

Prior to the commencement of the meeting, the Mayor will make the following declaration:

*“I acknowledge the Tasmanian Aboriginal Community as the traditional custodians of the land on which we meet today, and pay respect to elders, past and present”.*

The Mayor also to advise the Meeting and members of the public that Council Meetings, not including Closed Meeting, are audio-visually recorded and published to Council’s website.

**CLARENCE CITY COUNCIL (PLANNING AUTHORITY) MEETING****MONDAY 21 MARCH 2016****TABLE OF CONTENTS**

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**BUSINESS TO BE CONDUCTED AT THIS MEETING IS TO BE CONDUCTED IN THE ORDER IN WHICH IT IS SET OUT IN THIS AGENDA UNLESS THE COUNCIL BY ABSOLUTE MAJORITY DETERMINES OTHERWISE**

**COUNCIL MEETINGS, NOT INCLUDING CLOSED MEETING, ARE AUDIO-VISUALLY RECORDED AND PUBLISHED TO COUNCIL’S WEBSITE**

## **1. APOLOGIES**

Nil.

## **2. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE**

(File No 10-03-09)

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2015 and Council's adopted Code of Conduct, the Mayor requests Aldermen to indicate whether they have, or are likely to have a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

## **3. REPORTS OF OFFICERS**

**NB: Requests for Deputations will be finalised on the Friday prior to the Meeting**

**3.1 DEVELOPMENT APPLICATION D-2016/40 - 25 SOUTH ARM HIGHWAY, MORNINGTON - BULKY GOODS STORE (BUNNINGS WAREHOUSE)**  
(File No D-2016/40)

## **EXECUTIVE SUMMARY**

### **PURPOSE**

The purpose of this report is to consider the application made for a Bulky Goods Store (Bunnings Warehouse) at 25 South Arm Highway, Mornington.

### **RELATION TO PLANNING PROVISIONS**

The land is zoned Light Industrial and subject to the Potentially Contaminated Land, Road and Railway Assets, Signs, Parking and Access and Stormwater Management Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

### **LEGISLATIVE REQUIREMENTS**

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Council is required to exercise a discretion within the statutory 42 day period which has been extended with the consent of the applicant and now expires on 23 March 2016.

### **CONSULTATION**

The proposal was advertised in accordance with statutory requirements and no representations were received.

### **RECOMMENDATION:**

A. That the Development Application for Bulky Goods Store (Bunnings Warehouse) at 25 South Arm Highway, Mornington (CI Ref D-2016/40) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN AM1 – NUISANCE.
3. GEN AM4 – CONSTRUCTION HOURS.
4. GEN AM5 – TRADING HOURS.  

Monday – Friday	6.00am – 10.00pm
Saturday, Sunday and Public Holidays	6.00am – 7.00pm.



5. Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50m of a residential zone must be within the hours of:
  - (a) 7.00am to 5.00pm Mondays to Fridays inclusive;
  - (b) 9.00am to 5.00pm Saturdays; and
  - (c) 10.00am to 12 noon Sundays and public holidays.
6. Noise emissions measured at the boundary of a residential zone must not exceed the following:
  - (a) 55dB(A) (LAeq) between the hours of 7.00am to 7.00pm;
  - (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00pm to 7.00am;
  - (c) 65dB(A) (LAmx) at any time.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minutes time interval.

7. External lighting must comply with all of the following:
  - (a) be turned off between 10.00pm and 6.00am, except for security lighting; and
  - (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.
8. GEN M2 – NO WORKS.
9. GEN M14 – STORAGE AREAS.
10. GEN S3 – SIGN ILLUMINATION.
11. GEN S8 - SIGN ILLUMINATION HOURS. Delete “sign” and replace with “signage” and delete “operating” and replace with “trading”.
12. Not less than 266 car parking spaces must be provided on-site prior to the commencement of the use. Each space, including disabled parking, must be clearly marked and used solely for parking purposes.

Plans showing the layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with Section 2 “Design of Parking Modules, Circulation Roadways and Ramps” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking. The Plans must provide for external lighting to illuminate car parking areas and pathways.

Suitable signage must be provided to direct staff employed at the shopping centre to park at the rear of the building.

Accessible car parking for people with a disability in accordance with the requirements of the Building Code of Australia must be provided as close as practicable to the main building entrance.

13. ENG A5 – SEALED CAR PARKING.
14. ENG M1 – DESIGNS DA.
15. ENG M5 – EROSION CONTROL.
16. ENG S1 – INFRASTRUCTURE REPAIR.
17. ENG S11 – SEALING OF SERVICES.
18. The South Arm Highway – Service Road junction must be upgraded with the installation of traffic lights in accordance with the recommendations of the Traffic Impact Assessment, including a dedicated left turn lane, prior to the commencement of use. The traffic lights must be connected to advance electronic warning sign for the northbound carriageway. The junction upgrade, traffic lights and advance warning signs must be designed, constructed and be operational to the satisfaction of the Department of State Growth (DSG) prior to the commencement of use on-site.
19. Vehicular access to be constructed in accordance with the DSG's Works Permit. Works on or effecting, the State Road Reservation must not be commenced until the necessary approvals have been obtained by contacting DSG's Approval Section on (03)61663369 or email to [permits@stategrowth.tas.gov.au](mailto:permits@stategrowth.tas.gov.au).
20. The service road must be upgraded to accommodate access for a B-Double design vehicle into the development site, prior to the commencement of use. Works required to facilitate this will include, but are not limited to, pavement widening and the installation of kerb and gutter.
21. All stormwater run-off from impervious surfaces within the site must be treated and discharged from the site using Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010. Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) must be approved by Council's Group Manager Asset Management prior to the issue of building and plumbing permits. This report must include the maintenance management regime/replacement requirements for the treatment facility and must be operational prior to the commencement of use.

