

SAFETY IN DESIGN REPORT
 In accordance with the Workplace Health & Safety Acts and Regulations, JMG have considered the potential hazards and risks that are specific to this design.
 The design has been identified as:
 The report does not constitute a guarantee of performance under the Act to identify, report, mitigate and manage all aspects of risk and safety.

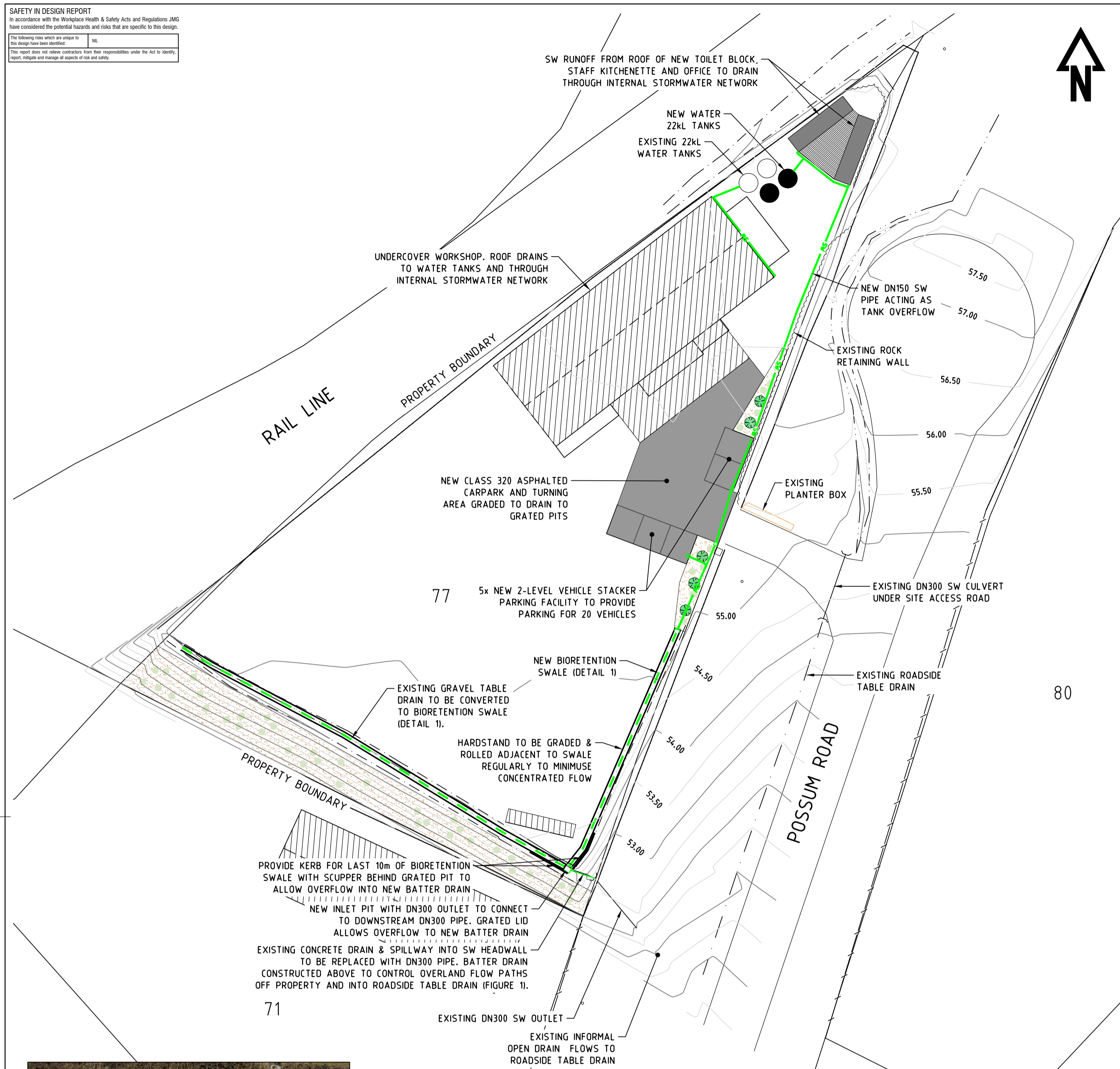
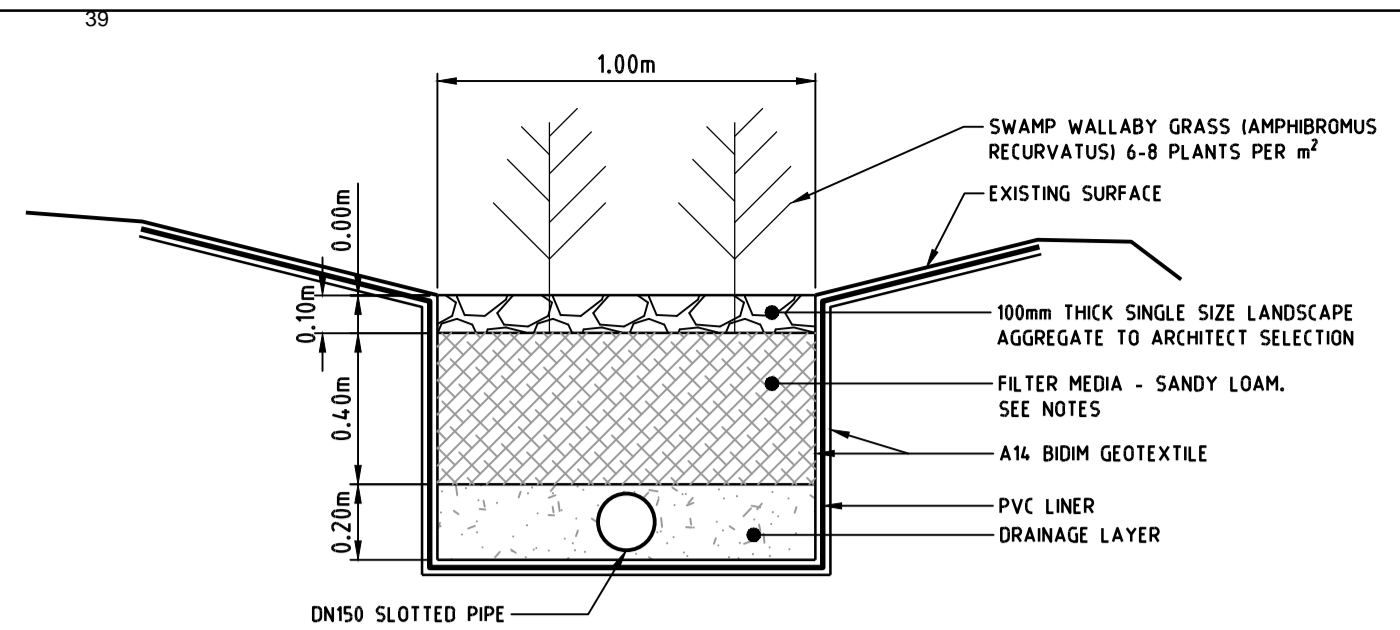


FIGURE 1
EXISTING CONCRETE SPILLWAY & INLET HEADWALL

OVERALL SITE GENERAL ARRANGEMENT
SCALE 1:500



FIGURE 3
TWO STOREY VEHICLE STACKER



DETAIL 1
BIORETENTION SWALE

BIORETENTION FILTER
 BACKFILL MATERIALS USED IN THE CONSTRUCTION OF THE BIORETENTION SWALES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

FILTER MEDIA
 THE FILTER IS TO BE A SANDY LOAM WITH THE FOLLOWING CRITERIA:
 THE MATERIAL SHALL MEET THE GEOTECHNICAL REQUIREMENTS SET OUT BELOW:

- HYDRAULIC CONDUCTIVITY BETWEEN 50-200 mm/hr
- PARTICLE SIZES OF BETWEEN CLAY 5-15%, SILT <30%, SAND 50-70%
- BETWEEN 5% AND 10% ORGANIC CONTENT, MEASURED IN ACCORDANCE WITH AS1289 4.1.1.
- pH NEUTRAL

DRAINAGE LAYER
 THE DRAINAGE LAYER IS TO BE 7 mm SINGLE SIZED AGGREGATE



CARPARK DETAIL
SCALE 1:200

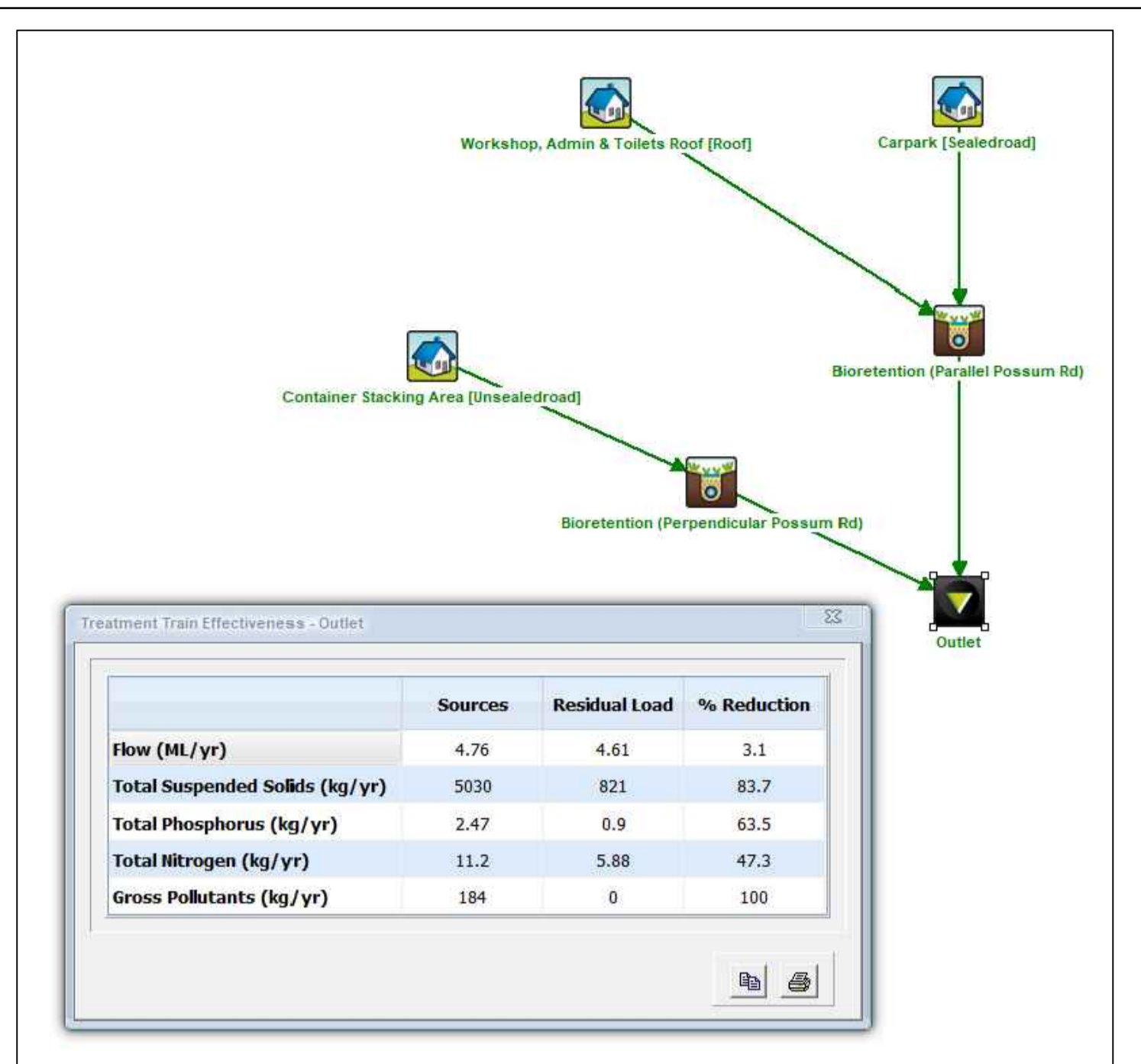


FIGURE 2
MUSIC RESULTS & SCHEMATIC

| REV | DATE | REMARK |
|-----|------------|-----------------------------|
| P2 | 30.03.2022 | REVISED FOLLOWING BC REVIEW |
| P1 | 18.03.2022 | FOR DA APPROVAL |

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 www.jmg.net.au info@jmg.net.au info@jmg.net.au

PROJECT
 77 POSSEUM ROAD, BRIGHTON
 QUBE CONTAINER STORAGE

TITLE
 GENERAL ARRANGEMENT

| | |
|--------------------------------|------|
| Accepted CIM (Discipline Head) | Date |
| Accepted MSC (Team Leader) | Date |
| Approved MSC (Principal) | Date |

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| SCALES @ A1 | DESIGNED BY | DRAWN BY |
|-------------|-------------|------------|
| 1:500 | RWH | RWH |
| 1:200 | PLOT DATE | 30/03/2022 |

