate to the use of Bulky Goods Sales and will not result in a loss of amenity to the adjoining residential zone to the south, given that these buildings are located over 100m from the building site.</p>
<p>A2</p> <p><i>Buildings must have a setback from an adjoining property within a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone of not less than:</i></p> <p><i>(a) 4m; or</i></p> <p><i>(b) half the wall height of the building, whichever is the greater.</i></p>	<p>Complies.</p>
<p>A3</p> <p><i>Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone.</i></p>	<p>Complies.</p>

18.4.3 Fencing

No fencing proposed within 4.5m of the frontage.

18.4.4 Outdoor storage areas

Development standard	Assessment
<p><i>A1</i></p> <p><i>Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.</i></p>	<p>The site includes a large hardstand area which will be used for storing finished modular homes and materials. The hardstand area will be located between the office building and factory and will be screened from view by gates and fences along the internal roadway. Therefore, the proposal complies with A1.</p>

18.4.5 Landscaping

Development standard	Assessment
<p><i>A1</i></p> <p><i>If a building is set back from a road, landscaping treatment must be provided along the frontage of the site:</i></p> <p><i>(a) to a depth of not less than 5.5m; or</i></p> <p><i>(b) not less than the frontage of an existing building if it is a lesser distance.</i></p>	<p>The landscaping width for the road frontage is less than 5.5m in some parts and therefore the proposal requires assessment against P1.</p>
<p><i>P1</i></p> <p><i>If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to:</i></p> <p><i>(a) the width of the setback;</i></p> <p><i>(b) the width of the frontage;</i></p> <p><i>(c) the topography of the site;</i></p>	<p>The width of the building setback varies between 3m and 7.9m on the Cowle Road frontage. This width is adequate to plant a variety of plant species, including street trees, along the road frontages which will enhance the streetscape.</p> <p>If the subdivision is approved, the site will have a frontage to Cowle Road of 37m and landscaping will be provided along the whole length of this frontage.</p> <p>The site is generally flat.</p>

<p><i>(d) existing vegetation on the site;</i></p> <p><i>(e) the location, type and growth of the proposed vegetation; and</i></p> <p><i>(f) any relevant local area objectives contained within the relevant Local Provisions Schedule</i></p>	<p>The only vegetation is located along the southern boundary, therefore, the proposal will significantly improve the streetscape.</p> <p>Landscaping plans are provided which show a variety of vegetation types. Detailed plans will be provided with a building permit application.</p> <p>N/A</p>
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3.6 Signs Code

The Blade sign located on the Cowle Road frontage is subject to assessment under this Code, however the proposed wall signs and the Blade sign located adjacent to the factory are exempt in accordance with Clause Cl.4.2 as the signs are internally facing and therefore not intended to be seen from outside the site.

Cl.6.1 Design and siting of signs

Development standard	Assessment
<p><i>AI</i></p> <p><i>A sign must:</i></p> <p><i>(a) be located within the applicable zone for the relevant sign type set out in Table Cl.6; and</i></p> <p><i>(b) meet the sign standards for the relevant sign type set out in Table Cl.6, excluding for the following sign types, for which there is no Acceptable Solution:</i></p> <p><i>(i) roof sign;</i></p> <p><i>(ii) sky sign; and</i></p> <p><i>(iii) billboard.</i></p>	<p>Complies.</p> <p>The Blade sign fronting Cowle Road does not comply as it exceeds the maximum vertical height of 3.6m and the maximum horizontal dimension of 1.2m allowed in Table Cl.6. Therefore, the proposal must be assessed against P1.</p>
<p><i>PI.1</i></p> <p><i>A sign must:</i></p>	<p>Complies.</p>

