Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/028

LOCATION OF AFFECTED AREA

17 WOODRIEVE ROAD, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

CONTAINER SALES AND STORAGE YARD

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 **25/06/2024**. 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

SCAN ME

Brighton
going places

Container Sales

PROJECT SPECIFIC:

Fleet Containers

17 Woodreive Road

Brighton

Tasmanian Planning Scheme

Title Reference : Vol 180942 / Folio 19

NCC DEEMED TO SATISFY Mr Marcus Ralph CC1317F
Climate Zone 7

SITE INFORMATION

Lot: **19**
Title: **180942 folio 19**
Land Size: 1762.00 sqm

Council: **Brighton Council**
Zoning: 15.0 General Industrial

Overlays:
D.A APPROVAL:
BAL:
WIND CLASSISIFCATION :
CLIMATE ZONE: 7
ENERGY RATING :Na
BUILDING CLASSISIFCATION: tba

Layout	Drawing ID	Drawing Name	Last Updated	Scale
972-01 Project Information				
	1	Basement	28/05/2024 8:18 AM	1:0.70
	2	Basement	28/05/2024 8:18 AM	1:142.14
	3	Basement	28/05/2024 8:18 AM	1:100
	4	Basement	28/05/2024 8:18 AM	1:148.11
972-02 Site Layout				
	1	Basement	3/05/2024 12:59 ...	1:100
	2	Basement	3/05/2024 12:59 ...	1:100
	3	Basement	3/05/2024 12:59 ...	1:100
972-03 Sales Office				
	1	Basement	3/05/2024 1:00 PM	1:50
972-04 Site layout				
	1	Basement	3/05/2024 1:00 PM	1:100
972-05 Services				
	1	Basement	3/05/2024 12:58 ...	1:100
972-06 Stormwater Services				
	1	Basement	3/05/2024 12:58 ...	1:100
972-07 Site Section				
	1	Basement	3/05/2024 12:58 ...	1:50
	2	Basement	3/05/2024 12:58 ...	1:50
	3	Basement	3/05/2024 12:58 ...	1:100
972-08 Elevations				
	1	Basement	3/05/2024 12:57 ...	1:100
972-09 Landscaping plan				
	1	Basement	3/05/2024 12:57 ...	1:100
972-10 Turning Templates				
	1	Basement	3/05/2024 1:00 PM	1:200
972-11 Turning Template				
	1	Basement	3/05/2024 1:00 PM	1:200
972-12 Turning Template				
	1	Basement	3/05/2024 1:00 PM	1:200
972-13 Turning Template				
	1	Basement	3/05/2024 1:00 PM	1:200
972-14 Retaining wall				
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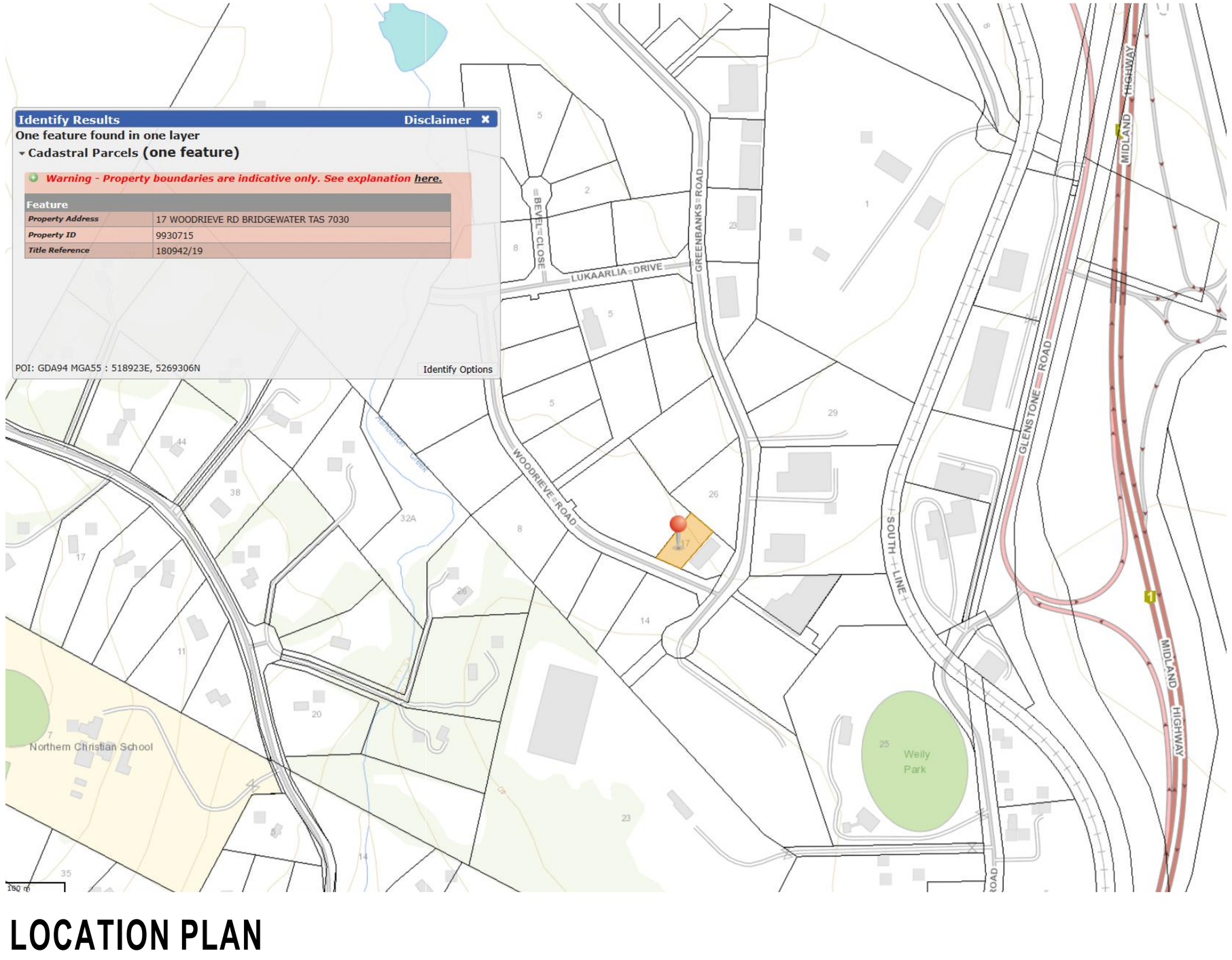
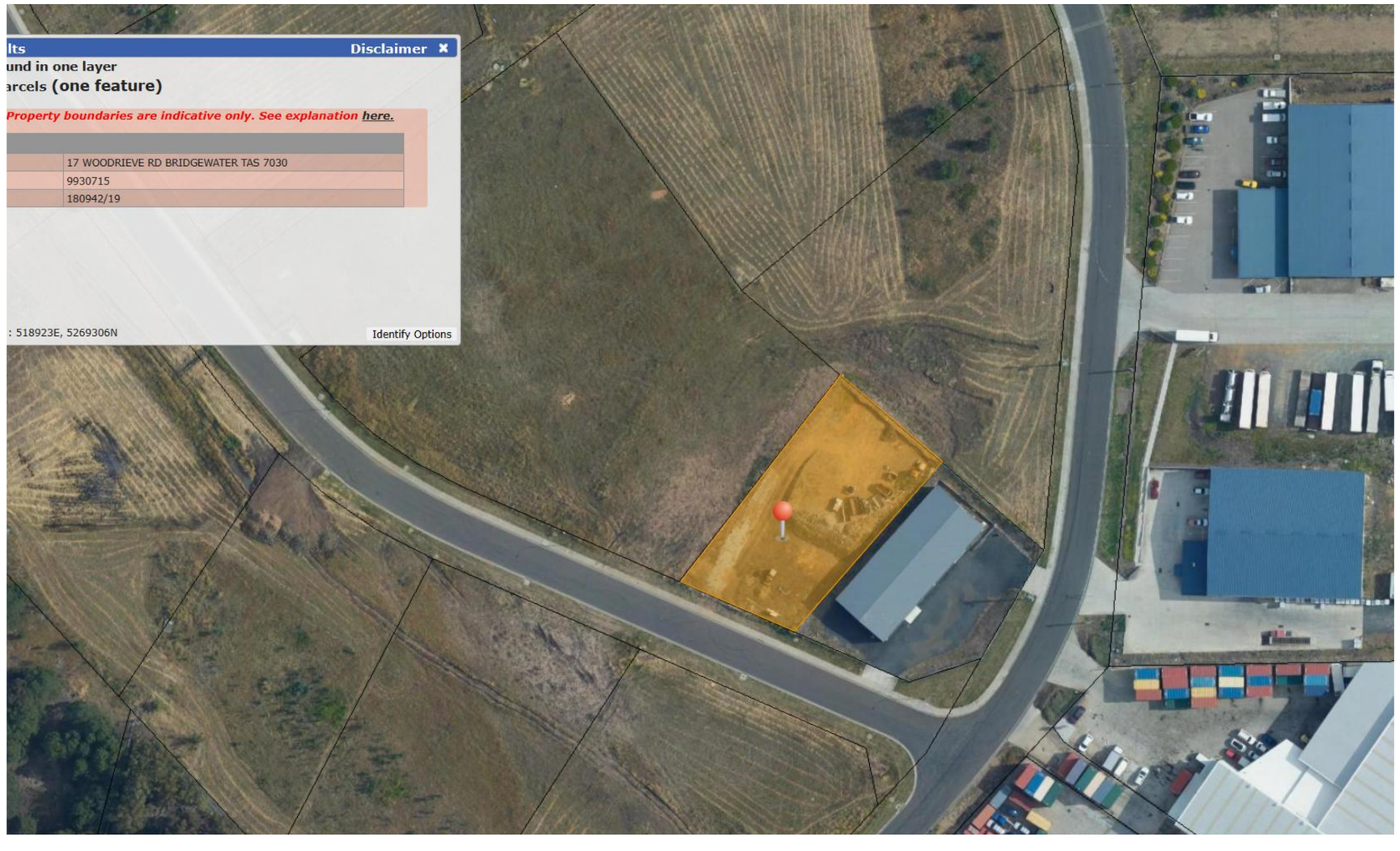


LOCATION PLAN



LOCATION PLAN

MARCUSRALPH
Design architectural animation design
Building designer accreditation CC1317F
13 Franklin street
Richmond, Tasmania 7025
0409 975 825 mob
e: marcusralph@bigpond.com

Container Sales
FLEET CONTAINERS
17 Woodreive Road
Brighton

Project Information

date 22/03/2023 planning issue-**A01**
designed and drawn **M.Ralph** revision-date **Design Drawing**
job no: 2023-972 drawing no: **972-01**

Site Plan

scale 1:500

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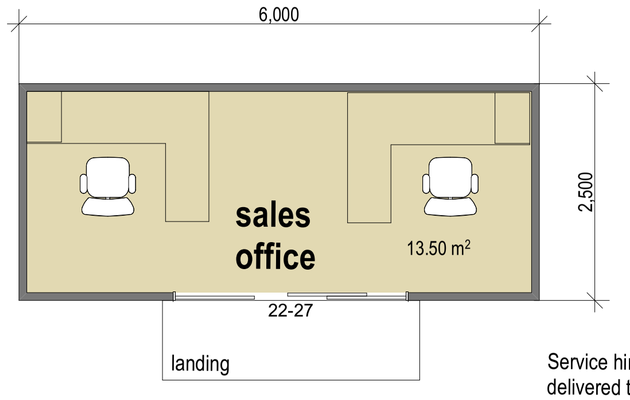
Container Sales
FLEET CONTAINERS
17 Woodreive Road
Brighton

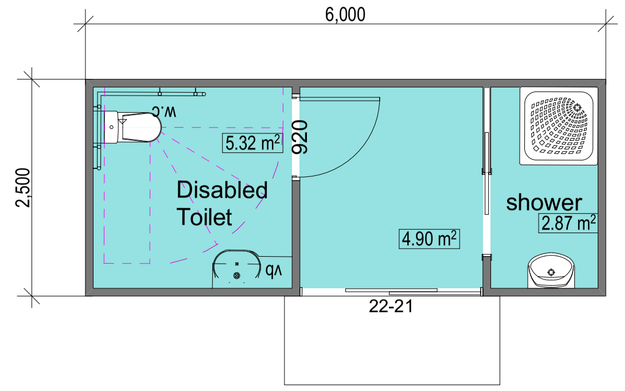
Site Layout

date	
22/03/2023	planning issue-**A01**
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2023-972	**972-02**

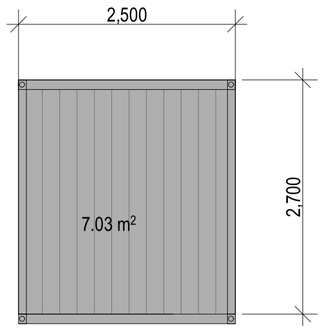


Service hire sales office
delivered to site by others
20ft shipping container
lined and painted
sliding door fitted to front

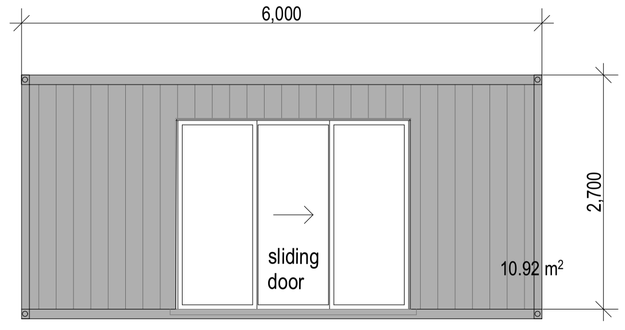
sales office
Floor Plan



toilet building
Floor Plan

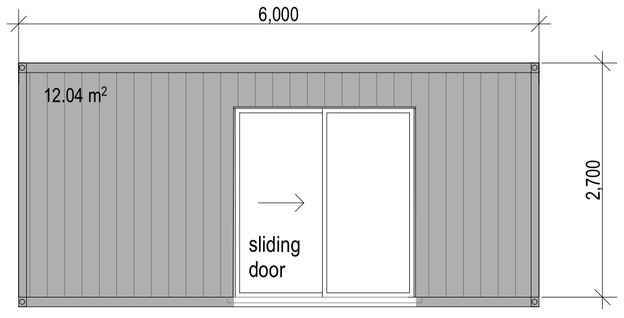


Elevation

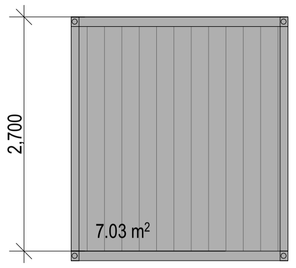


Sales Office
Elevation

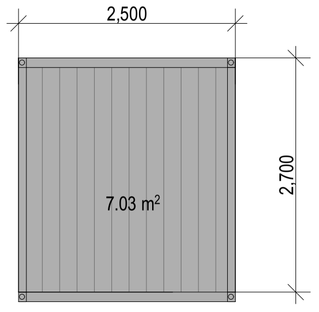
landing to NCC 2022
SHIPING CONTAINER PAINTED LIGHT GREY LRV 15-25
CHARCOAL SLIDING DOOR FITTED



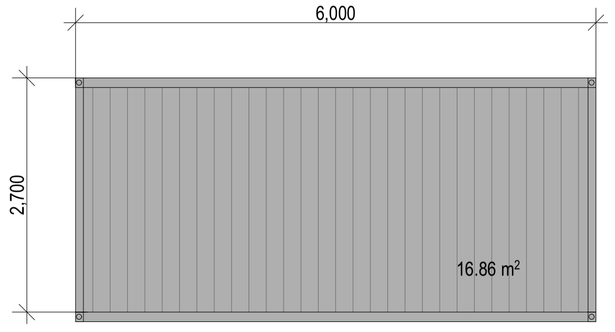
toilet building
Elevation



Elevation

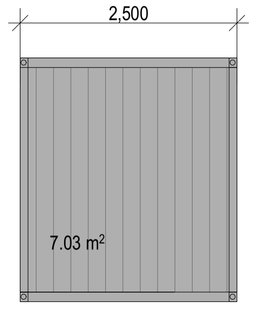


Elevation



Elevation

Elevation



Elevation

1 Off sign

Sign Location:
front fence next to security gates
permanently attached to wire fencing
1 off
Height attached to totp of fence 1800mm high

