



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/039616

PROPOSAL: Alterations & Additions (Bulky Goods Sales - Hardware & Trade Suppliers)

LOCATION: 1/10 Kennedy Drive, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 06 February 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 06 February 2024. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 06 February 2024.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

Building extension and new vehicle access and parking area.

Location:

Address Unit 1 10 Kennedy Drive
Suburb/Town Cambridge Postcode 7170

Current
Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for
application fees to
be in the name of:
(if different from
applicant)

Estimated cost of development

\$1.1m

Is the property on the Tasmanian Heritage Register?

Yes

☐

No

☒

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

NA

Current Use of Site:

Trade and hardware supplier

Does the proposal involve land administered or owned by the Crown or Council?

Yes

☐

No

☒

Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's
Signature:

Signature.....Date.....

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- ☐ Details of the location of the proposed use or development.
- ☐ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☐ Full description of the proposed use or development.
- ☐ Description of the proposed operation.
May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the Council.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ☐ **Site analysis plan and site plan**, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.
 - Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
 - Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- ☐ Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
 - *Internal layout of each building on the site.*
 - *Private open space for each dwelling.*
 - *External storage spaces.*
 - *Car parking space location and layout.*
 - *Major elevations of every building to be erected.*
 - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
 - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
 - *Materials and colours to be used on rooves and external walls.*
- ☐ Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
 - *Planting concepts.*
 - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
 - *Plantings proposed for screening from adjacent sites or public places.*
- ☐ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 178292	FOLIO 0
EDITION 1	DATE OF ISSUE 04-Dec-2019

SEARCH DATE : 19-Oct-2023

SEARCH TIME : 11.44 AM

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme 178292

Derivation : Part of Location to William Blay and Part of 50

Acres Located to W. Smith

Prior CT 160093/3

SCHEDULE 1

STRATA CORPORATION NUMBER 178292, 10 KENNEDY DRIVE, CAMBRIDGE

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP160093 EASEMENTS in Schedule of Easements

SP160093 FENCING COVENANT in Schedule of Easements

B300322 PROCLAMATION under Section 9A and 52A of the Roads
and Jetties Act 1935 Registered 22-Sep-1989 at noonC30987 PROCLAMATION under Section 52A of the Roads and
Jetties Act 1935 Registered 24-Jun-1997 at noonC966623 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
10-Sep-2010 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN CITY OF CLARENCE SUBURB/LOCALITY CAMBRIDGE FOLIO REFERENCE 160093 SITE COMPRISES THE WHOLE OF LOT 13 ON PLAN No. SP 160093		STRATA PLAN SHEET 1 OF 3 SHEETS		Registered Number 178292
NAME OF STRATA SCHEME 10 KENNEDY DRIVE, CAMBRIDGE		STRATA TITLES ACT 1998 - 4 DEC 2019 REGISTERED <i>[Signature]</i> Recorder of Titles.		
MAPSHEET MUNICIPAL CODE No. 114 (5225)	LAST UPI No.	SCALE 1:1750	LENGTHS IN METRES	

SITE PLAN

NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	<i>[Signature]</i> Council Delegate	29.11.19 Date	<i>[Signature]</i> Registered Land Surveyor	4/10/16 Date
	STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)			
LODGED BY		JOHN MEDBURY - SURVEYOR		

STRATA PLAN

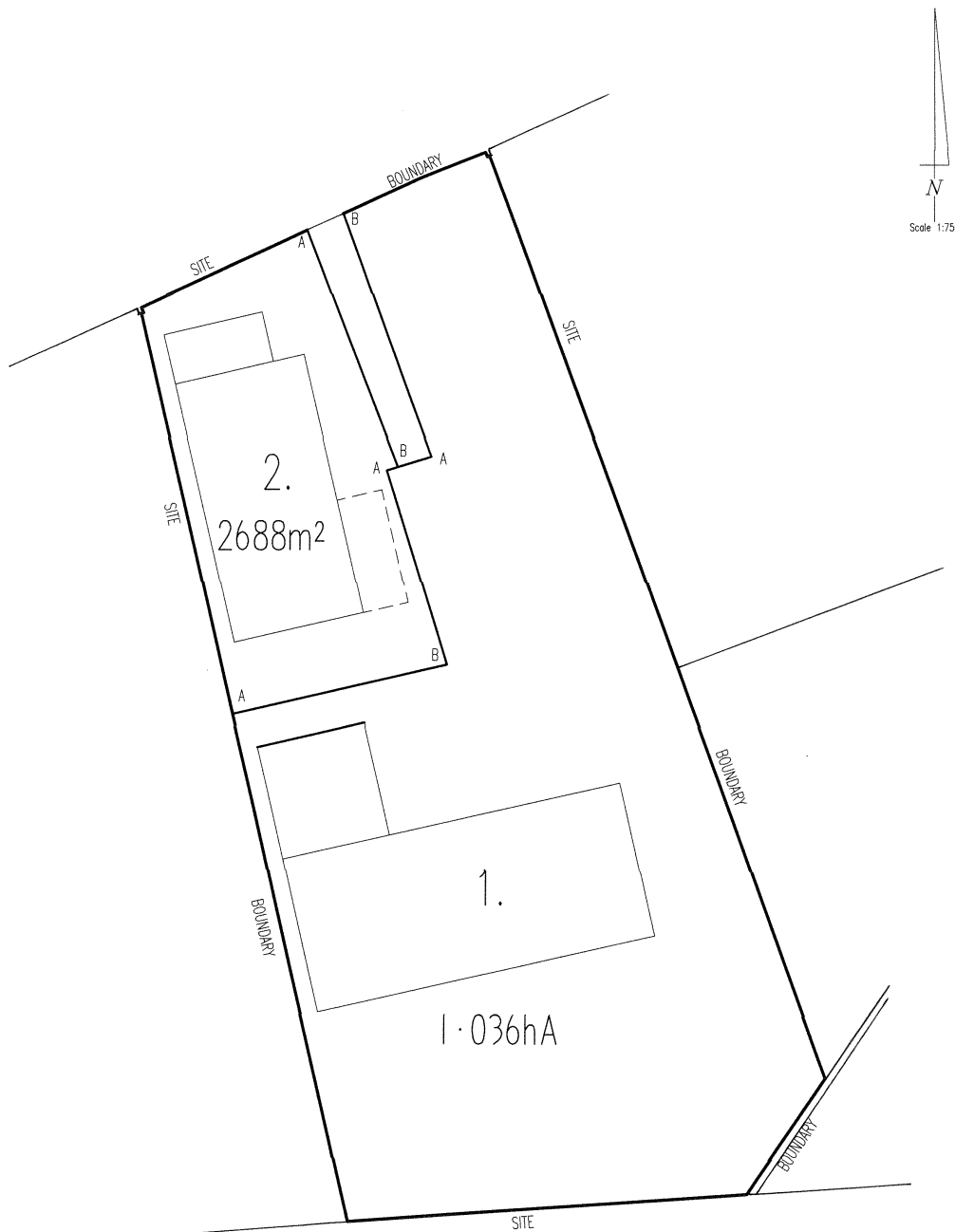
SHEET 2 OF 3 SHEETS

STRATA TITLES ACT 1998

Registered Number

Conea 29.11.19
Council Delegate Date

178292



DESCRIPTION OF BOUNDARIES

HORIZONTAL BOUNDARIES OF LOTS ARE SHOWN BY HEAVY UNBROKEN LINES.
THE BOUNDARIES OF EACH LOT EXTEND—

A. HORIZONTALLY ALONG SITE BOUNDARIES AND ALONG BOUNDARIES MARKED AB.

BOUNDARIES MARKED AB ARE ALONG THE EDGE OF CONCRETE OR THE
PROLONGATION THEREOF

B. VERTICALLY FROM TWO METRES BELOW GROUND LEVEL TO A HEIGHT OF
FIFTEEN METRES ABOVE GROUND LEVEL.

[Signature] 4/10/16
Registered Land Surveyor Date

[illegible]

SEARCH OF TORRENS TITLE

VOLUME 178292	FOLIO 0
EDITION 1	DATE OF ISSUE 04-Dec-2019

SEARCH DATE : 19-Oct-2023

SEARCH TIME : 11.43 AM

DESCRIPTION OF LAND

City of CLARENCE

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Derivation : Part of Location to William Blay and Part of 50

Acres Located to W. Smith

Prior CT 160093/3

SCHEDULE 1

STRATA CORPORATION NUMBER 178292, 10 KENNEDY DRIVE, CAMBRIDGE

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP160093 EASEMENTS in Schedule of Easements

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VOLUME 178292	FOLIO 1
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DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Strata Plan 178292 and a general unit entitlement operating for all purposes of the Strata Scheme being a 30 undivided 1/40 interest

Derived from Strata Plan 178292

Derivation : Part of Location to William Blay and Part of 50 Acres Located to W. Smith