<p><i>(a) be located within an applicable zone for the relevant sign type as set out in Table Cl.6; and</i></p> <p><i>(b) be compatible with the streetscape or landscape, having regard to:</i></p> <p><i>(i) the size and dimensions of the sign;</i></p> <p><i>(ii) the size and scale of the building upon which the sign is proposed;</i></p> <p><i>(iii) the amenity of surrounding properties;</i></p> <p><i>(iv) the repetition of messages or information;</i></p> <p><i>(v) the number and density of signs on the site and on adjacent properties;</i></p> <p><i>and</i></p> <p><i>(vi) the impact on the safe and efficient movement of vehicles and pedestrians.</i></p> <p><i>Pl.2</i></p> <p><i>If a roof sign, sky sign or billboard, the sign must:</i></p> <p><i>(a) be located within the applicable zone for the relevant sign type set out in Table Cl.6;</i></p> <p><i>(b) meet the sign standards for the relevant sign type in Table Cl.6; and</i></p> <p><i>(c) not contribute to visual clutter or cause unreasonable loss of amenity to the surrounding area, having regard to:</i></p> <p><i>(i) the size and dimensions of the sign;</i></p>	<p>The development includes only 1 sign on the frontage and no signs on the front façade of the building, ensuring that there is no repetition of information, and the amenity of the surrounding properties is not adversely affected. The scale of the sign is compatible with the scale of the training/office facility building, being two storeys.</p> <p>The sign is well setback from the road and therefore not considered to have a detrimental impact on the safety of motorist and pedestrians.</p> <p>N/A</p>
<p>A2</p> <p><i>A sign must be not less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.</i></p>	<p>Complies.</p>
<p>A3</p>	

<p><i>The number of signs for each business or tenancy on a road frontage of a building must be no more than:</i></p> <p><i>(a) 1 of each sign type, unless otherwise stated in Table Cl. 6;</i></p> <p><i>(b) 1 window sign for each window;</i></p> <p><i>(c) 3 if the street frontage is less than 20m in length; and</i></p> <p><i>(d) 6 if the street frontage is 20m or more, excluding the following sign types, for which there is no limit:</i></p> <p><i>(i) name plate; and</i></p> <p><i>(ii) temporary sign.</i></p>	<p>Complies.</p> <p>N/A</p> <p>N/A</p> <p>Complies.</p>
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Cl.6.2 Illuminated signs

N/A as illuminated signs are not proposed.

Cl.6.3 Third party sign

N/A

Cl.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts

N/A

3.7 Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

Development standard	Assessment
<p><i>A1</i></p> <p><i>The number of on-site car parking spaces must be no less than the number specified in Table 2.1..</i></p>	<p>The total gross floor area is 4694m² which would require 24 spaces.</p>

<p><i>1 space per 200m² of floor area or 2 space per 3 employees, whichever is the greater.</i></p>	<p>The number of employees is anticipated to be a maximum of 67 which would require 45 car parking spaces.</p> <p>The proposal provides a total of 60 car parking spaces and therefore complies with A1.</p>
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C2.5.2 Bicycle numbers

Development standard	Assessment
<p><i>A1</i></p> <p><i>Bicycle parking spaces must:</i></p> <p><i>(a) be provided on the site or within 50m of the site; and</i></p> <p><i>(b) be no less than the number specified in Table C2.1 (which requires 1 space per 5 employees)</i></p>	<p>8 bicycle spaces are provided in the undercroft parking area.</p> <p>Based on 67 employees, 14 bicycle spaces are required. 8 spaces are proposed which is less than the Acceptable Solution and therefore the proposal is assessed against P1.</p>
<p><i>P1</i></p> <p><i>Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:</i></p> <p><i>(a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and</i></p> <p><i>(b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.</i></p>	<p>The majority of employees and visitors to the site are likely to travel by car or public transport and therefore the bicycle spaces provided are considered to meet the needs of the users of the site. However, additional spaces would be able to be accommodated within the covered parking area if considered necessary.</p> <p>There are no planned bicycle parking facilities in the surrounding area.</p>

C2.5.3 Motorcycle parking numbers

N/A to Manufacturing and Processing use.