Flat colorbond sheet sign
colour white
company branding Logo in
flat blue and light Greyt vinyl lettering
contact Number in vinyl lettering 200mm high
colour black

FLEET CONTAINERS

MARCUSRALPH
Design architectural animation design
Building designer accreditation CC1317F
13 Franklin street
Richmond, Tasmania 7025
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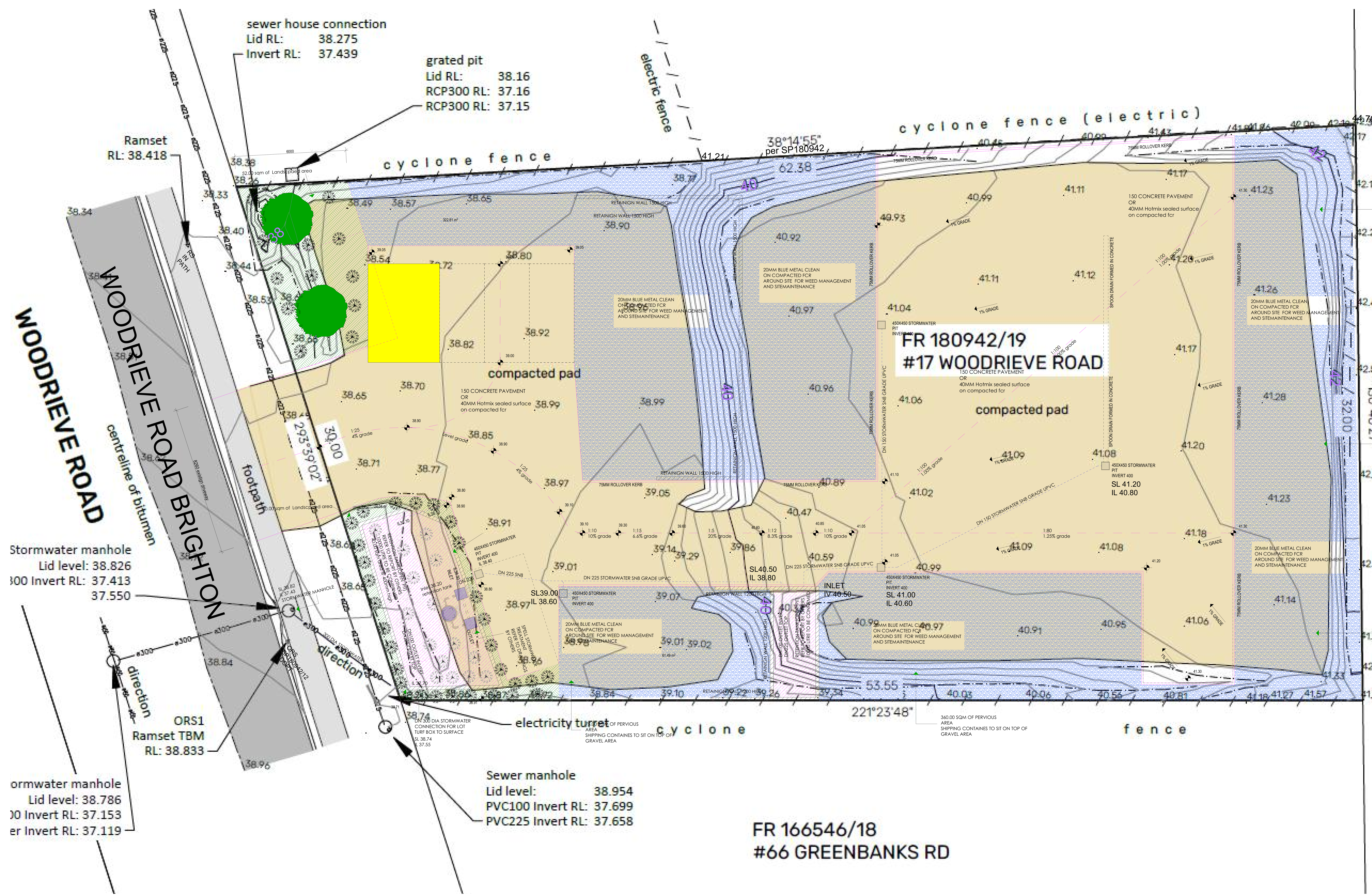
e: marcusralph@bigpond.com

Container Sales
FLEET CONTAINERS
17 Woodreive Road
Brighton

Sales Office

date	planning issue - A01
22/03/2023	revision-date
designed and drawn	Design Drawing
M.Ralph	drawing no:
job no:	**972-03**
2023-972	


sewer house connection
Lid RL: 38.275
Invert RL: 37.439
grated pit
Lid RL: 38.16
RCP300 RL: 37.16
RCP300 RL: 37.15
Ramset
RL: 38.418
electric fence
cyclone fence
cyclone fence (electric)
38°14'55"
per SP180942
62.38
post and wire fence
130°40'27"
32.00
open
FR 180942/19
#17 WOODRIEVE ROAD
compacted pad
compacted pad
150 CONCRETE PAVEMENT
OR
40MM Hotmix sealed surface
on compacted fcr
20MM BLUE METAL CLEAN
ON COMPACTED FCR
AROUND SITE FOR WEED MANAGEMENT
AND SITEMAINTENANCE
360.00 SQM OF PERVIOUS
AREA
SHIPPING CONTAINES TO SIT ON TOP OF
GRAVEL AREA
450X450 STORMWATER
PIT
INVERT 400
SL 41.20
IL 40.80
SL 41.00
IL 40.60
SL40.50
IL 38.80
SL39.00
IL 38.60
INLET
IV 40.50
DN 150 STORMWATER SN8 GRADE UPVC
DN 225 STORMWATER SN8 GRADE UPVC
RETAINIGN WALL 1500 HIGH
75MM ROLLOVER KERB
SPOON DRAIN FORMED IN CONCRETE
53.55
221°23'48"
cyclone fence
30.00
293°39'02"
footpath
WOODRIEVE ROAD BRIGHTON
WOODRIEVE ROAD
centreline of bitumen
Stormwater manhole
Lid level: 38.826
300 Invert RL: 37.413
37.550
ORS1
Ramset TBM
RL: 38.833
direction
Stormwater manhole
Lid level: 38.786
00 Invert RL: 37.153
er Invert RL: 37.119
electricity turret
Sewer manhole
Lid level: 38.954
PVC100 Invert RL: 37.699
PVC225 Invert RL: 37.658
FR 166546/18
#66 GREENBANKS RD

FLEET CONTAINERS

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13 Franklin street
Richmond, Tasmania 7025
0409 975 825 mob
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Container Sales
FLEET CONTAINERS
17 Woodreive Road
Brighton

Services

date: 22/03/2023
planning issue - A01
revision-date
designed and drawn: M.Ralph
Design Drawing
job no: 2023-972
drawing no: 972-05

WOODRIEVE ROAD BRIGHTON

44.70

41.21 per SP180942

dietes grandifolia
20 off in
mulched garden bed
gul mulch 100mm thick
maintained weed free
every 6 months

6000

52.00 sqm of Landscpaed area

dietes grandifolia
eucaluptys puchella
dietes grandifolia
dietes grandifolia
eucaluptys puchella

RS
PATH

38

828.79 m²

Limestone exposed
aggregate pavement in disable park
clearzone to act as foot path to sales office

39.05
39.00

RETAINION WALL 1500 HIGH
RETAINION WALL 1500 HIGH
RETAINION WALL 1500 HIGH
RETAINION WALL 1500 HIGH

Blue metal 20mm clean
covering 50mm thick
322.81 m²

20MM BLUE METAL CLEAN
ON COMPACTED FCR
AROUND SITE FOR WEED MANAGEMENT
AND SITEMAINTENANCE

20MM BLUE METAL CLEAN
ON COMPACTED FCR
AROUND SITE FOR WEED MANAGEMENT
AND SITEMAINTENANCE

Blue metal 20mm clean
covering 50mm thick

Blue metal 20mm clean
covering 50mm thick

40

39

75MM ROLLOVER KERB
75MM ROLLOVER KERB
75MM ROLLOVER KERB
75MM ROLLOVER KERB
75MM ROLLOVER KERB

41.20
41.10
41.05

450X450 STORMWATER
PIT
INVERT 400

DN 150 STORMWATER SN8 GRADE UPVC

150 CONCRETE PAVEMENT
OR
40MM Hotmix sealed surface
on compacted fcr

150 CONCRETE PAVEMENT
OR
40MM Hotmix sealed surface
on compacted fcr

1% GRADE
1% GRADE
1% GRADE
1% GRADE
1% GRADE

1:100
1.00% grade
1:100
1.00% grade

VEHICLE SPACES
LINE MARKED

Park
2500X5500mm
Park
2500X5500mm
Park
2500X5500mm
Park
2500X5500mm

SPOON DRAIN FORMED IN CONCRETE
SPOON DRAIN FORMED IN CONCRETE

450X450 STORMWATER
PIT
INVERT 400
SL 41.20
IL 40.80

41.30
41.30
41.30

42

43

360.00 SQM OF PERVIOUS
AREA
SHIPPING CONTAINES TO SIT ON TOP OF
GRAVEL AREA

360.00 SQM OF PERVIOUS
AREA
SHIPPING CONTAINES TO SIT ON TOP OF
GRAVEL AREA

20MM BLUE METAL CLEAN
ON COMPACTED FCR
AROUND SITE FOR WEED MANAGEMENT
AND SITEMAINTENANCE

20MM BLUE METAL CLEAN
ON COMPACTED FCR
AROUND SITE FOR WEED MANAGEMENT
AND SITEMAINTENANCE

Blue metal 20mm clean
covering 50mm thick

Blue metal 20mm clean
covering 50mm thick

Blue metal 20mm clean
covering 50mm thick

360.00 SQM OF PERVIOUS
AREA
SHIPPING CONTAINES TO SIT ON TOP OF
GRAVEL AREA

38.70
38.90
38.90
1:25
4% grade
Level grade
1:25
4% grade

39.10
39.10
39.30
39.60
40.60
40.85
41.05
1:10
10% grade
1:15
6.6% grade
1:5
20% grade
1:12
8.3% grade
1:10
10% grade
1:80
1.25% grade

RETAINION WALL 1200 HIGH

60.00 sqm of Landscpaed area

29.94 m²

38.80
38.90
38.70

REFER TO HYDRAULIC ENGINEERS DRAWINGS
FOR DETAILS OF OPEN PIT
REFER TO RETAINING WALL ENGINEERS
DETAILS FOR DETAILS OF CONFINED
AGG OUTLET OPEN PIT

450X450 STORMWATER
PIT
INVERT 400
IL 38.40

DN 225 SN8

Inlet 38.20
retention tank

INLET
IL 38.20
DN 225

38.80

OUTLET

SPELL LIGHTSTORMWATER
TREATMENT UNIT
REFER TO DRAWINGS
BY OTHERS

DN100 OUTLET INVERT
DN225 OUTLET TOP

IL 37.70

38.71

SL 38.82
IL 37.43
STORMWATER MANHOLE

300 DIA STORMWATER

OPEN
SP180942012
ADOPT

OUTLET
SL40.50
IL 38.80

DN 225 STORMWATER SN8 GRADE UPVC

SL39.00
IL 38.60

450X450 STORMWATER
PIT
INVERT 400

RETAINION WALL 1200 HIGH

OUTLET SIZED FOR FULL FLOW
REDUCED AS PER CALCULATIONS
SUPPLIED BY SUITABLE QUALIFIED
PERSON.

20MM BLUE METAL CLEAN
ON COMPACTED FCR
AROUND SITE FOR WEED MANAGEMENT
AND SITEMAINTENANCE

Blue metal 20mm clean
covering 50mm thick

41.49 m²

RETAINION WALL 1200 HIGH

RETAINION WALL 1200 HIGH

DN100 OUTLET INVERT
DN225 OUTLET TOP

RETENTION TANK(OPEN PIT)
REFER TO REPORT BY OTHERS
FOR OUTLET DETAILS

INLET
IV 40.50

450X450 STORMWATER
PIT
INVERT 400
SL 41.00
IL 40.60

20MM BLUE METAL CLEAN
ON COMPACTED FCR
AROUND SITE FOR WEED MANAGEMENT
AND SITEMAINTENANCE

Blue metal 20mm clean
covering 50mm thick

1% GRADE
1% GRADE
41.30

75.00 SQM OF PERVIOUS
AREA
SHIPPING CONTAINES TO SIT ON TOP OF
GRAVEL AREA

360.00 SQM OF PERVIOUS
AREA
SHIPPING CONTAINES TO SIT ON TOP OF
GRAVEL AREA

DN 300 DIA STORMWATER
CONNECTION FOR LOT
TURF BOX TO SURFACE
SL 38.74
IL 37.55

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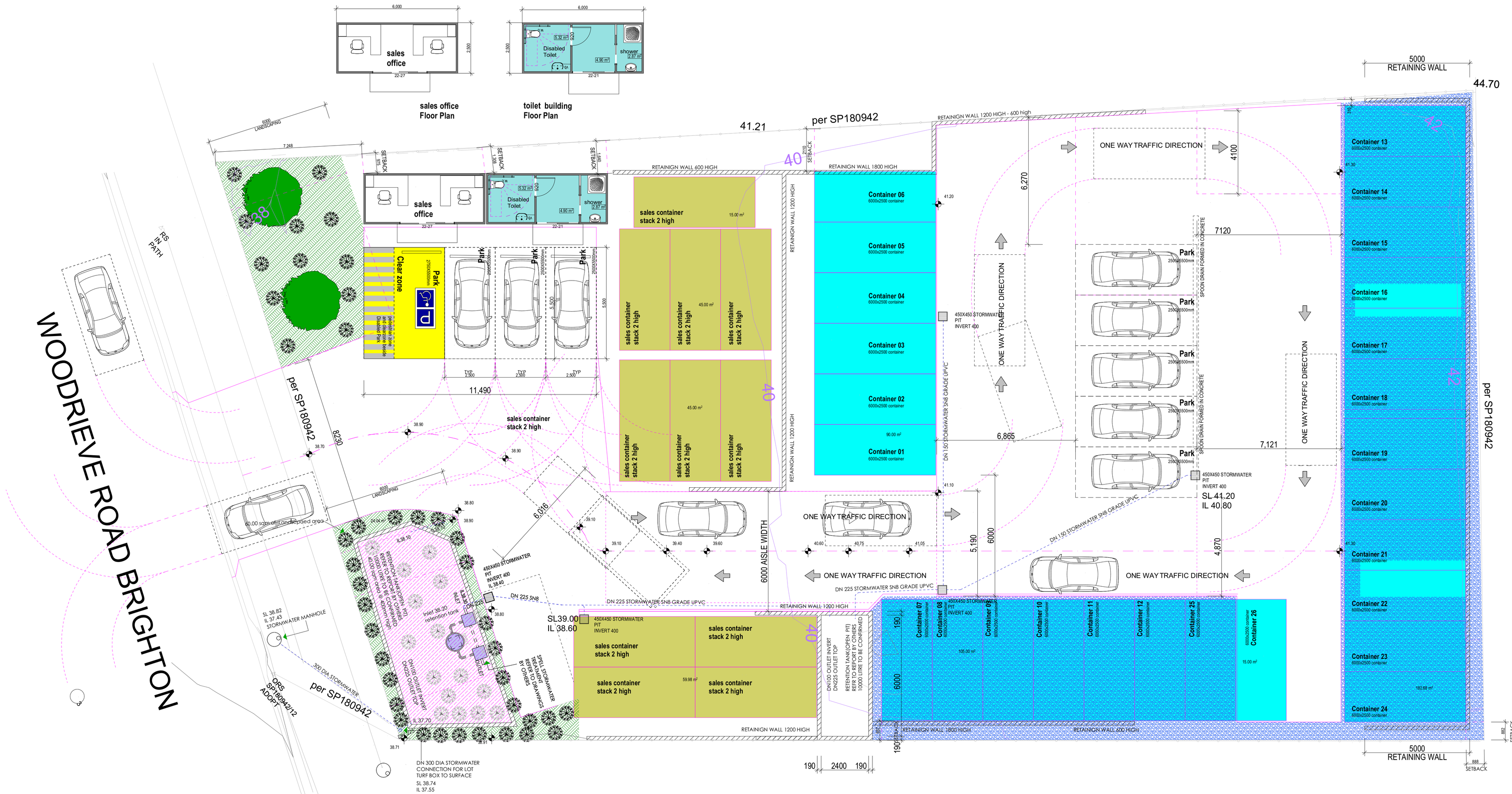
Container Sales
FLEET CONTAINERS
17 Woodreive Road
Brighton