SCHEDULE 1

M359928 TRANSFER to UPTON TRADING PTY LTD Registered
19-Mar-2012 at 12.01 PM

SCHEDULE 2

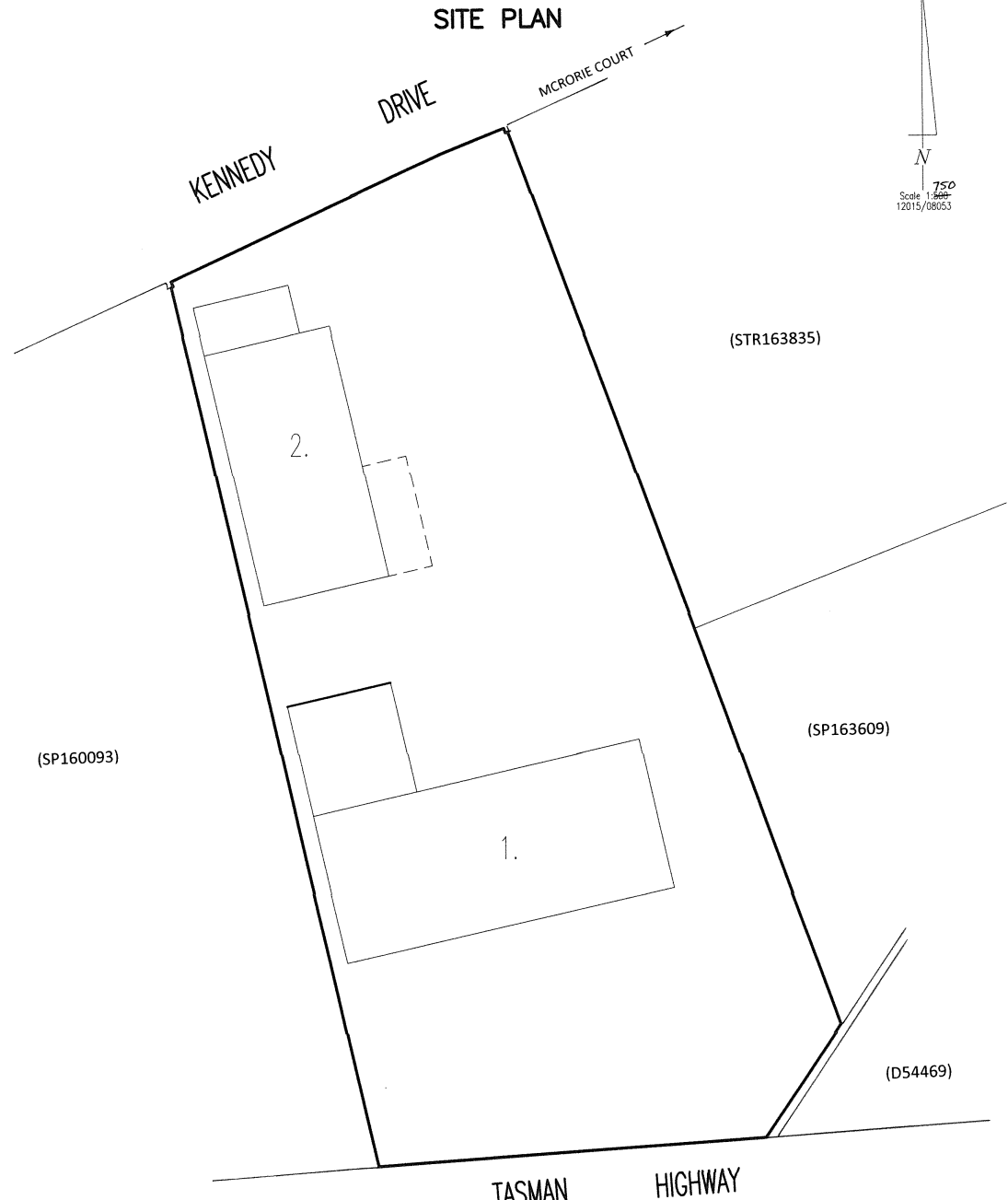
Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property
Folio of the Register volume 178292 folio 0
SP160093 EASEMENTS in Schedule of Easements
SP160093 FENCING COVENANT in Schedule of Easements
B300322 PROCLAMATION under Section 9A and 52A of the Roads and Jetties Act 1935 Registered 22-Sep-1989 at noon
C30987 PROCLAMATION under Section 52A of the Roads and Jetties Act 1935 Registered 24-Jun-1997 at noon
C966623 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 10-Sep-2010 at noon
E10691 MORTGAGE to Commonwealth Bank of Australia Registered 04-Jun-2015 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN CITY OF CLARENCE SUBURB/LOCALITY CAMBRIDGE FOLIO REFERENCE 160093 SITE COMPRISES THE WHOLE OF LOT 13 ON PLAN No. SP 160093		STRATA PLAN SHEET 1 OF 3 SHEETS		Registered Number 178292
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MAPSHEET MUNICIPAL CODE No. 114 (5225)	LAST UPI No.	SCALE 1:1750	LENGTHS IN METRES	

SITE PLAN



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	STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)			
LODGED BY		JOHN MEDBURY - SURVEYOR		

STRATA PLAN

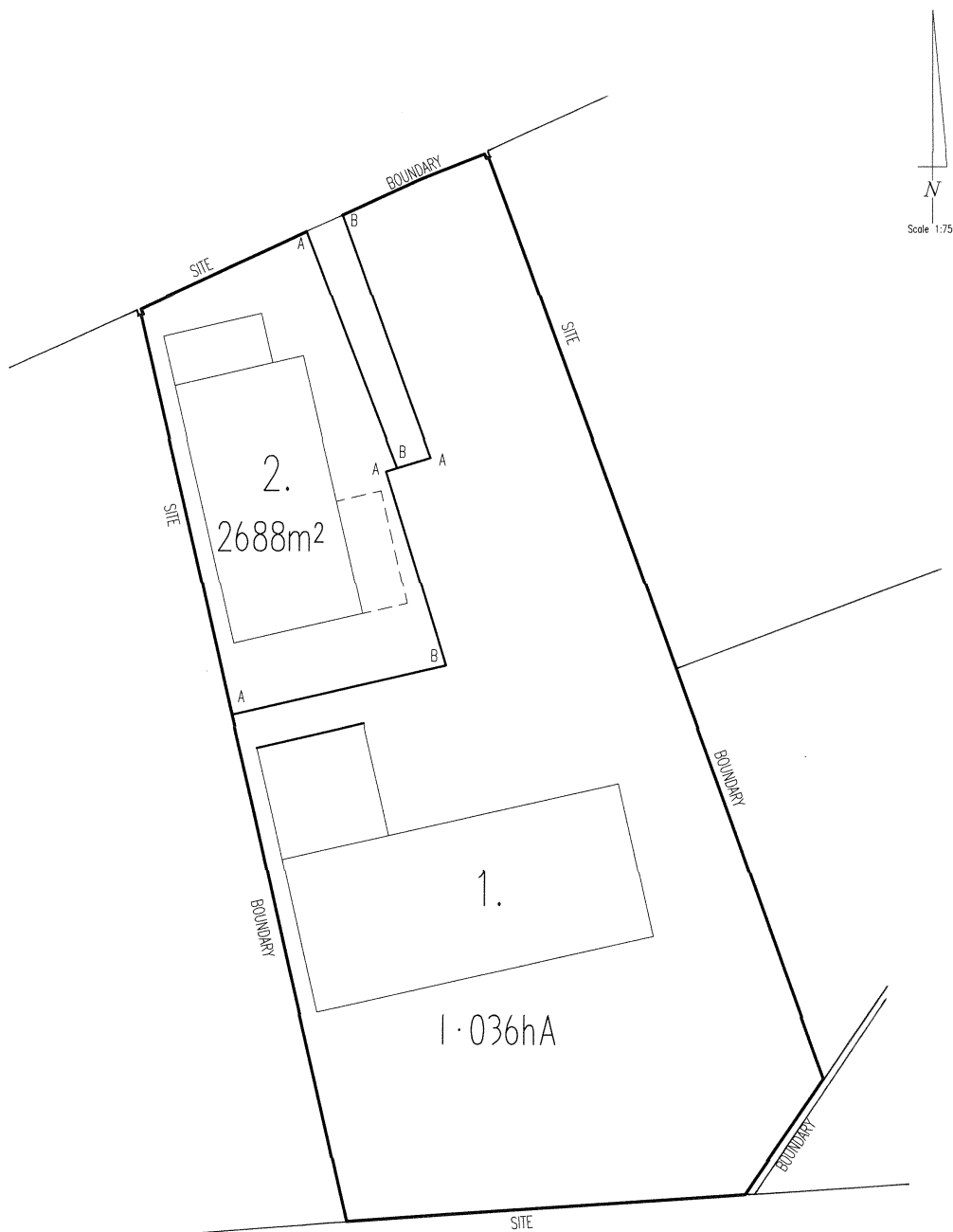
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Registered Number

Conea 29.11.19
Council Delegate Date

178292



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BOUNDARIES MARKED AB ARE ALONG THE EDGE OF CONCRETE OR THE
PROLONGATION THEREOF

B. VERTICALLY FROM TWO METRES BELOW GROUND LEVEL TO A HEIGHT OF
FIFTEEN METRES ABOVE GROUND LEVEL.

[Signature] 4/10/16
Registered Land Surveyor Date

[illegible]

SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS
& MORTGAGEES OF THE LAND AFFECTED.
SIGNATURES MUST BE ATTESTED.

Registered Number

SP160093

PAGE 1 OF 3 PAGE/S

EASEMENTS AND PROFITS

(a) Each lot on the plan is together with:-

(1) Such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) Any easements or profits a prendre described hereunder.

(b) Each lot on the plan is subject to:-

(1) Such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) Any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

FENCING COVENANT

The Owner of each Lot showed in the Plan covenants with the Vendor that the Vendor shall not be required to fence.

EASEMENTS

Lots 1, 2 and 3 on the Plan are each subject to Pipeline Rights for Her Majesty the Queen more particularly described in Notification B595432 over the land described as "Pipeline Easement variable width", shown on the plan passing through such lots

LOTS 2, 3 and 4 on the Plan are each subject to a pipeline easement, as hereinafter defined, (in favour of the Tasmanian Water and Sewerage Corporations (Southern Region) Pty Ltd) over such portion of the Pipeline Easement variable width shown on the plan passing through such lots.

DEFINITION "Pipeline Easement" means the right for Tasmanian Water and Sewerage Corporations (Southern Region) Pty Ltd its successors and assigns to lay and maintain forever water mains and pipes as shall from time to time be required in the strip of land marked "Pipeline Easement variable width" and the right for their surveyors and workmen from time to time and at times thereafter to enter into and upon the said land or any part thereof bringing upon the "Pipeline Easement variable width" such materials machinery and other things as it shall think fit and proper to inspect the balance of the said water mains and pipes and to repair alter amend and cleanse, PROVIDED THAT the rights and privileges hereby granted shall be exercised so as little damage as possible to the exercise of any other rights to which the strip of land is subject; and any damage occasioned to the surface of the strip of land in exercise of the rights and privileges hereby granted shall be made good.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: SOUTH HOBART INVESTMENTS PTY.
LTD.

FOLIO REF: VOLUME 37929 FOLIO 1

SOLICITOR BISHOPS
& REFERENCE: FENTON JONES

PLAN SEALED BY: CLARENCE CITY COUNCIL

DATE: 18-8-10

SD-2008/80

REF NO.

Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

PSTWA_EC_101088_002.DOC

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP160093
SUBDIVIDER: SOUTH HOBART INVESTMENTS PTY. LTD. FOLIO REFERENCE: VOLUME 3792 ⁹ FOLIO 1	

Lots 1, 2 and 3 on the Plan are subject to a Right of Drainage over that part of the Lots described as "Drainage Easement variable width K,L,M,N,P,Q,R,J,T,U,V,W " in favour of the Clarence City Council shown on the plan passing through such lots

Lot 2 and 3 on the Plan are subject to a Right of Drainage over that part of the Lots described as "Drainage Easement variable width" in favour of the Clarence City Council and the Tasmanian Water and Sewerage Corporations (Southern Region) Pty Ltd shown on the plan passing through such lots.

Lots 4 and 5 on the Plan are subject to a Right of Drainage over that part of the Lots described as "Drainage Easement 4.50 wide" in favour of the Clarence City Council and the Tasmanian Water and Sewerage Corporations (Southern Region) Pty Ltd shown on the plan passing through such lots.

Lot 5 on the Plan is subject to a Right of Drainage (appurtenant to Lot 1 on S.P.D. No. 896) over the land described as "Drainage Easement 1.83 wide" shown on the plan passing through such lot

~~Lot 5 on the Plan is subject to a Right of Carriageway in favour of the Clarence City Council over the strip of land described as "Right of Way 4.00 wide (private) A,B,C,D,E,F" shown on the plan passing through such lot.~~

Lot 5 on the Plan ("the Lot") is subject to the right of stormwater detention in favour of the Clarence City Council over the land described as "stormwater detention easement G,H,J " shown on the plan passing through such lot.

"right of stormwater detention" shall mean the full and free right and liberty for the Clarence City Council at all times hereafter:

- (a) To drain and detain stormwater and other surplus water from any Lot on the Plan,
- (b) To enter into and upon the Lot for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing stormwater detention infrastructure without doing unnecessary damage to the Lot and making good all damage occasioned thereby.
- (c) To erect fencing, signs, barriers or other protective structures upon the Lot if in the opinion of the Clarence City Council these are necessary for reasons of safety.
- (d) To enter into and upon the Lot for all or any of the above purposes with or without all necessary plant, equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the Lot in consultation with the registered proprietors for the purpose of access and egress to and from the Lot.