C2.5.4 Loading Bays

Development standard	Assessment
<p><i>A1</i></p> <p><i>A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.</i></p>	<p>Complies.</p>

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

N/A

C2.6.1 Construction of parking areas

Development standard	Assessment
<p><i>A1</i></p> <p><i>All parking, access ways, manoeuvring and circulation spaces must:</i></p> <p><i>(a) be constructed with a durable all weather pavement;</i></p> <p><i>(b) be drained to the public stormwater system, or contain stormwater on the site; and</i></p> <p><i>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</i></p>	<p>Complies</p> <p>Complies</p> <p>Complies</p>

C2.6.2 Design and layout of parking areas

Development standard	Assessment
<p><i>A1.1</i></p> <p><i>Parking, access ways, manoeuvring and circulation spaces must either:</i></p> <p><i>(a) comply with the following:</i></p> <p><i>(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</i></p> <p><i>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</i></p> <p><i>(iii) have an access width not less than the requirements in Table C2.2;</i></p> <p><i>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</i></p> <p><i>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</i></p> <p><i>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</i></p> <p><i>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</i></p>	<p>N/A as complying with (b).</p>
<p><i>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</i></p> <p><i>A1.2</i></p> <p><i>Parking spaces provided for use by persons with a disability must satisfy the following:</i></p> <p><i>(a) be located as close as practicable to the main entry point to the building;</i></p> <p><i>(b) be incorporated into the overall car park design; and</i></p> <p><i>(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities,</i></p>	<p>Complies.</p> <p>Complies.</p> <p>Complies</p> <p>Complies</p>

<i>Off-street parking for people with disabilities.</i>	
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C2.6.3 Number of accesses for vehicles

Development standard	Assessment
<p><i>A1</i></p> <p><i>The number of accesses provided for each frontage must:</i></p> <p><i>(a) be no more than 1; or</i></p> <p><i>(b) no more than the existing number of accesses, whichever is the greater.</i></p>	<p>Complies.</p>

Development standard	Assessment
<p><i>A2</i></p> <p><i>Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.</i></p>	<p>N/A</p>

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

N/A

C2.6.5 Pedestrian access

Development standard	Assessment
<p><i>A1.1</i></p> <p><i>Uses that require 10 or more car parking spaces must:</i></p> <p><i>(a) have a 1m wide footpath that is separated from the access ways or parking aisles,</i></p>	<p>Complies</p>

<p><i>excluding where crossing access ways or parking aisles, by:</i></p> <p><i>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</i></p> <p><i>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</i></p> <p><i>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.</i></p> <p>A1.2</p> <p><i>In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.</i></p>	
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C2.6.6 Loading Bays

Development standard	Assessment
<p>A1</p> <p><i>The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2-2002, Parking facilities, Part 2: Off-street commercial vehicle facilities, for the type of vehicles likely to use the site.</i></p>	<p>Complies</p>

Development standard	Assessment
<p>A2</p> <p><i>The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with Australian Standard AS 2890.2 - 2002,</i></p>	<p>Complies.</p>

Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.

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

N/A

C2.6.8 Siting and parking and turning areas

N/A

3.8 Road and Railway Assets Code

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

Development standard	Assessment
<p><i>A1.1</i> <i>For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</i></p> <p><i>(a) a new junction;</i></p> <p><i>(b) a new vehicle crossing; or</i></p> <p><i>(c) a new level crossing.</i></p> <p><i>A1.2</i> <i>For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.</i></p> <p><i>A1.3</i> <i>For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.</i></p> <p><i>A1.4</i> <i>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing,</i></p>	<p>Refer to the TIA for assessment against this standard.</p>

<p><i>will not increase by more than:</i></p> <p><i>(a) the amounts in Table C3.1; or</i></p> <p><i>(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</i></p> <p><i>A1.5</i> <i>Vehicular traffic must be able to enter and leave a major road in a forward direction.</i></p>	
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Development standard	Assessment
<p><i>A2</i></p> <p><i>The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with Australian Standard AS 2890.2 - 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.</i></p>	<p>Vehicles will enter and exit the site via Cowle Road and Cove Hill Road in a forward direction and in compliance with the Australian Standard, therefore A1 is met.</p>