Stormwater Services

date	
22/03/2023	planning issue - **A01**
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2023-972	**972-06**



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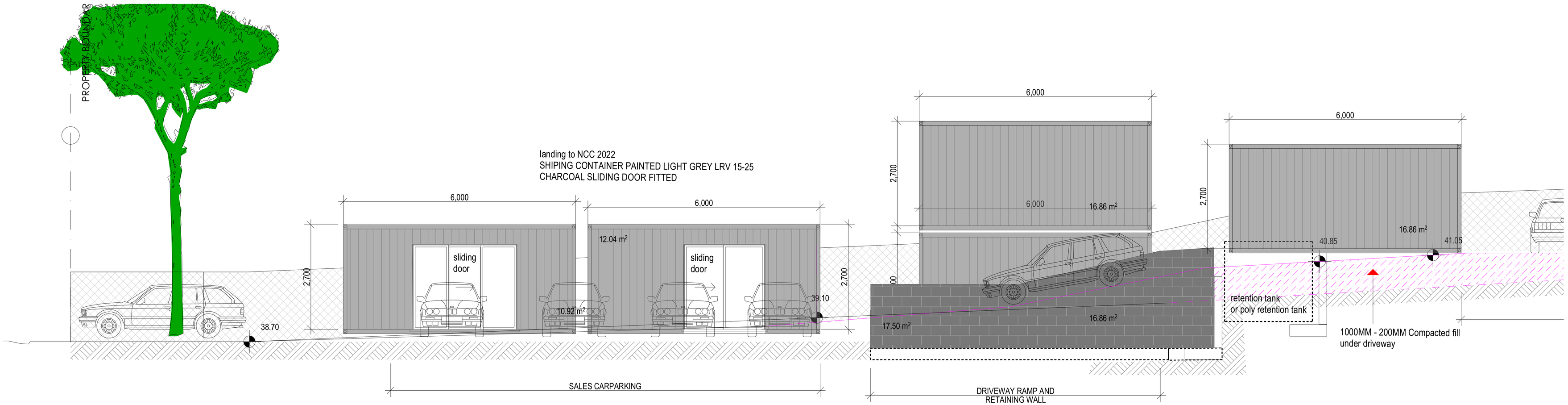
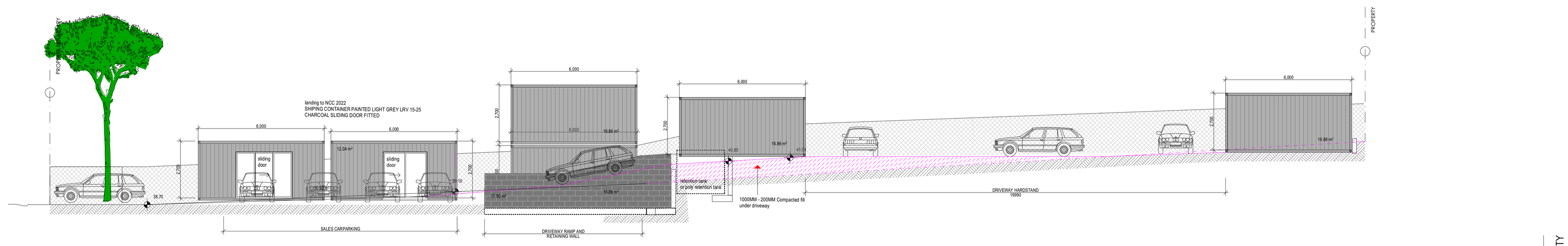
Container Sales
FLEET CONTAINERS
17 Woodreive Road
Brighton

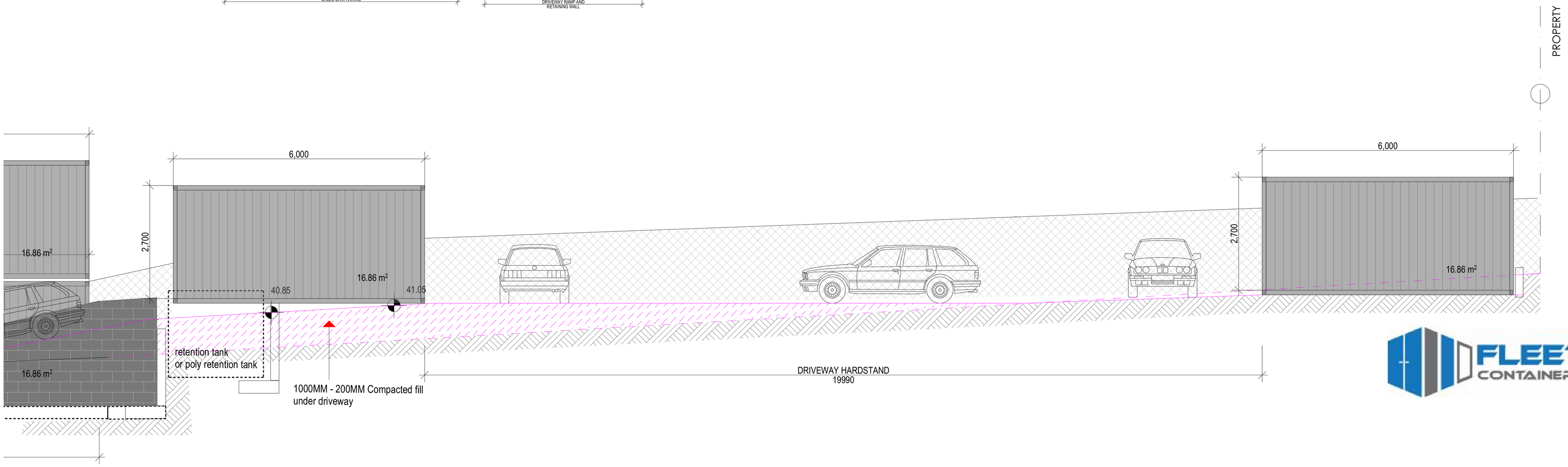
Site layout

date	
22/03/2023	planning issue-**A01**
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2023-972	**972-04**



Long Section through site





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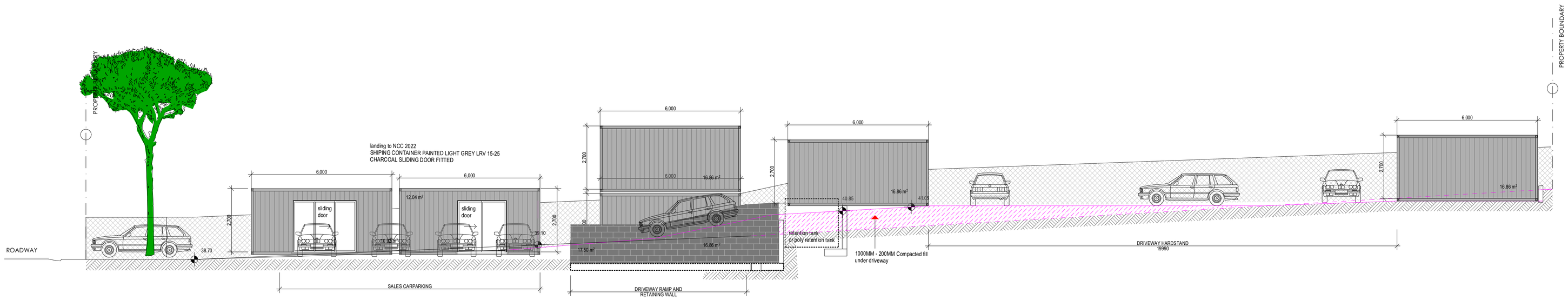
FLEET CONTAINERS
17 Woodreive Road
Brighton

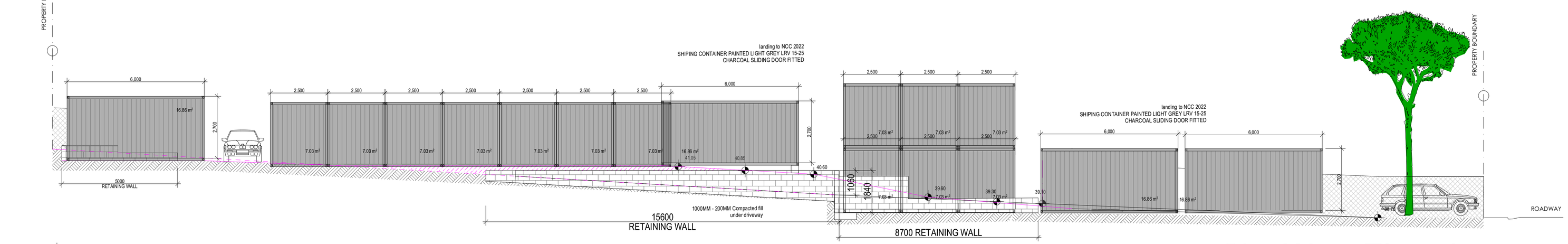
Site Section

date
22/03/2023 planning issue-**A01**
designed and drawn revision-date
M.Ralph **Design Drawing**
job no: drawing no:
2023-972 **972-07**

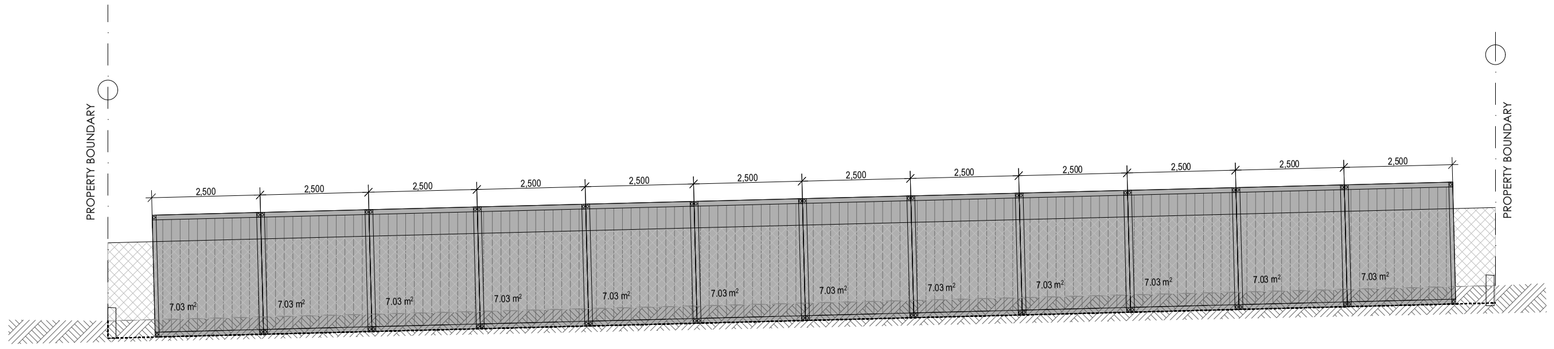


Long Section through site

Site East Elevation



Site West Elevation



Site North Elevation

MARCUSRALPH
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Building designer accreditation CC1317F
13 Franklin street
Richmond, Tasmania 7025
0409 975 825 mob
e: marcusralph@bigpond.com

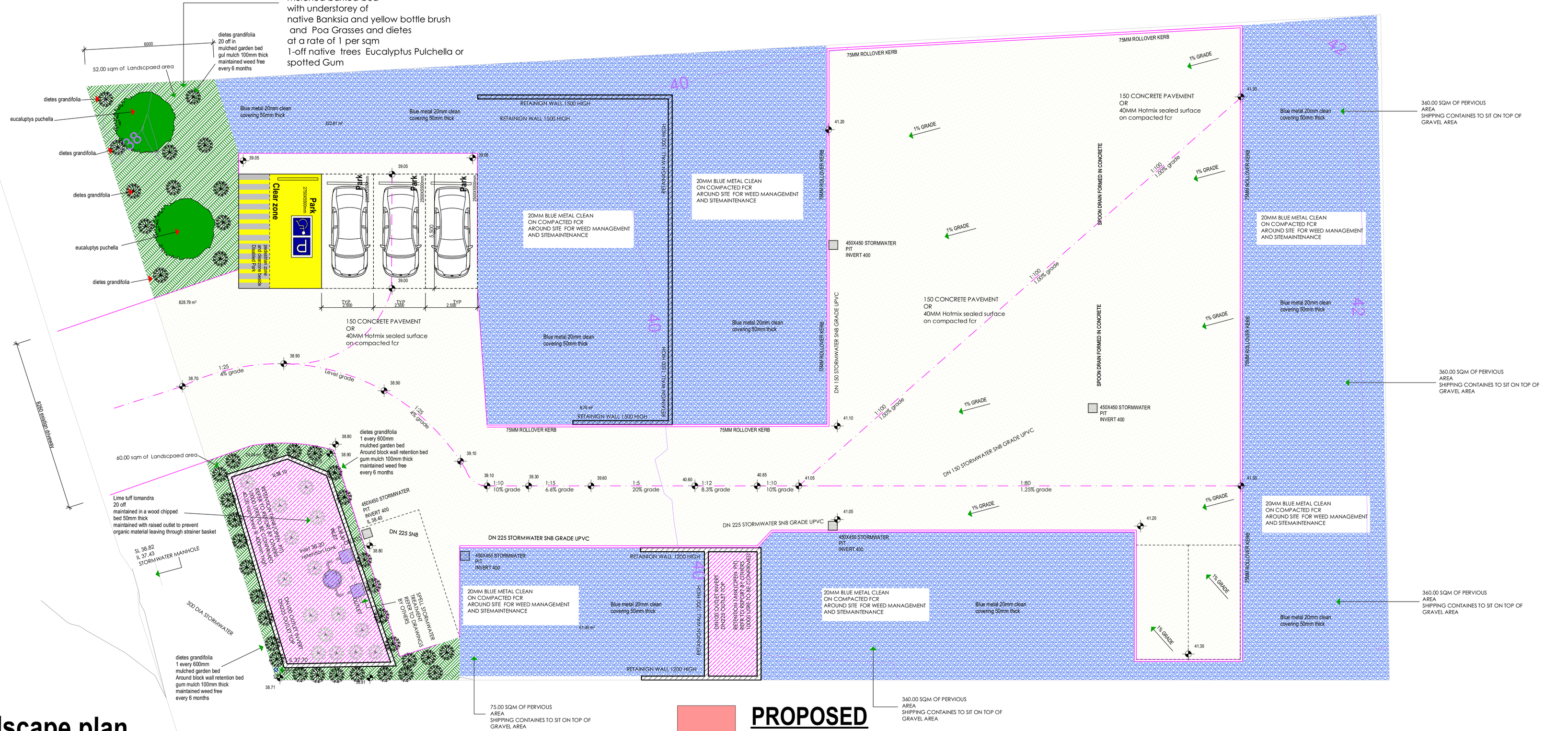
Container Sales
FLEET CONTAINERS
17 Woodreive Road
Brighton

Elevations

date	
22/03/2023	planning issue-**A01**
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2023-972	**972-08**

Landscaping

Landscaping to consist of
mulched barked bed
with understorey of
native Banksia and yellow bottle brush
and Poa Grasses and dietes
at a rate of 1 per sqm
1-off native trees Eucalyptus Pulchella or
spotted Gum



Landscape plan

LANDSCAPING SCHEDULE

LISTED SPECIES MAY NOT ALL BE APPLICABLE

COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH	NOTES
TALL FEATURE TREES				
LEMON-SCENTED GUM	EUCALYPTUS CITRIODORA	20m	8m	FEATURE TREES PREDOMINANTLY FRONTING HIGHWAY
SPOTTED GUM	CORYMBIA MACULATA	10m	5m	
SMALL TREES				
SHE OAK	ALLOCASUARINA VERTICILLATA	5m	3m	COPSE PLANTINGS ACROSS SITE
SOUTH ESK PINE	CALLITRIS OBLONGA	4m	2m	
MEDIUM SHRUBS / BUSHES				
WHITE CORREA	CORREA ALBA	1.5m	1.5m	BORDERING SITE ENTRY / DRIVEWAY
SILVER BANKSIA	BANKSIA MARGINATA	3m	2m	SCREENING PLANTINGS AND AREAS OF VISUAL IMPROVEMENT
YELLOW BOTTLEBRUSH	CALLISTEMON PALLIDUS	3m	2m	
NATIVE GRASSES				
TASMAN FLAX LILY	DIANELLA TASMANICA	0.5m	0.5m	BORDERING SITE ENTRY / DRIVEWAY
GROUND COVERS				
BRONZE RAMBLER	GREVILLEA AUSTRALIS	1m	4m	ACROSS DESIGNATED LANDSCAPED AREAS AND EMBANKMENTS
INTEGRIFLORA	BANKSIA INTEGRIFLORA	1m	4m	

PROPOSED BUILDING

TREES

Tall tree or small tree

20 mm clean
bluemetal 50mm thick
over rolled existing profile
for site maintenance

125 concrete driveway MINIMIUM THICKNESS
SL82 top
Refer to Engineering Drawings

LAWN AREA 100mm loam raked level
and rolled compressed
seeded with general fescue /rye seed.