Lot 5 on the Plan is subject to a Right of Drainage over that part of the Lot described as "Drainage Easement 2.00 wide" in favour of the Clarence City Council shown on the plan passing through such lot.

✓ *[Signature]* & Variable Width"

Director/Authorised Officer: *[Signature]*

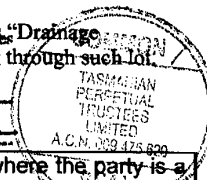
Director/Authorised Officer: *[Signature]*

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

PSTWA_EC_101088_002.DOC

Right of way 4.00 marked ABCDEF hereon deleted by me pursuant to Request to Amend No. D48677 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

Alice Kawa
Recorder of Titles
10 / 5 / 2012



ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP160093
SUBDIVIDER: SOUTH HOBART INVESTMENTS PTY. LTD. FOLIO REFERENCE: VOLUME 37928 FOLIO 1	

There are no other Easements, Covenants or Profits a prendre to benefit or burden the said land.


“Vendor” means South Hobart Investments Pty. Ltd.

“Clarence City Council” means the Mayor, Aldermen and its agents, contractors, employees and its successors from time to time.

“Tasmanian Water and Sewerage Corporations (Southern Region) Pty Ltd)” means its agents, contractors, employees and its successors and assigns from time to time.

EXECUTED by SOUTH HOBART INVESTMENTS PTY. LTD.

pursuant to section 127 (1) of the Corporations
Act 2001 (Cth) by being signed by two Directors


.....
DIRECTOR


.....
DIRECTOR

Tasmanian Perpetual Trustees Ltd. . hereby consents)
to this dealing as Mortgagee under Mortgage)
No. C666916)

The Common Seal of Tasmanian Perpetual Trustees
Limited was affixed hereto in the presence of:

Director/Authorised Officer

Director/Authorised Officer



NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

PSTEWA_EC_101088_002.DOC

Our Ref: 23.176

Measured form and function



5 December 2023

Planning Department
City of Clarence
By Email: cityplanning@ccc.tas.gov.au

Dear Planning Department,

**DEVELOPMENT APPLICATION – BUILDING EXTENSION – UNIT 1 10
KENNEDY DRIVE, CAMBRIDGE**

Please find enclosed a development application for a building extension and vehicle access and parking area at Unit 1 10 Kennedy drive, Cambridge (**'the site'** - refer to Figure 1). The purpose of this letter is to provide a description of the proposed use and development and an assessment against the applicable provisions of the *Tasmanian Planning Scheme - Clarence* (**'the Scheme'**).

This letter should be read in conjunction with the following plans prepared by **6ty°** with **Project No. 23.176**:

Drawing Title	Drawing No.	Rev	Date	Issue	Issued For
Cover Sheet	A00	002	04.12.23	002	Development Application
Site Plan	A001	002	04.12.23	002	Development Application
Demolition Plan	A100	002	04.12.23	002	Development Application
Ground Floor Plan	A102	002	04.12.23	002	Development Application
Roof Plan	A103	002	04.12.23	002	Development Application
Elevations	A200	002	04.12.23	002	Development Application
Sections	A300	002	04.12.23	002	Development Application
3D Views	A400	002	04.12.23	002	Development Application

6ty Pty Ltd
ABN 27 014 609 900

Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

Tamar Suite 103
The Charles
287 Charles Street
Launceston 7250
P (03) 6332 3300

57 Best Street
PO Box 1202
Devonport 7310
P (03) 6424 7161

Figure 1 - aerial image showing the boundary of the site.

Source: base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania.

1 Planning Overview

Location	Unit 1 10 Kennedy Drive, Cambridge
Title Information	Certificate of Title Volume 178292 Folio 1
Area	1.03ha
Planning Instrument	<i>Tasmanian Planning Scheme - Clarence</i>
Zoning	18.0 - Light Industrial
Applicable Codes	C1.0 - Signs C2.0 - Parking and Sustainable Transport C3.0 - Road and Railway Assets C12.0 - Flood Prone Areas Hazard
Overlays	Road Attenuation Area Flood Prone Area Airport Obstacle Limitation Area
Use	Bulky Goods Sales
Sub-use	Hardware and trade suppliers
Development	Construction of a building and associated vehicle access and parking
Use Status	Discretionary

2 Subject Site and Adjacent Land

The site comprises a single lot that has an irregular shape and an area of 1.03ha. The lot extends between a side road of Kennedy Drive to the north and Tasman

Highway to the south. The site forms part of a strata corporation which is shared with Unit 2 10 Kennedy Drive. Both strata lots share a central driveway which is under common property. The driveway extends for a distance of approximately 44m from the side road of Kennedy Drive. The site does not have any access from Tasman Highway which is a State Highway under the authority of the Department of State Growth (DSG).

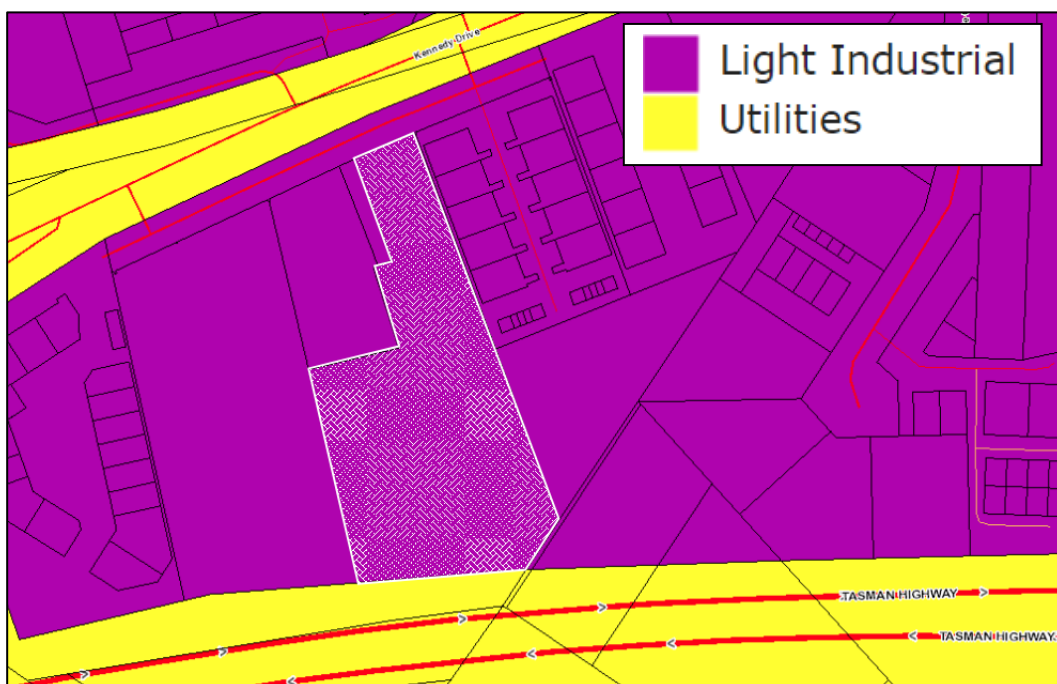
The southern end of the site contains an existing building, external storage area and vehicle access and parking. The building is occupied by The Bunker which is an established hardware and trade supplier.

A 150DN sewer main is located along the southern and eastern end of the existing building. A 200DN reticulation water main and a 450m bulk transfer water main run along the southern boundary of the site.

The site adjoins a single lot to the west which is used for equipment and machinery hire. Adjoining lots to the west includes a triangular lot at the southern end which contains a stormwater detention basin and a large strata lot that comprises two rows of five conjoined warehouse buildings that contain a mixture of uses.

The site and adjoining land to the north, east and west is zoned Light Industrial in accordance with clause 18.0 of the Scheme. Kennedy Drive and Tasman Highway are assigned to the Utilities zone (refer to Figure 2).

Figure 2 - zoning map showing the subject site and surrounding area.



Source: base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania.

3 Proposed Use and Development

The proposed development involves an extension to the southern side of the existing building and a new vehicle access and parking area to the north-east of the existing building.

The proposed extension will have a gross floor area of 929m² and will have a maximum height of 6.4m at the existing building and a minimum height of 5.2m

along its southern elevation. Low depth cut is required into the bank at the southern end of the building to facilitate a level building area.

The proposed extension will be level with the western elevation of the existing building and will extend approximately 11m past the eastern elevation of the existing building. A roller door will be located at on the northern elevation of the eastern extension which will provide an exit for customer vehicles which currently enter the building from northern elevation of the existing building. The internal customer lanes will accommodate a minimum of 14 car parking spaces.

The vehicle access and parking area will be located to the north east of the existing building next to the east of the existing accessway and north of the existing parking area. This area will be constructed with a level concrete surface which will be drained to a public stormwater discharge point in the south-eastern corner adjacent to the adjoining public stormwater lot. The vehicle access and parking area will be used for unloading of heavy vehicles in concert with the existing unloading area on the northern side of the building. It will also accommodate 18 car parking spaces.

The proposed extension and vehicle access and parking area will be used in conjunction with the existing hardware and trade supplier use. The purpose of the proposed extension is to provide additional storage area for surplus bulk stock which is currently stored in external locations around the building and to provide additional storage area for products to ensure sufficient short and medium term stock levels to supply customers (refer to Images 1-4).

In this regard, the proposed development will not intensify the existing use of the site which is summarised as follows:

Operating Hours:	Monday to Friday	7:00am to 5:00pm
	Saturday	8:00am to 1:00pm
	Sunday	Closed
	Public Holidays	Closed
Number of employees:		6
Maximum no. customers per day:		70
Maximum no. of deliveries:	Rigid Truck	4 per day
	Semi	1 per week

Image 1 - external storage on the southern side of the existing building.



Image 2 - external storage on the eastern side of the existing building.



Image 3 - external storage on the north-eastern side of the existing driveway and parking area of the site.

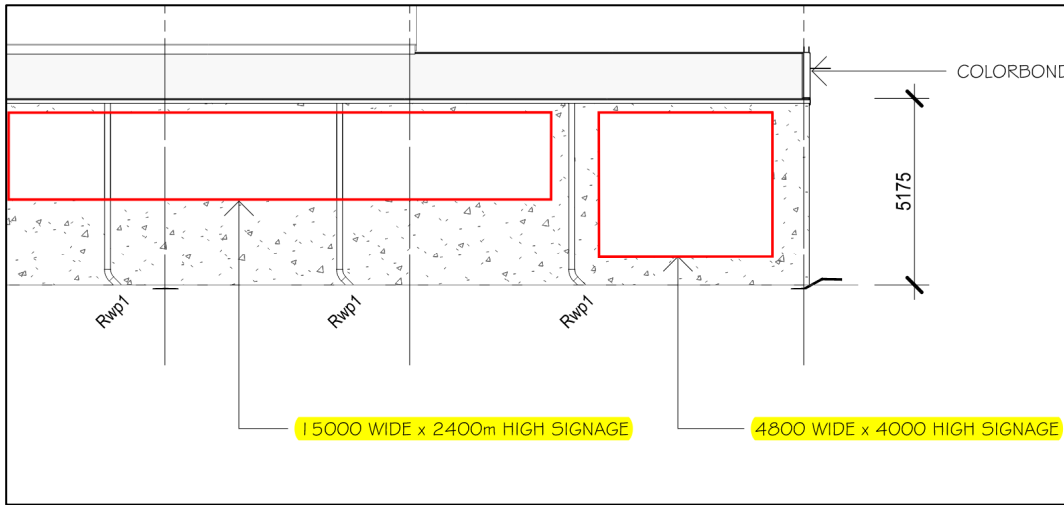


Image 4 - parts of the vehicle access and parking area on the northern side of the existing building that are used for external storage.