3.9 Potentially Contaminated Land Code

C14.5.1 Suitability for the intended use

Development standard	Assessment
<p><i>A1</i></p> <p><i>The Director, or a person approved by the Director for the purpose of this code:</i></p> <p><i>(a) certifies that land is suitable for the intended use; or</i></p> <p><i>(b) certifies a plan to manage contamination and associated risk to human health or the environment, so that the land is suitable for the intended use, or</i></p> <p><i>if in relation to redevelopment on land subject to the Macquarie Point Development Corporation Act 2012, the intended use must be in accordance with a certificate that has</i></p>	<p>The site is adjoining Council's waste transfer station which is a potentially contaminating activity. Preliminary investigations did not identify contamination in the site proposed for this development and is suitable for the proposed use.</p>

<i>been or will be granted by an accredited environmental auditor.</i>	
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3.10 Bridgewater Quarry Specific Area Plan

The requirements of the Bridgewater Quarry Specific Area Plan are in addition to Clause 9.0 of the Attenuation Code.

BRI-S4.6.1 Sensitive use

Development standard	Assessment
<p><i>A1</i></p> <p><i>Use or development is not for sensitive use.</i></p>	<p>Proposed uses are not sensitive uses, therefore the proposal complies with A1.</p>

BRI-S4.7.1 Buildings and works within Bridgewater Quarry Specific Area Plan

Development standard	Assessment
<p><i>A1</i></p> <p><i>No Acceptable Solution.</i></p>	<p>Cannot comply, therefore the proposal must be assessed against P1.</p>
<p><i>P1</i></p> <p><i>Buildings and works must not result in potential to interfere or conflict with quarry operations having regard to:</i></p> <p><i>(a) the nature of the quarry; including:</i></p> <p><i>(i) operational characteristics;</i></p> <p><i>(ii) scale and intensity;</i></p> <p><i>(iii) degree of hazard or pollution that may be emitted from the activity;</i></p> <p><i>(b) the degree of encroachment of development or use into the Bridgewater Quarry Attenuation Area; and</i></p>	<p>The proposed development is located within an existing industrial area, and it is considered that the uses proposed will not interfere or conflict with the quarry operations.</p>

<p><i>(c) measures in the design, layout and construction of the development to eliminated, mitigate or manage effects of the quarry; and</i></p> <p><i>(d) any advice from the Bridgewater Quarry operator.</i></p>	
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3.11 Brighton Industrial Hub Specific Area Plan

BRI-SIO.6.1 Sensitive Use

Development standard	Assessment
<p><i>A1</i></p> <p><i>Use or development is not for sensitive use.</i></p>	<p>The proposal does not include any sensitive uses and therefore the proposal complies with A1.</p>

4 Conclusion

The proposal is for a modular homes factory at 115 Cove Hill Road, Bridgewater. The proposal will deliver a high level of architectural design which will activate and enhance the streetscape and surrounding amenity of the area.

It is considered that the proposal meets all relevant standards in the Scheme and a permit should be granted.

10 April 2024

Jo Blackwell
Senior Planner
Brighton Council
1 Tivoli Road
Old Beach TAS 7017

Dear Jo

RE: RFI - DA 2024/00039 – 115 Cove Hill Road, Bridgewater

I refer the request for information received for the above planning application and provide the following response to the points raised:

1. Existing Permit DA 2022/194

Explain how it is proposed to manage the existing permit DA 2022/194 against this proposed development, given the changes in proposed lot boundaries, reduction of approved “tenancies” and removal of the building approved for Bulky Goods Sales.

Advice: The existing approval under DA 2022/194 will change significantly due to the proposed subdivision of the site and the development seeking approval under this application

Plumbing approval has been granted for 9 tenancies located in Stage 1A approved by DA 2022/194. These warehouses are not impacted by the current applications for either the modular homes factory or the subdivision application, given that they are not in close proximity to the proposed lot boundary.

If the subdivision application and modular homes factory application is approved, Stages 1C and 1D of DA 2022/194 cannot be progressed. The majority of the tenancies in Stage 1B will be able to be constructed as approved, however it is likely that modifications to the design will be required to take into account the new lot boundaries and the modular home factory development. This may require a minor amendment or a new application, depending on the nature of the amendments.