22. GEN F5 – PART 5 AGREEMENT.  
Insert prior to first sentence “Prior to commencement of use or the issue of a Completion Certificate (whichever occurs first)”.  
[ • the maintenance management schedule/regime obligations for the stormwater treatment facility for the site; and  
• requires reporting to Council on an annual basis stating that all maintenance requirements for the facility have been met].
23. An Environmental Management Plan must be submitted to and approved by Council’s Senior Environmental Health Officer prior to the granting of a Building Permit. The plan must include details of the nature and location of material to be cut from the site and details of the proposed dust suppressions methods and all site works must be undertaken in accordance with the recommendations of the approved plan.
24. LAND 1 – LANDSCAPE PLAN.
25. LAND 3 – LANDSCAPE BOND (COMMERCIAL).
26. The development must meet all required Conditions of Approval specified by TasWater notice dated 4 February 2016 (TWDA 2016/00106-CCC).
27. ADVICE 5 – FOOD SPECIFICATIONS ADVICE.
28. ADVICE 6 – FOOD REGISTRATION ADVICE.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

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## ASSOCIATED REPORT

### 1. BACKGROUND

An amendment to the Clarence Planning Scheme 2007 was approved in 2015 by the Tasmanian Planning Commission to modify the Table of Uses in the Industrial Zone at Clause 6.5.2 of that Scheme, to enable the use of the site as Specialist/Bulky Goods Store. The effective date of the amendment was 2 June 2015 and it also made several changes to the provisions of the Industrial Zone. The relevant provisions were subsequently transferred to the Clarence Interim Planning Scheme 2015.

The amendment facilitated the permit granted on the same date for the use and development of the site under D-2014/432 as a Bunnings hardware store. The approved plans incorporated internal road ways and car parking, an upgraded access arrangement, associated landscaping and signage.

## **2. STATUTORY IMPLICATIONS**

**2.1.** The land is zoned Light Industrial under the Scheme.

**2.2.** The proposal is discretionary because it is a discretionary use within the Light Industrial Zone and the proposal does not meet certain Acceptable Solutions under the Scheme.

**2.3.** The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 24.0 – Light Industrial Zone;
- Section E2.0 – Potentially Contaminated Land Code;
- Section E5.0 – Road and Railway Assets Code;
- Section E6.0 – Parking and Access Code;
- Section E7.0 – Stormwater Management Code; and
- Section E17.0 – Signs Code.

**2.4.** Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the Objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

### **3. PROPOSAL IN DETAIL**

#### **3.1. The Site**

The subject site has a total area of 4.335ha and has in excess of 400m frontage to the South Arm Highway. Existing vehicular access to the site is from the South Arm Highway via an adjoining Council owned lot, known as CT 135433/1. Consent for access over this land was submitted by the applicant prior to the lodgement of this application.

The site is located to the west of the South Arm Highway at Mornington. It is adjoined to the south and south-west by residential development, accessed by Binalong Road. Industrial land and development adjoins the site to the north and east of the site, separated by the South Arm Highway.

There is some unconsolidated fill existing on the southern part of the site as a result of previous site use as brickworks, which would be removed as part of the proposed development.

There are a series of existing buildings on the site that would be demolished to facilitate this proposal. The removal of 40 trees that comprised previous landscaping at various locations on the site is also necessary as part of this proposal.

#### **3.2. The Proposal**

The application is for the development of a Bunnings - Specialist/Bulky Goods Store on the subject property. It is intended that the development combine the trade and home improvement/DIY sales.

The proposal provides for an increased floor area of approximately 28 percent from that previously approved. The second change to the original permit is to provide for vehicle turning for deliveries to the rear of the main building to the west of the site, accessed via an internal road to the east to be used for entry and exit.

The proposed development would have a total floor area of 13,441m<sup>2</sup> and would provide 288 car parking spaces, compared to 263 spaces previously. The building would have its main entry centrally on the eastern side of the building facing South Arm Highway, would provide for outdoor building materials, landscape yard at the south-western end of the structure and a bagged goods and outdoor nursery at the northern side of the building.

The building would be 9.5m in height and be clad using a combination of reinforced precast concrete panels, Colorbond and wire mesh fencing for the outdoor storage areas. Shade sails would be used for the screening of the nursery area and retaining walls used to the rear of the site where necessary. The building would be painted using the Bunnings corporate green colour.

The proposed business hours are:

- Monday to Friday 6.00am – 10.00pm;
- Saturday, Sunday and Public Holidays 6.00am – 7.00pm.

Bunnings signage upon the main façade of the building facing South Arm Highway is proposed as part of the development and a single Pylon Sign is proposed adjacent the entrance from the South Arm Highway. The sign would be 12m in height and have a width of 4.4m. No details of illumination have been submitted. Internal directional signage is also proposed as part of the development.

A new signalised intersection with the South Arm Highway is also proposed as part of the development. The key features of this intersection are traffic lights to control turning movements to and from the site, the purpose of which is to ensure efficient access to and from the site without having a detrimental impact on free flowing traffic on South Arm Highway and the development of a left turn lane from South Arm Highway at the intersection.