Finally, the proposal involves two wall signs on the upper end of the southern elevation of the proposed building extension. The eastern wall sign will have a height of 4m and width of 4.8m and the western wall sign will have a height of 2.4m and width of 15m. The location and dimensions of the proposed wall signs are illustrated in Figure 3.

Figure 3 - excerpt of the Elevation Plan highlighting the location and dimensions of the proposed signage.



4 Planning Assessment

4.1 Application Status

4.1.1 Categorisation of Use

Clause 6.2.1 of the Scheme requires each proposed use or development to be categorised into one of the Use Classes in Table 6.2.

For the purposes of Clause 6.2.2 of the Scheme, the proposed use and development is categorised within the Bulky Goods Sales Use Class, which is defined as follows in Table 6.2 of the Scheme:

use of land for the sale of heavy or bulky goods which require a large area for handling, storage and display. Examples include garden and landscaping materials suppliers, rural suppliers, timber yards, trade suppliers, showrooms for furniture, electrical goods and floor coverings, and motor vehicle, boat or caravan sales.

The existing use fits the trade suppliers sub-use of the Bulky Goods Sales Use Class.

The 'trade and hardware supplier' sub-use class is qualified as a 'Discretionary' use within Table 18.2 of the Scheme.

The zones, code and specific area plan standards that apply to the proposed use and development are addressed in Sections 4.2 to 4.5 below.

4.2 Light Industrial Zone

18.3 Use Standards			
Clause	Requirement	Assessment	Compliance
18.3.1 All Uses			
A1	Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	The southern boundary of the site is located approximately 59m from the adjacent Rural Living zoned land located on the southern side of the Tasman Highway road corridor. The next closest listed residential zone is the General Residential zone which is located approximately 965m to the west of the site.	Not applicable.
A2	External lighting for a use, excluding Natural and Cultural Values Management or Passive	The site is not located within 50m of a General Residential Zone, Inner	Not applicable.

18.3 Use Standards			
Clause	Requirement	Assessment	Compliance
	<p>Recreation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must:</p> <p>(a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and</p> <p>(b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.</p>	Residential Zone, Low Density Residential Zone or Rural Living Zone.	
A3	<p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must be within the hours of:</p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>	<p>The southern boundary of the site is located approximately 59m from the adjacent Rural Living zoned land located on the southern side of the Tasman Highway road corridor. The next closest listed residential zone is the General Residential zone which is located approximately 965m to the west of the site.</p>	Not applicable.

18.3 Use Standards			
Clause	Requirement	Assessment	Compliance
18.3.1 All Uses			
A1	No Acceptable Solution	There is no Acceptable Solution.	Relies on Performance Criteria.

18.4 Development Standards for Buildings and Works			
Clause	Requirement	Assessment	Compliance
18.4.1 Building height			
A1	Building height must be not more than 10m.	The proposed building extension will have a maximum height of 6.4m.	Complies with Acceptable Solution.
A2	<p>Building height:</p> <p>(a) within 10m of a General Residential Zone, Low Density Residential Zone</p>	The site is located greater than 10m from a General Residential Zone, Low	Not applicable.

18.4 Development Standards for Buildings and Works			
Clause	Requirement	Assessment	Compliance
	or Rural Living Zone must be not more than 8.5m; or (b) within 10m of an Inner Residential Zone must be not more than 9.5m.	Density Residential Zone and Rural Living Zone. The site is located greater than 10m from an Inner Residential Zone.	Not applicable.
18.4.2 Setback			
A1	Buildings must have setback from a frontage of: (a) not less than 5.5m; (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.	The proposed building extension will be setback a minimum distance of 109m from the Kennedy Drive frontage and 22.7m from the Tasman Highway frontage. Complies with A1(a). Complies with A1(a).	Complies with Acceptable Solution. Not applicable. Not applicable.
A2	Buildings must have a setback from an adjoining property within a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone of not less than: (a) 4m; or (b) half the wall height of the building, whichever is the greater.	The site does not adjoin a property within the General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone	Not applicable.
A3	Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone.	The site is located greater than 10m from a General Residential Zone, Inner Residential Zone, Low Density Residential Zone and Rural Living Zone.	Complies with Acceptable Solution.
18.4.3 Fencing			
A1	No Acceptable Solution.	The proposal does not involve any new boundary fencing.	Not applicable.
18.4.4 Outdoor storage areas			

18.4 Development Standards for Buildings and Works			
Clause	Requirement	Assessment	Compliance
A1	Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.	The proposal does not involve any outdoor storage areas for items other than for the display of goods for sale.	Complies with Acceptable Solution.
18.4.5 Landscaping			
A1	<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 5.5m; or</p> <p>(b) not less than the frontage of an existing building if it is a lesser distance.</p>	<p>The site will retain existing landscaping that was detailed in the approved landscape plan dated 7 October 2013. The landscaping approved by this plan is located between the building line of the proposed extension and the Kennedy Drive and Tasman Highway frontages. The depth of the landscaping is greater than 5.5m.</p> <p>Relies on A1(a).</p>	Complies with Acceptable Solution.

4.3 Code Summary

Tasmanian Panning Scheme - Clarence		
Clause	Code	Applicability
C1.0	Signs Code	Applicable - The proposal involves two new wall signs.
C2.0	Parking and Sustainable Code	Applicable - The Code applies to all use and development pursuant to clause C2.2.1 of the Scheme.
C3.0	Road and Railway Assets Code	Not Applicable - the proposal will not: <ul style="list-style-type: none"> (a) increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing; (b) will require a new vehicle crossing, junction or level crossing; or (c) involve a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.

Tasmanian Panning Scheme - Clarence		
Clause	Code	Applicability
C4.0	Electricity Transmission Infrastructure Protection Code	Not Applicable - the site is not located within an electricity transmission corridor, communications station buffer area or substation facility buffer area.
C5.0	Telecommunications Code	Not Applicable - the proposal does not involve development for a telecommunications facility.
C6.0	Local Historic Heritage Code	Not Applicable - the site is not identified as a local heritage place, not located within a local heritage precinct, a local historic landscape precinct or a place or precinct of archaeological potential. Significant trees are not located within the property.
C7.0	Natural Assets Code	Not Applicable - the proposal does not involve development within a priority vegetation area, waterway and coastal protection area or future coastal refugia area.
C8.0	Scenic Protection Code	Not Applicable - the site is not located within a Scenic Management Area or Scenic Road Corridor.
C9.0	Attenuation Code	Not Applicable - the site is within the attenuation area of two quarries.
C10.0	Coastal Erosion Hazard Code	Not Applicable - the site is not located within a coastal erosion hazard area.
C11.0	Coastal Inundation Hazard Code	Not Applicable - the site is not located within a coastal inundation hazard area.
C12.0	Flood-Prone Areas Code	Not Applicable - refer to analysis below.
<p>A cut off drain is located along the rear of 6 and 10 Kennedy Drive which diverts water runoff from Tasman Highway around the southern perimeter of each lot to the stormwater detention basin which negates the flood-prone area hazard band (refer to Figure 4 below). It is understood that Council recently undertook maintenance of this drain on 10 Kennedy Drive. The cut off drain is located behind and below a bank which protects runoff from entering into the site from the drain and therefore removing the flood hazard from the site.</p>		

Tasmanian Panning Scheme - Clarence

Clause	Code	Applicability
		
C13.0	Bushfire-Prone Areas Code	Not Applicable - the proposal does not involve subdivision of land, a vulnerable use or a hazardous use.
C14.0	Potentially Contaminated Land Code	Not Applicable - the site is not known to have been used for potentially contaminating activities.
C15.0	Landslip Hazard Code	Not Applicable – the proposed use and development is not located within any landslip hazard bands.
C16.0	Safeguarding of Airports Code	Exempt - the proposed development will not be more than the AHD height specified for the site (47m). IN this regard, the building will have an FFL of 24.69 AHD and will have a maximum building height of 6.4m which will bring the total AHD level to 31m. Therefore the proposed development is exempt in accordance with clause C16.4.1(a).

4.4 Signs Code**C1.6 Development Standards for Buildings and Works**

Clause	Requirement	Assessment	Compliance
C1.6.1 Design and siting of signs			
A1	A sign must: (a) be located within the applicable zone for the	A wall sign is an allowable sign within the Light Industrial zone in	Complies with Acceptable Solution.

C1.6 Development Standards for Buildings and Works			
Clause	Requirement	Assessment	Compliance
	<p>relevant sign type set out in Table C1.6; and</p> <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>accordance with Table C1.6.</p> <p>The proposed wall signs will not extend beyond the wall or above the top of the wall to which it will be attached satisfying sign standard (a). The proposed wall signs will have an area greater than 4.5m² which does not satisfy sign standard (b). The proposed signage will have a combined area of 55.2m² and the southern elevation of the proposed extension will have a surface area of 366m². The proposed signage will therefore occupy approximately 15% of the wall area.</p> <p>The proposal does not involve a roof sign.</p> <p>The proposal does not involve a sky sign.</p> <p>The proposal does not involve a billboard sign.</p>	<p>Relies on Performance Criteria.</p> <p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>
A2	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.	The site does not adjoin a property within the General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone	Not applicable.
A3	<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, excluding the following sign types, for which there is no limit:</p> <p>(i) name plate; and</p>	<p>The proposal involves two wall signs on the Tasman Highway frontage.</p> <p>No window signs are proposed.</p> <p>A single sign type is proposed.</p> <p>A single sign type is proposed.</p>	<p>Relies on Performance Criteria.</p> <p>Not applicable</p> <p>Not applicable.</p> <p>Not applicable.</p>

C1.6 Development Standards for Buildings and Works			
Clause	Requirement	Assessment	Compliance
	(ii) temporary sign.		
C1.6.2 Illuminated signs			
A1	No Acceptable Solution.	The proposed sign will not be illuminated.	Not applicable.
A2	An illuminated sign visible from public places in adjacent roads must not create the effect of flashing, animation or movement, unless it is providing direction or safety information.	The proposed sign will not be illuminated.	Not applicable.
C1.6.3 Third party sign			
A1	No Acceptable Solution.	The proposed signs will be for branding of the use and development.	Not applicable.
C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts			
A1	A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code, must: <ul style="list-style-type: none"> (a) be not more than 0.2m²; (b) not be an illuminated sign; and (c) there must be not more than 1 sign per site. 	The property is not a heritage place and is not located within a local heritage precinct or a local historic landscape precinct.	Not applicable.