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

PLOT DETAILS
 CIVIL_3D_BASE.DWG
PROJECT NO.
 J220041PL

| | |
|-----------------------|-----------------------|
| DWG NO. C01 | REVISION P2 |
|-----------------------|-----------------------|

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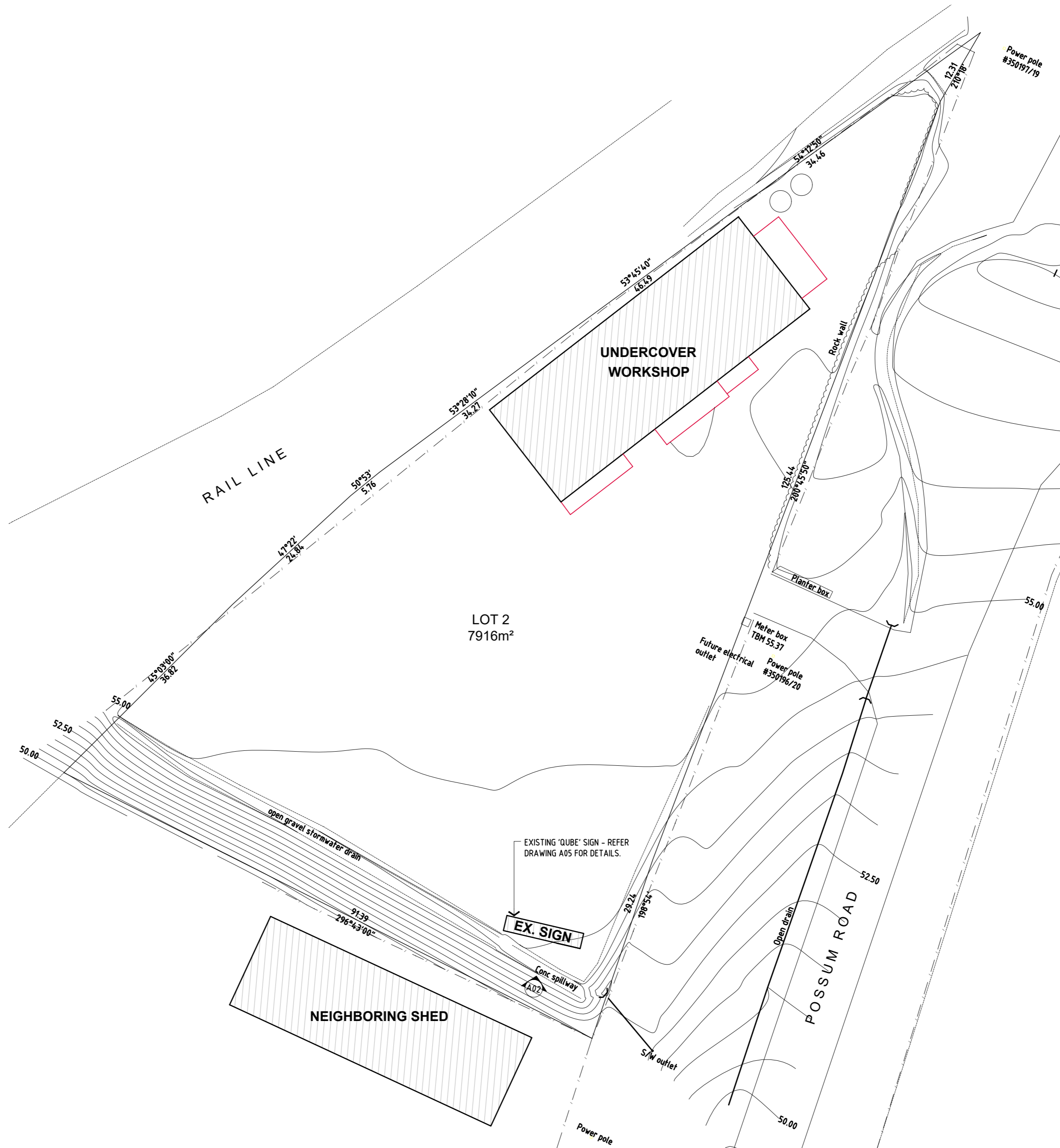
| | | |
|---|----------------|----------------------------------|
| PROPOSED DEVELOPMENT at 77 POSSUM ROAD, BRIDGEWATER, TAS. for QUBE LOGISTICS | | MCA JOB # 21087 |
| ARCHITECTURAL - MARCH 2022 | | |
| DWG. No. | DRAWING | ISSUE |

| | | |
|-----------|---|---|
| 21087-A01 | DRAWING INDEX / LOCATION PLAN & SITE PLAN 1:500 | A |
| 21087-A02 | PROPOSED SITE PLAN 1:200 | A |
| 21087-A03 | EXISTING PLAN / ELEVATIONS / SIGANCE 1:500 | A |
| 21087-A04 | PROPOSED PLAN / ELEVATIONS / SIGNAGE 1:200 | A |
| 21087-A05 | PROPOSED PLAN / ELEVATIONS / SIGNAGE 1:200 | A |



LOCATION PLAN (NTS)

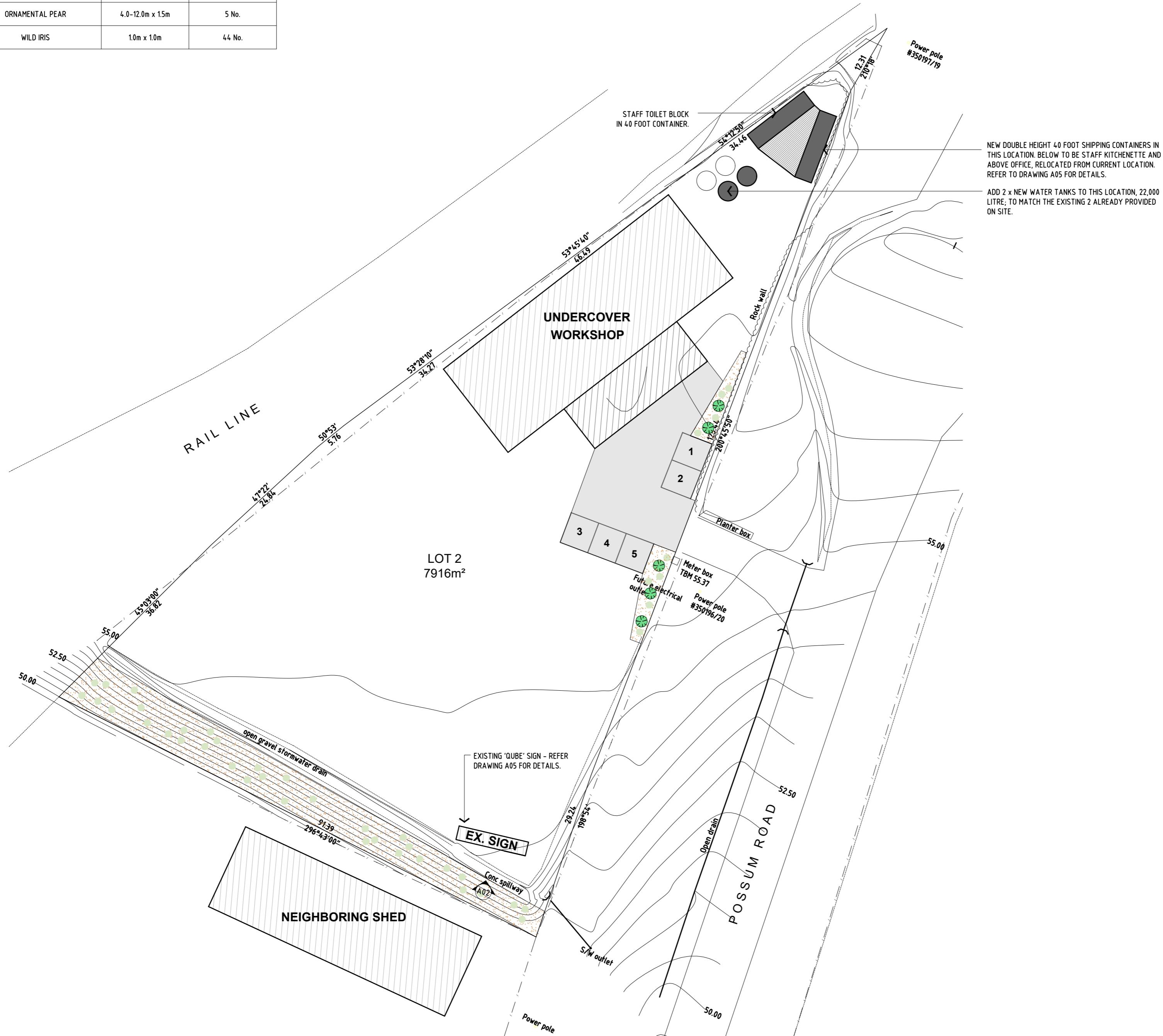
A01. DRAWING INDEX & LOCATION PLAN



EXISTING SITE PLAN 1:500

| REVISIONS | | | |
|---|--------------|----------|------------|
| Rev | Description | By | Date |
| | | | |
| | | | |
| | | | |
| GENERAL NOTES | | | |
| <ul style="list-style-type: none"> o CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS. ADVISE PROJECT MANAGER AND ARCHITECT OF DISCREPANCIES WHICH MAY OCCUR. o SCHEDULES DOCUMENTS MUST BE READ IN CONJUNCTION WITH ALL DRAWINGS AND THE CONTRACT SPECIFICATION TAKES PRECEDENCE OVER OTHER DOCUMENTS. ADVISE PROJECT MANAGER AND ARCHITECT OF DISCREPANCIES. o FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. o ALL MATERIALS AND PRODUCTS SPECIFIED TO BE USED STRICTLY IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS WITH RESPECT TO PROCEDURE, COORDINATION OF WORKS AND ENVIRONMENTAL CONDITIONS. o ALL MATERIALS AND WORKMANSHIP TO BE FIRST GRADE AND IN ACCORDANCE WITH RELEVANT CURRENT AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND THE REQUIREMENTS OF RELEVANT LOCAL GOVERNMENT AUTHORITIES. o ALL GLAZING TO COMPLY WITH AS 1288. o NO SMOKING ON SITE. o NO DOGS ON SITE. | | | |
| | | | |
| | | | |
| SHEET No. 1 OF 5 | | | |
| | | | |
| CERTIFIED BUILDING PRACTITIONER - ARCHITECT TAS - CC982U VIC - 17933 NSW - 9523 PO BOX 1 BATTERY POINT TASMANIA 7004 THE STUDIO 49A DAVEY STREET HOBART Phone: (03) 6224 1822 admin@mcaarchitects.com.au Anna: 0439 330 923 Michael: 0418 124 355 | | | |
| PROJECT TITLE | | | |
| PROPOSED DEVELOPMENT No. 77 POSSUM ROAD, BRIDGEWATER for QUBE LOGISTICS | | | |
| ISSUE | | | |
| DEVELOPMENT APPLICATION | | | |
| DRAWING TITLE | | | |
| DRAWING INDEX / LOCATION PLAN & SITE PLAN | | | |
| Scale: | Drawn: | Checked: | Approved: |
| 1:500 @ A2 | HJ | | |
| Date: | 16.03.2021 | | |
| REVISION: | A | | |
| File: | - | | |
| PROJECT No: | 21087 | | |
| | | | A01 |

| PLANTING SCHEDULE | | | | |
|-------------------|--------------------|-----------------|---------------------|----------|
| KEY | BOTANICAL NAME | COMMON NAME | MATURE SIZE (h x w) | QUANTITY |
| | PYRUS CALLERYANA | ORNAMENTAL PEAR | 4.0-12.0m x 1.5m | 5 No. |
| | DIETES GRANDIFLORA | WILD IRIS | 1.0m x 1.0m | 44 No. |



NEW DOUBLE HEIGHT 40 FOOT SHIPPING CONTAINERS IN THIS LOCATION. BELOW TO BE STAFF KITCHENETTE AND ABOVE OFFICE. RELOCATED FROM CURRENT LOCATION. REFER TO DRAWING A05 FOR DETAILS.

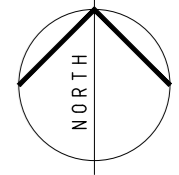
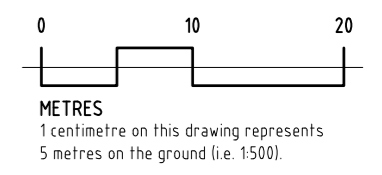
ADD 2 x NEW WATER TANKS TO THIS LOCATION, 22,000 LITRE, TO MATCH THE EXISTING 2 ALREADY PROVIDED ON SITE.