The left turn lane is an addition to the previously approved development application, in response to traffic conflicts associated with the recently completed Glenorchy store and an outcome of consultation between Bunnings and the Department of State Growth.

#### 4. PLANNING ASSESSMENT

##### 4.1. Determining Applications [Section 8.10]

*“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:*

- (a) all applicable standards and requirements in this planning scheme; and*
  - (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*
- but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.*

Reference to these principles is contained in the discussion below.

##### 4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the Light Industrial Zone with the exception of the following.

##### Light Industrial Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
24.3.1 A1	Hours of operation	Hours of operation of a use within 100m of a residential zone must be within: (a) 7.00am to 7.00pm Mondays to Fridays inclusive; (b) 9.00am to 5.00pm Saturdays; (c) nil Sundays and Public Holidays. except for office and administrative tasks.	Proposed hours of operation of: 6.00am to 10.00pm Monday to Friday and 6.00am to 7.00pm on Saturday, Sunday and public holidays. Hours of operation include commercial vehicle movements.

The proposed variation can be supported pursuant to the following Performance Criteria for the following reasons.

Performance Criterion	Comment
<i>P1 - Hours of operation of a use within 100m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</i>	<p>The operating hours proposed by this application are consistent with the hours of the previously approved development and commercial vehicle movements would be limited to the specified hours - a relevant condition (above) should be included on any permit reflecting this.</p> <p>The noise assessment submitted in support of the proposal concludes that the predicted noise levels would be below the permissible noise levels of 40dB(A), which would also be well below the measured evening ambient and background noise levels in the area.</p> <p>The likely impact of the proposed operating hours upon neighbouring residential development to the south would therefore be low.</p>

### Light Industrial Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
24.4.1 A1	Building height	Building height must be no more than: 9m.	Proposed building height of 9.5m.

The proposed variation can be supported pursuant to the following Performance Criteria for the following reasons.



*“P1 – Building height must satisfy all of the following:*

<b>Performance Criterion</b>	<b>Comment</b>
<i>(a) be consistent with any Desired Future Character Statements provided for the area;</i>	<p>The Desired Future Character Statements for Mornington relate to lot sizes, flexibility of land and building use, high levels of amenity including landscaping and provision of appropriate parking.</p> <p>The proposal is consistent with the relevant Desired Future Character Statements in that the proposal would ensure that a high level of streetscape amenity be retained for the area and that employee and customer parking solutions would be provided within the boundaries of the lot.</p>
<i>(b) be compatible with the scale of nearby buildings;</i>	<p>The main part of the building would be clad using concrete tilt up panels in white, with the main entrance glazed and decorated using cream lattice. Such colours and construction materials would be consistent with the streetscape, which generally does not present towards the highway.</p> <p>On this basis and given the speed of passing traffic, the scale of the building is appropriate and would be softened by the partial landscaping of the site.</p>
<i>(c) not unreasonably overshadow adjacent public space;</i>	The proposed development does not adjoin public space.
<i>(d) allow for a transition in height between adjoining buildings, where appropriate;</i>	The proposed building would be consistent in scale and height with nearby industrial development and would have significant setbacks from all property boundaries.
<i>(e) Buildings exceeding 15m must demonstrate suitability to the site in terms of the following: (described by (i) to (viii) of this clause inclusive)”.</i>	Not applicable to this proposal, as the building would not exceed 15m.

**Light Industrial Zone**

Clause	Standard	Acceptable Solution (Extract)	Proposed
24.4.3 A1	Design	<p>Building design must comply with all of the following:</p> <p>b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front facade no less than 40% of the surface area of the ground floor level facade ;</p> <p>c) for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front facade and facades facing other public spaces is not greater than 50% of the length of the facade;</p>	The proposed building would have less than 40% of the surface area of the main facade as glazing.

The proposed variation can be supported pursuant to the following Performance Criteria for the following reasons.

*“P1 – Building design must enhance the streetscape by satisfying all of the following:*

Performance Criterion	Comment
<i>(a) provide the main access to the building in a way that is visible from the street or other public space boundary;</i>	The proposed development and pedestrian access to the building would be oriented towards the South Arm Highway and towards the main car park accessed from this public space.
<i>(b) provide windows in the front facade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</i>	South Arm Highway is a high speed traffic environment and the proposed building would be well setback from the boundary with that space. Nonetheless, passive surveillance is provided for by vehicular and pedestrian movements to and from the site and the main building.

<p>(c) <i>treat very large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</i></p>	<p>The building walls would be decorated with the Bunnings corporate colours, name and logo, consistent with both this requirement and the original approval granted by Council. (It is noted that the Public Art Code under the Scheme does not apply to development within the Light Industrial Zone).</p>
<p>(d) <i>ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is limited when viewed from the street;</i>  (e) <i>ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact;</i></p>	<p>The proposed screening and landscaping associated with the development and combined with the change in ground level when viewed from the highway, would ensure that views of any mechanical plant and equipment and rooftop plant would be limited.</p>
<p>(f) <i>only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</i></p>	<p>Shutters are proposed for the development for security purposes and their location is consistent with the original approval.</p>
<p>(g) <i>be consistent with any Desired Future Character Statements provided for the area;</i></p>	<p>As noted above, it is considered that the proposal is consistent with the Desired Future Character Statements for Mornington.</p>
<p>(h) <i>walls are clad in muted tones unless they cannot be seen from a street or another public place”.</i></p>	<p>The proposed building would be clad using the Bunnings corporate colours and logo – being painted concrete and coated steel cladding. Such finish is consistent with the range of colours and tones in the surrounding industrial area at Mornington.</p>

**Light Industrial Zone**

Clause	Standard	Acceptable Solution (Extract)	Proposed
24.4.4 A1	Passive surveillance	Building design must comply with all of the following: b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front facade which amount to no less than 20% of the surface area of the ground floor level facade.	The proposed building would have less than 20% of the surface area of the main facade fronting the highway and the proposed car park as windows and door openings.