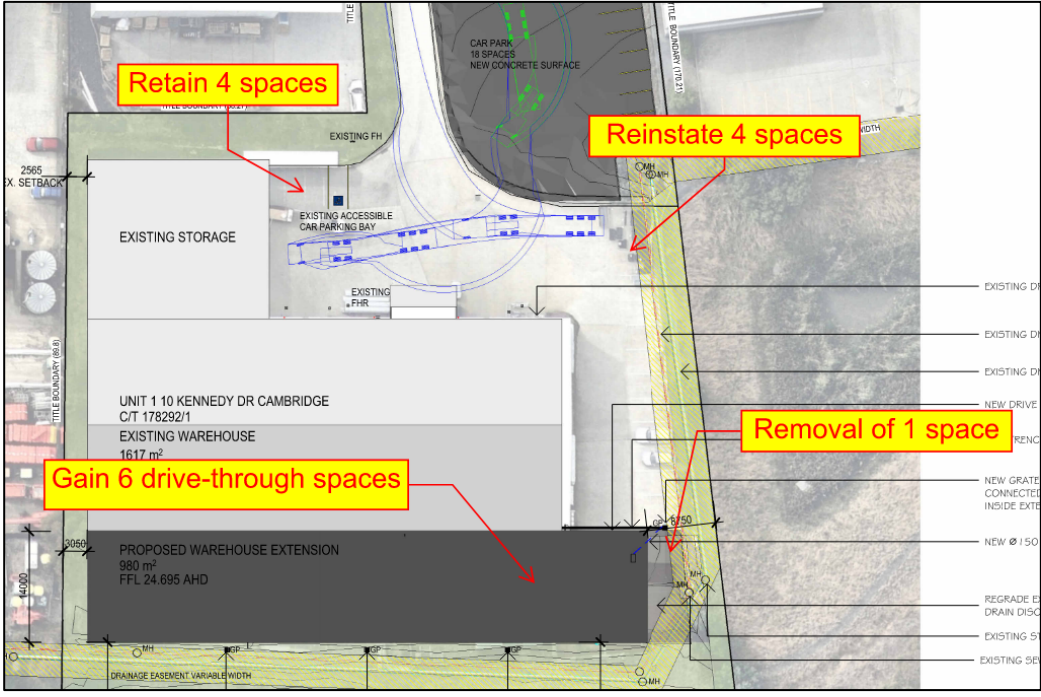
4.5 Parking and Sustainable Transport Code

The code applies to all use and development in accordance with clause C2.2 of the Scheme.

C2.5 Use Standards			
Clause	Requirement	Assessment	Compliance
C2.5.1 Car parking numbers			
A1	The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: <ul style="list-style-type: none"> (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; 	The proposal can be regarded as an intensification of an existing use and development and A1(d)(ii) is applicable. Relies on A1(d)(ii).	Not applicable.

C2.5 Use Standards			
Clause	Requirement	Assessment	Compliance
	(b) the site is contained within a parking precinct plan and subject to Clause C2.7;	Relies on A1(d)(ii).	Not applicable.
	(c) the site is subject to Clause C2.5.5; or	Relies on A1(d)(ii).	Not applicable.
	(d) it relates to an intensification of an existing use or development or a change of use where:		
	(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or	Relies on A1(d)(ii).	Not applicable.
	(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: $N = A + (C - B)$ $N = \text{Number of on-site car parking spaces required}$ $A = \text{Number of existing on site car parking spaces}$	$N = A + (C - B)$ $A = 23$ (refer to Figure 4) $B = 33$ (based on 1,617m ² gross floor area of existing building being the building enclosed by walls) $C = 52$ (based on total existing and proposed gross floor area being 2,597m ²) $N = 23 + (52 - 33)$ $N = 23 + 19$ $N = 42$ In this instance, of the 23 existing car parking spaces, 1 car parking space will be removed at the southern end of the eastern parking bay.	Complies with Acceptable Solution.

C2.5 Use Standards			
Clause	Requirement	Assessment	Compliance
	<p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>The proposed extension will allow stock that is currently stored within 4 car parking spaces at the northern end of the eastern parking bay to be stored inside the building which will allow these parking spaces to be reinstated.</p> <p>A minimum of 6 additional drive-through parking spaces will be made available within the proposed building extension and the new vehicle access and parking area will provide 18 additional parking spaces.</p> <p>Accordingly, the existing and proposed use and development will be provided with a total of 50 car parking spaces satisfying A1(d)(ii).</p>	

C2.5 Use Standards			
Clause	Requirement	Assessment	Compliance
Figure 4 - aerial image illustrating existing car parking spaces within the site.			
			
Figure 5 - excerpt of the Site Plan detailing existing parking spaces to be retained, car parking spaces to be retained and car parking spaces to be removed.			
			
C2.5.2 Bicycle parking numbers			
A1	<p>Bicycle parking spaces must:</p> <p>(a) be provided on the site or within 50m of the site; and</p>	<p>A total of 6 bicycle parking spaces will be provided within the existing building adjacent to the office.</p>	<p>Complies with Acceptable Solution.</p>

C2.5 Use Standards			
Clause	Requirement	Assessment	Compliance
	(a) be no less than the number specified in Table C2.1.	Table C2.1 requires 1 space per 500m ² of floor area for a hardware and trade supplier. In this instance, the proposed development will result in a combined gross floor area of 2,597m ² which requires a total of 6 bicycle parking spaces.	Complies with Acceptable Solution.
C2.5.4 Loading Bays			
A1	A loading bay must be provided for uses with a floor area of more than 1000m ² in a single occupancy.	The area to the north of the existing building is currently used for unloading and loading stock. The proposed new vehicle access and parking area has been designed to accommodate a new loading bay to relocate the existing loading bay away from the main customer entry to improve safety between vehicles, customers and pedestrians.	Complies with Acceptable Solution.

C2.6 Development Standards for Buildings and Works			
Clause	Requirement	Assessment	Compliance
C2.6.1 Construction of parking areas			
A1	All parking, access ways, manoeuvring and circulation spaces must:		
	(a) be constructed with a durable all-weather pavement;	The pavement will be all-weather durable.	Complies with acceptable solution.
	(b) be drained to the public stormwater system, or contain stormwater on the site; and	Stormwater will be drained to the public stormwater system.	Complies with acceptable solution.
	(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from	The proposed new vehicle access and parking area will be constructed of a concrete surface.	Complies with acceptable solution.

C2.6 Development Standards for Buildings and Works

Clause	Requirement	Assessment	Compliance
	traffic and minimise entry of water to the pavement.		
C2.6.2 Design and layout of parking areas			
A1.1	<p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <p>(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;</p> <p>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</p> <p>(iii) have an access width not less than the requirements in Table C2.2;</p> <p>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</p> <p>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p> <p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with Australian Standard AS 2890-</p>	<p>The gradient will accord with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>.</p> <p>Vehicles will be able to enter and exit the site in a forward-facing direction.</p> <p>The existing accessway width is approximately 5.3m</p> <p>The car parking widths are 2.6m x 5.5m.</p> <p>The combined access and manoeuvring width is greater than 20m for the proposed new carparking spaces.</p> <p>The proposed new car parking area is in free air. The drive-through parking area has a clearance of greater than 2.1m.</p> <p>The parking accessways, manoeuvring and circulation spaces will be delineated by line markings.</p> <p>The parking, access, manoeuvring and circulation spaces comply</p>	<p>Complies with acceptable solution.</p> <p>Complies with acceptable solution.</p> <p>Complies with acceptable solution.</p> <p>Complies with acceptable solution.</p> <p>Complies with acceptable solution.</p> <p>Complies with acceptable solution.</p> <p>Complies with acceptable solution.</p> <p>Complies with acceptable solution.</p>

C2.6 Development Standards for Buildings and Works			
Clause	Requirement	Assessment	Compliance
	Parking facilities, Parts 1-6.	with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6.</i>	
A1.2	<p>Parking spaces provided for use by persons with a disability must satisfy the following:</p> <p>(a) be located as close as practicable to the main entry point to the building;</p> <p>(b) be incorporated into the overall car park design; and</p> <p>(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities. [S35]</p>	<p>The existing accessible parking will be retained.</p> <p>The existing accessible parking will be retained.</p> <p>The existing accessible parking will be retained.</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>
C2.6.3 Number of accesses for vehicles			
A1	<p>The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p> <p>(b) no more than the existing number of accesses, whichever is the greater.</p>	<p>No additional vehicle crossings are proposed.</p> <p>No additional vehicle crossings are proposed.</p>	<p>Not applicable.</p> <p>Not applicable.</p>
A2	Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	The property is within the Light Industrial Zone. The two roads that form the property frontage are not pedestrian priority streets.	Not applicable.
C2.6.5 Pedestrian access			
A1.1	<p>Uses that require 10 or more car parking spaces must:</p> <p>(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:</p>	All proposed new car parking spaces require crossing of an access way or parking aisles which are excluded from the provision. Notwithstanding, a new zebra pedestrian crossing between the southern end of the new parking area and the northern end of the existing building is proposed to improve pedestrian and vehicle safety.	Not applicable.

C2.6 Development Standards for Buildings and Works			
Clause	Requirement	Assessment	Compliance
	<p>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</p> <p>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</p> <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.</p>		
A1.2	In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.	The existing accessible parking will be retained.	Not applicable.
C2.6.6 Loading bays			
A1	The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2-2002, <i>Parking facilities, Part 2: Off-street commercial vehicle facilities</i> , for the type of vehicles likely to use the site.	The loading bay as shown on the Site Plan has been designed to satisfy Australian Standard AS 2890.2-2002, <i>Parking facilities, Part 2: Off-street commercial vehicle facilities</i> for a semi-trailer which is the largest heavy vehicle that is used to deliver stock.	Complies with Acceptable Solution.
A2	The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with Australian Standard AS 2890.2 – 2002, <i>Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities</i> .	The commercial vehicles that will be used to deliver stock currently enter and exit the site in a forward direction. The proposed new vehicle access and parking area which will incorporate a new loading bay has been designed to make manoeuvring of semi-trailers more efficient and will continue to enable them to exist the site in a forward direction.	Complies with acceptable solution.
C2.6.8 Siting of parking and turning areas			

C2.6 Development Standards for Buildings and Works			
Clause	Requirement	Assessment	Compliance
A1	Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.	The property is within the Light Industrial Zone.	Not applicable.
A2	<p>Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must:</p> <ul style="list-style-type: none"> (a) have no new vehicle accesses, unless an existing access is removed; (b) retain an active street frontage; and (c) not result in parked cars being visible from public places in the adjacent roads. 	The property is within the Light Industrial Zone.	Not applicable.

5 Performance Criteria Assessment

5.1 Clause 18.3.2 Discretionary uses – Performance Criteria P1

The objective of the standard is:

That uses listed as Discretionary do not compromise the use or development of the land for industrial activities with minimal or managed off site impacts.