REVISIONS

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|-----|-------------|----|------|
| | | | |

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SHEET No. 2 OF 5



CERTIFIED BUILDING PRACTITIONER - ARCHITECT
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 Anna: 0439 330 923 Michael: 0418 124 355

PROJECT TITLE
**PROPOSED DEVELOPMENT
 No. 77 POSSUM ROAD, BRIDGEWATER
 for QUBE LOGISTICS**

ISSUE
DEVELOPMENT APPLICATION

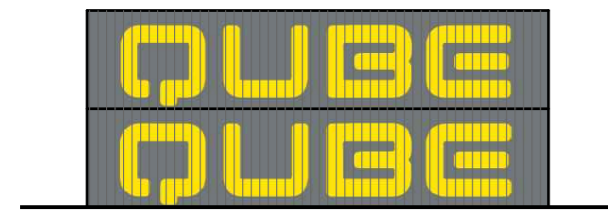
DRAWING TITLE
PROPOSED SITE PLAN

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| Scale: | Drawn: | Checked: | Approved: | Date: |
| 1:500 @ A2 | HJ | | | 16.03.2021 |

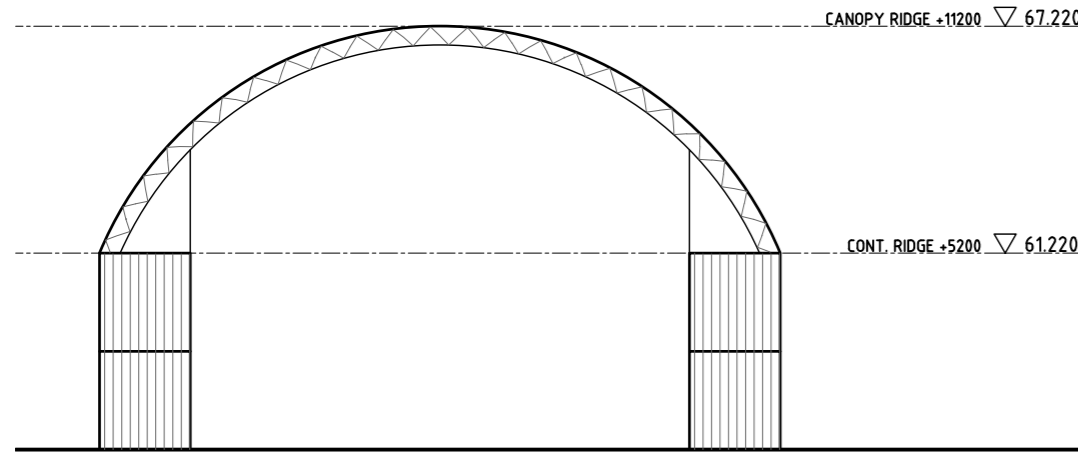
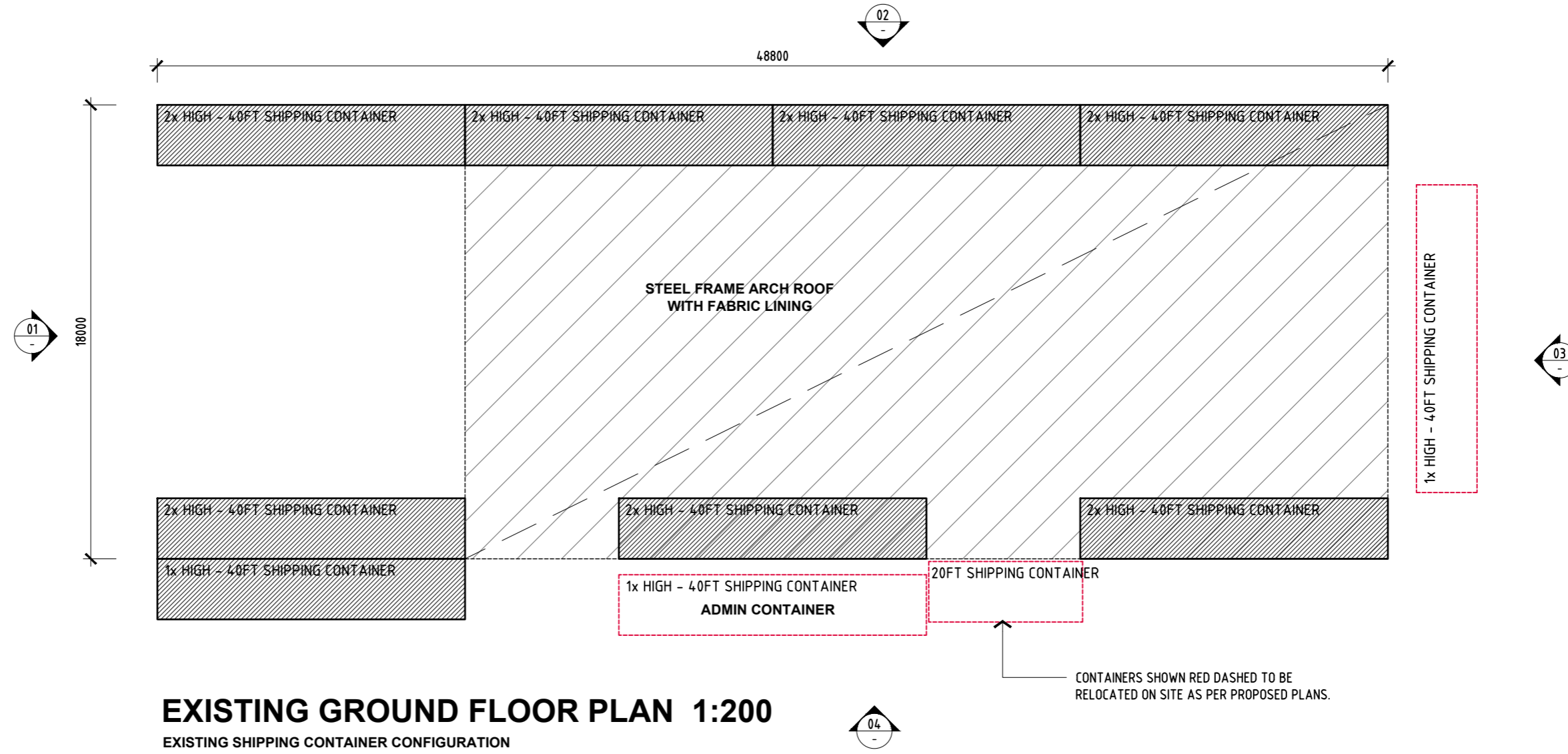
REVISION: **A**
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 PROJECT No: **21087**

A02

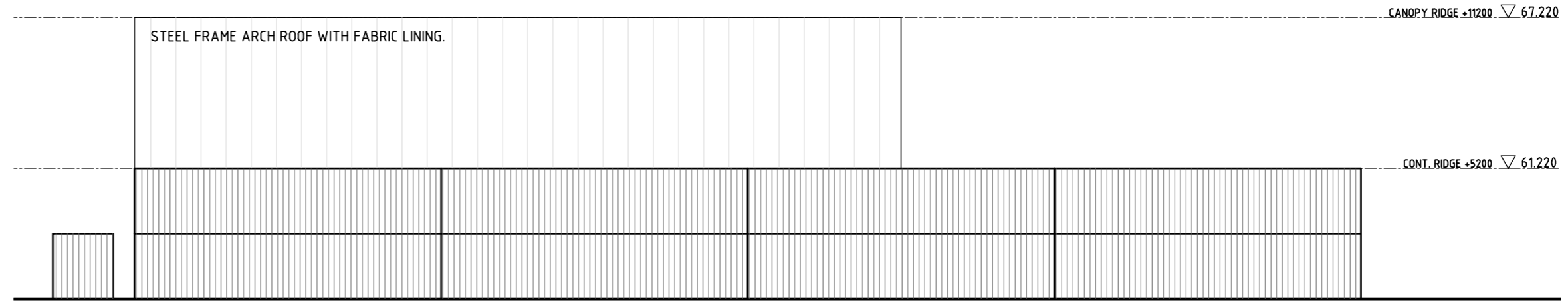
A02. PROPOSED SITE PLAN



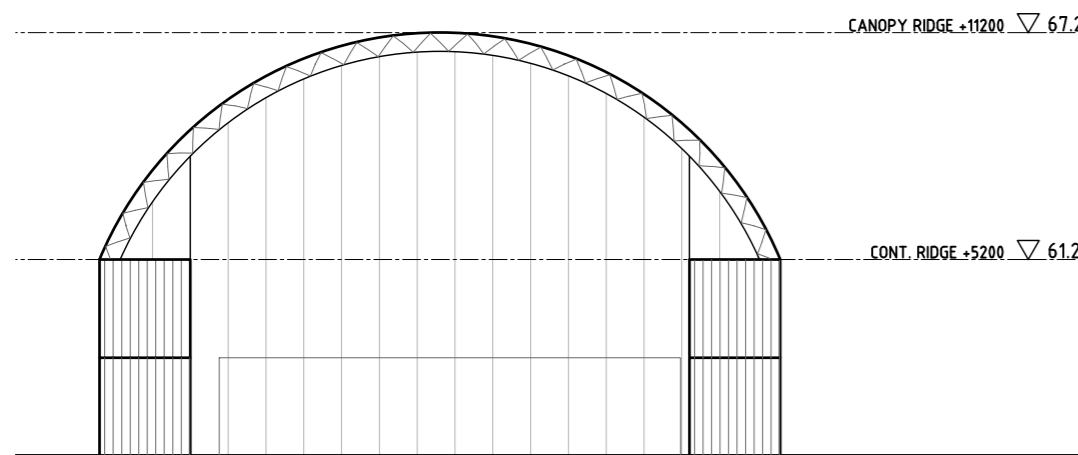
EXISTING SIGNAGE 1:200
REFER A01 SITE PLAN FOR LOCATION OF SIGNAGE



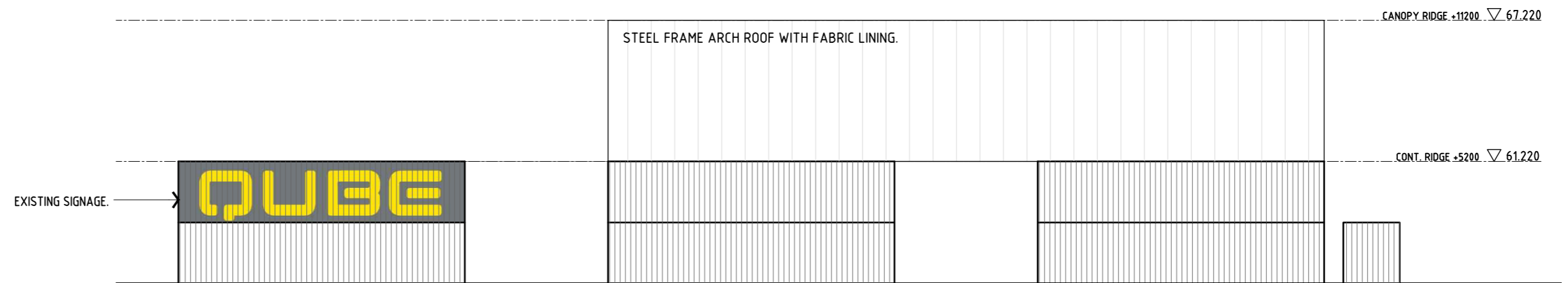
01 ELEVATION 01
1:200



02 ELEVATION 02
1:200



03 ELEVATION 03
1:200



04 ELEVATION 04
1:200

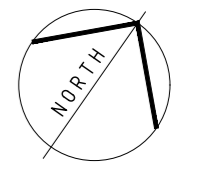
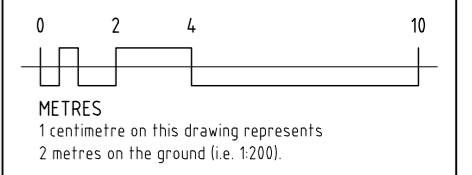
A03. EXISTING PLAN / ELEVATIONS / SIGNAGE 1:200

REVISIONS

| Rev | Description | By | Date |
|-----|-------------|----|------|
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SHEET No. 3 OF 5

MCA ARCHITECTS

CERTIFIED BUILDING PRACTITIONER - ARCHITECT
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THE STUDIO 49A DAVEY STREET HOBART
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Anna: 0439 330 923 Michael: 0418 124 355

PROJECT TITLE
**PROPOSED DEVELOPMENT
No. 77 POSSUM ROAD, BRIDGEWATER
for QUBE LOGISTICS**

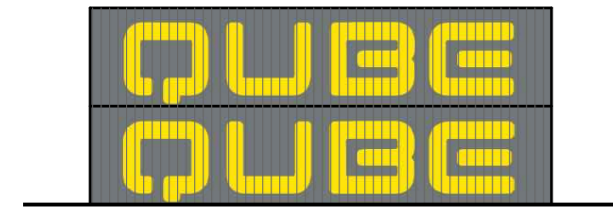
ISSUE
DEVELOPMENT APPLICATION

DRAWING TITLE
**EXISTING PLAN /
ELEVATIONS / SIGNAGE**

| Scale | Drawn | Checked | Approved | Date |
|------------|-------|---------|----------|------------|
| 1:200 @ A2 | HJ | | | 16.03.2021 |