Garden bed cultivated with dynamic lifter pelets
topped with GUM MULCH 100MM THICK

Crushed rock garden bed with weed matting
to a depth of 75mm.
20mm clean bluemetal


Banksia Intergriflora


Lemon Scented Gum

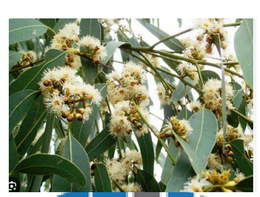

Bronze Rambler


SheOak


Tasmanian Flax Lilly


Silver Banksia


Yellow Bottlebrush


Spotted Gum

FLEET CONTAINERS

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Container Sales
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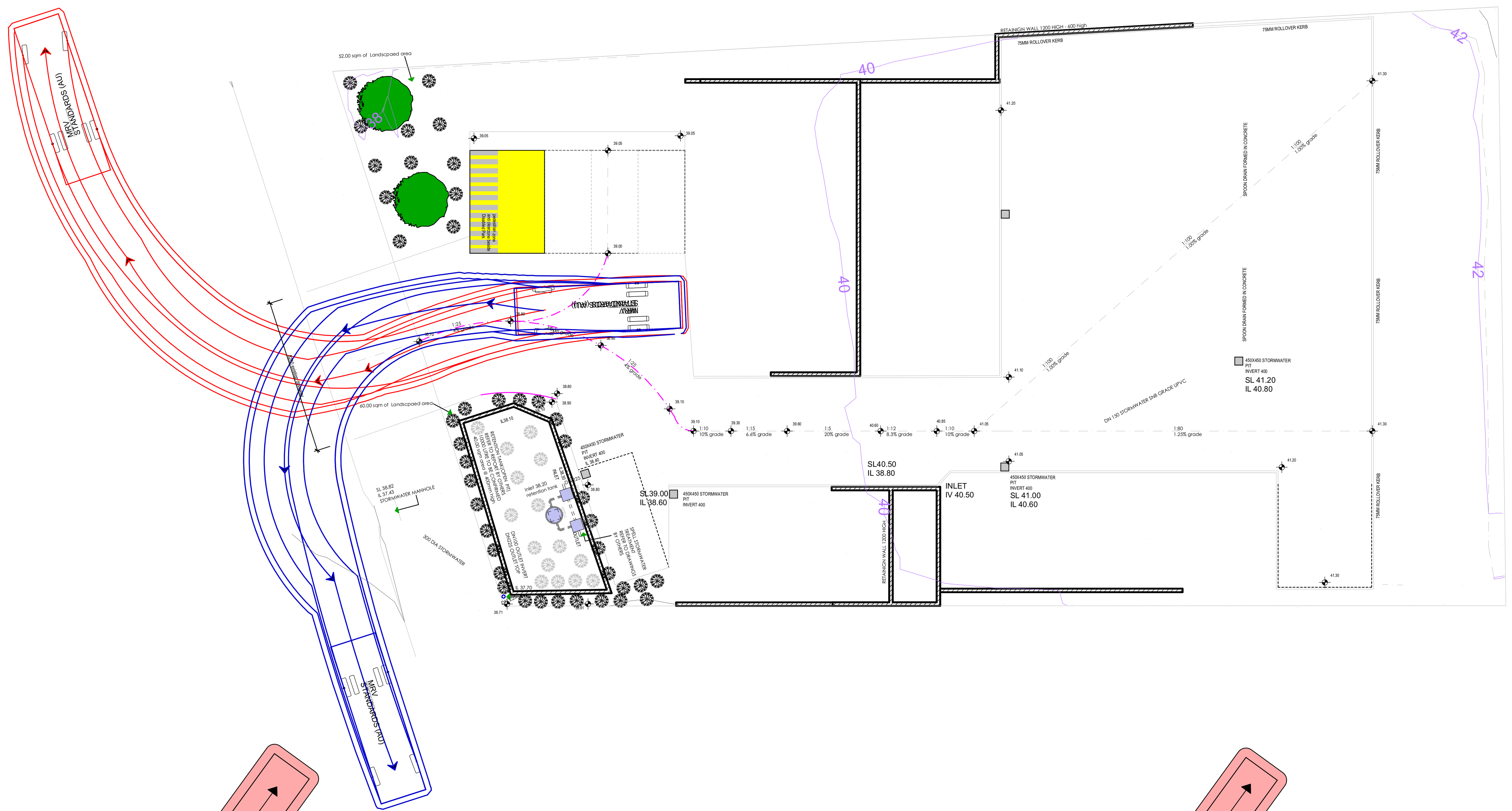
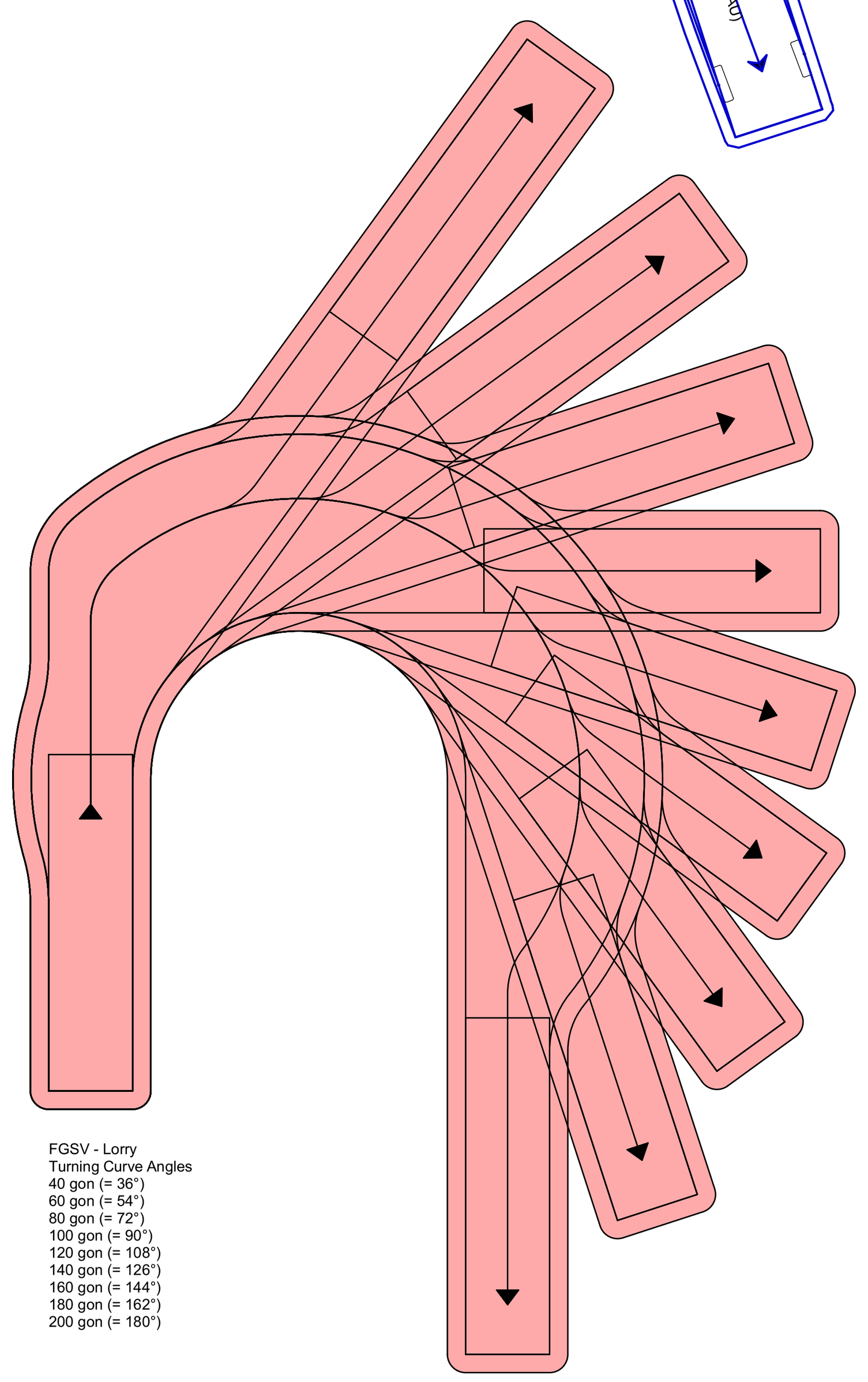
17 Woodreive Road
Brighton

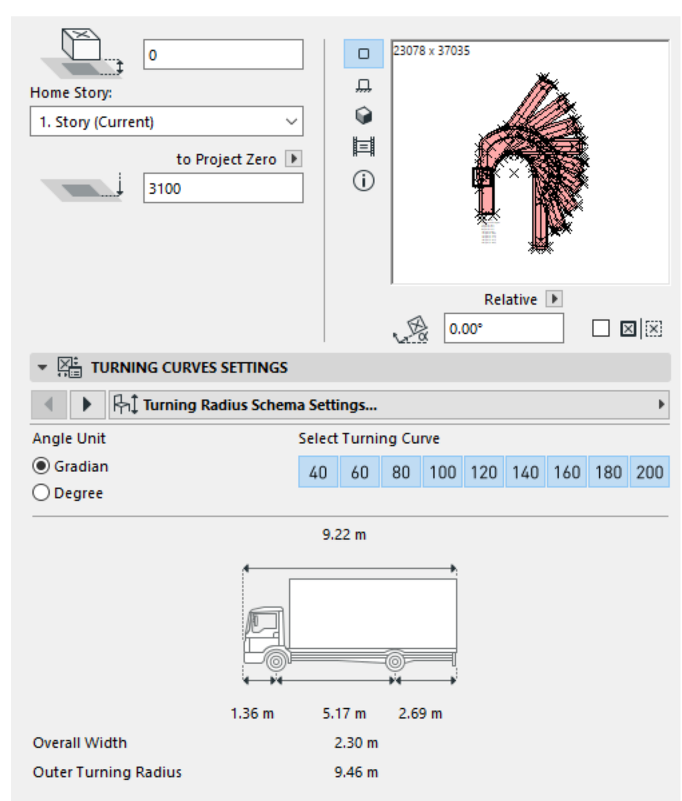
Landscaping plan

date	
22/03/2023	planning issue-A01
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2023-972	972-09



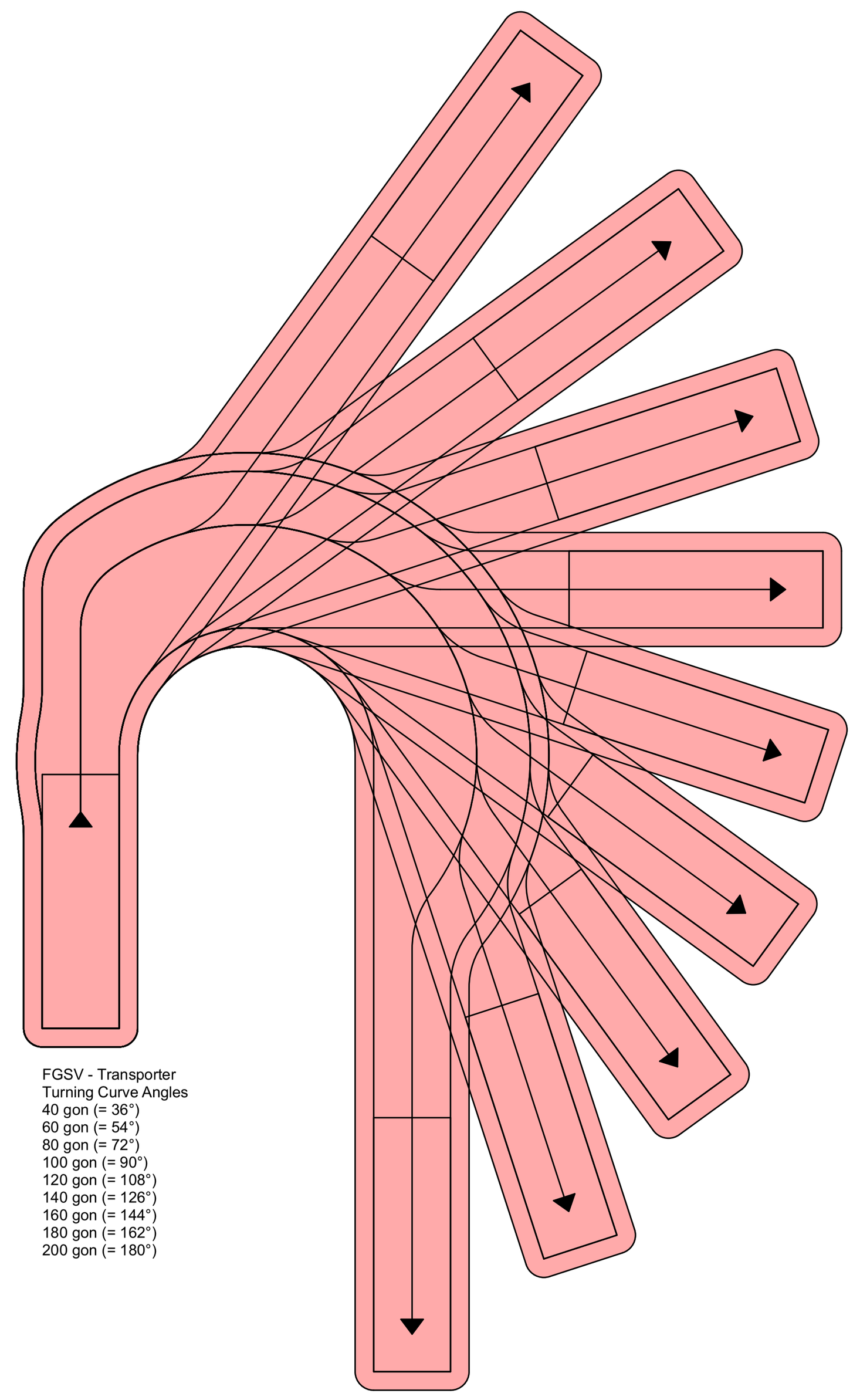


FGSV - Lorry
Turning Curve Angles
40 gon (= 36°)
60 gon (= 54°)
80 gon (= 72°)
100 gon (= 90°)
120 gon (= 108°)
140 gon (= 126°)
160 gon (= 144°)
180 gon (= 162°)
200 gon (= 180°)