Performance Criteria Assessment

Performance Criteria P1

A use listed as Discretionary must not compromise the use or development of the surrounding properties for industrial activities with minimal or managed off site impacts, having regard to:

Subclause	Assessment
<p>The proposal is for development associated with an existing Discretionary use which is a trade and hardware supplier. On this basis, it is not expected that the trade and hardware supplier use will compromise the use or development of surrounding properties having regard to the following:</p> <p>(a) the characteristics of the site;</p>	<p><i>The site has an area of 1.03ha and extends between the side road of Kennedy Drive to the north and Tasman Highway to the south. The site is within a bespoke industrial area within the broader Cambridge industrial precinct, which is bounded by Acton Road to the west, Tasman Highway to the south, Kennedy Drive to the north and McRorie Court to the east. The existing building and use is located at the southern end of the site adjacent to Tasman Highway. This location is predominately behind most existing use and development within the relative to Acton Road Kennedy Drive and McRorie Court. The proposed development and associated expansion of the hardware and trade supplier use will be to the south, east and north-east of the building. Within the context of the characteristics of the site, the location of the proposed extension will not compromise the use or development of Tasman Highway to the south or the public stormwater detention basin to the east. The proposed vehicle access and parking area will be to the rear of a row of conjoined buildings on the adjoining property and the associated elevated concrete car park. The proposed development will not compromise the use and development of the adjoining property in this regard. The location of the proposed development and expansion of the trade and hardware supplier use will therefore be consistent with the characteristics of the site.</i></p>

(b) the size and scale of the proposed use; *The size of the building that will accommodate the expanded trade and hardware supplier use will be 980m² which is an increase of approximately 60% on the gross floor area of the existing building and an increase of approximately 47% on the total covered storage area on the site. Whilst the building will increase, the scale of the use will largely remain the same as the existing use insofar as employee numbers, customer numbers and number of deliveries. The purpose of the proposed extension is to provide additional storage area for surplus bulk stock which is currently stored in external locations around the building and to provide additional storage area for products to ensure sufficient short and medium term stock levels to supply customers. Accordingly, the scale of the use will increase insofar as there will be additional storage space for stock, but the functionality of the existing use will not change as a result of the development.*

(c) the function of the industrial area. *The proposed development and expansion of the existing trade and hardware supplier use will not compromise the function of the industrial area. The bespoke industrial area that the site is located within comprises largely 'soft' uses including building contractor offices, land surveying offices, electrical instrument offices, brewery, trade suppliers and plant hire. The existing hardware and trade supplier use and the associated expansion of this use facilitated by the proposed development will not compromise the existing uses within the industrial area through off site impacts and vice versa. In this regard, existing operating hours and deliveries will remain the same and there will not be any changes to the general function and use of the site.*

5.2 Clause C1.6.1 – Design and siting of signs – Performance Criteria P1 and P3

Objective:

That:

- (a) signage is well designed and sited;*
- (b) signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.*

Performance Criteria Assessment:

Performance Criteria P1.1

A sign must:	
Subclause	Assessment
(a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and	<i>A wall sign is an allowable sign type within the Light Industrial Zone in accordance with Table C1.6 of the Scheme.</i>
(b) be compatible with the streetscape or landscape, having regard to:	<i>The proposed wall sign will be compatible with the streetscape and landscape of the area which includes small to medium industrial form buildings with associated wall signage that advertise businesses that operate from corresponding buildings and sites. More specifically:</i>
(i) the size and dimensions of the sign;	<i>The proposed wall sign will be compatible with the size and dimensions of the existing wall signage on the southern elevation of the exiting building (refer to image below). The existing signage includes a long rectangular sign which details the name of the business and a several smaller rectangular signs in a column which details the types of products that are for sale. The proposed signage</i>



(ii) the size and scale of the building upon which the sign is proposed;	<i>The proposed fascia signs will occupy approximately 15% of the surface area of the southern elevation of the building which represents a minor portion of the building. It is noted that the surface area of the sign relative to the wall is lower than the 25% of wall area that is allowable for wall signs in accordance with Table C1.6 of the Scheme. Furthermore, the proposed wall sign has been designed to be proportionate to the scale of the wall and building that it will be attached to and is therefore compatible with the size and scale of the proposed building in this sense.</i>
(iii) the amenity of surrounding properties;	<i>The surrounding properties that are development comprise industrial activities. The proposed signage will not affect the amenity of these activities insofar as most properties that contain existing use and development also include similar signage.</i>
(iv) the repetition of messages or information;	<i>The proposed sign will be the only sign visible on the southern elevation of the building which will</i>

	<i>reduce repetition of messages and information from this view.</i>
(v) the number and density of signs on the site and on adjacent properties; and	<i>The proposed wall sign will be the only two signs on the southern elevation of the building on the site. The wall signage will be compatible with the density and number of signs on the existing building and on the adjoining Coats Hire property to the west adjacent properties within the surrounding area which generally include multiple signage forms on an elevation or for each tenancy within a building or site.</i>
(vi) the impact on the safe and efficient movement of vehicles and pedestrians.	<i>The proposed wall sign will not impact on the safe and efficient movement of vehicles or pedestrians within the site or the surrounding road network.</i>

Performance Criteria P3

The number of signs for each business or tenancy on a street frontage must:

Subclause	Assessment
(a) not unreasonably increase in the existing level of visual clutter in the streetscape, and where possible, reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs; and	<i>The proposed signage will effectively reposition the signage on the southern elevation of the existing building to the southern elevation of the proposed building extension. It will therefore not introduce a substantially new signage element to the Tasman Highway streetscape.</i>
(b) not involve the repetition of messages or information.	<p><i>One wall sign will provide details of the business name (The Bunker) and the other wall sign will include details of the products sold on the site and the type of retail activity that occurs from the site.</i></p> <p><i>The proposed signage will therefore not involve repetition of messages or information.</i></p>

6 Conclusion

The proposal seeks planning approval for building extension and vehicle access and parking area at Unit 1 10 Kennedy drive, Cambridge

The proposed use is 'Discretionary' within the Light Industrial zone in accordance with Table 18.2 of the Scheme. The proposal complies with all applicable standards of the Scheme including the following performance criteria:

- **Clause 18.3.2 Discretionary uses - Performance Criteria P1; and**
- **Clause C1.6.1 Design and siting of signs - Performance Criteria P1 and P3.**

A 'Discretionary' development application pathway is therefore achieved in accordance with clause 6.8.1 of the Scheme and section 57 of the *Land Use Planning and Approvals Act 1993*.

Please do not hesitate to contact me should you have any queries on this application.

Yours faithfully

6ty° Pty Ltd



George Walker
Director/Planning Consultant

Project: THE BUNKER - WAREHOUSE EXTENSION

At: 10 KENNEDY DRIVE , CAMBRIDGE 7170

For: UPTON TRADING PTY LTD

Project: 23.176

Drawings:

A00	COVER SHEET
A001	SITE PLAN
A002	SITE PLAN LOCAL
A100	DEMOLITION PLAN
A102	GROUND FLOOR PLAN
A103	ROOF PLAN
A200	ELEVATIONS
A300	SECTIONS
A400	3D VIEWS

PLANNING DOCUMENT

Issue date: 04.12.23



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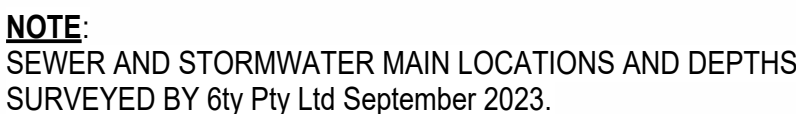
6ty Pty Ltd
ABN 27 014 609 900

Architectural
ABP No. CC4874f
Structural / Civil
ABP No. CC1633i
Building Services Provider
ABP No. 311245120

APPROVED
COMPANY
ISO 9001
Quality Management
System

QMS Certification Services





THE BUNKER

ISSUE.	DATE	ISSUED FOR
001	19.10.23	DEVELOPMENT APPLICATION
002	04.12.23	DEVELOPMENT APPLICATION - TASWATER RFI

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PROJECT: THE BUNKER - WAREHOUSE
EXTENSION

AT: 10 KENNEDY DRIVE ,
CAMBRIDGE 7170

FOR: UPTON TRADING PTY LTD

DRAWING: SITE PLAN

DESIGNED: **CGB** DRAWN: **MJ** CHECKED: **GHN**

SCALES: As indicated AT A1

PROJECT No. 23.176 DRAWING No. A001 REV. 002

NOTE:
SEWER AND STORMWATER MAIN LOCATIONS AND DEPTHS
SURVEYED BY 6ty Pty Ltd September 2023.

SEWER AND WATER SERVICING REQUIREMENTS:

- SEWER
- Existing ETs 1.2
 - No additional fixtures New ETs 1.2

- WATER
- FIRE FLOW RATE 1 HYDRANTS AT 10 l/s, 4 HOSE REELS AT 0.42l/s AT 200kPa).
 - DOMESTIC FLOW 1.5l/s
 - TOTAL PSD FLOW RATE 23l/s AT 300kPa (ALLOWING FOR LOSSES IN PIPEWORK AND METER ASSEMBLY.)



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QMS Certification Services



ISSUE	DATE	ISSUED FOR
001	19.10.23	DEVELOPMENT APPLICATION
002	04.12.23	DEVELOPMENT APPLICATION - TASWATER RFI



LOCAL SITE PLAN
SCALE 1 : 200

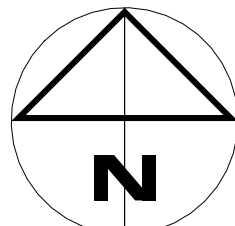
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PROJECT: THE BUNKER - WAREHOUSE
EXTENSION

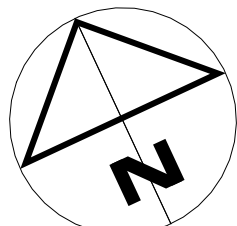
AT: 10 KENNEDY DRIVE ,
CAMBRIDGE 7170

FOR: UPTON TRADING PTY LTD

DRAWING: SITE PLAN LOCAL



PROJECT NORTH



TRUE NORTH

DESIGNED: CGB DRAWN: MJ CHECKED: GHN

SCALES: 1 : 200 AT A1

PROJECT No: 23.176 DRAWING No: A002 REV: 002



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Building Services Provider
ABP No. 311245120



QHS Certification Services



ISSUE	DATE	ISSUED FOR
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002	04.12.23	DEVELOPMENT APPLICATION - TASWATER RFI

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PROJECT: **THE BUNKER - WAREHOUSE
EXTENSION**

