

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 livestreamed, audio-visually recorded and published to Council’s website.

CLARENCE CITY COUNCIL (PLANNING AUTHORITY) MEETING**MONDAY 7 JUNE 2021****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 LIVE STREAMED, AUDIO-VISUALLY RECORDED AND PUBLISHED TO COUNCIL’S WEBSITE

1. APOLOGIES

Ald Ewington (Leave of Absence)

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 Monday prior to the Meeting

3.1 DEVELOPMENT APPLICATION PDPLANPMTD-2021/017615 – 4A BOUNTY STREET, WARRANE - ADDITIONAL BUILDING TO EXISTING TASTAFE CAMPUS**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for an additional building to the existing TasTAFE Campus at 4A Bounty Street, Warrane.

RELATION TO PLANNING PROVISIONS

The land is zoned Community Purpose and subject to the Landslide, Road and Railway Assets, Parking and Access, Stormwater Management, Waterway and Coastal Protection and Natural Assets 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 expires with the written consent of the applicant on 9 June 2021.

CONSULTATION

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

RECOMMENDATION:

- A. That the development application for an additional building to the existing TasTAFE Campus at 4A Bounty Street, Warrane (CI Ref PDPLANPMTD-2021/017615) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
 2. GEN AM7 – OUTDOOR LIGHTING.
 3. Commercial vehicle movements (including loading and unloading and garbage removal) to or from the site must be within the hours of:
 - (a) 7:00am to 6:00pm Mondays to Fridays inclusive;
 - (b) 9:00am to 5:00pm Saturdays; and
 - (c) 10.00am to 12noon Sundays and public holidays.
 4. LAND 1A – LANDSCAPE PLAN.

5. ENG A5 – SEALED CARPARKING.
 6. ENG M1 – DESIGNS DA. Delete dot points ‘access arrangements’ and ‘service upgrades or relocations’.
 7. ENG S3B – WATER SENSITIVE URBAN DESIGN PRINCIPLES.
 8. The development must meet all required Conditions of Approval specified by TasWater notice, dated 20 April 2021 (TWDA 2021/00482-CCC).
- 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.

ASSOCIATED REPORT

1. BACKGROUND

A series of planning permits have been granted for the site. Those of most relevance and granted most recently include:

- D-2009/466, approved on 21 January 2010 for an addition to the main TAFE building;
- D-2009/120, approved on 20 May 2009 for the reconfiguration of classrooms and associated alterations;
- D-2008/321, approved on 19 September 2008 for a fenced vehicle enclosure;
- D-2008/103, approved on 21 April 2008 for garage and shelter structures; and
- D-2006/195, approved on 28 August 2006 for a shade area.

2. STATUTORY IMPLICATIONS

- 2.1. The land is zoned Community Purpose under the Scheme.

- 2.2.** The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme.
- 2.3.** The relevant parts of the Planning Scheme are:
- Section 8.10 – Determining Applications;
 - Section 10 – Community Purpose Zone;
 - Section E5.0 – Road and Railway Assets Code;
 - Section E6.0 – Parking and Access Code; and
 - Section E7.0 – Stormwater Management 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 site is a 15.09ha ordinary lot with access and frontage to Bounty Street, and supports the existing TasTAFE campus. The site is accessed from an internal access road to Bounty Street, and bounded by the Flagstaff Gully Link Road to the North and Flagstaff Gully Road in part to the west.

The site operates between 8am and 8pm on weekdays and on weekends from 10am to 4pm. A total of 432 car parking spaces exist on the site at present throughout the campus. A total of 21 dedicated motorcycle spaces and 9 accessible parking spaces also exist.

The site of the development is generally level, is screened from both nearby roads by existing mature woodland, and is serviced. It is to the west of an existing parking area to the rear (north) of the main campus buildings. Established residential development exists to the northwest, west and south of the site. The location of the site is shown in the Attachments.

3.2. The Proposal

The proposal is to develop an additional building to the existing TasTAFE Campus at the site. The proposed building is described as a “Trades and Water Centre of Excellence” which would provide for a maximum of 34 staff and 140 students over two floors, with offices, teaching rooms and workshops. It would incorporate building and construction, plumbing and water, refrigeration and air conditioning, and smart buildings technologies, along with access to upskilling in renewables and hydrogen technologies.

It is proposed that the development would rely upon the existing on-site parking, as described above. It is proposed to construct a new internal loop driveway to the west of the building, to provide access from the existing access road.

The building would be 15.06m above natural ground level at its highest point, and would be setback 49.17m from the eastern property boundary and 59.07m from the northwestern boundary. It would have a footprint of 2,950m² and would be connected to existing infrastructure that services the site. The application was accompanied by a lighting plan, noise assessment, traffic impact assessment and concept services report. The proposal plans are provided in the Attachments.

4. PLANNING ASSESSMENT

4.1. Compliance with Applicable Standards {Section 7.5}

7.5.1 A use or development must comply with each applicable standard in a zone, specific area plan or code.

7.5.3 Compliance for the purposes of subclause 7.5.1 consists of complying with the acceptable solution or the performance criterion for that standard.