template not to scale

Turning template
Small truck rigid Vehicle
Entering the site turning - leaving



FGSV - Transporter
Turning Curve Angles
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60 gon (= 54°)
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100 gon (= 90°)
120 gon (= 108°)
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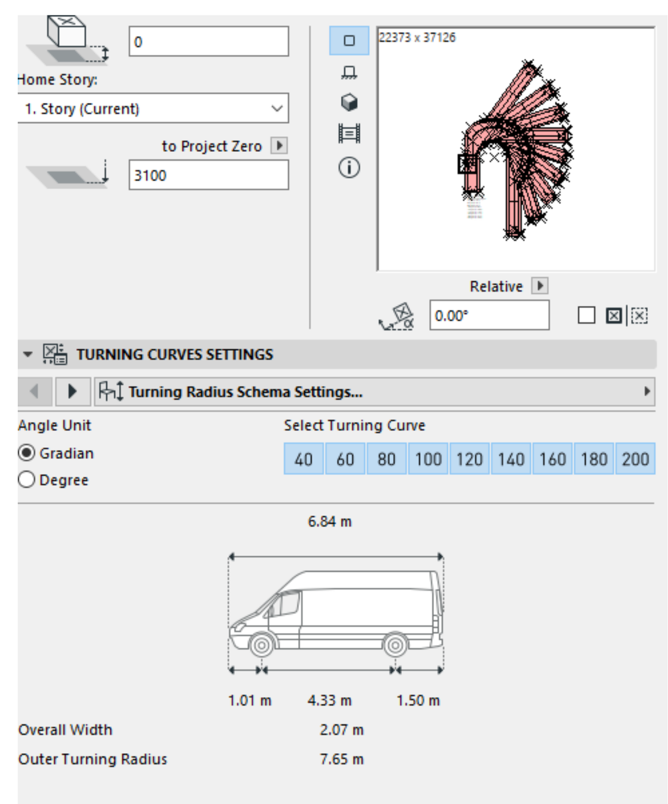
160 gon (= 144°)
180 gon (= 162°)
200 gon (= 180°)



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Turning template
Small truck rigid Vehicle
Entering the site turning - leaving

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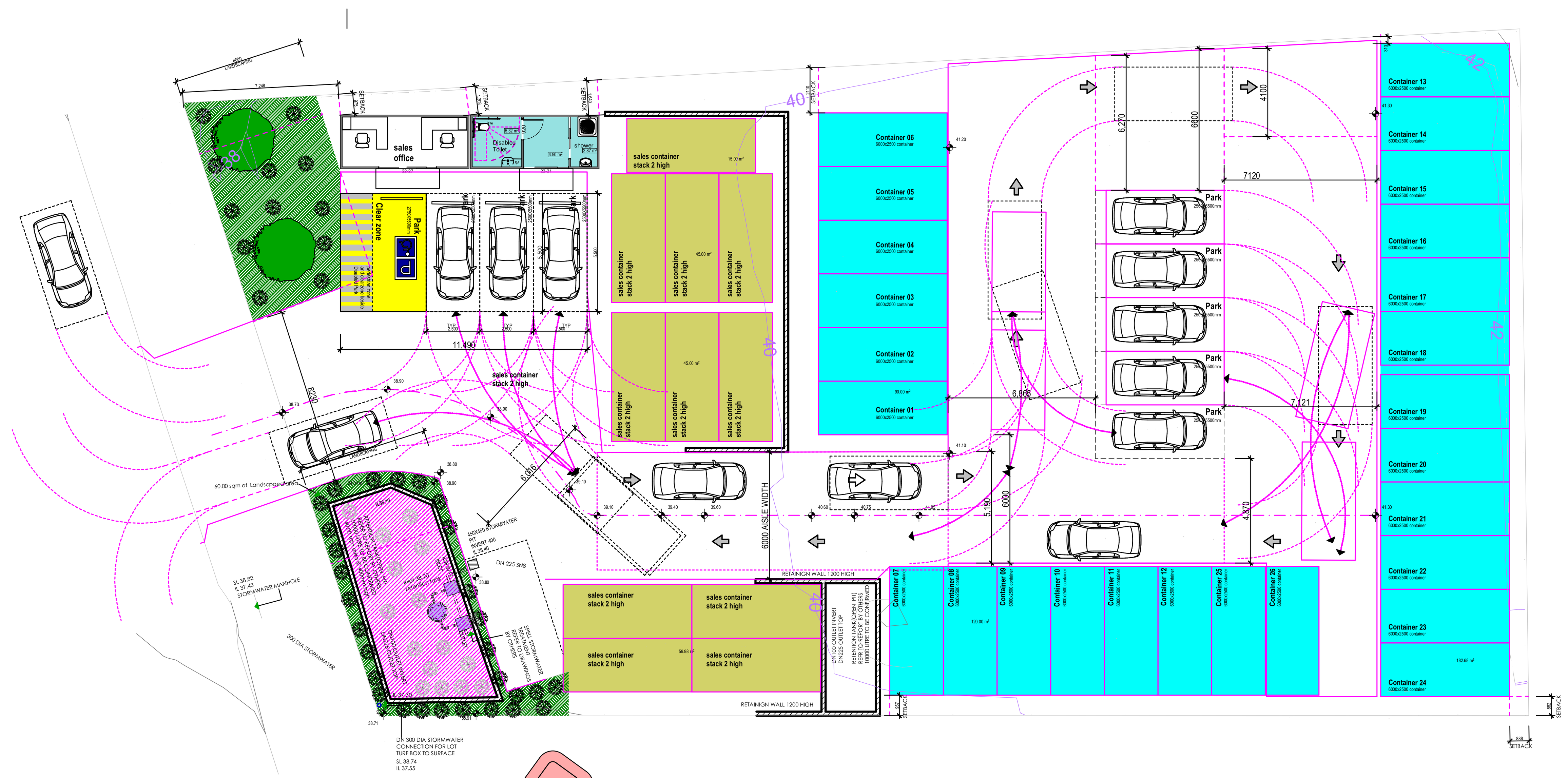
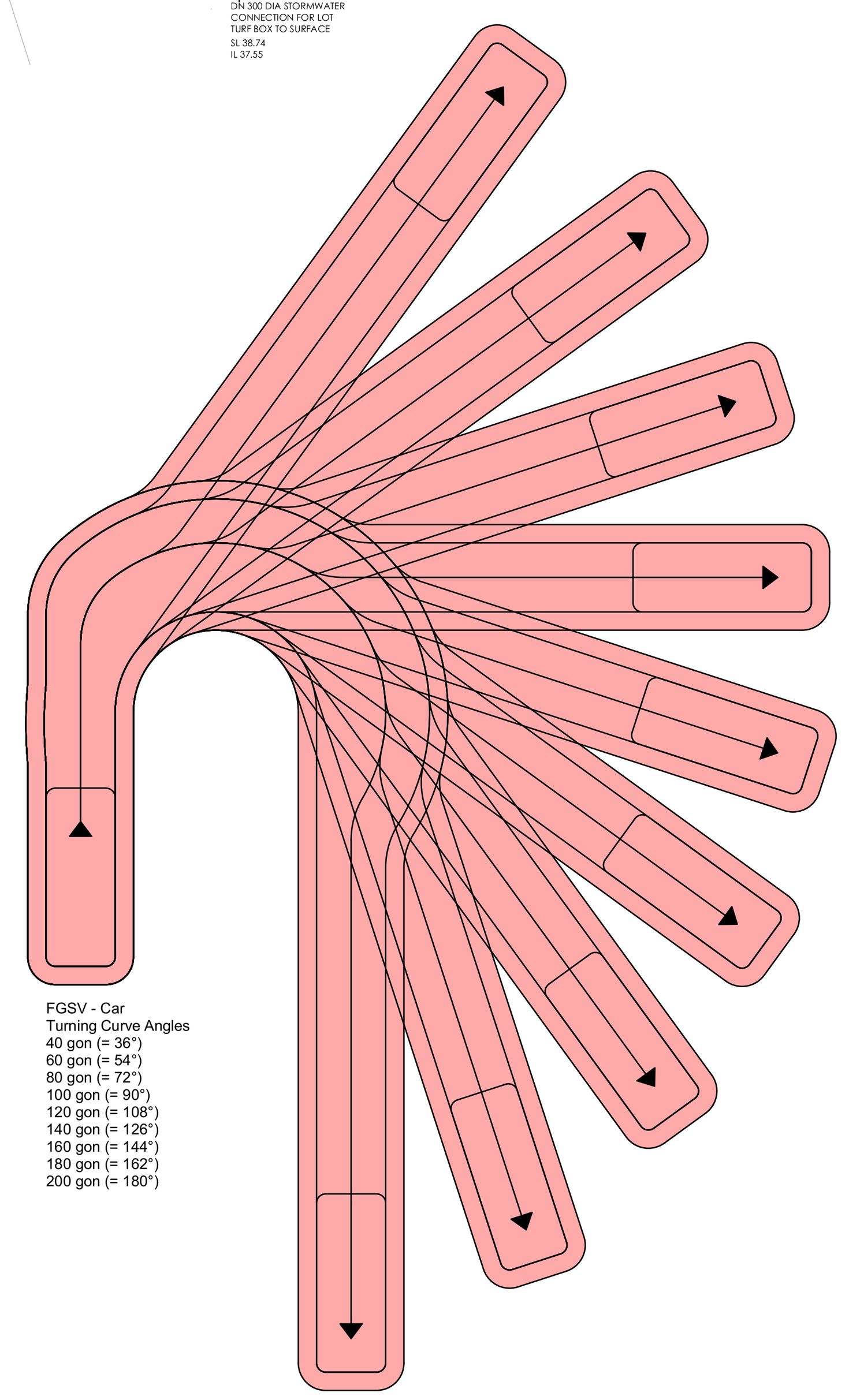
Turning Templates

date	
22/03/2023	planning issue-**A01**
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2023-972	**972-10**





FGSV - Car
Turning Curve Angles
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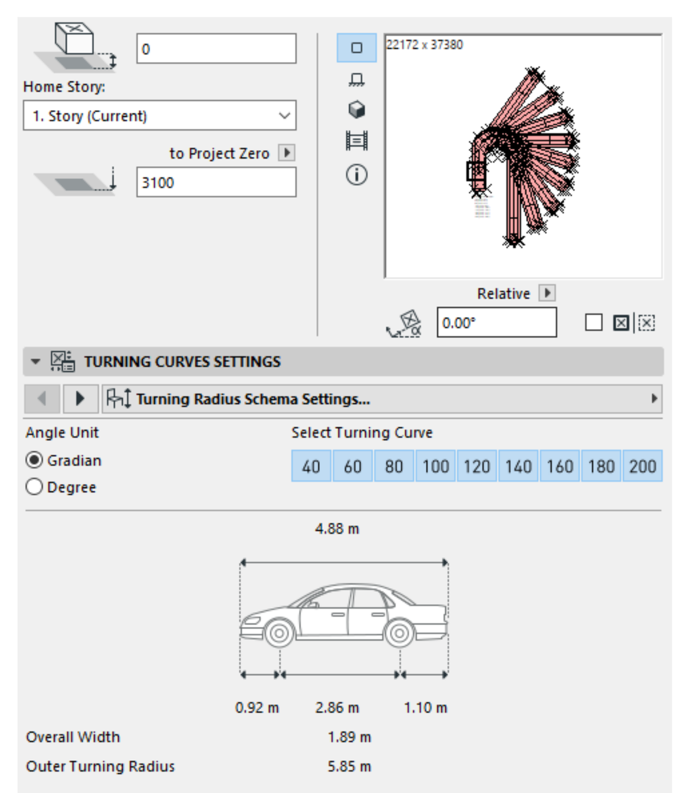
60 gon (= 54°)
80 gon (= 72°)
100 gon (= 90°)
120 gon (= 108°)
140 gon (= 126°)
160 gon (= 144°)
180 gon (= 162°)
200 gon (= 180°)



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Turning template
Small Car Vehicle
Entering the site turning - leaving