The proposed variation can be supported pursuant to the following Performance Criteria for the following reasons.

*“P1 – Building design must provide for passive surveillance of public spaces by satisfying all of the following:*

Performance Criterion	Comment
<i>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</i>	As noted, the proposed development would be oriented towards the South Arm Highway and towards the main car park accessed from this public space, thus satisfying this part of the performance criterion.
<i>(b) locate windows to adequately overlook the street and adjoining public spaces;</i>	South Arm Highway is a high speed traffic environment and the proposed building would be well setback from the boundary with that space. Nonetheless, passive surveillance is provided for by vehicular and pedestrian movements to and from the site and the main building and therefore satisfies the performance criterion.
<i>(c) incorporate windows and doors for ground floor offices to look upon public access to the building;</i>	Offices for staff are provided within the first floor mezzanine over the café/DYI at the western part of the store. This would provide for visibility of public access areas, as required.

(d) <i>locate external lighting to illuminate any entrapment spaces around the building site;</i>	External lighting for security purposes is proposed as part of the development, as required by this part of the performance criterion. Appropriate conditions have been included to reflect the lighting requirements also.
(e) <i>design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces;</i>	The proposed car park would be visible from the highway, is open and located to the front of the store – thus providing for passive surveillance.
(f) <i>provide for sight lines to other buildings and public spaces”.</i>	Passive surveillance of adjacent properties would be enabled by the proposal, in that sight lines between the subject development and the adjacent South Arm Highway (being the nearest public space) would not be unreasonably compromised.

The proposal meets the Scheme’s relevant Acceptable Solutions of the Potentially Contaminated Land, Road and Railway Assets, Signs, Parking and Access and Stormwater Management Codes with the exception of the following.

#### Potentially Contaminated Land Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E2.5 A1	Use Standards	The Director, or a person approved by the Director for the purpose of this Code: a) certifies that the land is suitable for the intended use; or b) approves a plan to manage contamination and associated risk to human health or the environment that will ensure the land is suitable for the intended use.	Development of land as determined as appropriate for the proposed use, in accordance with detailed environmental site assessment.

The proposed variation can be supported pursuant to the following Performance Criteria for the following reasons.

*“P1 - Land is suitable for the intended use, having regard to:*

<b>Performance Criterion</b>	<b>Comment</b>
<i>(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or</i>	<p>A detailed environmental site assessment was undertaken by the proponent as part of the development of the proposal, which concludes that there is no evidence of site contamination that would preclude the use proposed.</p> <p>The assessment concludes that there is no detectable soil contamination on the site, at the sampling locations and further investigations and consultation with the Environment Protection Authority has confirmed that the site is not registered by the Contaminated Sites Unit or located adjacent any registered sites; and</p> <p>Whilst there is no identified contamination risk, an appropriate condition should be included on any permit granted requiring the preparation of a detailed environmental management plan as part of the site works.</p> <p>The subject property (and proposal) is therefore considered as appropriate in terms of this requirement of the Scheme.</p>
<i>(b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or</i>	Not applicable.

<p>(c) <i>a plan to manage contamination and associated risk to human health or the environment that includes:</i></p> <p>(i) <i>an environmental site assessment;</i></p> <p>(ii) <i>any specific remediation and protection measures required to be implemented before any use commences; and</i></p> <p>(iii) <i>a statement that the land is suitable for the intended use”.</i></p>	Not applicable.
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### Potentially Contaminated Land Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E2.6.2 A1	Excavation	No acceptable solution.	Excavation of land for the purposes of the development, to the rear of the site.

The proposed variation can be supported pursuant to the following Performance Criteria for the following reasons.

*“P1 - Excavation does not adversely impact on health and the environment, having regard to:*

Performance Criterion	Comment
<p>(a) <i>an environmental site assessment that demonstrates there is no evidence the land is contaminated; or</i></p>	<p>As noted above, a detailed environmental site assessment has been prepared that demonstrates to the satisfaction of Council’s Senior Environmental Health Officer that the subject land is appropriate for the proposed use. An appropriate condition should be included, also as noted, on any permit granted requiring the preparation of a detailed environmental management plan as part of the site works.</p>

<p>(b) <i>a plan to manage contamination and associated risk to human health and the environment that includes:</i></p> <p>(i) <i>an environmental site assessment;</i></p> <p>(ii) <i>any specific remediation and protection measures required to be implemented before excavation commences; and</i></p> <p>(iii) <i>a statement that the excavation does not adversely impact on human health or the environment”.</i></p>	Not applicable.
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### Road and Railway Assets Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E5.5.1 A2	Existing road accesses and junctions	The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	It is estimated by the submitted traffic impact assessment that the development would generate an increase of approximately 272 vehicle movements in a weekday AM peak hour, 379 movements in a weekday PM peak hour and approximately 748 movements in a Saturday peak hour.