4.2. 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.*

References to these principles are contained in the discussion below.

4.3. Compliance with Zone and Codes

The proposal meets the Scheme's relevant Acceptable Solutions of the Community Purpose Zone and Road and Railway Assets, Parking and Access and Stormwater Management Codes with the exception of the following.

Community Purpose Zone

- **Clause 17.3.3 (A1), External lighting** – the proposal includes external lighting for the proposed access and manoeuvring areas within 50m of the General Residential Zone to the west of the site. The applicant proposes that these areas would be illuminated from 6am to 11pm, which does not comply with the hours of 6am to 9pm prescribed by the acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of the Clause 17.3.3 as follows:

| Clause | Performance Criteria | Assessment |
|-----------|---|--|
| 17.3.3 P1 | <p>External lighting, other than flood lighting of sport and recreation facilities, within 50 m of a residential zone must not adversely affect the amenity of adjoining residential areas, having regard to all of the following:</p> <p>a) level of illumination and duration of lighting;</p> <p>b) distance to habitable rooms in adjacent dwellings.</p> | <p>See below assessment.</p> <p>A lighting plan was submitted in support of the proposal. This plan includes a luminaire schedule, and it includes assessment against the relevant Australian Standards for amenity within residential areas. On the basis of the provided plan and brightness schedule (which includes consideration of baffling of lighting and separation distances), it is considered that residential amenity would not be adversely affected in relation to the nature and duration of the lighting proposed.</p> <p>The lighting would be separated from existing dwellings by an appropriate distance and additionally screened by existing vegetation within the boundaries of the site. For this and the reasons discussed above it is considered that the tests of this performance criteria are met.</p> |

Community Purpose Zone

- **Clause 17.4.1 (A1), Building height** – the proposal is for a building with a height of 15.06m, which does not comply with the 10m height limit prescribed by the acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of Clause 17.4.1 as follows:

| Clause | Performance Criteria | Assessment |
|-----------|---|--|
| 17.4.1 P1 | <p>Building height must satisfy all of the following:</p> <p>a) be consistent with any Desired Future Character Statements provided for the area;</p> | <p>See below assessment.</p> <p>There are no Desired Future Character Statements applicable to the site.</p> |

| | | |
|--|--|---|
| | <p>b) be compatible with the scale of nearby buildings;</p> <p>c) not unreasonably overshadow adjacent public space;</p> <p>d) provide for a transition in height between adjoining buildings;</p> | <p>The proposed building is comparable to the height of existing buildings located within the boundaries of the site, in that while this would exceed the height of those buildings adjacent, it would, when viewed from nearby public places including Bounty Street and Flagstaff Gully Road, be visually comparable given the gradient of the site.</p> <p>The proposal includes diagrams to illustrate the likely extent of overshadowing to occur as a result of the proposal, which satisfactorily demonstrate that there would be no overshadowing of public spaces.</p> <p>The proposal is for a separate building, accessed via a loop road and separated by a distance of approximately 40m from the existing campus buildings to the south. This would provide for an appropriate and reasonable transition in height from the adjacent buildings on site.</p> |
|--|--|---|

Community Purpose Zone

- **Clause 17.4.3 (A1), Design** – the proposal does not meet the design elements prescribed by the acceptable solution, which includes specific glazing and accessibility requirements from public areas.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of Clause 17.4.3 as follows:

| Clause | Performance Criteria | Assessment |
|-----------|--|--|
| 17.4.3 P1 | <p>Building design must enhance the streetscape by satisfying all of the following:</p> <p>a) provide the main access to the building in a way that addresses the street or other public space boundary;</p> | <p>See below assessment.</p> <p>The building entrance would be clearly visible from the proposed access loop road, and while not visible from or required to address Bounty Street or the site boundary, the main entrance would address the access road. It would not conflict with the existing campus layout and there are no adjacent public spaces relevant to this assessment.</p> |

| | | |
|--|---|--|
| | <p>b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p> <p>c) treat 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;</p> <p>d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</p> <p>e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</p> <p>f) not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</p> <p>g) only provide shutters where essential for the security of the premises and other alternatives for ensuring security are not feasible;</p> <p>h) be consistent with any Desired Future Character Statements provided for the area.</p> | <p>Windows proposed for both the southern and eastern elevations would provide for passive surveillance as required, together with windows on the front façade, facing the access road.</p> <p>The proposal includes detailing and architectural features incorporating skylights, roller door access and sections of polycarbonate panelling at ground level to provide for visual interest, when viewed from the internal access road.</p> <p>All mechanical plant and infrastructure would be contained within the building.</p> <p>There would be no externally visible roof top infrastructure as part of the proposal.</p> <p>The proposal does not propose awnings.</p> <p>Shutters are proposed only for loading bay doors, for security purposes associated with the development.</p> <p>Not applicable, in that there no Desired Future Character Statements applicable to the site.</p> |
|--|---|--|