2. Proposed Permit DA 2024/39

Please clarify whether this application is for the development to be contained on a separate title or form a “stage” of the previously approved development.

Advice: The planning authority is currently considering a subdivision on your behalf with this proposal contained within the new lot to be created.

The development is proposed to be located on a separate title which is the subject of the subdivision application SA 2024/00003. This has been clarified in the amended planning report.

3. Use Table 18.2

Educational and Occasional Care (Training Center) is a prohibited use in the Light Industrial zone, unless for alterations and additions to an existing facility. Please demonstrate how the proposed Training Centre use satisfies the use table in Table 18.2.

Compliance with the Use table has been addressed in the updated planning report.

4. Building Height 18.4.1 A1

The Planning Report (@page 10) notes under A1 that the maximum building height of the factory is 12.9m. However the maximum building height identified in P1 states a height of 13.7m. Please provided an amended report clarifying the correct building height.

The planning report has been amended to include a consistent maximum building height of 13.7m.

5. Landscaping 18.4.5 A1

- (a) The report notes that the site has a frontage of approximately 150m to Cowle Road. Please update the report to refer to the proposed frontage, should the proposed subdivision application be approved under SA 2024/003.
- (b) Please provide a landscaping plan prepared by a suitably qualified person. The landscaping plan must show the areas to be landscaped within all open areas of the site, including details of surface finishes of paths and driveways, fencing and 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.

Alternatively, a condition requiring provision of a landscaping plan can be included in any permit granted.

The planning report has been updated to reflect the street frontage of the proposed lot. Landscape plans were included with the original application but are attached, and if more details are required with a building permit, please include a condition.

6. Signs Code C1.0

Clarify whether any signage is to be affixed to the western façade facing Cowle Road.

No signs are proposed to be affixed to the western façade facing Cowle Road.

7. Parking and Sustainable Transport Code C2 / Road and Railway Assets Code C3

Please provide an amended Traffic Impact Assessment (TIA) considering the previously approved development on 115 Cove Hill Road.

Advice: The TIA considers the site as a greenfield development. The TIA should address whether the proposed development has any increased impact over and above the previously approved development.

An amended TIA is attached.

8. TasWater

Please refer to the attached Request for Additional Information from TasWater.

Information to address the above request is attached.

If further information or clarification is required, please do not hesitate to get in touch.

Kind regards



Lisa Balding
PROJECT MANAGER

ENGINEERS ADVICE

240327 ED 24E99-38 TASWATER DEMANDS

To: The Young Group

The Young Group
lisa@theyounggroup.com.au

INSPECTION

Cc: Trent Young

The Young Group
trent@theyounggroup.com.au

INSTRUCTION

MEMO

RFI RESPONSE

SHOP DRAWING APPROVAL

PROJECT: Modular Homes Factory and Training Facility

SUBJECT: SJAH Facility TasWater Demands TWDA 2024/00247-BTN

RELEVANT DOCUMENTS:

- Architectural/building design drawings by rothelowman SJAH Manufacturing and Training Facility
- TasWater supplement to the Sewerage Code of Australia WSA 02-2014-3.1
- TasWater supplement to the Water Code of Australia WSA 03-2014-3.1
- Correspondence from TasWater TWDA 2024/00247-BTN dated 12/03/2024

PROPERTY ID:

TITLE REFERENCE:

TASWATER SEWERAGE DEMANDS

Sewerage loadings are in accordance with TasWater Sewerage Code Supplement to the Sewerage Code of Australia WSA 02-2014 Version 3.1.