The proposed variation can be supported pursuant to the following Performance Criteria for the following reasons.

*“P1 - Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of more than 60km/h must be safe and not unreasonably impact on the efficiency of the road, having regard to:*



<b>Performance Criterion</b>	<b>Comment</b>
<i>(a) the increase in traffic caused by the use;</i>	There would be a significant increase in traffic associated with the proposal, however, traffic management techniques have been provided for.
<i>(b) the nature of the traffic generated by the use;</i>	The nature of the anticipated traffic generation has been described in detail by the submitted TIA.
<i>(c) the nature and efficiency of the access or the junction;</i>	The substantial intersection upgrade proposed has been designed by the proponent in conjunction with the DSG to reflect the requirements of both the proponent and the road authority and to provide for the efficiency of the road network in the vicinity of the site.
<i>(d) the nature and category of the road;</i>	The South Arm Highway is a Category 3 Regional Access Road, as defined by DSG.
<i>(e) the speed limit and traffic flow of the road;</i>	The speed limit on the South Arm Highway in the vicinity of the site is 80km/h.
<i>(f) any alternative access to a road;</i>	There is no alternative access possible.
<i>(g) the need for the use;</i>	The use is a discretionary use within the zone.
<i>(h) any traffic impact assessment; and</i>	Council's Asset Management Group support the recommendations and approach of the submitted TIA and the DSG, for the required access works, and appropriate conditions have been prepared on this basis.

<p>(i) <i>any written advice received from the road authority”.</i></p>	<p>The Department of State Growth (DSG) supports the proposed development in that the performance criteria described above can be achieved through the construction of a left turn facility, appropriate surface treatments and partial signalisation of the upgraded access junction to the site, in accordance with the recommendations of the submitted Traffic Impact Assessment (TIA).</p> <p>The intersection upgrade works must be required prior to the use commencing, as a condition of any planning permit granted by Council. Appropriate conditions have been included above to reflect this.</p>
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### Stormwater Management Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E7.7.1 A2	Stormwater drainage and disposal	<p>A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply:</p> <ul style="list-style-type: none"> <li>(a) the size of new impervious area is more than 600 m<sup>2</sup>;</li> <li>(b) new car parking is provided for more than 6 cars;</li> <li>(c) a subdivision is for more than 5 lots.</li> </ul>	New car parking is to be provided for 280 vehicles.

The proposed variation can be supported pursuant to the following Performance Criteria for the following reasons.

Performance Criterion	Comment
<i>“P1 - A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so”.</i>	<p>A concept stormwater system design was provided as part of the assessment of this application, to confirm that the site and proposed development were capable of achieving consistency with the requirements of this performance criterion.</p> <p>Council’s engineers are satisfied that with the inclusion of appropriate conditions as provided for by the recommendation, above, that the proposal is able to achieve the targets outlined by the State Stormwater Strategy 2010.</p>

## 5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and no representations were received.

## 6. EXTERNAL REFERRALS

The proposal was referred to both TasWater and the Department of State Growth (DSG), both of which have provided a number of conditions to be included on the planning permit if granted.

## 7. STATE POLICIES AND ACT OBJECTIVES

**7.1.** The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

**7.2.** The proposal is consistent with the objectives of Schedule 1 of LUPAA.

## 8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council’s adopted Strategic Plan 2010-2015 or any other relevant Council Policy.