Community Purpose Zone

- **Clause 17.4.4 (A1), Passive surveillance** – the proposal does not provide the required glazing at ground floor level or address certain passive surveillance criteria prescribed by the acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of Clause 17.4.4 as follows:

| Clause | Performance Criteria | Assessment |
|-----------|--|---|
| 17.4.4 P1 | <p>Buildings design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <ul style="list-style-type: none"> (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locate windows to adequately overlook the street and adjoining public spaces; (c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa; (d) locate external lighting to illuminate any entrapment spaces around the building site; (e) provide external lighting to illuminate car parking areas and pathways; (f) 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; (g) provide for sight lines to other buildings and public spaces. | <p>See below assessment.</p> <p>The proposed entrance would be clearly visible from the proposed access loop road, and while not visible from (or required to) address the street or boundary, it would actively engage with the existing access and campus layout.</p> <p>Windows proposed for both the southern and eastern elevations would provide for passive surveillance as required, together with windows on the front façade, facing the access road.</p> <p>Not applicable, in that the development is not for ground floor retail.</p> <p>External lighting is proposed to provide for security access with pedestrian and vehicular access to the site.</p> <p>Existing parking areas upon which the proposed building will rely are externally illuminated for security purposes.</p> <p>There are no new public spaces proposed as part of the development, or that would be compromised by the location of the building.</p> <p>The proposal would provide for clear sight lines between the new building and existing adjacent buildings to the south of the site.</p> |

Community Purpose Zone

- **Clause 17.4.5 (A1), Landscaping** – the development does not propose landscaping of the frontage, as prescribed by the acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of Clause 17.4.5 as follows:

| Clause | Performance Criteria | Assessment |
|-----------|---|--|
| 17.4.5 P1 | <p>Landscaping must be provided to satisfy all of the following:</p> <ul style="list-style-type: none"> a) enhance the appearance of the development; b) provide a range of plant height and forms to create diversity, interest and amenity; c) not create concealed entrapment spaces; d) be consistent with any Desired Future Character Statements provided for the area. | <p>See below assessment.</p> <p>A landscaping plan was included as part of the plans, which proposes landscaping of the area between the building and the frontage to the access road. This plan shows an appropriate combination of species, to provide for diversity and amenity as required.</p> <p>It would not create entrapment spaces, and there are no Desired Future Character Statements relevant to the zone.</p> <p>It is appropriate to include a condition as part of a planning permit, if granted, to ensure that a detailed landscaping plan is provided, and developed to a standard satisfactory to Council. Such a condition has been included in the recommended conditions, above.</p> |

Road and Railway Assets Code

- **Clause E5.5.1 (A1), Existing road accesses and junctions** – the proposal is anticipated to generate 127 vehicular movements in total during the day, which exceeds the 40 movements prescribed by the acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of the Clause E5.5.1 as follows:

| Clause | Performance Criteria | Assessment |
|-----------|---|---|
| E5.5.1 P1 | <p>Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> a) the increase in traffic caused by the use; b) the nature of the traffic generated by the use; c) the nature and efficiency of the access or the junction; d) the nature and category of the road; e) the speed limit and traffic flow of the road; f) any alternative access to a road; g) the need for the use; h) any traffic impact assessment; and i) any written advice received from the road authority. | <p>See below assessment.</p> <p>The existing access to the TasTAFE Campus would experience an increase in movements, however the supporting traffic impact assessment (TIA) provided as part of the application concludes that the generated traffic is not likely to impact the safety or operation of the surrounding road network. Council's engineers support this position.</p> <p>It is likely that the development would generate primarily light vehicle activity, for which the road network has been designed to cater.</p> <p>Council's engineers consider that the existing access and nearby existing intersection would not be compromised by the proposal.</p> <p>It is considered that the road network at this location has sufficient capacity to absorb the additional movements without compromise to the existing road function.</p> <p>The roads in the vicinity of the site have speed limits ranging from 40 km/h to 50 km/h. Council's engineers consider that the proposed movements would not compromise traffic flows in the related area.</p> <p>There is no alternative access available.</p> <p>The proposed development is associated with the existing, established TasTAFE Campus.</p> <p>Council's engineers have assessed the TIA submitted and are satisfied with the conclusions, and that the proposed development satisfies this performance criterion.</p> |

Parking and Access Code

- **Clause E6.7.3 (A1), Vehicle passing areas along an access** – the proposal is for the development of a loop road for access to the new building, which would exceed the 30m length prescribed by the acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of Clause E6.7.1 as follows:

| Clause | Performance Criteria | Assessment |
|-----------|---|--|
| E6.7.3 P1 | <p>Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following:</p> <ul style="list-style-type: none"> a) avoidance of conflicts between users including vehicles, cyclists and pedestrians; b) avoidance of unreasonable interference with the flow of traffic on adjoining roads; c) suitability for the type and volume of traffic likely to be generated by the use or development; d) ease of accessibility and recognition for users. | <p>See below assessment.</p> <p>The proposed loop road is a separate access for drop off / pick up associated with the new building, and being a loop would limit risk of conflict.</p> <p>The proposed internal access road would be off the existing internal access road, and therefore not compromise traffic on adjoining Bounty Street.</p> <p>The TIA submitted in support of the proposal together with Council's engineers conclude that the proposed access arrangement is suitable for the proposed use / development. It is noted that the number of existing parking spaces on the site at 432 spaces is well in excess of the minimum required of 109 spaces.</p> <p>There is sufficient area for clear visibility, to ensure efficiency of vehicles entering and exiting the site, as required by this performance criterion.</p> |