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Turning Template

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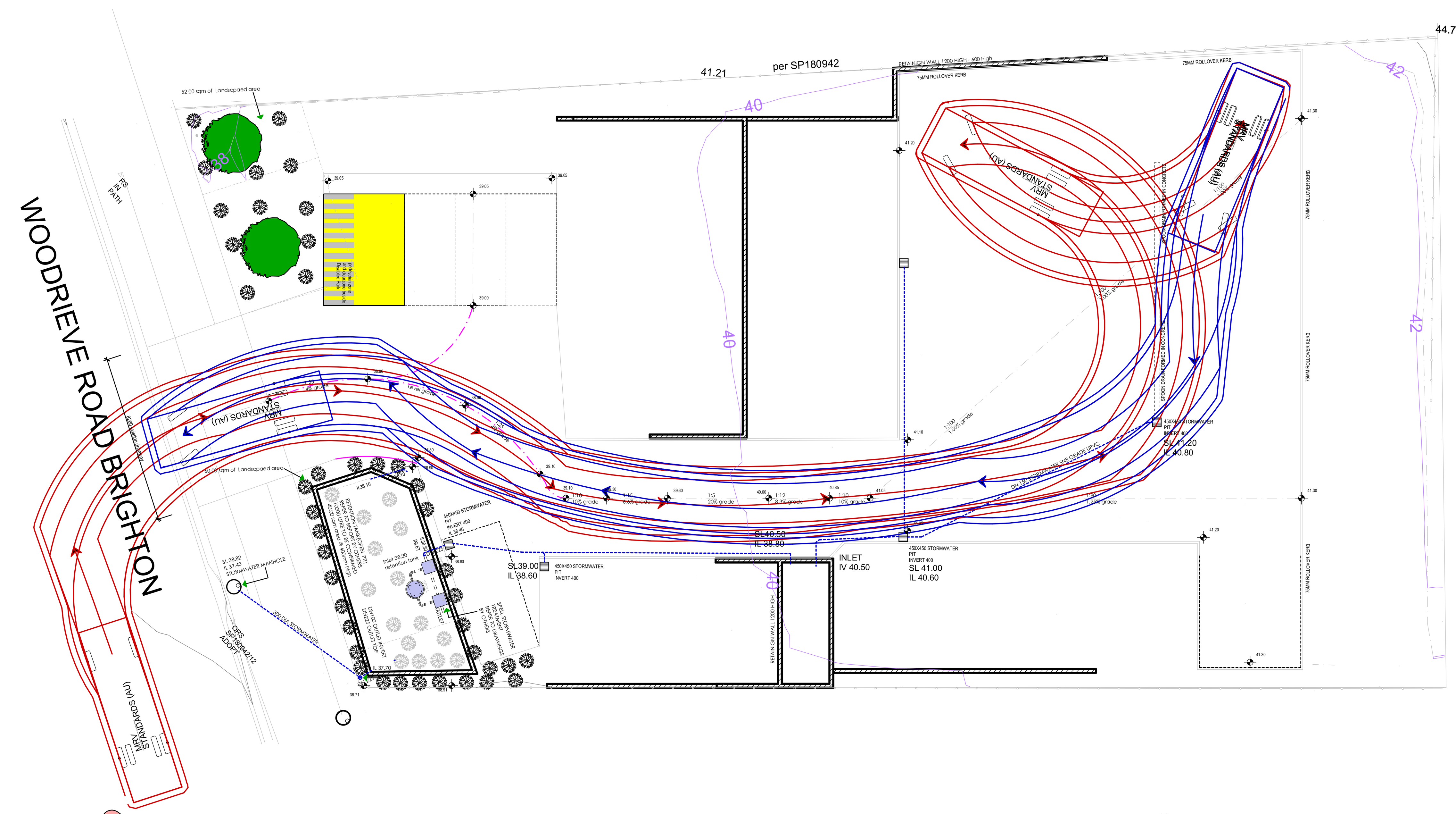
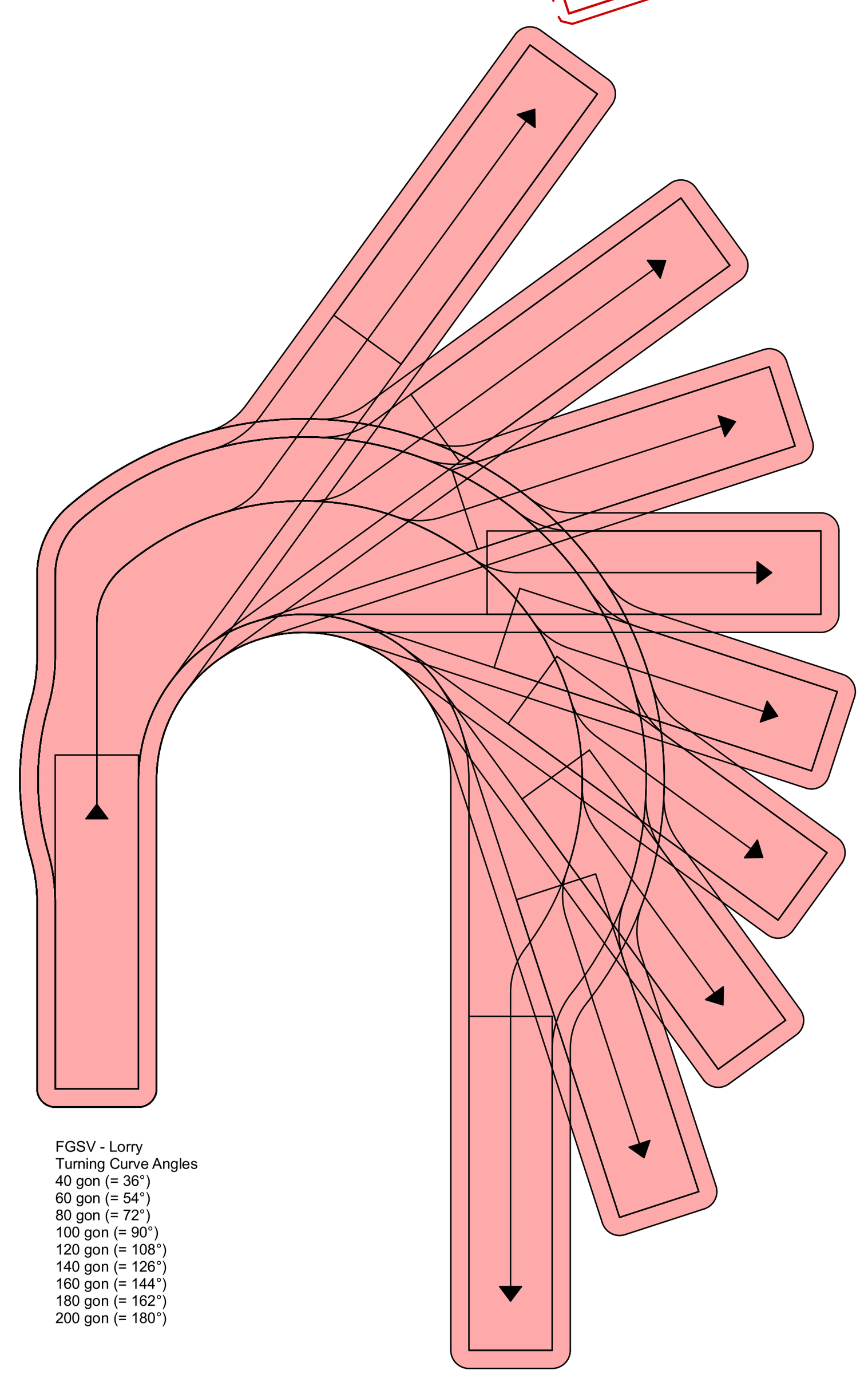
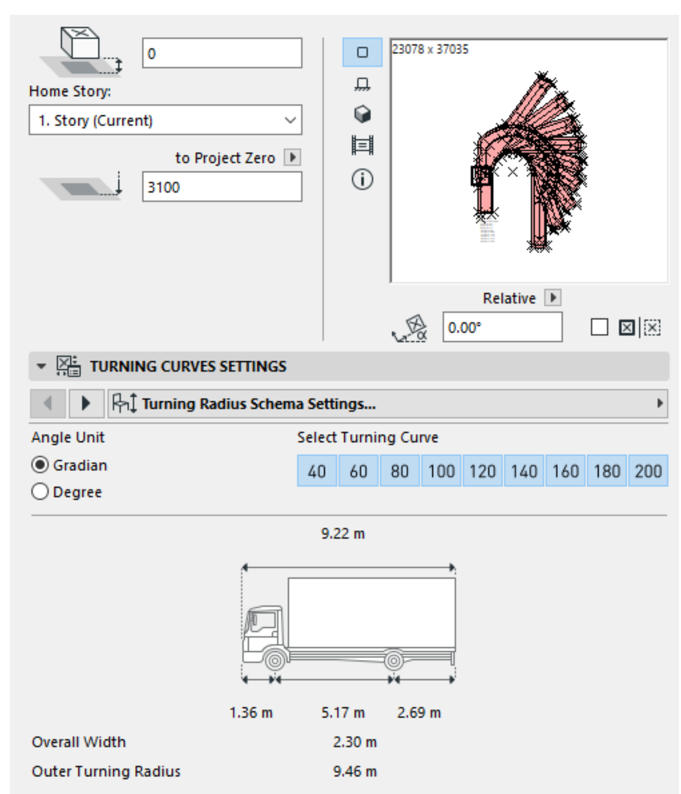
job no:	drawing no:
2023-972	**972-11**







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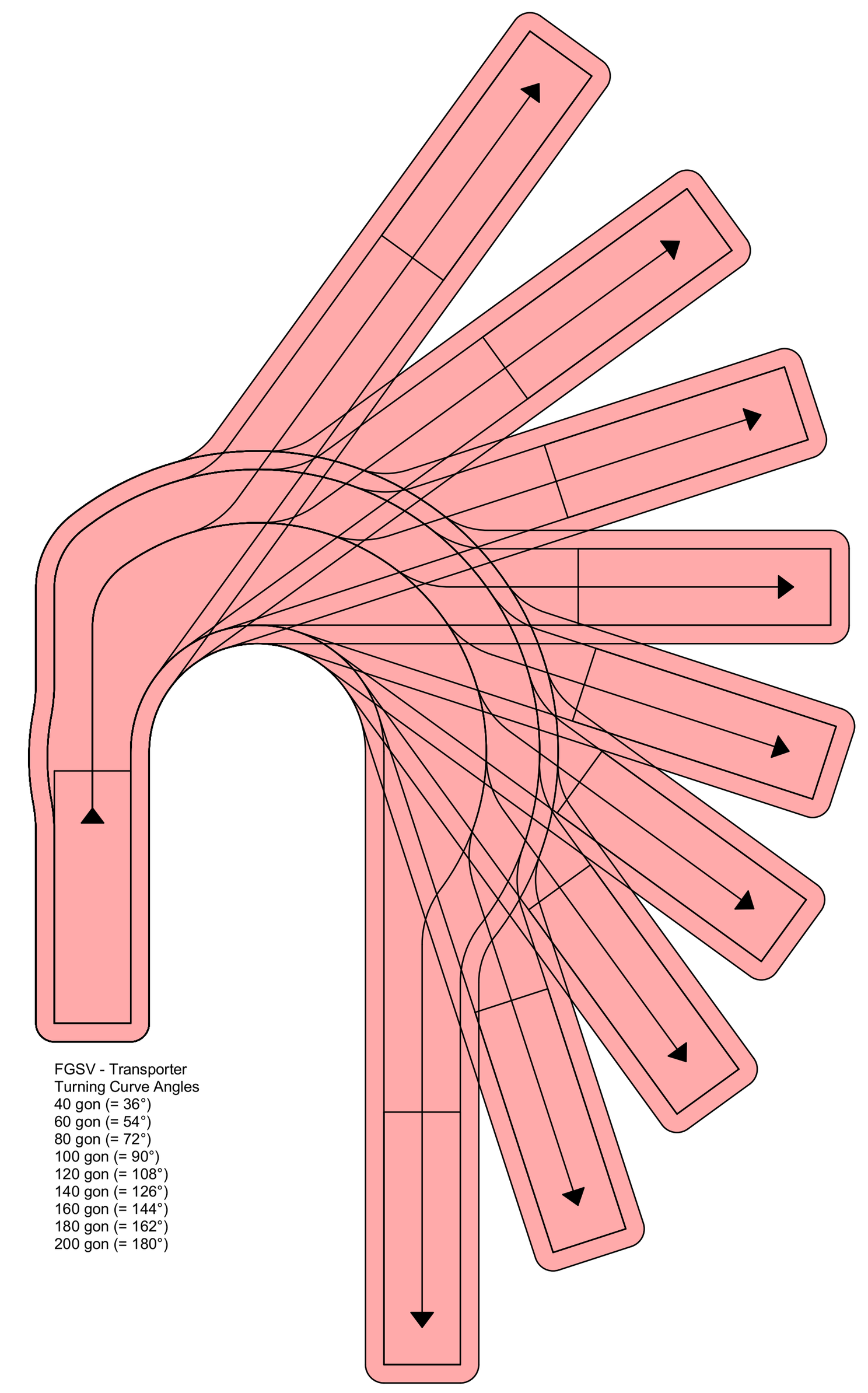
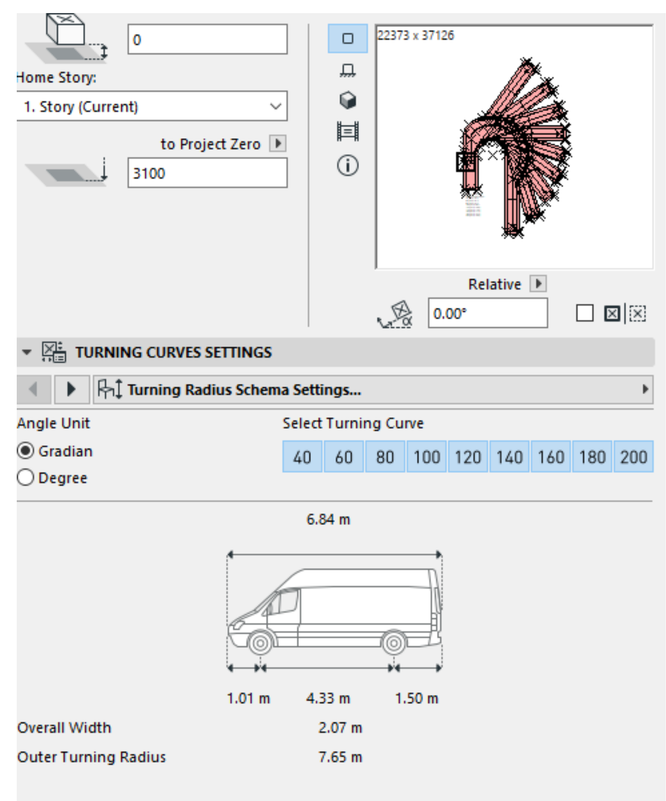
Entering the site turning - leaving





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Container Sales
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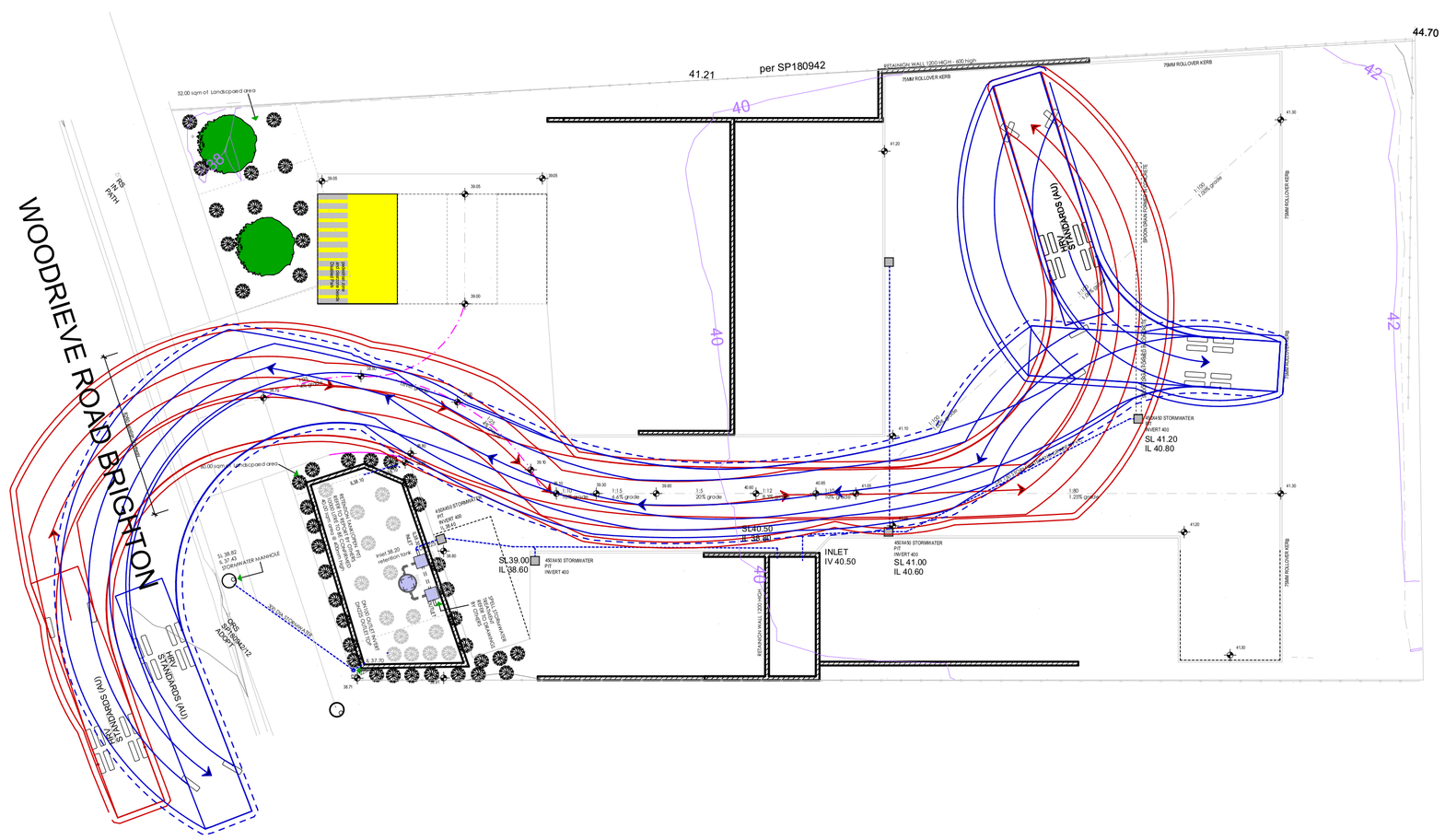
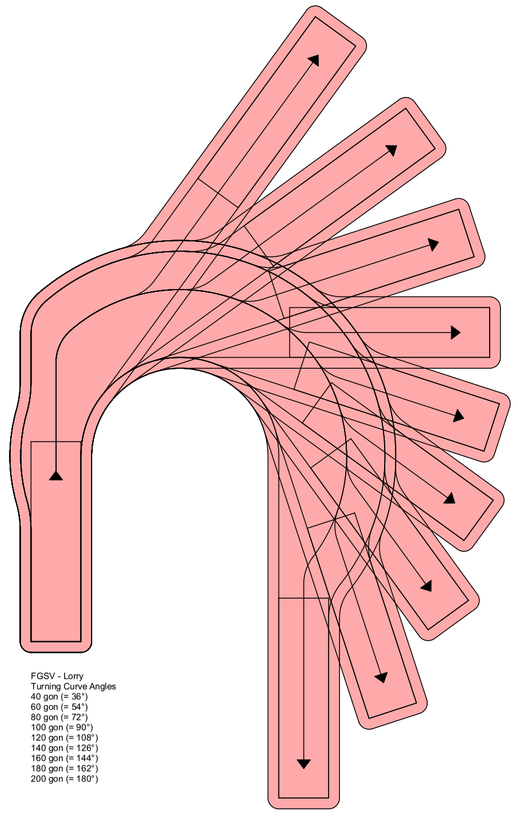
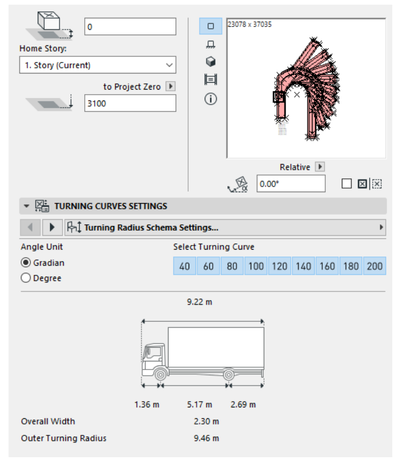
Turning Template

date	
22/03/2023	planning issue-**A01**
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2023-972	**972-12**