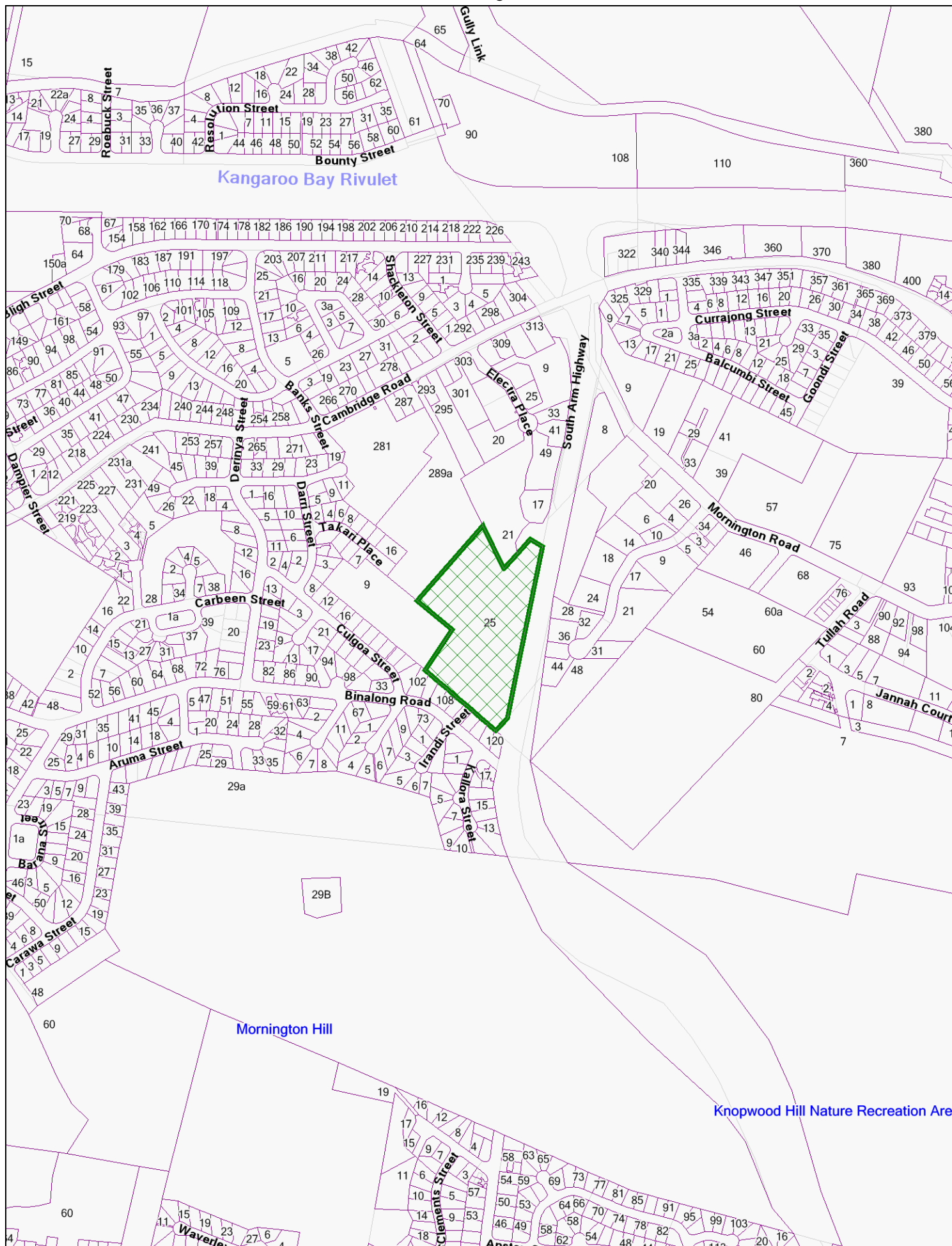
**9. CONCLUSION**

The proposal is for the development of a Specialist/Bulky Goods Store at 25 South Arm Highway, Mornington. It is considered that the proposed development is consistent with the relevant requirements of the Scheme and with the inclusion of conditions is recommended for approval.

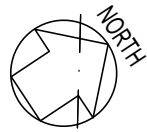
Attachments: 1. Location Plan (1)  
2. Proposal Plan (5)  
3. Site Photo (1)