Stormwater Management Code

- **Clause E7.7.1 (A1), Stormwater drainage and disposal** – the proposal is would have a footprint of 2,950m², which exceeds the 600m² proposed for a new impervious area prescribed by the acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of Clause E7.7.1 as follows:

| Clause | Performance Criteria | Assessment |
|-----------|---|---|
| E7.7.1 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. | A concept servicing report was submitted in support of the proposal. It concludes that the proposed development drainage design is able to be readily absorbed by the existing stormwater infrastructure that services the site, and together with appropriate engineering conditions Council's engineers are satisfied that the development would meet the requirements of this performance criterion. |

5. REPRESENTATION ISSUES

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

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, which has 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 or any other relevant Council policy.

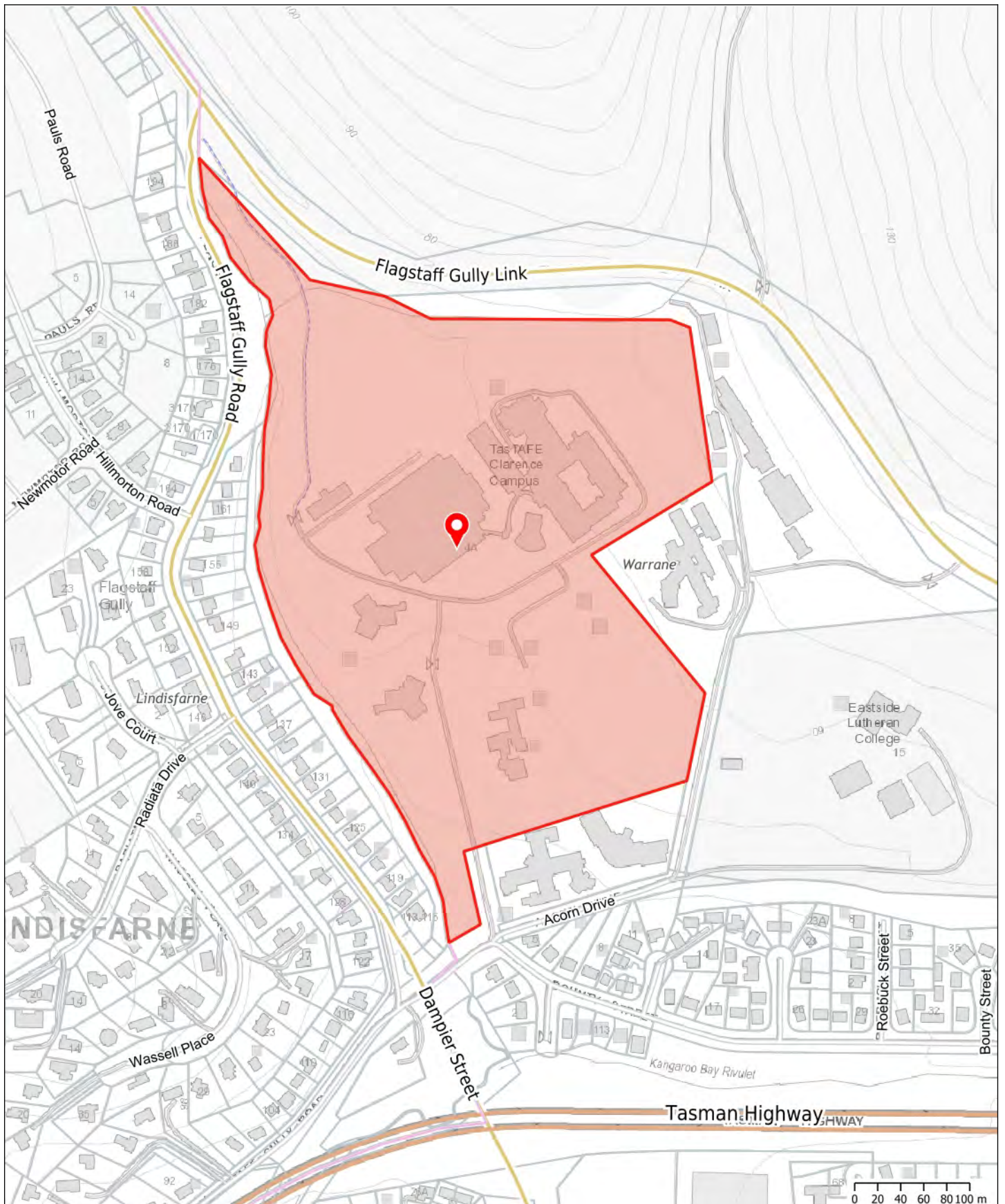
9. CONCLUSION

The proposal is for the development of an additional building to the existing TasTAFE Campus at 4A Bounty Street, Warrane. The proposal satisfies the relevant requirements of the Scheme and is recommended for approval subject to conditions.