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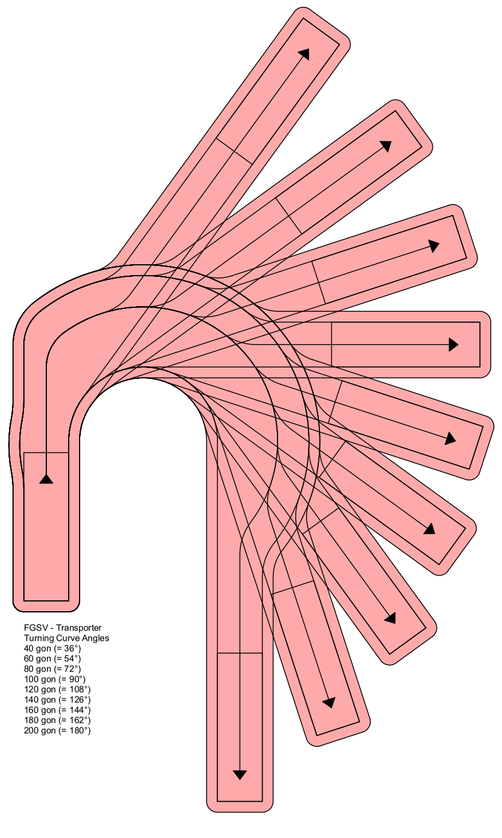
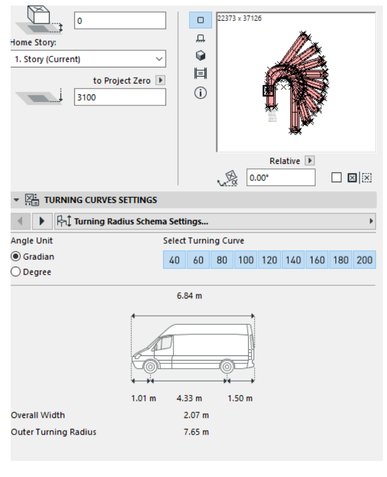
Entering the site turning - leaving





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Turning template
Small truck rigid Vehicle
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Container Sales
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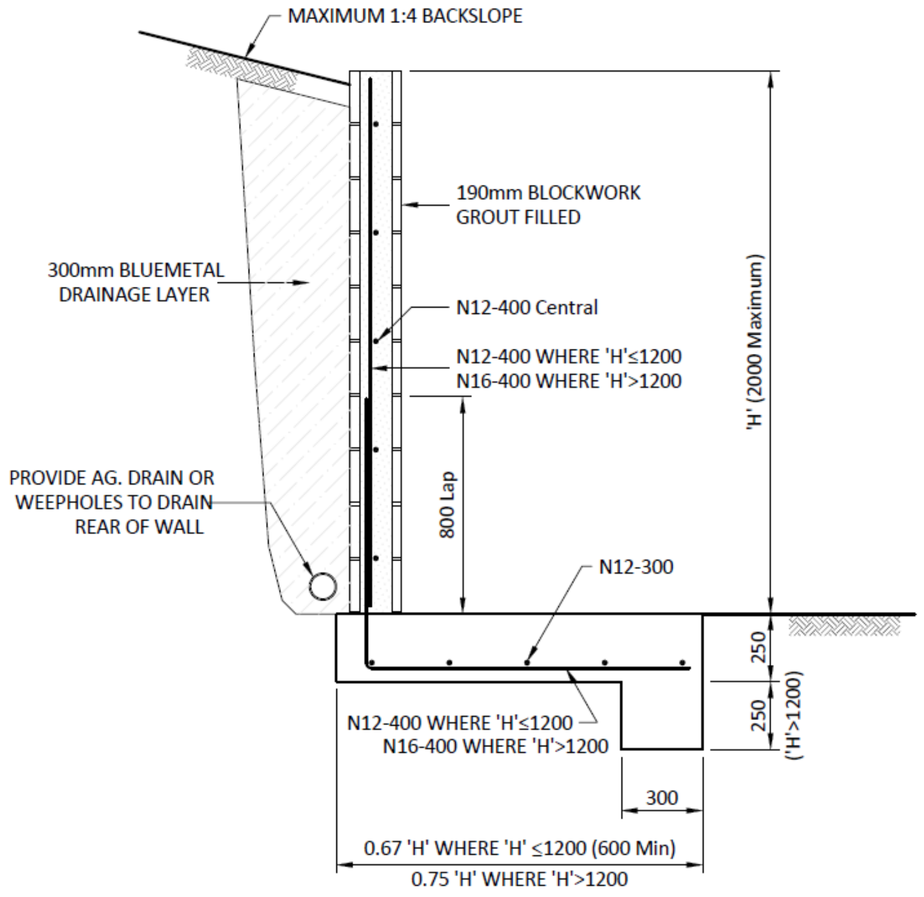
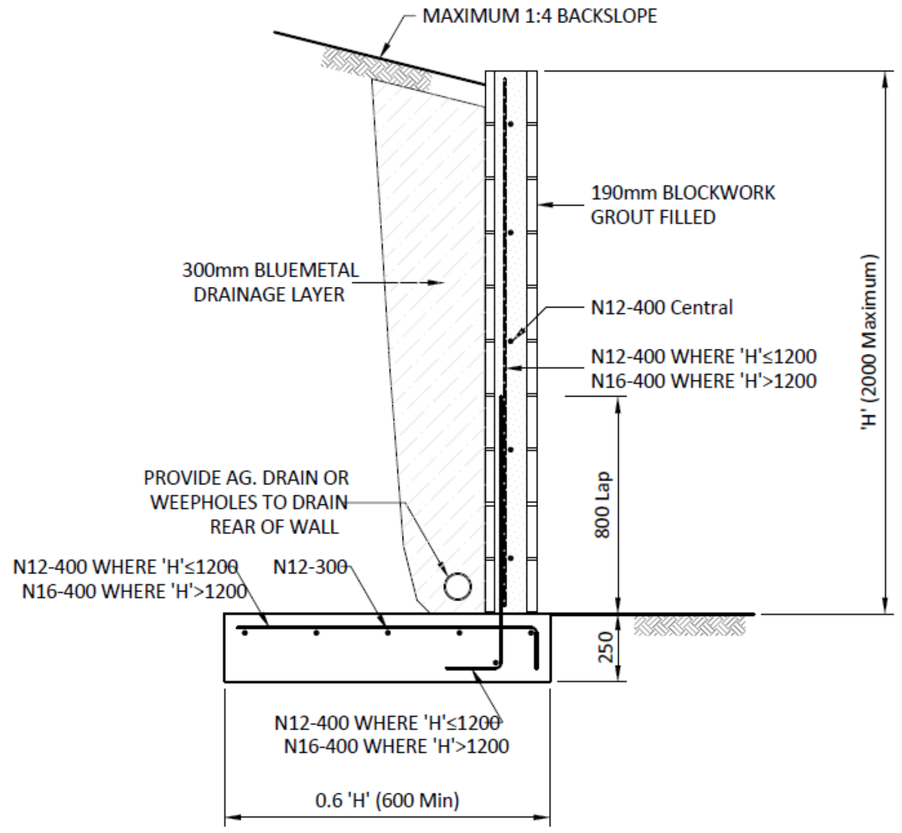
Brighton

Turning Template

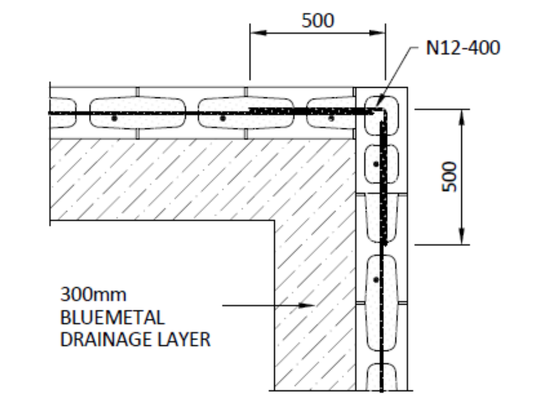
date
22/03/2023
planning issue-**A01**
designed and drawn
revision-date
M.Ralph
Design Drawing
job no:
drawing no:
2023-972
972-13

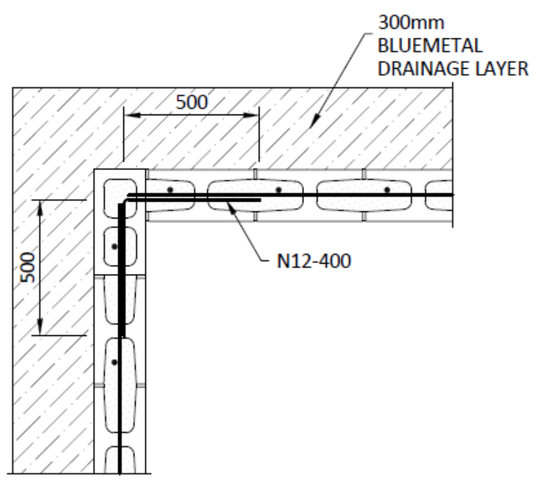


RETAINING WALL (Up to 2 metres)
(Footing in front of Retained Fill)
1:20

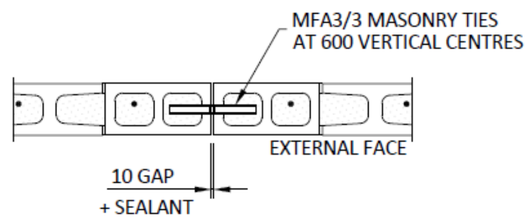


RETAINING WALL (Up to 2 metres)
(Footing under Retained Fill)
1:20

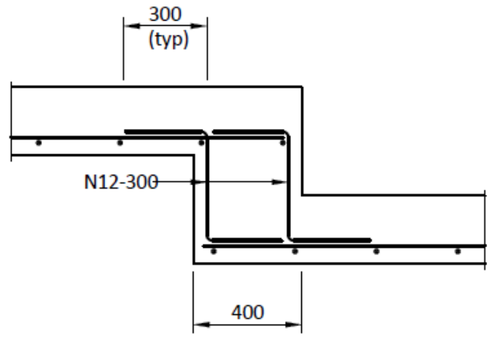




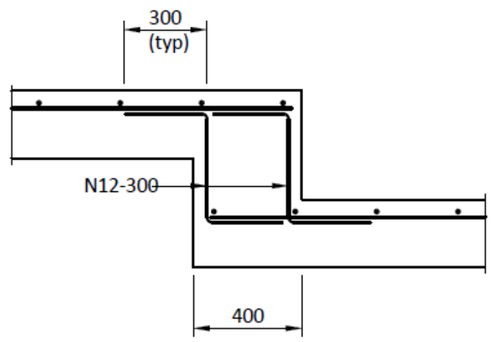
TYPICAL BLOCKWORK CORNER DETAILS
1:20



BLOCKWORK EXPANSION JOINT
1:20



FOOTING IN FRONT OF RETAINED FILL



FOOTING UNDER RETAINED FILL

RETAINING WALL STEPPED FOOTING
1:20

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Retaining wall

date	planning issue-
22/03/2023	A01
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2023-972	972-14

ON SITE DETENTION CALCULATION

Date	18/12/2023
Assessed By	Anna Wilson

SITE DETAILS

Client	Marcus Ralph
Address	17 Woodreive Road Bridgewater TAS 7030
Development Area (m2)	1762
Development Type	Industrial

CALCULATION DETAILS

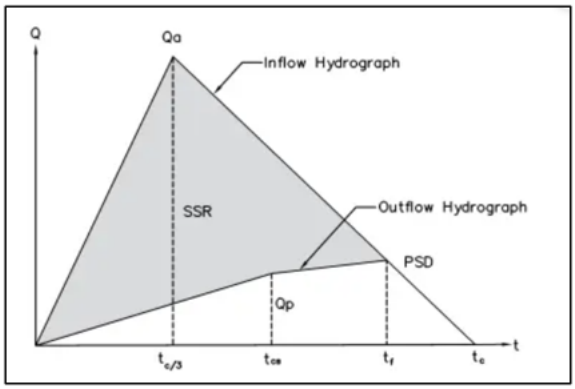
Rainfall Station	Hobart	
Method used	Swinburne Method	
AEP %	2	
Site Details	Total Area	1762 *m2*
	Predevelopment impervious area	0 *m2*
	Predevelopment pervious area	1762 *m2*
	Developed impervious area	965 *m2*
	Developed pervious area	797 *m2*
	Time of Concentration (mins)	15 *mins*
	Intensity (mm/h)	62.4 *mm/h*

RESULTS

Pre-development peak site inflow (L/s):	9.16 *L/s*
Post-development peak site inflow for PSD (L/s):	41.74 *L/s*
Post-development peak site inflow for OSD (L/s):	26.22 *L/s*
Calculated PSD (L/s):	8.67 *L/s*
Nominated PSD (L/s):	8.67 *L/s*
Required Storage Volume (m3):	16.27 *m3*
Climate Change (% increase of required storage volume):	16.30 *%*
Adjusted Required Storage Volume (m3):	**18.92** *m3*
Required Orifice Diameter (mm):	75 *mm*
Detention Time (mins)	32.7 *mins*

NOTES

This report has been developed using the stormupdated on site detention software https://tool.stormupdated.com.au/ using the Swinburne method of calculation and information provided by the proponent.



RECOMMENDATIONS

It is recommended that either a single tank be installed at the base of the stormwater system as per the plans. Alternately multiple smaller tanks may be installed if fall is an issue on the base terrace.