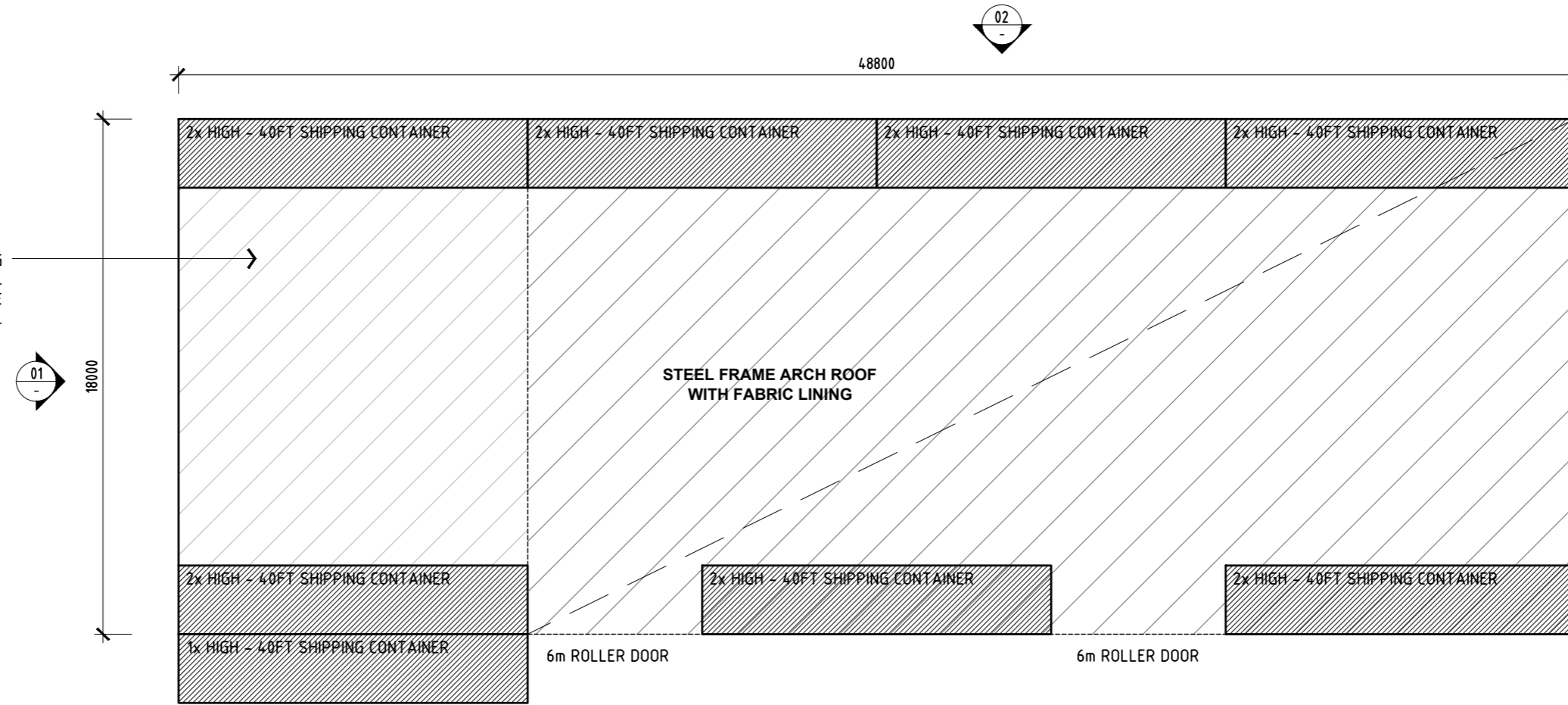
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File: **-**
PROJECT No: **21087**

A03

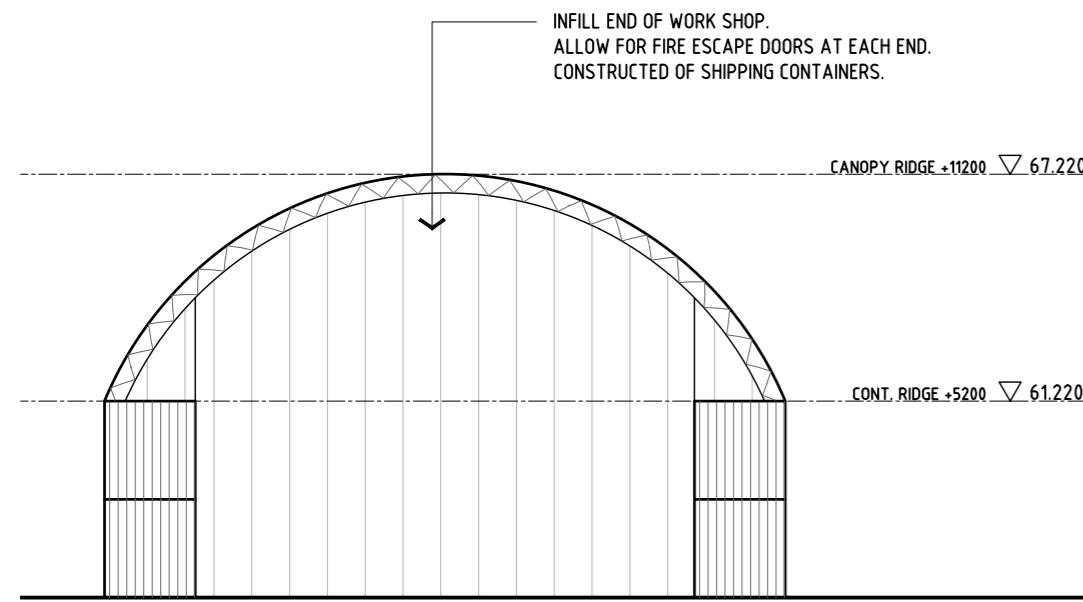


EXISTING SIGNAGE 1:200
REFER A01 SITE PLAN FOR LOCATION OF SIGNAGE

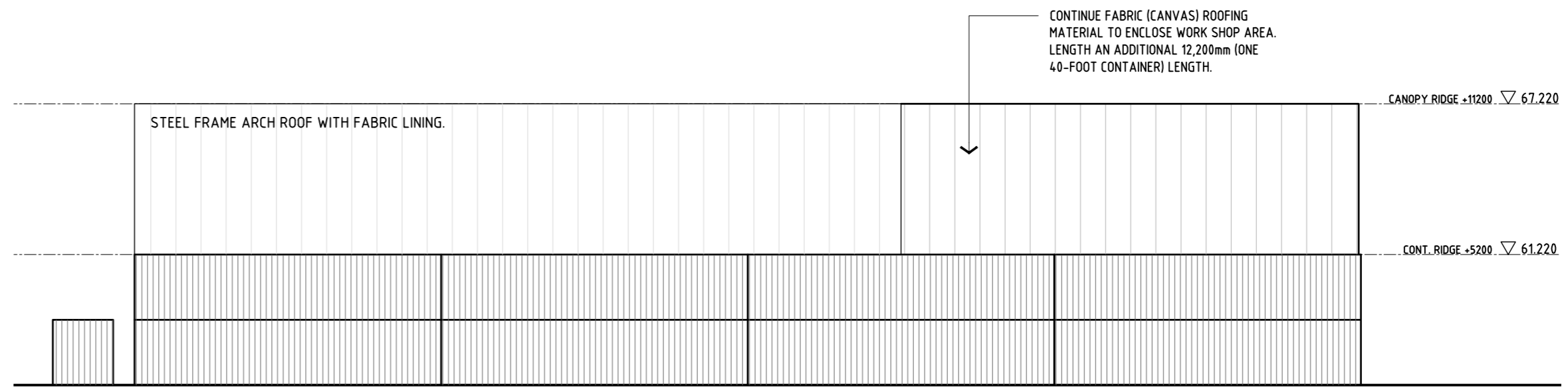
CONTINUE FABRIC (CANVAS) ROOFING MATERIAL TO ENCLOSE WORK SHOP AREA. LENGTH AN ADDITIONAL 12,200mm (ONE 40-FOOT CONTAINER) LENGTH.



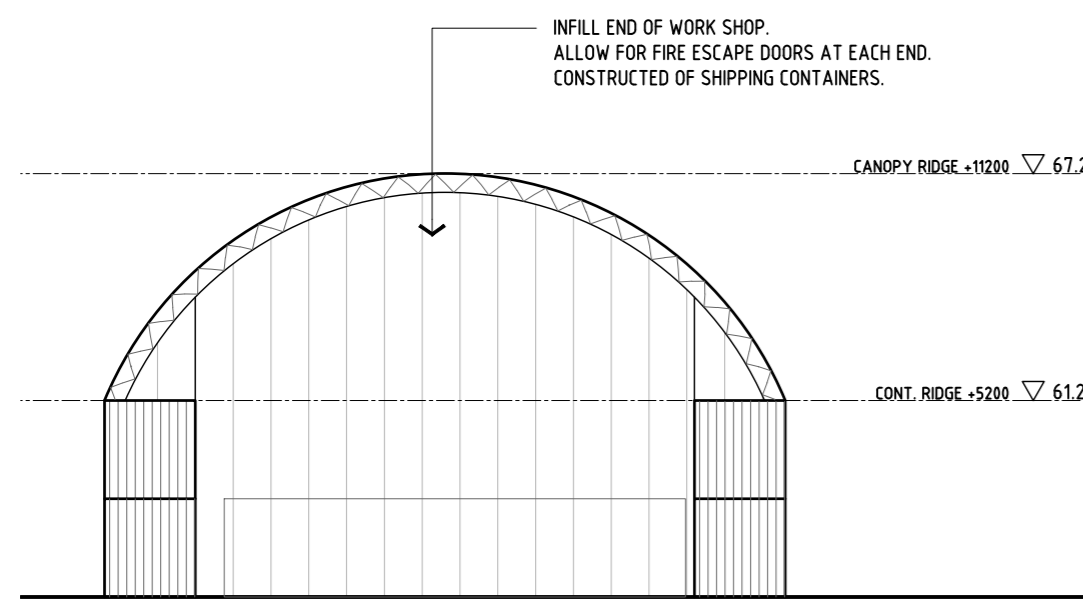
EXISTING GROUND FLOOR PLAN 1:200
EXISTING SHIPPING CONTAINER CONFIGURATION



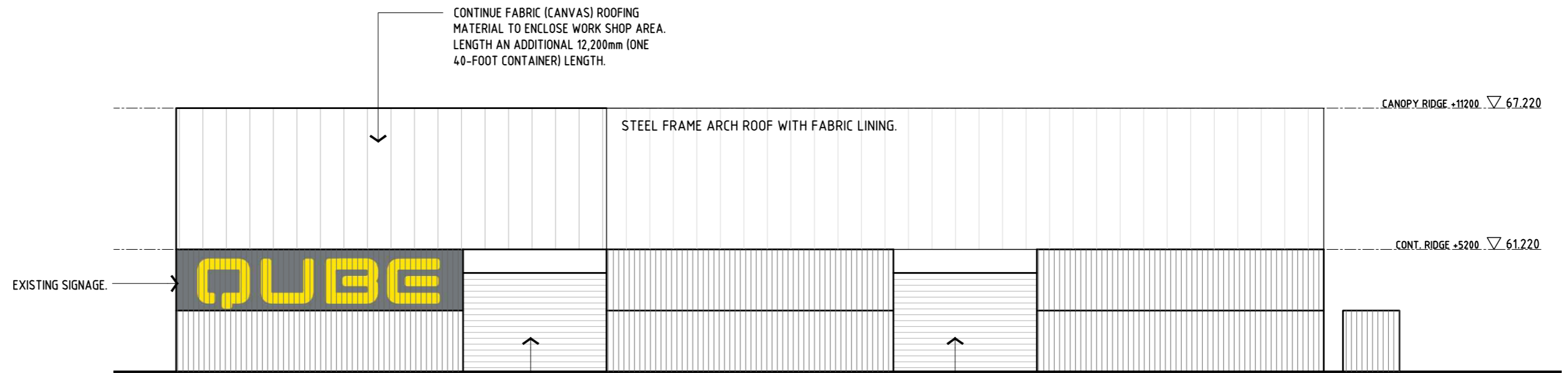
01 ELEVATION 01
1:200



02 ELEVATION 02
1:200



03 ELEVATION 03
1:200



04 ELEVATION 04
1:200

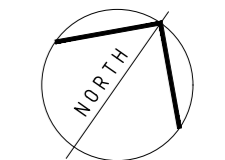
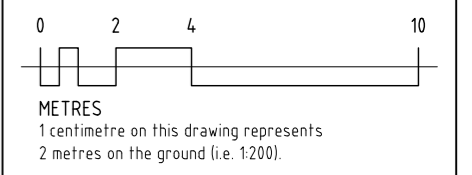
A04. PROPOSED PLAN / ELEVATIONS / SIGNAGE 1:200