Ross Lovell  
**MANAGER CITY PLANNING**

# Clarence City Council



**Disclaimer:** This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Wednesday, 9 March 2016 **Scale:** 1:8,436 @A4



BINALONG ROAD

# SITE PLAN



sustainablethinking

LN15369-L02.DWG

REV. 2

BUILDING  
MATERIALS  
AND  
LANDSCAPE  
YARD

TIMBER  
TRADE  
SALES

MAIN  
WAREHOUSE

GOODS INWARD YARD

GOODS  
INWARDS

BAGGED  
GOODS

CAFE

OUTDOOR  
NURSERY

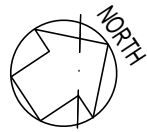
MAIN  
ENTRY

GARDEN  
CENTRE  
ENTRY

SOUTH ARM HIGHWAY

SITE PLAN  
SCALE 1:1000 @ A3



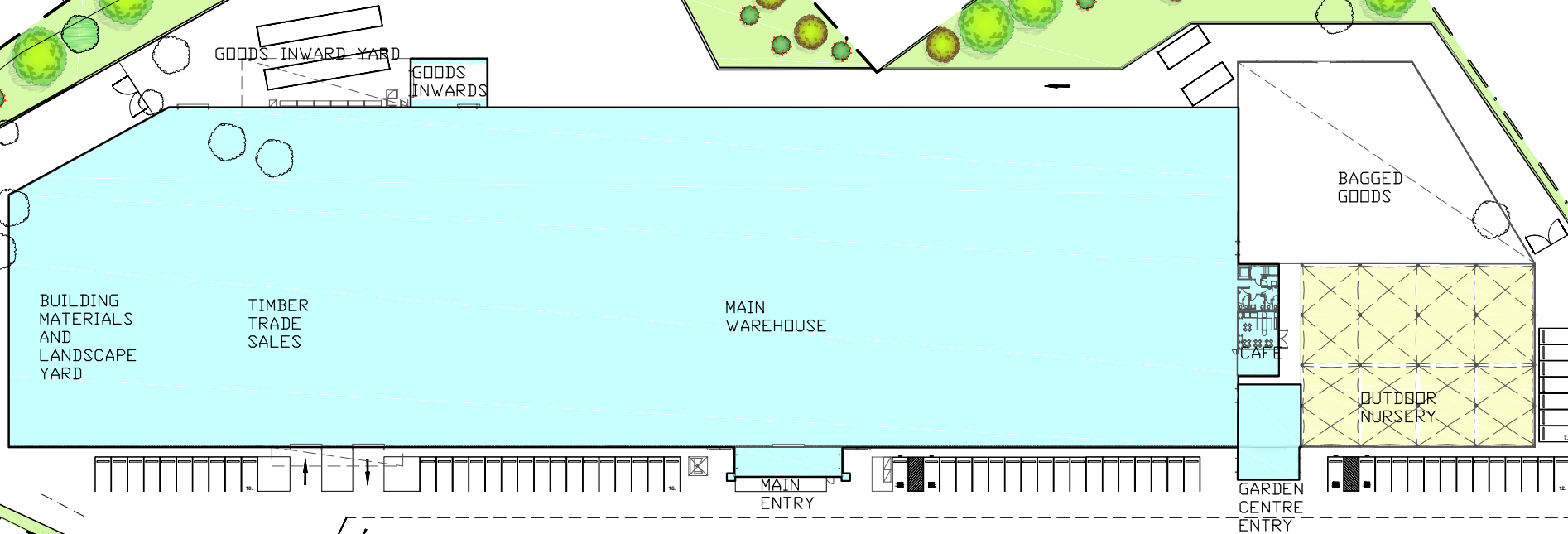


BINALONG ROAD

# LANDSCAPE CONCEPT PLAN



REV. 3  
LN15369-L01.DWG



LOMANDRA LONGIFOLIA  
- 0.7-1M WIDTH  
- 0.5M HEIGHT



LAWN - VAN DIEMEN  
- LOW MAINTENANCE  
WATER WISE



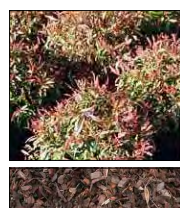
GLEDITSIA SANDEMASTER  
- 6M+ WIDTH  
- 8M+ HEIGHT



GRASSED BATTER



EUCALYPTUS FORRESTIANA  
- 3-5M WIDTH



AGONIS FLEXUOSA 'AFTER DARK'  
- 4M WIDTH  
- 6M HEIGHT



LOOSE BARK, WOODCHIP  
MULCH



EXISTING FOLIAGE

EXISTING FOLIAGE TO  
BE REMOVED

CALLISTEMON PALLIDUS  
'STUDENTS FLORA'  
- 2.5M WIDTH  
- 4.0M HEIGHT

DIANELLA TASMANICA  
- 0.5-2.0M WIDTH  
- 0.5-2.0M HEIGHT

KEEP CLEAR

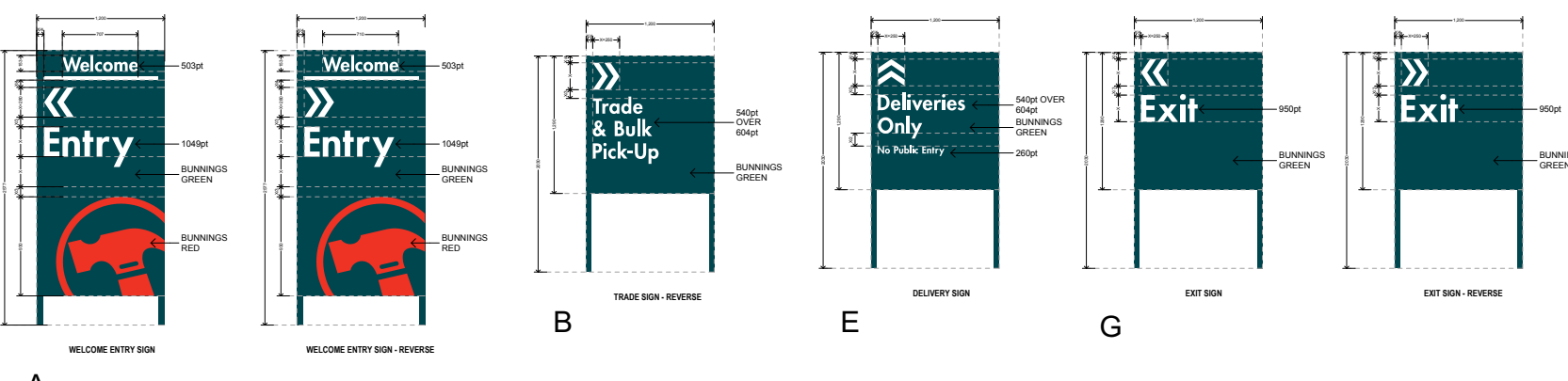
LANDSCAPE CONCEPT PLAN  
SCALE 1:1000 @ A3