19/12/2023

Atlan
STORMWATER

Atlan WSUD/MUSIC Report

Storage Contractors Yard - 17 Woodrieve Road, TAS

PROJECT NUMBER:	CLIENT:	DATE:
23-59525	Marcus Ralph Design	14th of February, 2024

Victoria Office
Atlan Stormwater(Formerly SPEL)
897 Wellington Road
Rowville VIC 3178

Telephone: 1300 773 500
sales@atlan.com.au

www.atlan.com.au

PHONE: 1300 773 500
EMAIL: atlan@spel.com.au
OFFICE: 897 Wellington Road, Rowville VIC 3178
www.atlan.com.au

WSUD/MUSIC Report | Storage Contractors Yard - 17 Woodrieve Road, TAS

Marcus Ralph Design

Project Site

Figure 1: Existing Site Conditions

Figure 2: Proposed Development

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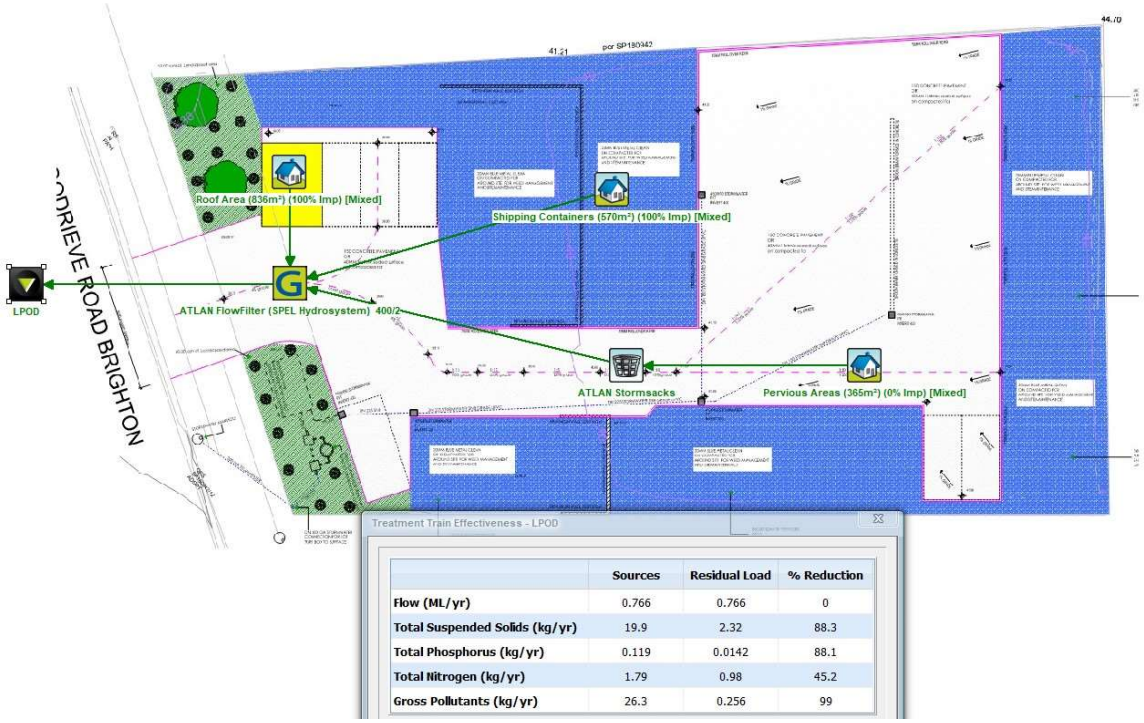
OFFICE: 897 Wellington Road, Rowville VIC 3178
www.atlan.com.au

MUSIC Inputs

10 Year rainfall template: Hobart, 1981-1991 6-minute



	Sources	Residual Load	% Reduction
Flow (ML/yr)	0.766	0.766	0
Total Suspended Solids (kg/yr)	19.9	2.32	88.3
Total Phosphorus (kg/yr)	0.119	0.0142	88.1
Total Nitrogen (kg/yr)	1.79	0.98	45.2
Gross Pollutants (kg/yr)	26.3	0.256	99

Figure 3: MUSIC Model Configuration

Catchment Details

Catchment	Size (m²)	Imperviousness (%)
Roof Area	836	100
Shipping Containers	570	100
Pervious Areas	365	0

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EMAIL: sales@atlan.com.au
OFFICE: 897 Wellington Road, Rowville VIC 3178
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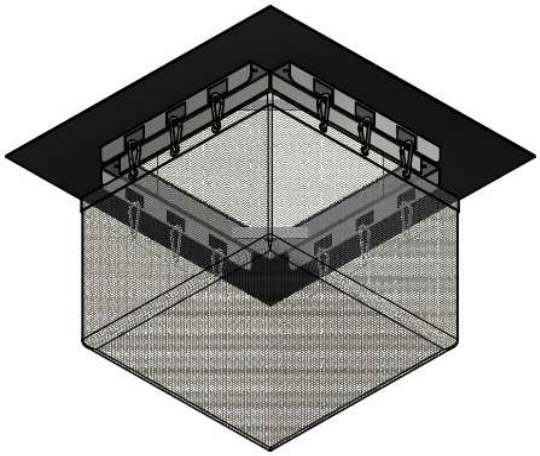
Treatment Details

System Type: GPT (Gross Pollutant Trap)

Treatment Type: Primary

Model: SSS.6060.C1

Treatment Flow Rate: 55 L/s



Pollutant Removal Rates

Pollutant	TSS	TP	TN	GP
Input (mg/L)	1000	5	50	15
Output (mg/L)	390	3.6	27.5	0

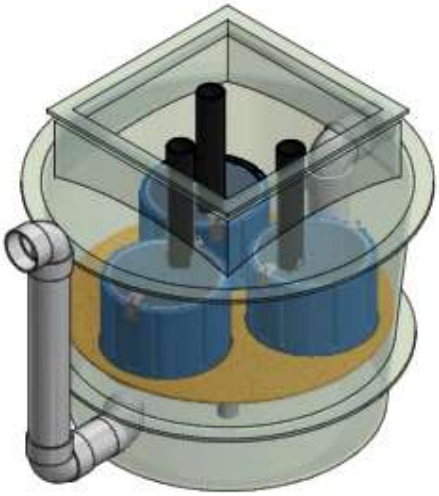
ATLAN FlowFilter

System Type: Dynamic Separator and Filter

Treatment Type: Secondary and Tertiary

Model: HS.400/2

Treatment Flow Rate: 5L/s



Pollutant Removal Rates

Pollutant	TSS	TP	TN	GP
Input (mg/L)	1000	5	50	15.0
Output (mg/L)	100	0.5	28.0	0.0

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OFFICE: 897 Wellington Road, Rowville VIC 3178
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MUSIC Results

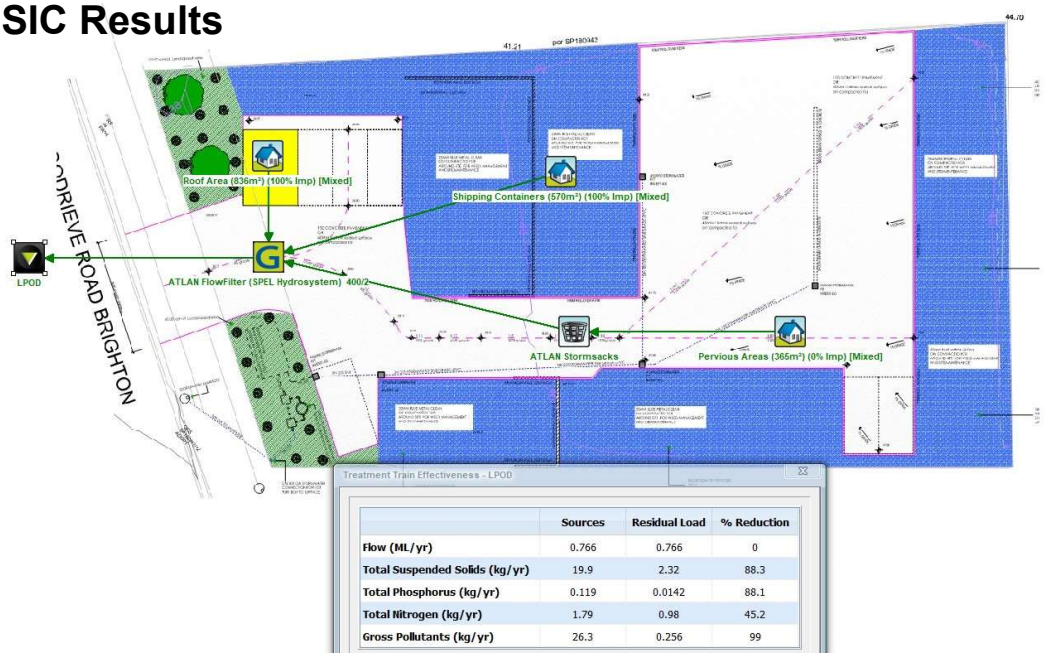

Figure 4: MUSIC Model Results

Pollutant	Sources (kg/yr)	Residual Load (kg/yr)	Reduction (%)	Reduction Target (%)
Flow (ML/yr)	0.766	0.766	**0**	0
Total Suspended Solids	19.9	2.32	**88.3**	80
Total Phosphorus	0.119	0.0142	**88.1**	45
Total Nitrogen	1.79	0.98	**45.2**	45
Gross Pollutants	26.3	0.256	**99**	70

Author: Lee Parker
Position: VIC/TAS Business Development Manager

Approved: Kurt Jensen
Position: VIC/TAS General Manager

03/05/2024
General Manager
Brighton Council
1 Tivoli Road, Old Beach 7017

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Planning Department
Statutory planner

STORAGE CONTRACTORS YARD
17 WOODRIEVE ROAD
Bridgewater

Planning Department
Attention Kelly Min
Planning Officer

APPLICATION FOR PLANNING PERMIT (DA 2024 / 00028) Container Sales and Storage Yard

Request for further information.

1) SETBACK

a. The proposed sales office container and toilet facilities container are located directly behind the landscape zone by way of intended purpose. To comply with the required planning scheme setback, moving these higher aesthetically appealing structures closer behind the landscaping ensures they are seen first. They are contained on site behind the security fence and landscaping buffer and align the sales carparking immediately at the front of the project.

Moving these structures rearwards would allow for shipping containers to be located closer to the street frontage. These have an industrial look, with stock containers arriving in various conditions and colours.

This would be considered less desirable and change the streetscape providing a barrier for the intended display office for container sales.

The site has been excavated with now 2 level distinct pads the lower near the street and the upper at the rear of the allotment.

The development proposes long term storage hire on site with 26 containers being proposed for rental hire. The front portion of the site will be for container sales, and it is intended to store between 10 and 12 containers on site for sale by way of wholesale or direct to the public.

This suits the business operations which intend to run on 2 staff members, controlling the site between 7.00 am and 4.00 pm. Outside of these hours the site gates will be closed, and access prevented to all parties wanting access to storage containers.

b. The setback of the proposed offices will be 6000mm and the share area as a footpath for the disabled space has been placed at this location.

The setback of the adjacent wool store building measures 6500mm and the building across the road measured 5.5 metres approx. The proposed setback of 6.00 metres is being applied to the mobile office for the reason is, while it is going to be anchored on pad footings it will be a modular portable temporary building, as will the toilet facilities container.

c. The road is quite wide for access and sightline are extended for more than 20 metres in both directions for vehicles leaving the site.

It is expected that 4 cars movements a day is applied to the self-storage containers.

It is expected that 2 car movements and 2 movements for the sales team is applied per day.

It has been calculated on the business model 2 truck movements in the am and 2 truck movements in the pm will be applied, due to online sales for containers and marketing online will result in containers delivered directly to customers site from the wholesale yard in Melbourne via contracted transport. These don't arrive on site in Bridgewater but shipped directly to site and placed to reduce transport costs.

Spot sales are only supported in the yard and will make up 20 % of total sales.

The yard/ business/ self-storage is only operated Monday to Friday.

Site Photo

2.0 Stormwater Management

Calculation for stormwater capacity and treatment have been provided. Stormwater retention has been calculated at 10,000 litres. Due to site fall, (lack off, and shallow stormwater depth (invert level of installed infrastructure, it will be required to split the holding detention tanks into 2 separate areas.

The top tank for the back half of the site will need to be at least 6000 litres.

And area set aside for an inbuilt tank of 6.0m x 2.4m x1.6m will have capacity for up to 20,000 litres but installing a plastic tank of around 10,000 litres is more accommodating and allows for inlet and outlet control of sizes to perform detention capacity. This size allows for 100 % redundancy.

The inlet for the top retention tank is 40.50 rl and the outlet can be installed at 38.80 rl.

This allows for the design capacity, with the balance provided in the retention bed at the front of the site.

Calculations will be provided by others prior to submitting a building permit.

3.0 vehicle numbers and movements on a daily basis

- It is expected that 4 cars movements a day is applied to the self-storage containers.
- It is expected that 2 car movements and 2 movements for the sales team is applied per day.
- It has been calculated on the business model 2 truck movements in the am and 2 truck movements in the pm will be applied, due to online sales for containers and marketing online will result in containers delivered directly to customers site from the wholesale yard in Melbourne via contracted transport. These don't arrive on site in Bridgewater but shipped directly to site and placed to reduce transport costs.
- Spot sales are only supported in the yard and will make up 20 % of total sales.

4.0 Retaining walls on site.

Elevations have been showing of the height and extent of the retaining wall structures and a retaining wall detail has been provided.

5.0 Parking

The car spaces alongside container 23 and 24 have been moved and the containers in the middle of the yard have been removed to allow for truck movements as per the turning templates.

Under the scheme we have provided the 9 car spaces required and all spaces will be line marked and designated for the appropriate use i.e. staff or customer parking

Site area – 1762.00 sqm / 200 (1 car space per 200.00 sqm site area) = 9 car spaces.

Performance Criteria C2.5, A1, P1.1

(a) the availability of off-street public car parking spaces within reasonable walking distance of the site.

While 9 car spaces are provided, it will be necessary to have a traffic management plan in place to facilitate access and movements of public retail customers for the short period of time required to turn and unload the commercial vehicle off 1 shipping container with the onsite fork. The commercial vehicle once arrived will be held off site for a period of no more than 5 minutes, until the site can be cleared. Then the commercial vehicle will enter and unload. Once the site is cleared the normal customer vehicles can re-enter for access to their individual containers. While the public are waiting a staff member will direct them to on street kerb side parking for a duration of 5 minutes.

(b) the ability of multiple users to share spaces because of: (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces.

While the site is building customers and the rental containers are filled, this will generate the highest vehicle movements. Once the 26 containers are rented the vehicle movements will diminish to ¼ vehicle movements based on 5 other sites owned by Fleet Containers

(c) the availability and frequency of public transport within reasonable walking distance of the site.

Public transport is not expected to be used for customers to arrive and leave the site.
Private vehicles/ taxis or ride share is expected.
(d) the availability and frequency of other transport alternatives.
Private vehicles will make up 95 % of vehicle movements to and from the site on a daily basis.

(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping.

This is not applicable to this specific application. The site driveway gradient has 2 level areas with 1 access ramp with a gradient not exceeding 20% grade for a length of 5.0 metres with transitions each end.

(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity.

Development adjacent has no public access, only service trucks. The road is more than 12.5 metres wide and can allow for 2 on streetcar spaces for customer parking while they need to wait while deliveries occur. Sightlines exceed 60 metres in both directions.

(g) the effect on streetscape; and

This development is designed to have low impact. No formal structure exists. The office and toilet block are hire buildings and the rental containers are temporary structures. The site project has a low profile with very little impact on adjacent site or the roadway with increased traffic movements.

(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.

The proposed development has provided the required 9 carapaces on site, and these will be clearly line marked.

Kind regards

Nick Bond

Fleet Containers

Marcus Ralph

designer

Submission to Planning Authority Notice

Council Planning Permit No.	DA 2024 / 00028	**Council notice date**	19/02/2024
TasWater details			
TasWater Reference No.	TWDA 2024/00199-BTN	**Date of response**	04/03/2024
TasWater Contact	Elio Ross	**Phone No.**	0467 874 330
Response issued to			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
Development details			
Address	17 WOODRIEVE RD, BRIDGEWATER	**Property ID (PID)**	9930715
Description of development	Container Yard for sales of container (15 Store & 27 Self stack)		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Marcus Ralph	Project: 2023-972 Sheets: 972-01 to 972-11	A01	22/03/2023

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

In the event that modifications to the existing connections are required then the following conditions will apply.

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 construction /use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

DEVELOPMENT ASSESSMENT FEES

4. The applicant or landowner as the case may be, must pay a development assessment fee of $234.64 to TasWater, as approved by the Economic Regulator and the fee 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 https://www.taswater.com.au/building-and-development/service-locations 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.

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