REVISIONS

| Rev | Description | By | Date |
|-----|-------------|----|------|
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SHEET No. 4 OF 5



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PROJECT TITLE
**PROPOSED DEVELOPMENT
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for QUBE LOGISTICS**

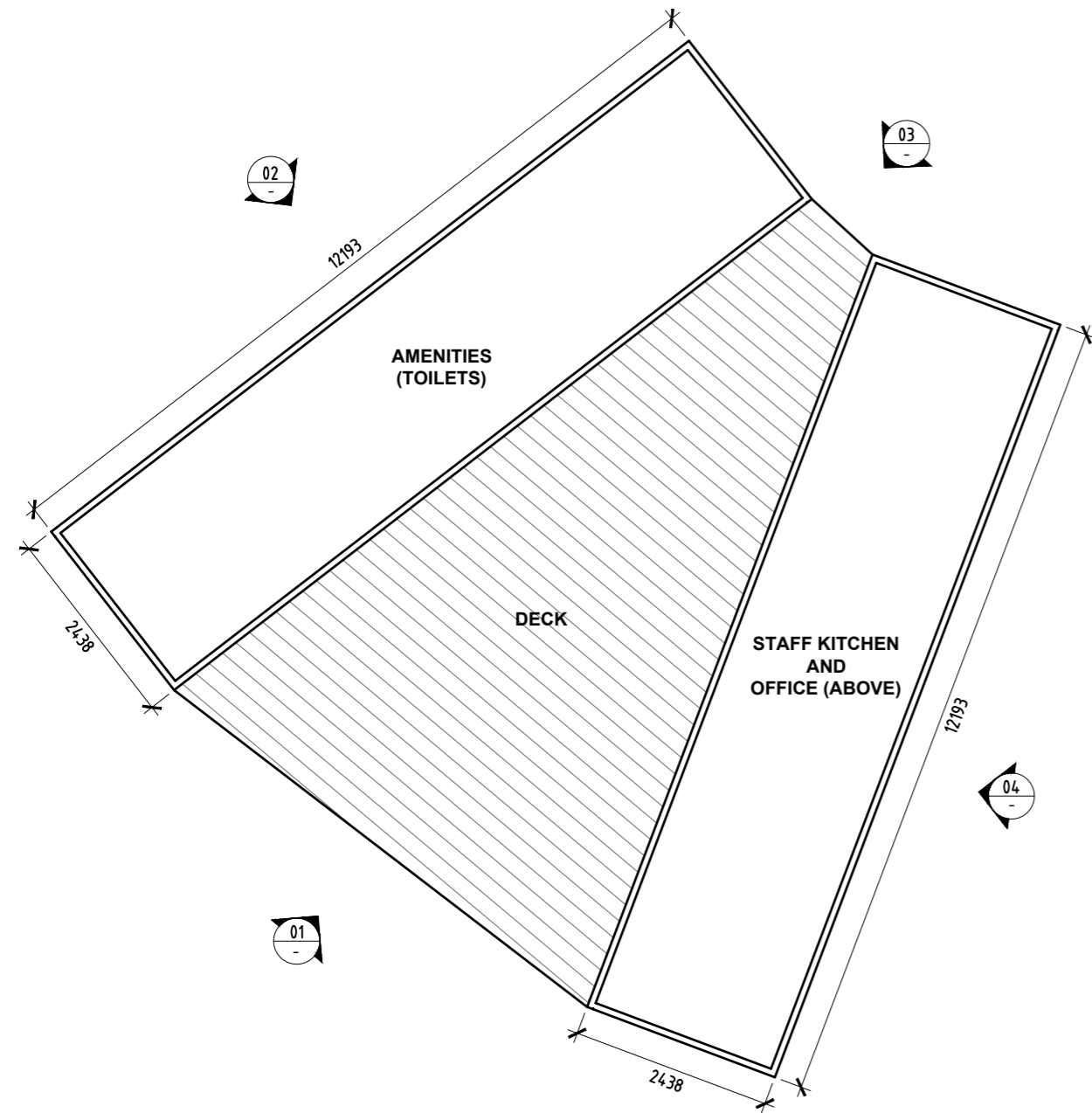
ISSUE
DEVELOPMENT APPLICATION

DRAWING TITLE
**PROPOSED PLAN /
ELEVATIONS / SIGNAGE**

| Scale | Drawn | Checked | Approved | Date |
|------------|-------|---------|----------|------------|
| 1:200 @ A2 | HJ | | | 16.03.2021 |

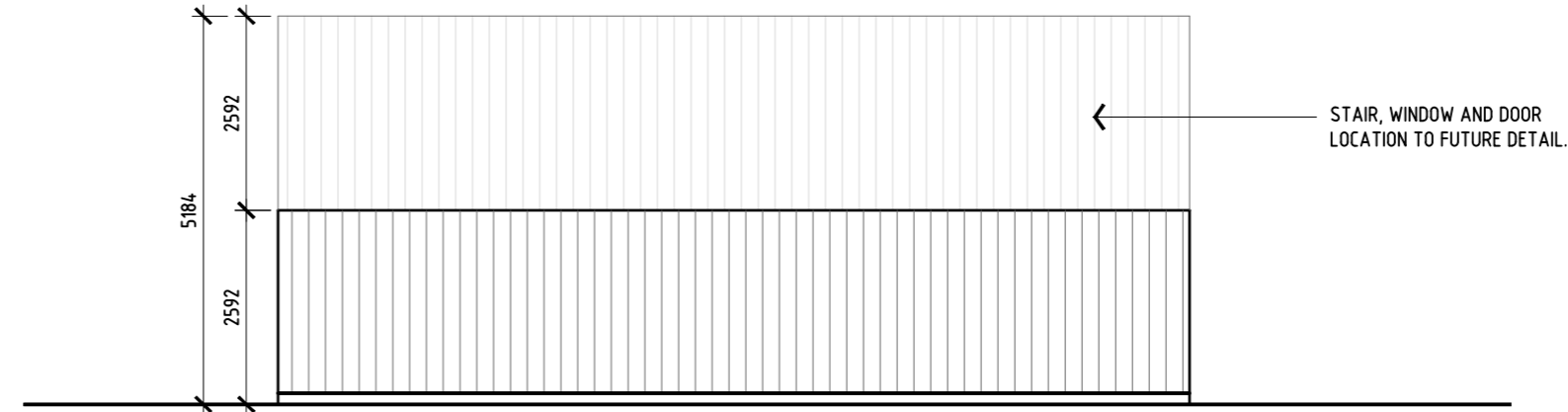
REVISION: **A**
File: **-**
PROJECT No: **21087**

A04



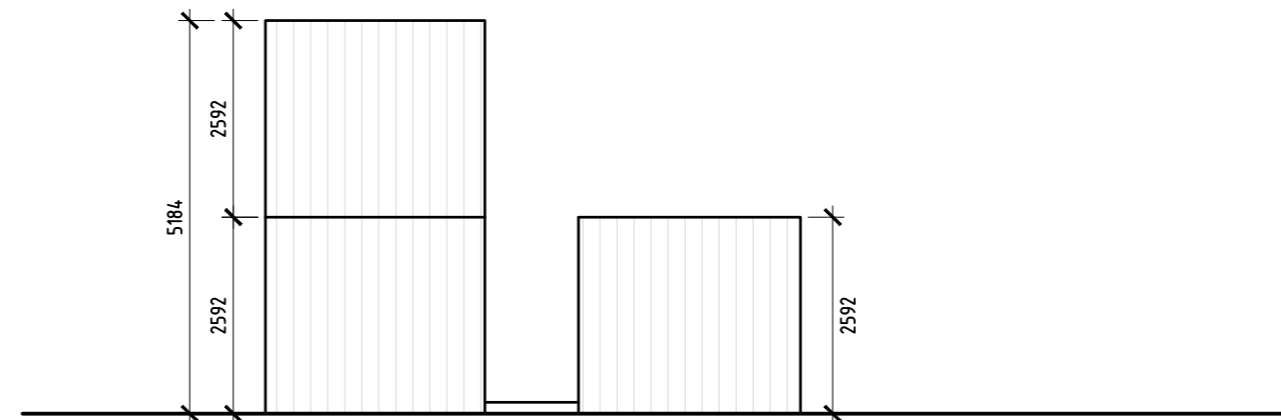
PROPOSED FLOOR PLAN 1:100

SHIPPING CONTAINER CONFIGURATION
AMENITIES, STAFF KITCHEN AND OFFICES



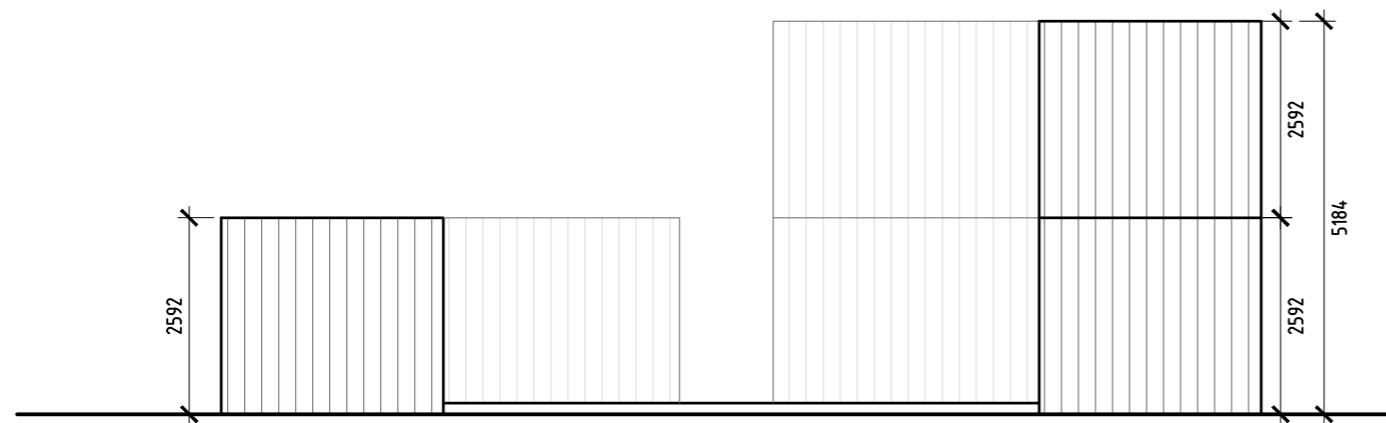
ELEVATION 02

1:100



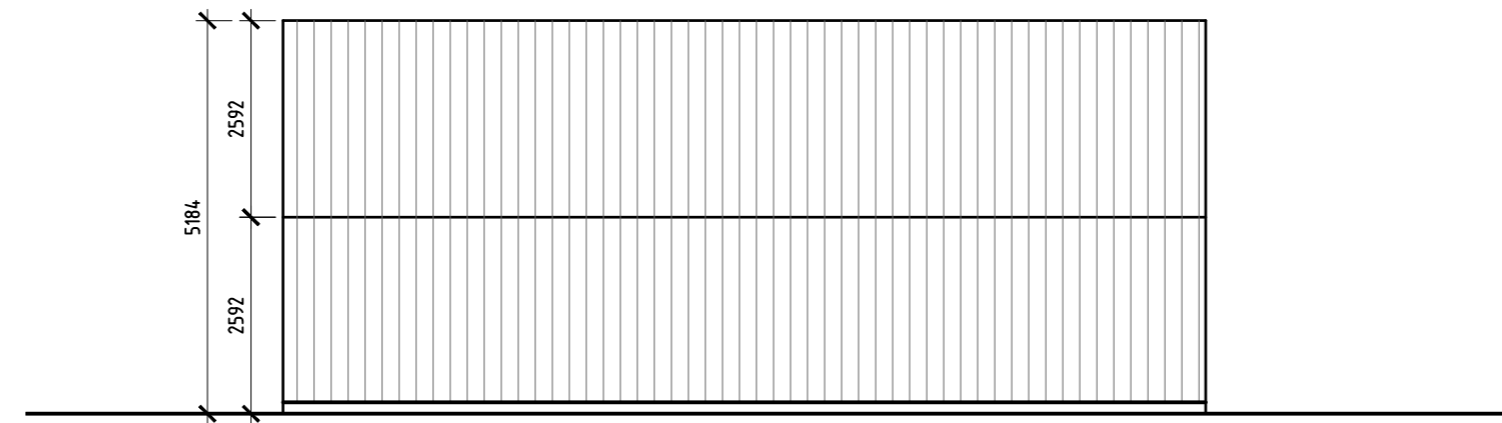
ELEVATION 03

1:100



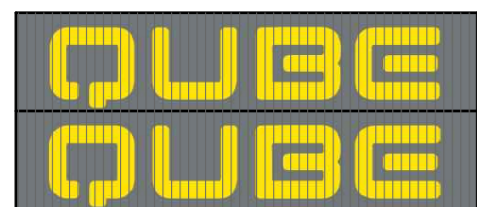
ELEVATION 01

1:200



ELEVATION 04

1:100



EXISTING SIGNAGE 1:200

REFER A01 SITE PLAN FOR LOCATION OF SIGNAGE
2 X 40 FOOT SHIPPING CONTAINERS (STACKED)



PROPOSED SIGNAGE 1:200

NEW PRINTED SHADE CLOTH SIGNAGE TO BE ATTACHED TO EXISTING CYCLONE FENCING THE LENGTH OF THE BOUNDARY FACING POSSUM STREET.