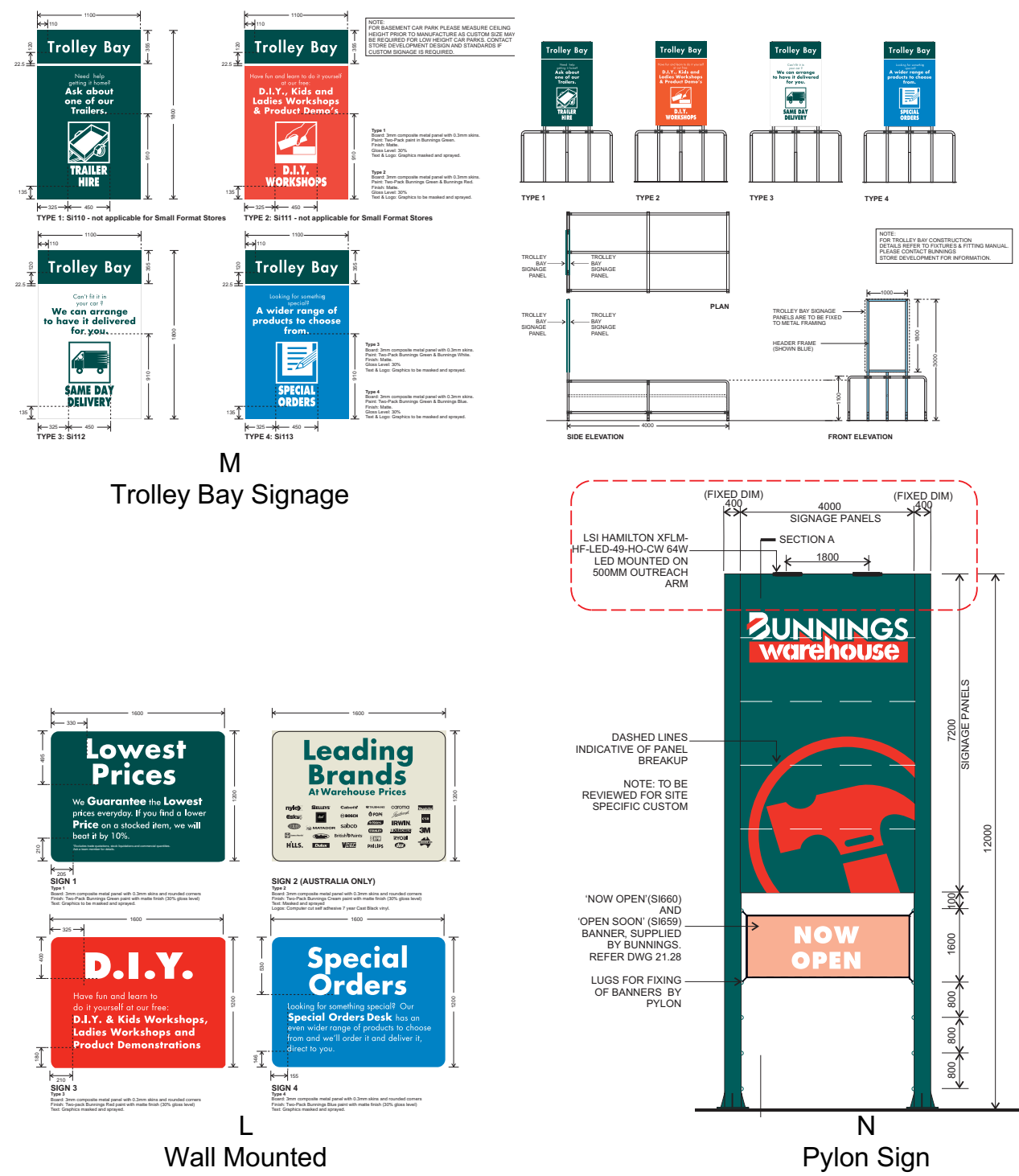


PROPOSED SITE PLAN  
SCALE: 1:700 @ A1

Area Analysis	
	Proposed
Main Warehouse	7,440.70
Main Entry	78.20
<b>Warehouse Area</b>	<b>7,518.90</b>
Outdoor Nursery	1,088.30
Bagged Goods Canopy (Nursery)	1,386.90
<b>Nursery Area</b>	<b>2,475.20</b>
Timber Trade Sales	1,977.12
Building Materials & Landscape Yard	1,202.30
<b>Timber Trade Yard</b>	<b>3,179.42</b>
<b>Total Retail Area</b>	<b>13,173.52</b>
Offices	268.34
<b>Total Area</b>	<b>13,441.86</b>
Standard Carparks	280
Disabled Carparks	4
Trailer Bays	4
<b>Total Site Carparks</b>	<b>288</b>
Trolley Bays	4
<b>Total Land</b>	<b>(m²) 43,336.00</b>



OFFICE LAYOUT ABOVE



ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE  
PRIOR TO MANUFACTURE AND CONSTRUCTION

## STORE TYPE LARGE

# FOR COUNCIL APPROVAL

17/02/16	C	ADJUSTED THE RETAINING WALL TO SUIT OUR BOUNDARY LINE LEFT SLIP LANE ADJUSTED IN EXTERNAL TRAFFIC ROADWORKS.	KH
21/01/16	B	BUILDING MATERIALS AND LANDSCAPE YARD ENCLOSED.	JP
31/12/15	A	STORE INCREASED TO LARGER SIZE INCLUDING FIRE SPRINKLER ROOM & WATER TANK RELOCATED. GOODS INWARDS AREA ENLARGED, CAR PARK LANEWAY NARROWED, INCREASED NUMBER OF CAR PARKS, 10M SWING GATE TO G.I AREA	JP
01/11/14	-	INITIAL TOWN PLANNING DOCUMENTATION FOR COUNCIL APPROVAL.	MB

DATE: REV: AMENDMENT: DWN:



CAPEX APPROVED	
DRAWING NO:	CAPEX NO:
DATE ISSUED:	
ISSUED FOR CAPEX FEASIBILITY	
DATE ISSUED :	DRAWING NO:
PROJECT NAME	SERIES SIZE
<b>MORNINGTON</b>	<b>7000</b>
PROJECT ADDRESS	
<b>SOUTH ARM HWY MORNINGTON TAS</b>	
STORE NUMBER	STORE TYPE
	<b>LARGE</b>

DRAWING PHASE:			
<b>TOWN PLANNING</b>			
DRAWING TITLE:			
<b>PROPOSED SITE PLAN</b>			
PLOT DATE: 16/02/2016 9:42 AM			
CHECKED BY:			
DRAWN: KH	PROJECT NORTH	DRAWING NO:	REVISION:
SCALE: AS SHOWN		<b>SP0_01</b>	<b>C</b>
DATE: 18/06/2013			











**25 South Arm Highway, MORNINGTON**



**Existing service road, viewed looking west to subject property**



**Site viewed from existing service road, viewed northwest**



**Subject property and existing brickworks, viewed looking east**



**Subject property and existing brickworks, viewed looking northwest**