Attachments: 1. Location Plan (1)
2. Proposal Plans (11)
3. Site Photos (1)

Ross Lovell
MANAGER CITY PLANNING

ATTACHMENT 1



This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

5/31/2021

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Water & Energy Trades Centre of Excellence

4a Bounty Street, Warrane 7018

ARCHITECTURAL | Drawings - TP

| | |
|-------|----------------------------|
| A700 | COVER PAGE |
| A701 | CAMPUS SITE PLAN |
| A702 | PROPOSED SITE PLAN |
| A703 | PROPOSED GROUND FLOOR PLAN |
| A704 | PROPOSED LEVEL 01 PLAN |
| A705 | PROPOSED ROOF PLAN |
| A706 | PROPOSED ELEVATIONS |
| A707 | PROPOSED ELEVATIONS |
| A708 | PROPOSED SECTIONS |
| A709 | 3D VIEWS |
| A7010 | 3D VIEWS |
| A7011 | MONTAGE |
| A7012 | SHADOW DIAGRAMS |

CIVIL

STRUCTURAL

HYDRAULIC

ELECTRICAL

FIRE

MECHANICAL

LANDSCAPE

| FMSA | Architecture

ARTAS
ARCHITECTS

Launceston | Hobart
www.artas.com.au

SHEET SIZE
A1 (LANDSCAPE)

CONTRACT No:

TENDER DATE:

PROJECT NUMBER:
194032
DRAWING ISSUE
APPROVAL

DRAWING NUMBER
A700-DA01

THE CONTRACTOR SHALL USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS. ALL DIMENSIONS SHALL BE VERIFIED ON SITE.

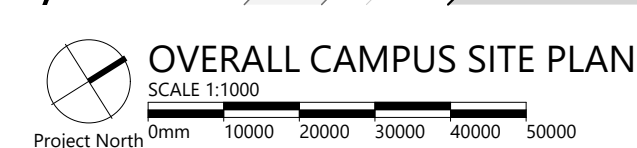
AREA SUMMARY
SITE AREA: 15.09ha (150,900m²)