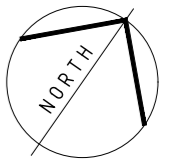
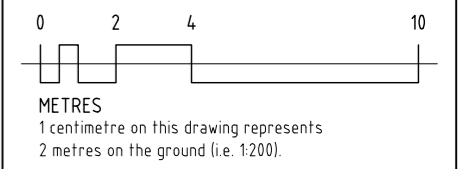
PROPOSED PRINTED SHADE CLOTH SIGNAGE, TO RUN BOUNDARY LENGTH ON POSSUM ROAD. HEIGHT OF EXISTING FENCE.

REVISIONS

| Rev | Description | By | Date |
|-----|-------------|----|------|
| | | | |

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- o NO DOGS ON SITE.



SHEET No. 5 OF 5



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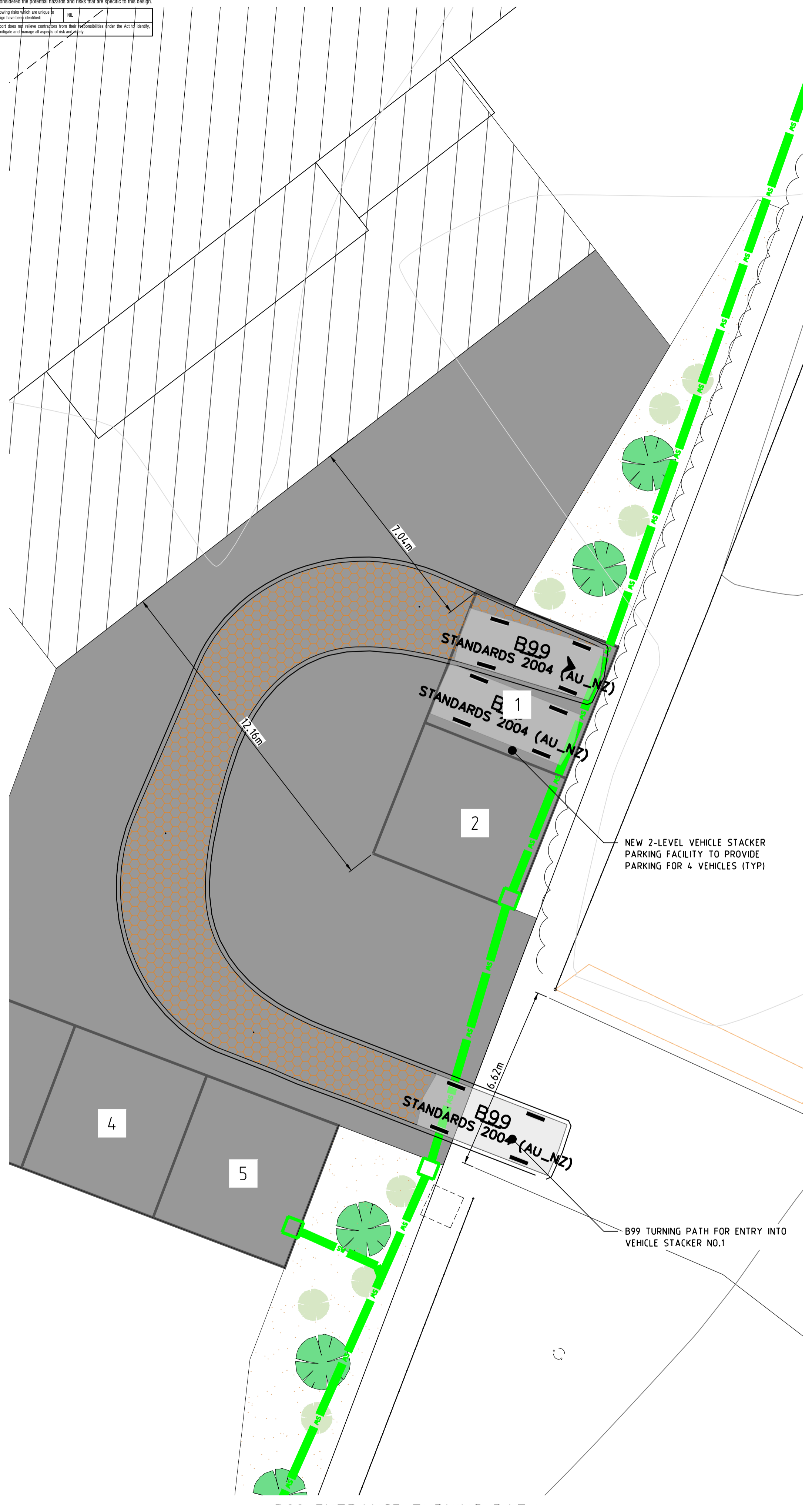
ISSUE
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DRAWING TITLE
PROPOSED PLAN / ELEVATIONS / SIGNAGE

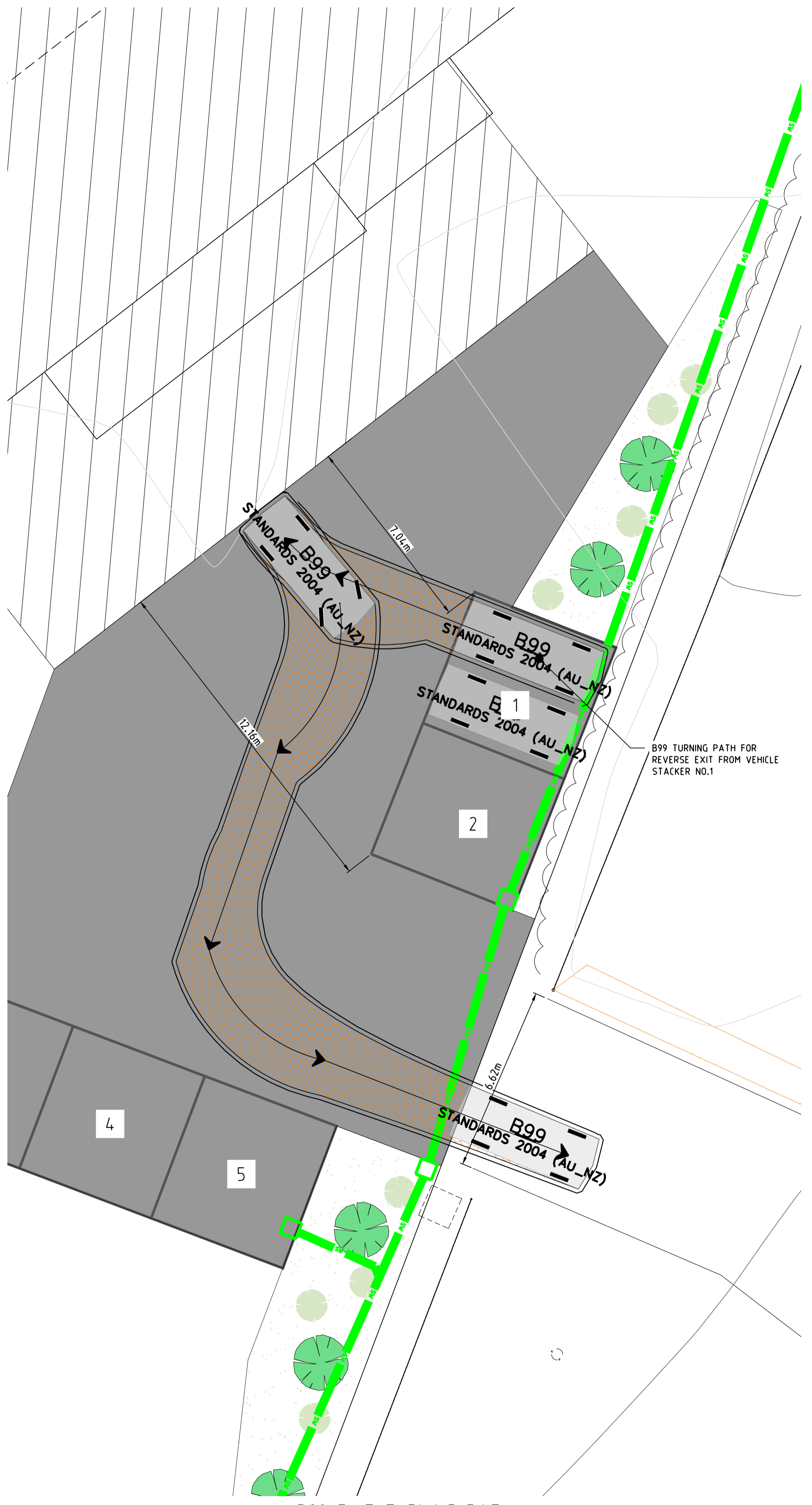
Scale: 1:200 @ A2 Drawn: HJ Checked: Approved: Date: 16.03.2021

REVISION: **A**
File: **-**
PROJECT No: **21087**
A05

SAFETY IN DESIGN REPORT
 In accordance with the Workplace Health & Safety Acts and Regulations, JMG have considered the potential hazards and risks that are specific to this design.
 The report does not constitute a guarantee of safety or a warranty of any kind.
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 The report does not constitute a guarantee of safety or a warranty of any kind.



B99 ENTRANCE TURNING PATH
 SCALE 1:100



B99 EXIT TURNING PATH
 SCALE 1:100

| REV | DATE | REMARK |
|-----|------------|-----------------|
| P1 | 30.03.2022 | FOR DA APPROVAL |

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PROJECT
 77 POSSUM ROAD, BRIGHTON
 QUBE CONTAINER STORAGE

TITLE
 B99 TURN PATHS

| | |
|--------------------------------|------|
| Accepted CIM (Discipline Head) | Date |
| Accepted MSC (Team Leader) | Date |
| Approved MSC (Principal) | Date |

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| SCALES @ A1 | DESIGNED BY | DRAWN BY |
|-------------|-------------|------------|
| 1:100 | RWH | RWH |
| | PLOT DATE | 30/03/2022 |

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

PLOT DETAILS CIVIL_3D_BASE.DWG
PROJECT NO. J220041PL

| | |
|--------------------|--------------------|
| DWG NO. C02 | REVISION P1 |
|--------------------|--------------------|

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NOT FOR CONSTRUCTION

JMG Ref: 220041PL

Council Ref: DA2021/00274

18th March 2021

Ms. Jo Blackwell
 Brighton Council
 Via development@brighton.tas.gov.au.

Attention: Jo Blackwell

Dear Ms Blackwell

APPLICATION DA2021/274 - 77 Possum Road, Bridgewater - EQUIPMENT AND MACHINERY HIRE - STORAGE CONTAINERS

Please refer to the following with regards to the 'request for additional information letter' received from Brighton Council, dated 21st December 2022.

The required additional information is addressed in the sequence below.

1. Building height (Clause 19.4.1 A1/P1)

19.4.1 Building height

Objective:

To provide for a building height that:

- (a) is necessary for the operation of the use; and
- (b) minimises adverse impacts on adjoining properties.

| Acceptable Solutions | Performance Criteria |
|--|---|
| <p>A1</p> <p>Building height must be not more than 20m.</p> | <p>P1</p> <p>Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the bulk and form of the building; (b) separation from existing use on adjoining properties; and (c) any buffers created by natural or other features. |

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The height of the shipping containers when stacked is variable and depends on the level of business operations. At present each container is 2.6m or 2.9m high, and these are generally stacked up to 7 containers high (20.3m). Whilst it is arguable whether these are 'buildings' as defined under the scheme, given their temporary nature the application seeks to address the Performance Criteria regardless.

The subject site is used for 'Equipment and Machinery Hire' for storage containers, and the height of the stack of containers varies depending on the operational requirements. As the subject site is located between a road reserve and railway reserve (the road/railway reserves enclose the site to the east, west, and north) and other General Industrial uses to the south, the bulk and form of the stacks is unlikely to be an unreasonable impact on adjoining properties (a).

The proposed container stacks are separate from the existing use on the adjoining property to the south by way of a landscape buffer, and by a road/railway embankment and setbacks to the north, east, and west, effectively creating a buffer (b)(c).

On the basis above, the proposal complies with 19.4.1 P1.