AT: **10 KENNEDY DRIVE ,
CAMBRIDGE 7170**

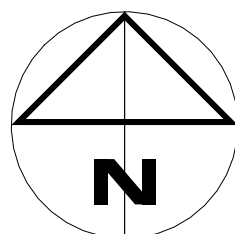
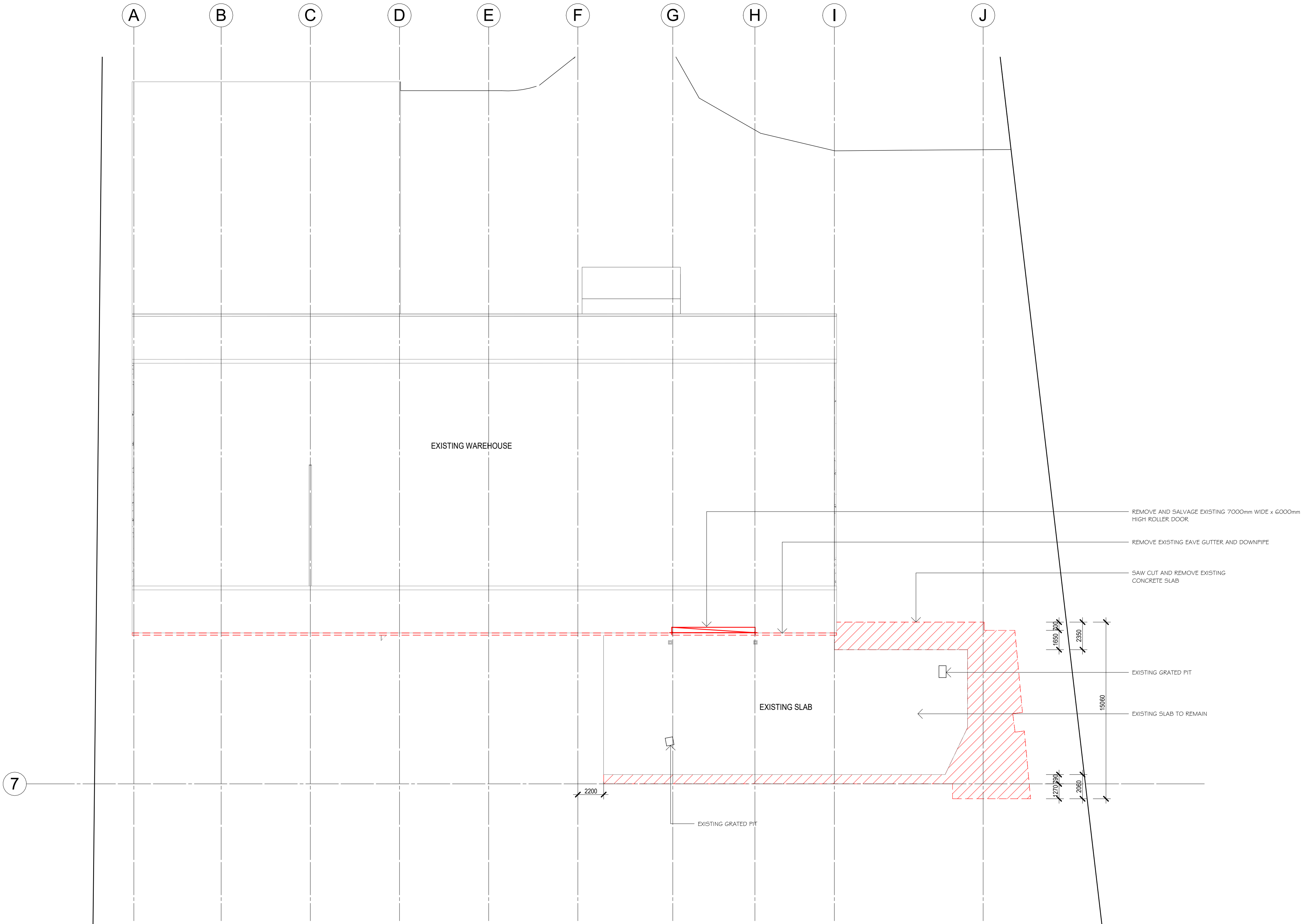
FOR: **UPTON TRADING PTY LTD**

DRAWING: **DEMOLITION PLAN**

DESIGNED: CGB DRAWN: MDJ CHECKED: GHN

SCALES: 1 : 200 AT A1

PROJECT No. **23.176** DRAWING No. **A100** REV. **002**



PROJECT NORTH

ISSUE	DATE	ISSUED FOR
001	19.10.23	DEVELOPMENT APPLICATION
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PROJECT: THE BUNKER - WAREHOUSE
EXTENSION

AT: 10 KENNEDY DRIVE ,
CAMBRIDGE 7170

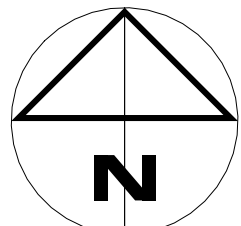
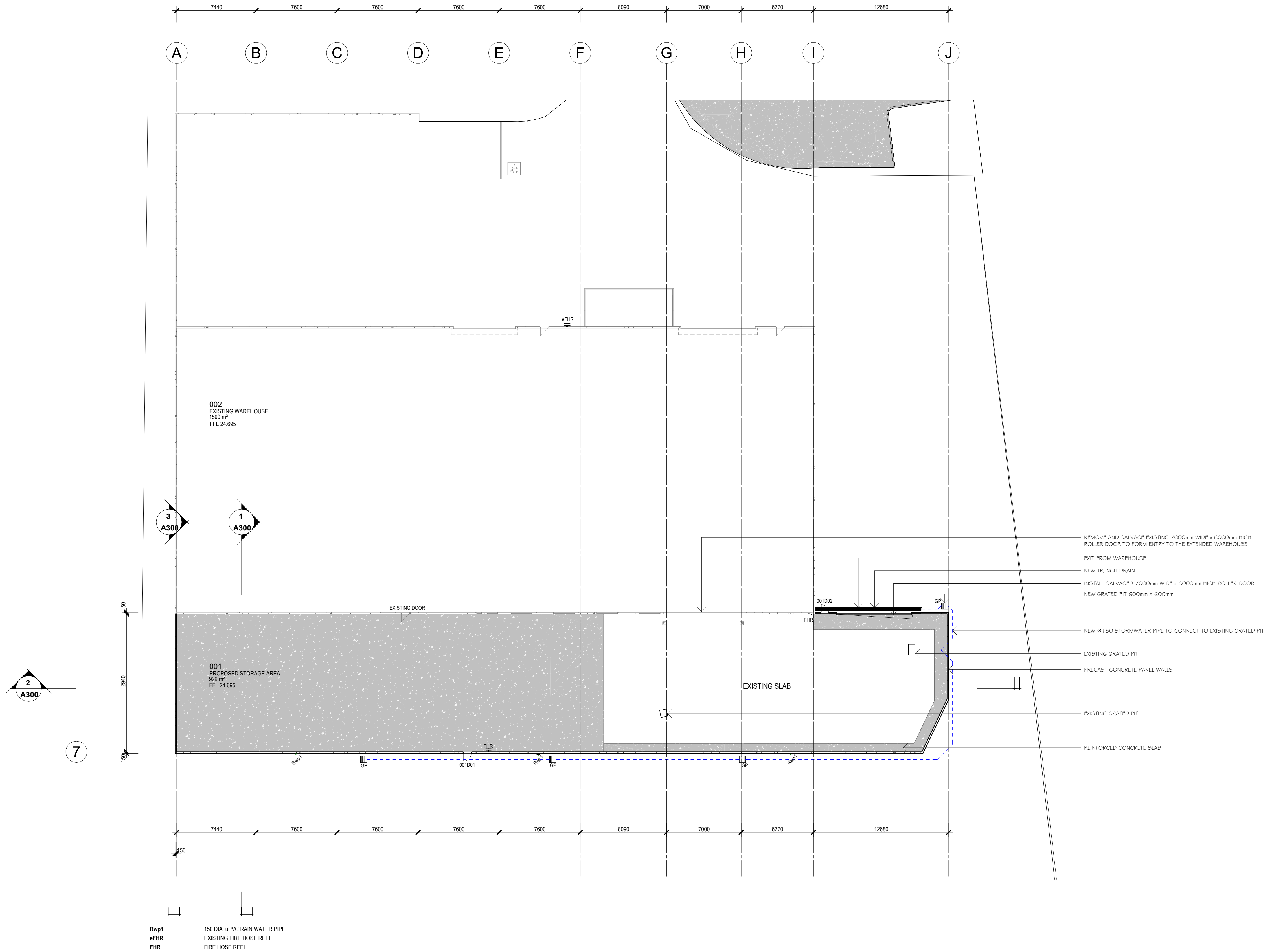
FOR: UPTON TRADING PTY LTD