PROPOSED BUILDING AREA:
- GROUND: 2,840m²
- LEVEL 01: 1,791m²

OCCUPANTS
EXISTING
- STUDENT: 180 per day
- STAFF: 115 per day

PROPOSED

- STUDENT: 140 per day
- STAFF: 34 per day



PROJECT NAME

Water & Energy Trades Centre of Excellence

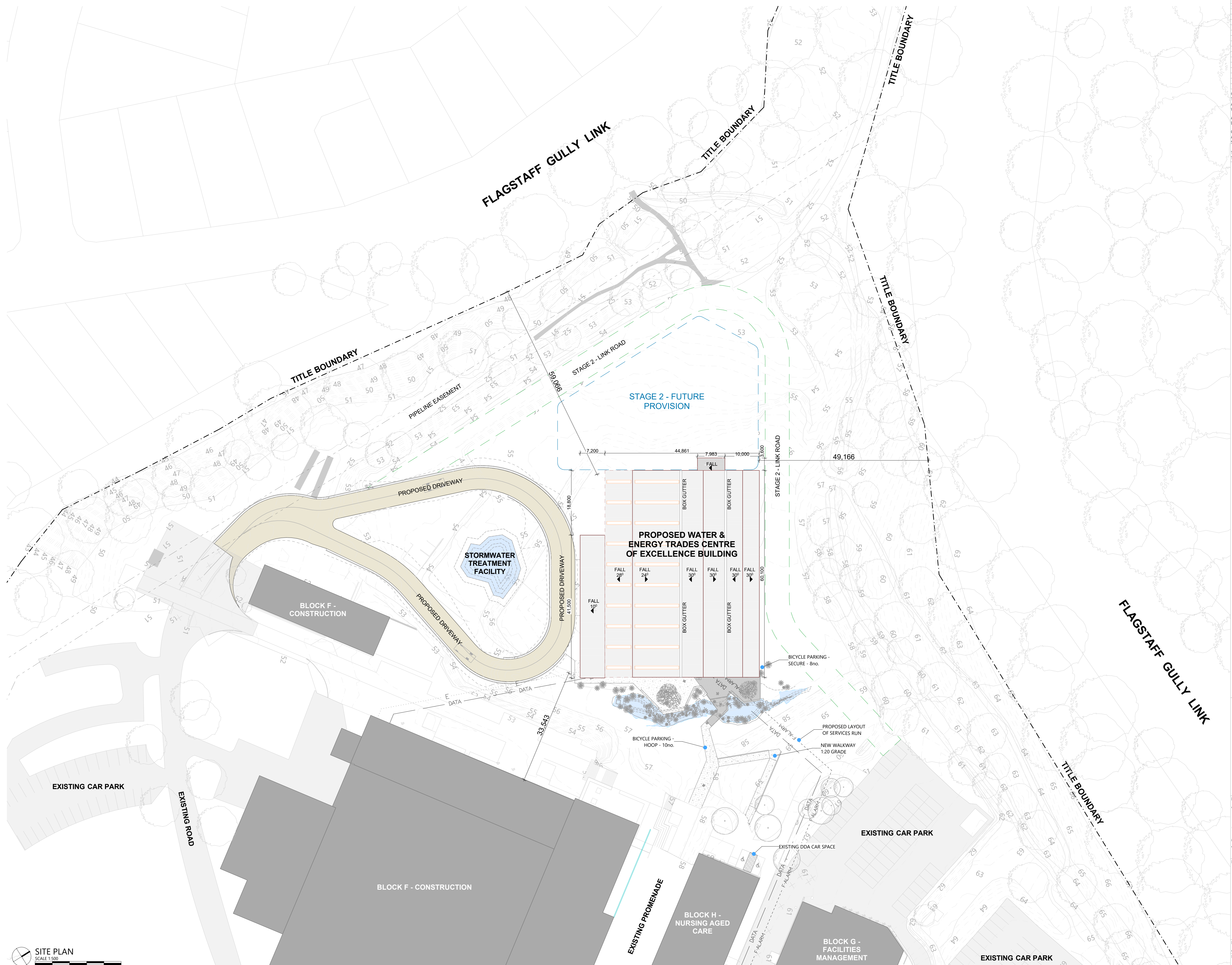
CLIENT NAME

TASTAFE

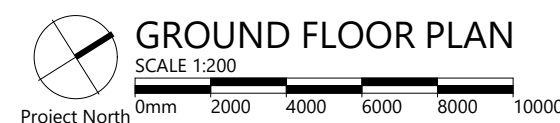
DRAWING NAME

CAMPUS SITE PLAN

| | | |
|---------------------------|----------------|------------------------------|
| DRAWN AK | APPROVED FS | SHEET SIZE A1 (LANDSCAPE) |
| DRAWING ISSUE | DRAWING NUMBER | |
| PROJECT NUMBER: 194032 | A701-DA01 | |



THE CONTRACTOR SHALL USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS. ALL DIMENSIONS SHALL BE VERIFIED ON SITE.



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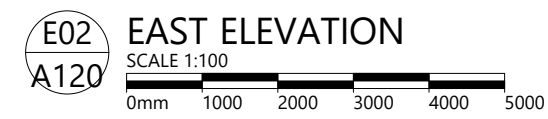
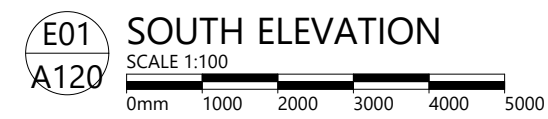


CLIENT NAME
TASTAFE

| | | |
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| DRAWN AK | APPROVED FS | SHEET SIZE A1 (LANDSCAPE) |
| DRAWING ISSUE | DRAWING NUMBER | |
| PROJECT NUMBER: 194032 | A704-DA01 | |

THE CONTRACTOR SHALL USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS. ALL DIMENSIONS SHALL BE VERIFIED ON SITE.

| | |
|-------|---------------------------------|
| CONC | PRECAST CONCRETE PANELS |
| MC1 | METAL WALL CLADDING - ARIES |
| MR1 | METAL ROOF CLADDING - ARIES |
| LOUV. | METAL LOUVRE WINDOWS - BLACK |
| POC | POLYCARBONATE CLADDING - CLEAR |
| SCR | SCREEN - CHAINLINK MESH - BLACK |
| SKY | POLYCARBONATE SKYLIGHT - CLEAR |
| RS1 | ROLLER SHUTTER |
| GL1 | CLEAR GLAZING |



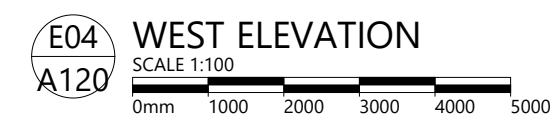
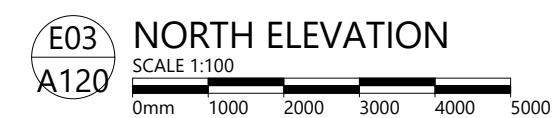
CLIENT NAME
TASTAFE

DRAWING NAME
PROPOSED ELEVATIONS

| | | |
|---------------------------|----------------|------------------------------|
| DRAWN AK | APPROVED FS | SHEET SIZE A1 (LANDSCAPE) |
| DRAWING ISSUE | DRAWING NUMBER | |
| PROJECT NUMBER: 194032 | A706-DA01 | |

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| RS1 | ROLLER SHUTTER |
| GL1 | CLEAR GLAZING |