2. Setback (Clause 19.4.2 A1/P1)

19.4.2 Setbacks

| Objective: That the building setback is appropriate for the site. | |
|--|--|
| Acceptable Solutions | Performance Criteria |
| A1 Buildings must have setback from a frontage of: (a) not less than 10m; (b) not less than existing buildings on the site; or (c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties. | P1 Buildings must have a setback from a frontage that provides adequate space for vehicle access, parking and landscaping, having regard to: (a) the topography of the site; (b) the setback of buildings on adjacent properties; and (c) the safety of road users. |

The development proposes to locate three containers at the northern end of the site to house toilets and ancillary kitchen or offices. At this end of the site, the setback is 0.7m, therefore the proposal cannot meet the Acceptable Solution 10m setback, and as such the Performance Criteria must be considered.

The proposed containers in the north corner of the site have a 0.7m setback from the frontage of Possum Road. The existing undercover workshop has a minimum 6.5m setback from the frontage. The remainder of the site is used for the storage of containers in a manner that provides adequate space for vehicle access, parking, and landscaping.

The subject site has a gentle slope from south to north which does not materially impact the setbacks (a).

The adjacent properties to the south have an 8.7m setback, and the property (One Trak) to the east has a 22m setback (b).

Given the safety of stacked containers is a carefully considered Work Place Health and Safety issue and the site is separated from the public road by a generous road reserve, the proposal will not have adverse impacts on the safety of road users (c).

As such, the proposal complies with 19.4.2 P1 and is appropriate for the site.

3. Landscaping (Clause 19.4.3 A1/P1)

19.4.3 Landscaping

| Objective: | |
|---|--|
| That landscaping enhances the amenity and appearance of the streetscape where buildings are setback from the frontage. | |
| Acceptable Solutions | Performance Criteria |
| <p>A1</p> <p>If a building is set back from a road, landscaping treatment must be provided along the frontage of the site:</p> <p>(a) to a depth of not less than 6m; or</p> <p>(b) not less than the frontage of an existing building if it is a lesser distance.</p> | <p>P1</p> <p>If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to:</p> <p>(a) the width of the setback;</p> <p>(b) the width of the frontage;</p> <p>(c) the topography of the site;</p> <p>(d) existing vegetation on the site;</p> <p>(e) the location, type and growth of the proposed vegetation; and</p> <p>(f) any relevant local area objectives contained within the relevant Local Provisions Schedule.</p> |

The subject site will provide a 32m long landscape along the frontage on both sides of the crossover at the site entrance. The depth of the landscape ranges from 2.1m to 4m, and as such cannot meet the Acceptable Solutions A1 (a), thus the Performance Criteria must be considered.

The subject site is a triangular shape with a 0.7m to 6.5m setback from the 166m long frontage along Possum Road that slopes slightly from south to north, with landscaping provided at the key entrance locations, and with fencing along the boundary (a)(b)(c).

The proposed site has no existing vegetation on site (d), please see Figure 1.

The proposed vegetation is *Pyrus Calleryana* and *Dietes Grandiflora* and landscaping is shown within the Proposal Plans - A02 (Attachment A) (e).

The subject site is within Bridgewater Quarry Specific Area Plan and Brighton Industrial Hub Specific Area Plan, however, there are no Local Area Objectives under these SAPs (f).

The Concept Service Plans attached, alongside the response to the stormwater management issues below, consider the effects of planting on stormwater.

On the basis above, the proposed landscaping enhances the amenity and appearance of the streetscape at the key entrance location, therefore the proposal complies with 19.4.3 P1.



Figure 1. The Existing Site Photo (Source JMG site visit 10.02.2022)

4. Signs Code (C1.0)

C1.6.1 Design and siting of signs

| Objective: That: (a) signage is well designed and sited; and (b) signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area. | |
|---|--|
| Acceptable Solutions | Performance Criteria |
| A1 A sign must: (a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and | P1.1 A sign must: (a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and |

| | |
|---|--|
| <p>(b) meet the sign standards for the relevant sign type set out in Table C1.6, excluding for the following sign types, for which there is no Acceptable Solution:</p> <p>(i) roof sign;</p> <p>(ii) sky sign; and</p> <p>(iii) billboard.</p> | <p>(b) be compatible with the streetscape or landscape, having regard to:</p> <p>(i) the size and dimensions of the sign;</p> <p>(ii) the size and scale of the building upon which the sign is proposed;</p> <p>(iii) the amenity of surrounding properties;</p> <p>(iv) the repetition of messages or information;</p> <p>(v) the number and density of signs on the site and on adjacent properties; and</p> <p>(vi) the impact on the safe and efficient movement of vehicles and pedestrians.</p> <p>P1.2</p> <p>If a roof sign, sky sign or billboard, the sign must:</p> <p>(a) be located within the applicable zone for the relevant sign type set out in Table C1.6;</p> <p>(b) meet the sign standards for the relevant sign type in Table C1.6; and</p> <p>(c) not contribute to visual clutter or cause unreasonable loss of amenity to the surrounding area, having regard to:</p> <p>(i) the size and dimensions of the sign;</p> <p>(ii) the size and scale of the building upon which the sign is proposed;</p> <p>(iii) the amenity of surrounding properties;</p> <p>(iv) the repetition of messages or information;</p> <p>(v) the number and density of signs on the site and on adjacent properties; and</p> <p>(vi) the impact on the safe and efficient movement of vehicles and pedestrians.</p> |
|---|--|

The existing sign is a ground base sign (Attachment A - Drawing A03). The proposed printed shade cloth signage is classified as a wall sign under Table C1.6 (a).

The wall sign must have a maximum area of 4.5m² as indicated in Table C1.6, the proposal signage has an area of 158.8m², therefore it cannot meet the sub-clause under A1 (b), thus the Performance Criteria needs to be considered.

The proposed printed shade cloth signage and the existing signage are both located within the General Industrial Zone, which is an applicable zone (a).

The existing sign is 12.1m long and 5.2m in height. The proposed printed shade cloth signage is 61m long with 2.6m in height attached to the existing cyclone fencing. Both signages have a grey background with yellow letters 'QUBE' (b)(i).

The proposed sign is attached to the existing fence, and the existing sign is compatible with the streetscape as the height of the existing sign is 5.2m in height which is significantly lower than the adjoining properties (b)(ii).

The subject site is surrounded by warehouses and roads/railway reserves. The height of the proposed sign and existing sign are both significantly lower than the warehouses, therefore neither signage will contribute to visual clutter or cause a loss of visual amenity to the surrounding area (b)(iii).

The subject site is for the company 'Qube Logistics', the logo on the proposed sign is the word 'QUBE'. The proposed sign repeatedly shows in a simple and uniform font the word 'QUBE' for both signs (b)(iv).

The subject site only has these two types of signs on-site, that present a uniform image and a simple professionally designed logo. The adjacent property to the south and west both has multiple signs including billboard sign, ground base sign, etc. (b)(v).

The proposed sign will not have an impact on the safe and efficient movement of vehicles and pedestrians as the proposed sign has 61m in length along the frontage from Possum Road and is well setback from the road. The material of the proposed sign is cloth which means the proposed sign is not illuminated and is semi-transparent. The existing sign is located in the south corner of the site and not along the site frontage and is therefore unlikely to cause a significant impact on the efficient movement of vehicles and pedestrians (b)(vi).

The proposed sign is a wall sign, and the existing sign is a ground base sign, therefore sub-clauses under P1.2 are not applicable.

On the basis above, the proposed sign complies with C1.6.1 P1.1.

| Acceptable Solutions | Performance Criteria |
|---|-----------------------------|
| <p>A2</p> <p>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.</p> | <p>P2</p> <p>***</p> |

The subject site is not nearby or adjacent to any residential zones, Rural Living Zone, or Landscape Conservation Zone, therefore C1.6.1 A2 is not applicable.

| Acceptable Solutions | Performance Criteria |
|---|-----------------------------|
| <p>A3</p> <p>The number of signs for each business or tenancy on a road frontage of a building must be no more than:</p> <p>(a) 1 of each sign type, unless otherwise stated in Table C1.6;</p> <p>(b) 1 window sign for each window;</p> <p>(c) 3 if the street frontage is less than 20m in length; and</p> <p>(d) 6 if the street frontage is 20m or more,</p> <p>excluding the following sign types, for which there is no limit:</p> <p>(i) name plate; and</p> <p>(ii) temporary sign.</p> | <p>P3</p> <p>***</p> |

The proposed printed shade cloth sign is the only signage proposed on the frontage from Possum Road (a) (c) (d).

No window signs are proposed on the site, therefore sub-clause (b) is not applicable. On the basis above, the proposed sign complies with C1.6.1 A3.

5. Parking and Sustainable Transport Code (C2.0)

- **Car parking numbers (Clause C2.5.1 A1/P1)**
- **Construction, Design and Layout of parking areas (Clause C2.6.1/C2.6.2 A1/P1)**
- **Pedestrian access (Clause C2.6.5 A1/P1 of the Planning Scheme)**

A Traffic Impact Statement is provided within Attachment B to address the above clauses. Manoeuvring Plans/swept paths are enclosed in the Concept Service Plans in Attachment C to indicate the operations of vehicle movement.

6. Stormwater management

The Concept Service Plans are within Attachment C and indicate how stormwater will be managed.

We trust this satisfies Council's request and we can move swiftly to advertising the proposal, however, if further information or clarification is required with respect to this request, please contact me on 6231 2555 or at planning@jmg.net.au.

Yours faithfully

JOHNSTONE MCGEE & GANDY PTY LTD

A handwritten signature in black ink, reading 'Mingming Ma', is positioned below the company name.

**MINGMING MA
TOWN PLANNER**



ATTACHMENT A

Proposal Plans



Keith Midson
 Midson Traffic Pty Ltd
 28 Seaview Avenue
 Taroona TAS 7053
 0437 366 040

29 March 2022

Anna Eaves
 MCA Architects
 49a Davey Street
 Hobart TAS 7000

Dear Anna,

77 POSSUM ROAD – TRAFFIC IMPACT STATEMENT

Further to our recent discussions, this letter provides a traffic impact statement (TIS) for the Qube Logistics.

Qube operate an industrial workshop and storage facility at 77 Possum Road. Qube currently has 15 staff that operate over two shifts:

- Morning shift 6:00am to 2:00pm, Monday to Friday
- Afternoon shift 2:00pm to 10:00pm, Monday to Friday

The TIS has been prepared in response to Council's request for further information, dated 21st December 2021. Specifically, this TIS addresses item 5 of Council's RFI, which incorporates:

- Car parking numbers, Clause C2.5.1;
- Construction, design and layout of parking areas, Clauses C2.6.1 & C2.6.2; and
- Pedestrian access, Clause C2.6.5

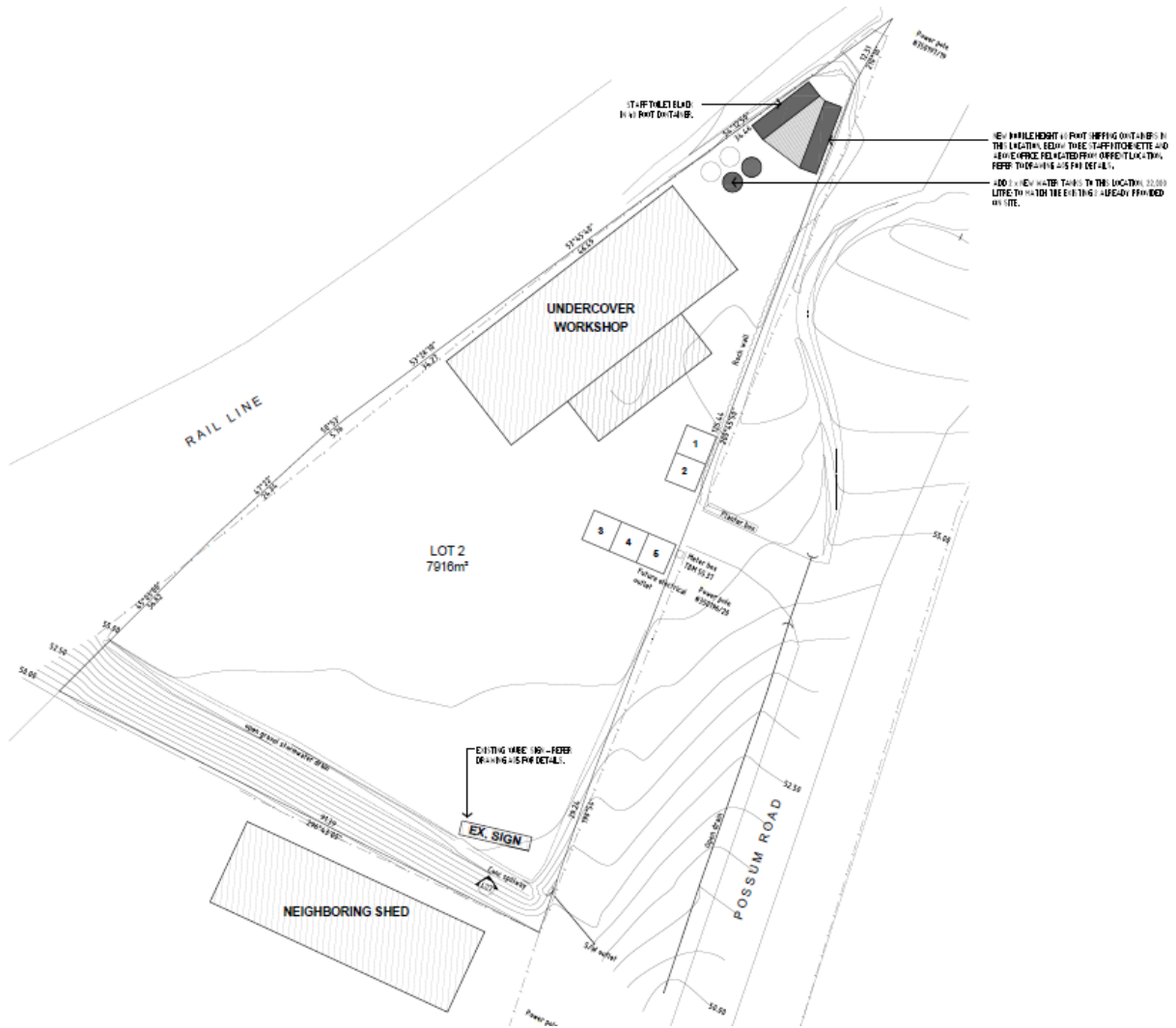
These matters are addressed in the following sections.