TASWATER SUPPLEMENT

Gross development areas are based on survey documents provided to Aldanmark by PDA Surveyors dated 15/11/2023. The total equivalent (ET's) calculation is provided in tabular form below:

$$DESIGN FLOW = PDWF + GWI + RDI$$

Where:

$$\begin{aligned}
 \text{Peak Dry Weather Flow} &= d * \text{Average Dry Weather Flow} \\
 \text{Groundwater Infiltration, } GWI &= 0.025 * A * \text{Portion}_{wet} \\
 \text{Rainfall Dependent Inflow and Infiltration, } RDI &= 0.028 * A_{eff} * C * I
 \end{aligned}$$

TABLE 1: SEWERAGE EQUIVALENT TENEMENTS

TYPE	COMMENTS	QUANTITY	UNIT RATING	TOTAL SEWERAGE ET'S
BE04 Office	Office and Amenity	264m ²	0.002	0.53
CF00 Training Facility WC	No of WC's	5	0.6	3
CF00 Training Facility Shr	No of Shr's	2	0.6	1.2
TOTAL APPROXIMATE EQUIVALENT TENEMENTS (ET'S)				4.73

Based on the above information and WSA 02-2014 and 450L/ET/day, the sewerage flows are:

$$\begin{aligned}
 Q_{ADWF} &= 0.025 \text{ L/s} \\
 Q_{PDWF} &= 0.198 \text{ L/s} \\
 Q_{RDI} &= 1.11 \text{ L/s} \\
 Q_{TOTAL} &= \mathbf{1.32 \text{ L/s}}
 \end{aligned}$$

SEWER CONNECTION POINT

The development has a proposed DN150 sewer connection in the SE corner as part of a subdivision application. Refer Aldanmark drawing 24E99-38 CIV A

TASWATER WATER DEMANDS

Water demands have been calculated in accordance with WSA 03-2015-2.0 and TasWater's Supplement to this code.

TASWATER SUPPLEMENT

TABLE 2: TASWATER WATER DESIGN FLOWS

TYPE	COMMENTS	QUANTITY	UNIT RATING	WATER ET'S
BE04 Office	Office and Amenity	264m ²	0.004	1.056
CF00 Training Facility WC	No. of WC's	5	0.4	2
CF00 Training Facility Shr	No. of Shr's	2	0.4	0.8

$$AD = \frac{685 \frac{L}{ET}}{\text{day}} \times 3.9 \text{ ET's} \times \frac{1}{24 \times 60 \times 60} = 0.03 \frac{L}{s}$$

$$PD = 2.5 \times AD = 0.08 \text{ L/s}$$

$$PH = 2.0 \times PD = 0.15 \text{ L/s}$$

As per Section 3 of AS3500.1:2018 Table 3.2.4, the **PSFR = 1.0L/s** for 104 Fixture Units.

FIXTURE	LOADING UNITS	NO.	TOTAL UNITS
Toilet	2	13	26
Sink	2	3	6
Shower	2	7	14
Bath	8	0	0
Laundry Tub	3	1	3
Washing/Machine/Dishwasher	3	2	6
Basin	1	13	13
Hose Tap (15mm)	12	3	36
TOTAL			104

The site will require a min. DN 32 (I.D) domestic and DN100 (I.D) fire high hazard property service connection as per TWS-W-0002 from the existing water main on Cowle Road.

Total fire demands will not be known until detailed design has commenced. Based on previous projects, Aldanmark anticipate the internal fire supply must take in consideration:

- Attack hydrants 10 L/s @ 350kpa
- Sprinkler zones:
 - Carpark garage – Ordinary Hazard 2; 17 L/s, each sprinkler operating @ 100kPa

Fire flows from TasWater fire hydrants must complete with Table 3.1.5 of the TasWater Supplement.

To assist Aldanmark with the detailed design of the property connections for each site, can TasWater please provide the following information at each proposed connection point:

- Details on supply zone and supply head
- Connection point elevation in m/AHD & max static pressure
- Residual pressure at boundary without fire flow
- Fire flow residual pressures at the connection point elevation with the reservoir at its lowest operable level for the following fire flow demands: 10 l/s, 20 l/s and Full flow

WATER CONNECTION POINT

The proposed development has access to a DN300 AC Water main on Cowle Road. A new min. DN100 property connection will be required with a separated domestic and fire water meter assembly at the boundary.

Regards,



Nathan Morey BEng (Hons)
Civil Engineer