PROJECT NAME

Water & Energy Trades Centre of Excellence

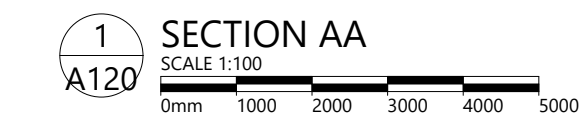
CLIENT NAME

TASTAFE

PROPOSED ELEVATIONS

| | | |
|---------------------------|----------------|------------------------------|
| DRAWN AK | APPROVED FS | SHEET SIZE A1 (LANDSCAPE) |
| DRAWING ISSUE | DRAWING NUMBER | |
| PROJECT NUMBER: 194032 | A707-DA01 | |

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STANDARDS AND WORKCOVER REGULATIONS.
THE CONTRACTOR SHALL USE FIGURED DIMENSIONS IN PREFERENCE
TO SCALED DIMENSIONS. ALL DIMENSIONS SHALL BE VERIFIED ON SITE.

Image1



Image2



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PROJECT NAME

Water & Energy Trades
Centre of Excellence

CLIENT NAME
TASTAFE

DRAWING NAME

3D VIEWS

| | | |
|---------------------------|----------------|----------------|
| DRAWN | APPROVED | SHEET SIZE |
| AK | FS | A1 (LANDSCAPE) |
| DRAWING ISSUE | DRAWING NUMBER | |
| PROJECT NUMBER: 194032 | A709-DA01 | |

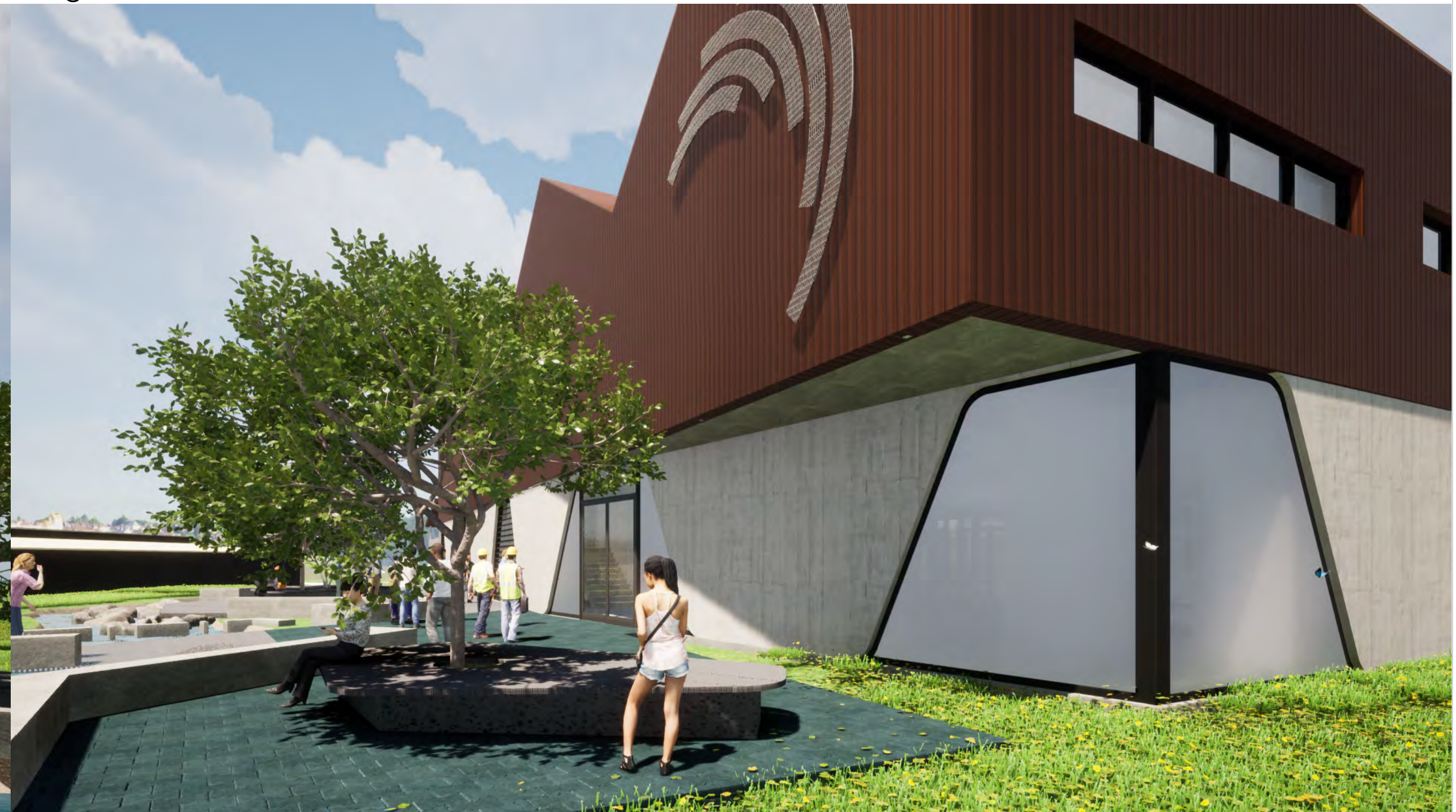
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Image3