1. Car Parking Requirements

The Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme states that the number of on-site car parking spaces must be no less than the number specified in Table C2.1. Table C2.1 requires 1 space per 50 square metres of floor area, which is a requirement for 27 on-site car parking spaces.

The proposal includes 20 on-site car parking spaces in the form of 5 x car stackers. Each car stacker stores 4 cars. The general layout, including the location of the car stackers, is shown in Figure 1.

Figure 1 Proposed Development Layout



The provision of 20 on-site parking spaces does not meet the requirements of Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme.

The car parking demands were determined from first principles. With 15 staff working across 2 shifts, the likely parking demand will be 15 spaces, noting that there will be a changeover of spaces between shifts. This is on the worst-case assumption that the car occupancy will be 1 person per car, however some vehicles may provide transport for more than one staff. The provision of 20 spaces exceeds this demand and improves efficiency associated with car parking turnover between shifts.

The Performance Criteria P1 of Clause C2.5.1 of the Planning Scheme states:

"The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:

- (a) *the availability of off-street public car parking spaces within reasonable walking distance of the site;*
- (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;*
- (c) *the availability and frequency of public transport within reasonable walking distance of the site;*
- (d) *the availability and frequency of other transport alternatives;*
- (e) *any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;*
- (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;*
- (g) *the effect on streetscape; and*
- (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 following is relevant with respect to the development:

- a. Availability of off-street public car parking spaces. Not applicable.
- b. Shared parking. Not applicable.
- c. Public transport. No public transport services are available near the subject site.
- d. Alternative transport. Not applicable.
- e. Site constraints. The site is constrained by on-site activities that are not compatible with additional on-site car parking (occupational health and safety requirements).
- f. On-street car parking. There is a relatively large supply of available on-street car parking in Possum Road towards its northern termination.
- g. Streetscape. Not applicable.
- h. Traffic impact assessment. This report documents the relevant findings of a traffic impact assessment. Car parking demands determined from first principles indicate that the parking demand will be 15 spaces which can be met with the 20 proposed on-site parking spaces.

Based on the above assessment, the development meets the requirements of Performance Criteria P1 of Clause C2.5.1 of the Planning Scheme.

2. Pedestrian Access

The Acceptable Solution A1 of Clause C2.6.5 of the Planning Scheme states:

"Uses that require 10 or more car parking spaces must:

- (a) *have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:*
 - (i) *a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or*
 - (ii) *protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and*

(b) be signed and line marked at points where pedestrians cross access ways or parking aisles".

The on-site car parking consists of 5 car stacker units installed in two rows near the access. The site is industrial in nature and the operational requirements of the car stackers restricts the placement of a defined pedestrian path and protective devices such as bollards. The frequency of vehicle movements is relatively low. The movement of staff vehicles and pedestrians does not coincide with the movement of heavy vehicles.

Access to the site is restricted to authorised vehicles only and vehicle movements within the site are strictly controlled according to OHS requirements. Pedestrian movements are restricted to authorised personnel only.

Based on the above assessment, the movement of pedestrians within the site is considered to meet the requirements of Performance Criteria P1 of Clause C2.6.5 of the Planning Scheme.

Please contact me on 0437 366 040 if you require any further information.

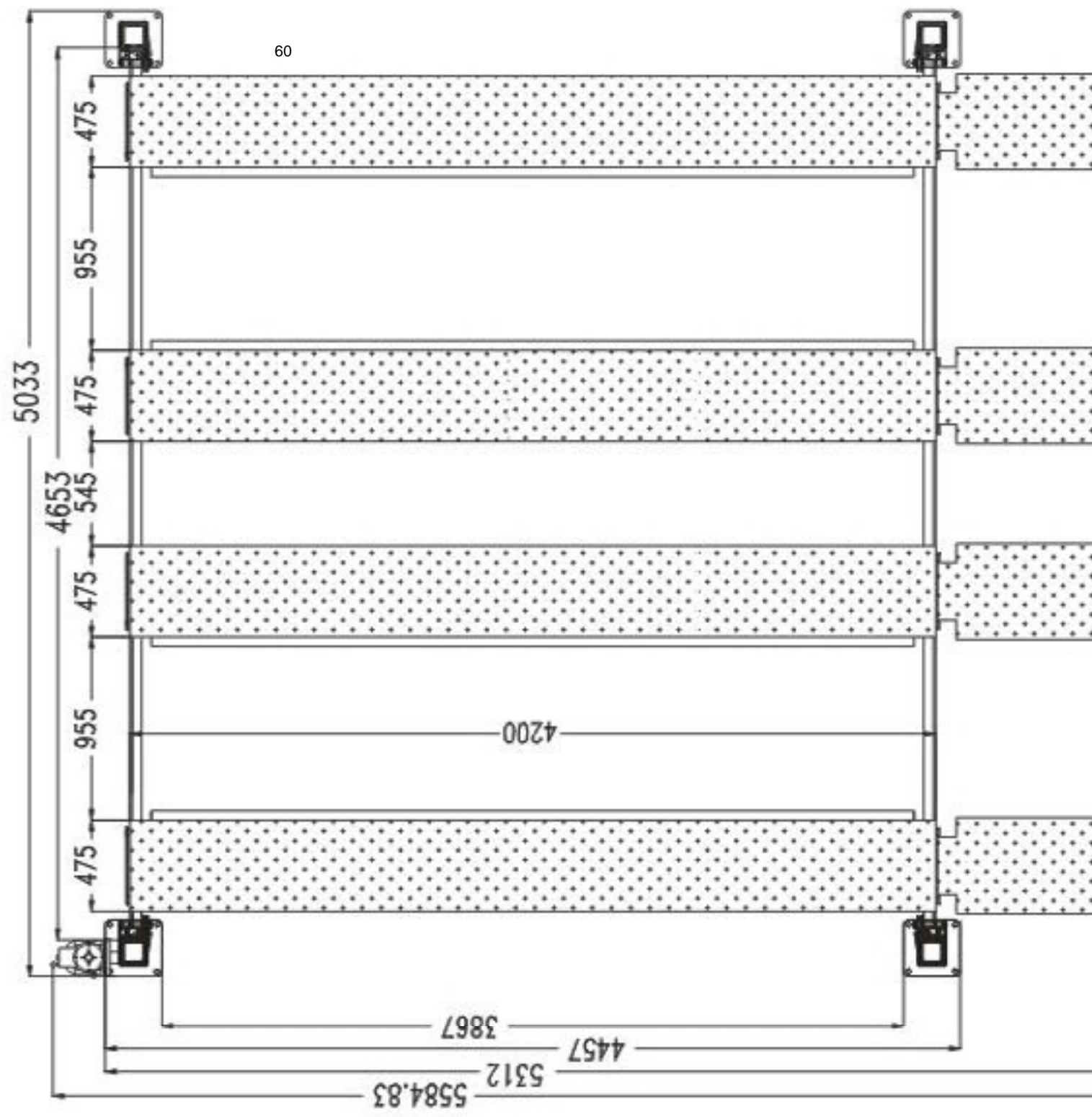
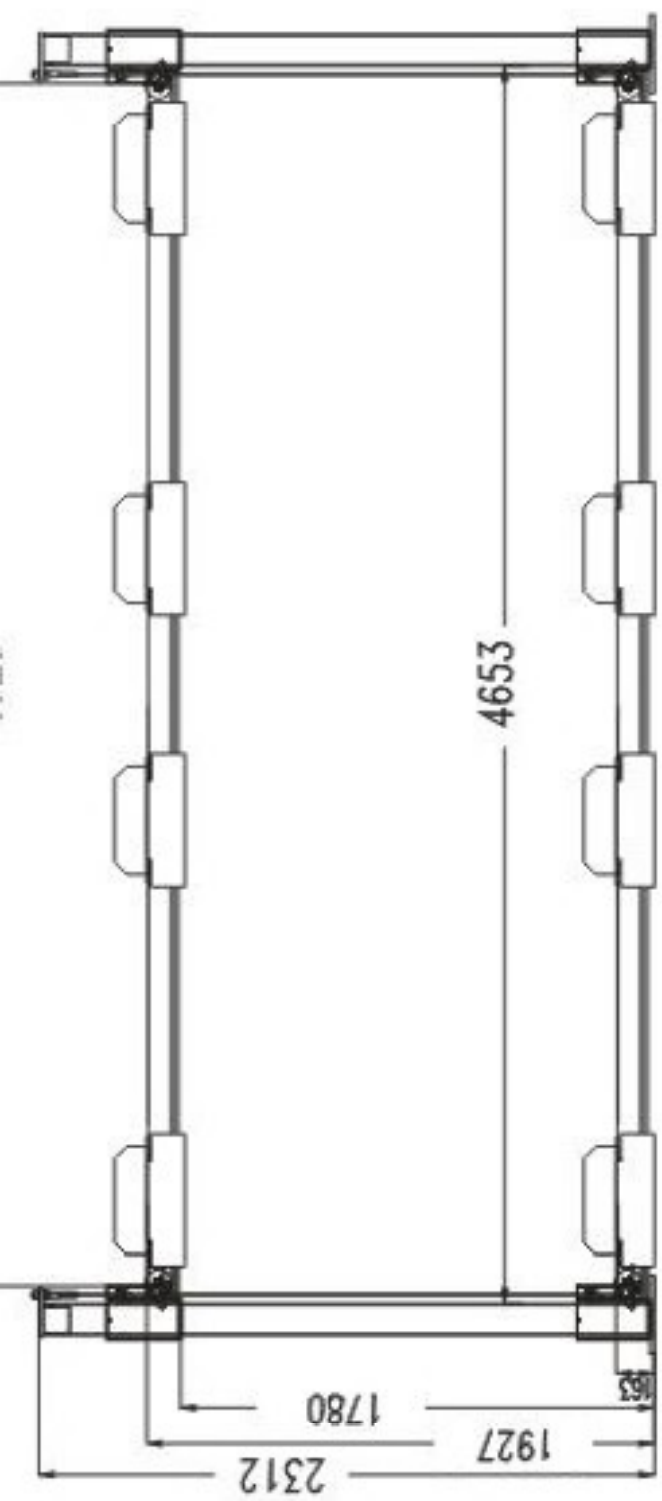
Yours sincerely,



Keith Midson BE MTraffic MTransport FIEAust EngExec

DIRECTOR

Midson Traffic Pty Ltd





FEATURES:

- Double your parking space
- Perfect for storing vehicles
- Electrical Control system
- Removable Ramps

Safety

- Mechanically locks each interval
- Anti-surge valve
- Cable slack locks

Warranty

- 5 years (structure) + 1 year (electrical and hydraulics)

Options

- Oil trays, Caster Wheel Kit, Infill kit

SPECIFICATIONS:

| | |
|--|-------------------|
| 1. Capacity | 5000kg (total) |
| 2. Lock Release | Electric |
| 3. Power | 240v (10amp plug) |
| 4. Column Height | 2312mm |
| 5. Lifting Height | 1927mm |
| 6. Clearance Under Runways | 1780mm |
| 7. Overall Width | 5033mm |
| 8. Overall Length (incl. ramps) | 5312mm |
| 9. Overall Length (excl. ramps) | 4457mm |
| 10. Platform Width | 475mm |
| 11. Width Between Platforms | 955mm |
| 12. Platform Length | 4200mm |
| 13. Drive Through Clearance | 4653mm |

CARTON DIMENSIONS:

- 500 x 100 x 56cm
- Total Weight 1400kgs