Image4



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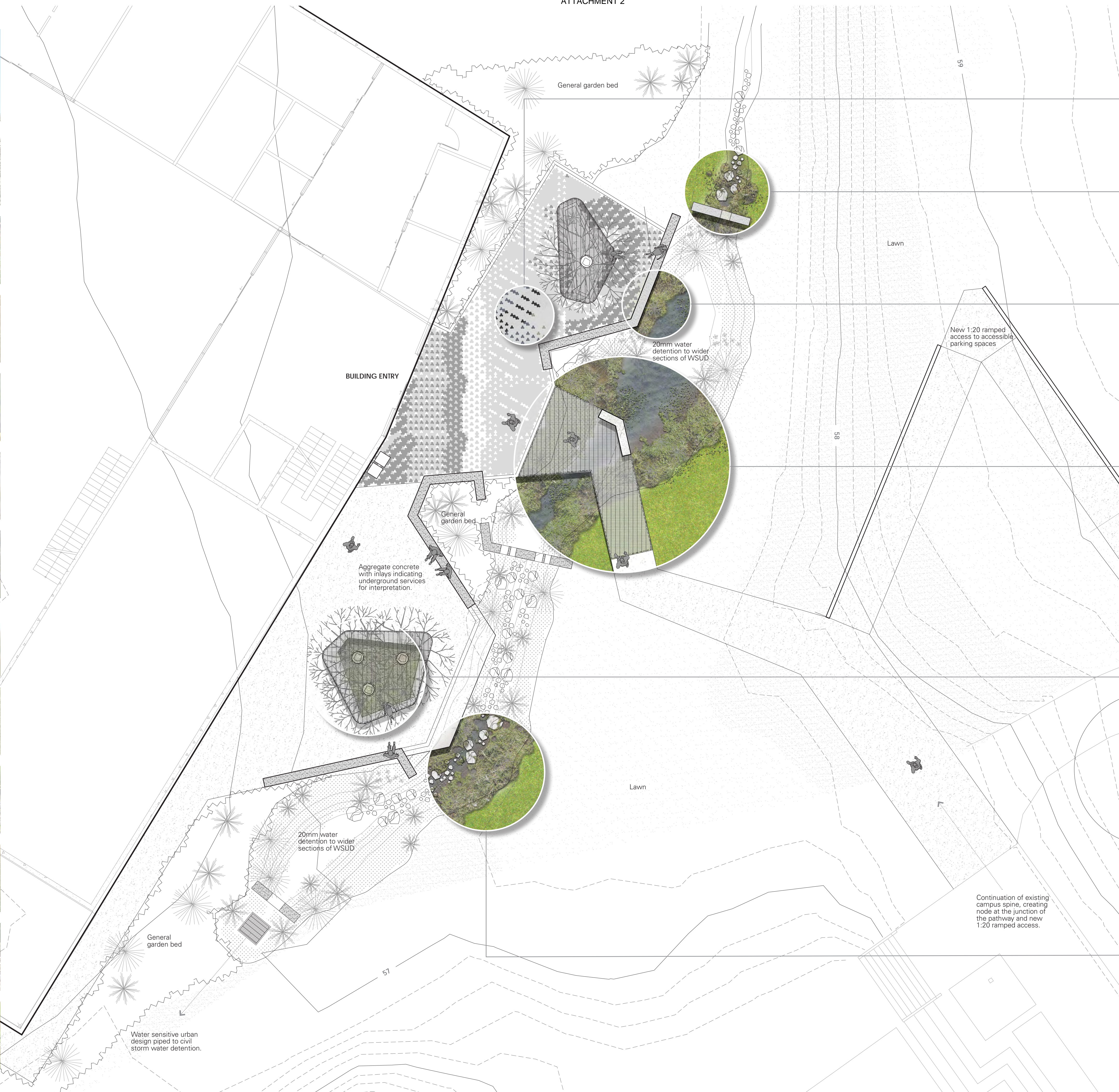
PROJECT NAME

Water & Energy Trades
Centre of Excellence

| | |
|--------------|----------|
| CLIENT NAME | TASTAFE |
| DRAWING NAME | 3D VIEWS |

| | | |
|---------------------------|----------------|------------------------------|
| DRAWN AK | APPROVED FS | SHEET SIZE A1 (LANDSCAPE) |
| DRAWING ISSUE | DRAWING NUMBER | |
| PROJECT NUMBER: 194032 | A7010-DA01 | |

PLANTING PALETTE



PRECEDENT IMAGES



4A BOUNTY STREET, WARRANE



Photo 1: Site of proposed building viewed from the northern part of the site, looking northwest.



Photo 2: Aerial image of site, excerpt from Council's GIS.