DRAWING: GROUND FLOOR PLAN

DESIGNED: CGB DRAWN: MDJ CHECKED: GHN

SCALES: 1 : 200 AT A1

PROJECT No: 23.176 DRAWING No: A102 REV: 002



PROJECT NORTH

ISSUE	DATE	ISSUED FOR
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PROJECT: THE BUNKER - WAREHOUSE
EXTENSION

AT: 10 KENNEDY DRIVE ,
CAMBRIDGE 7170

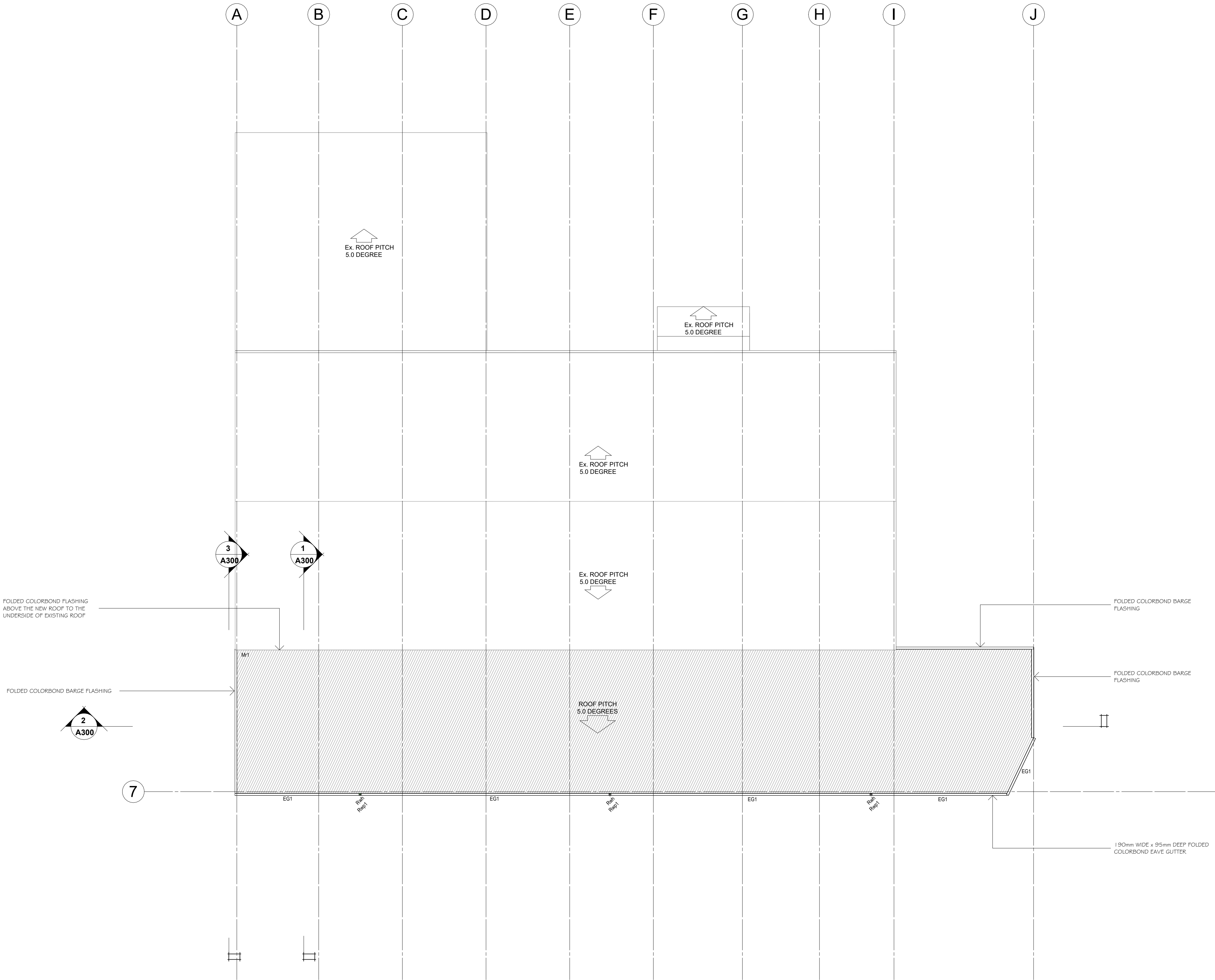
FOR: UPTON TRADING PTY LTD

DRAWING: ROOF PLAN

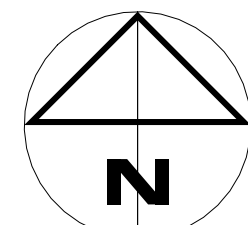
DESIGNED: CGB DRAWN: MDJ CHECKED: GHN

SCALES: 1 : 200 AT A1

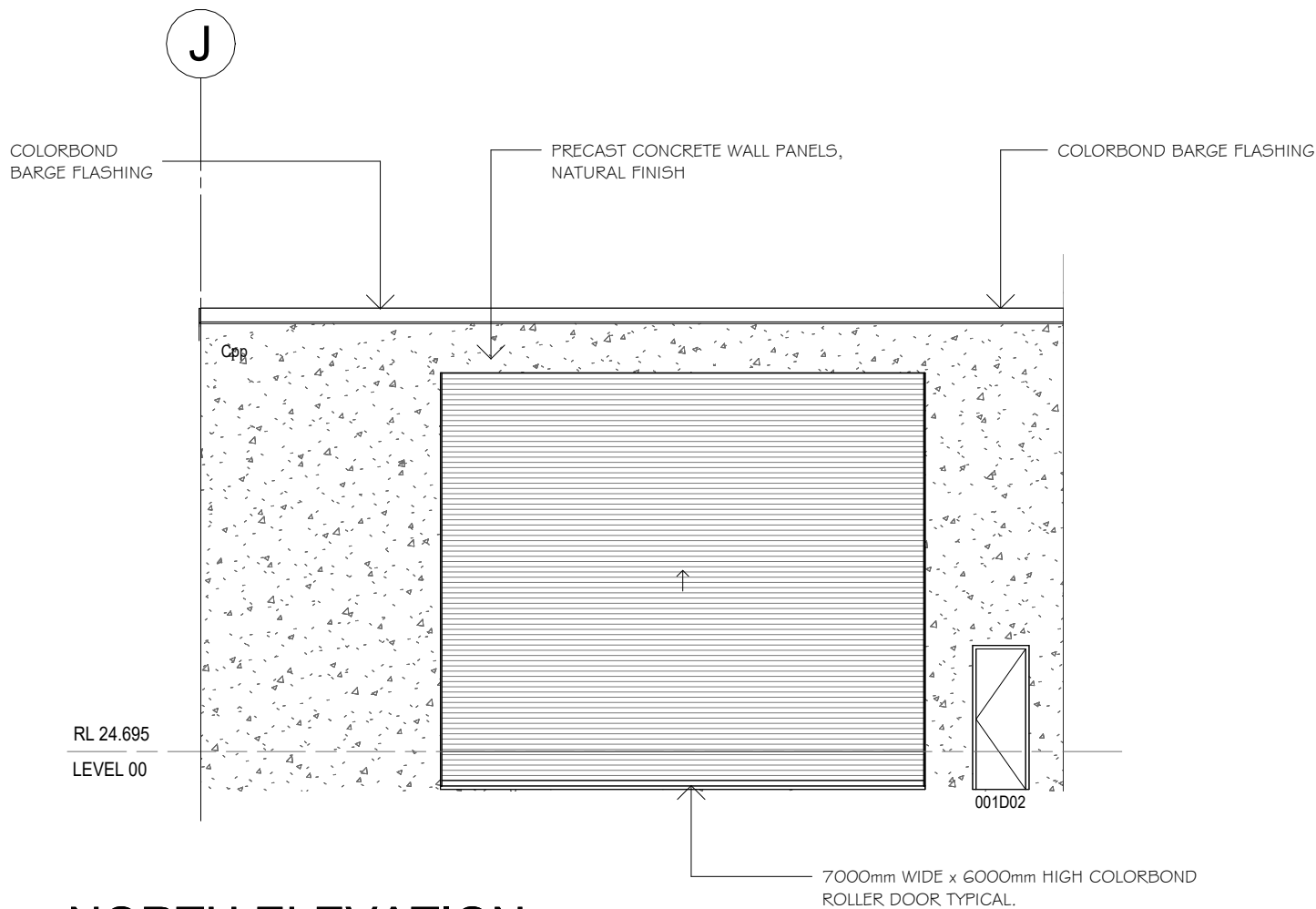
PROJECT No. 23.176 DRAWING No. A103 REV. 002



Rwp1 150 DIA. UPVC RAIN WATER PIPE
EG1 COLORBOND EAVES GUTTER
Mr1 COLORBOND TRIMDEK ROOF SHEETING
Rwh RAIN WATER HEAD

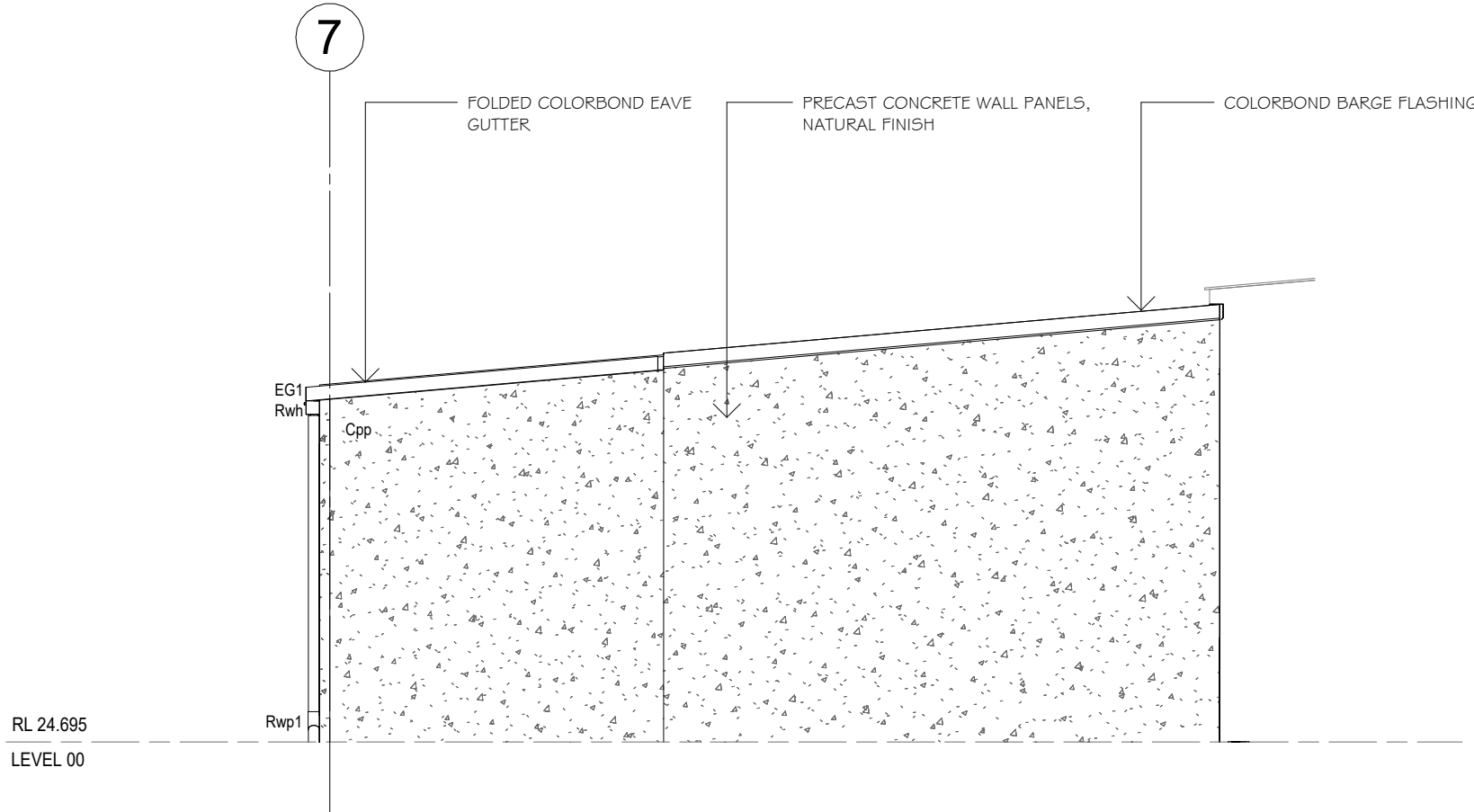


PROJECT NORTH



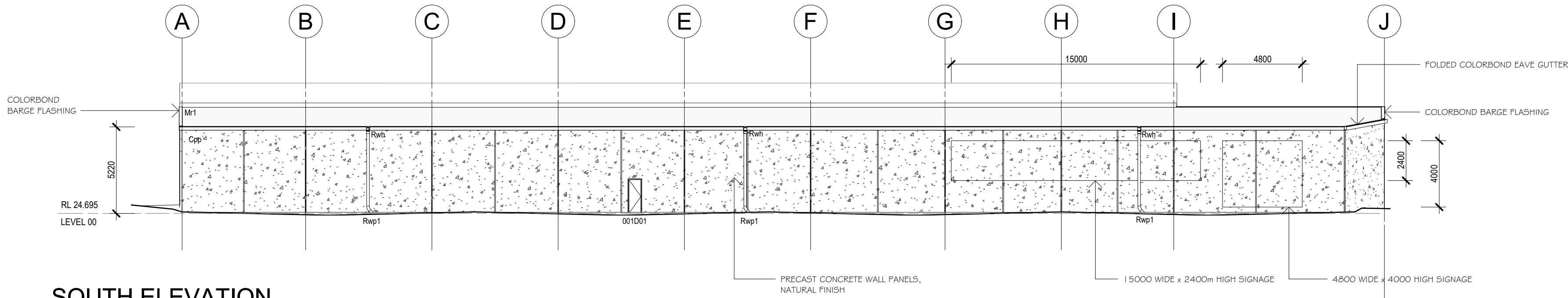
NORTH ELEVATION

SCALE 1 : 100



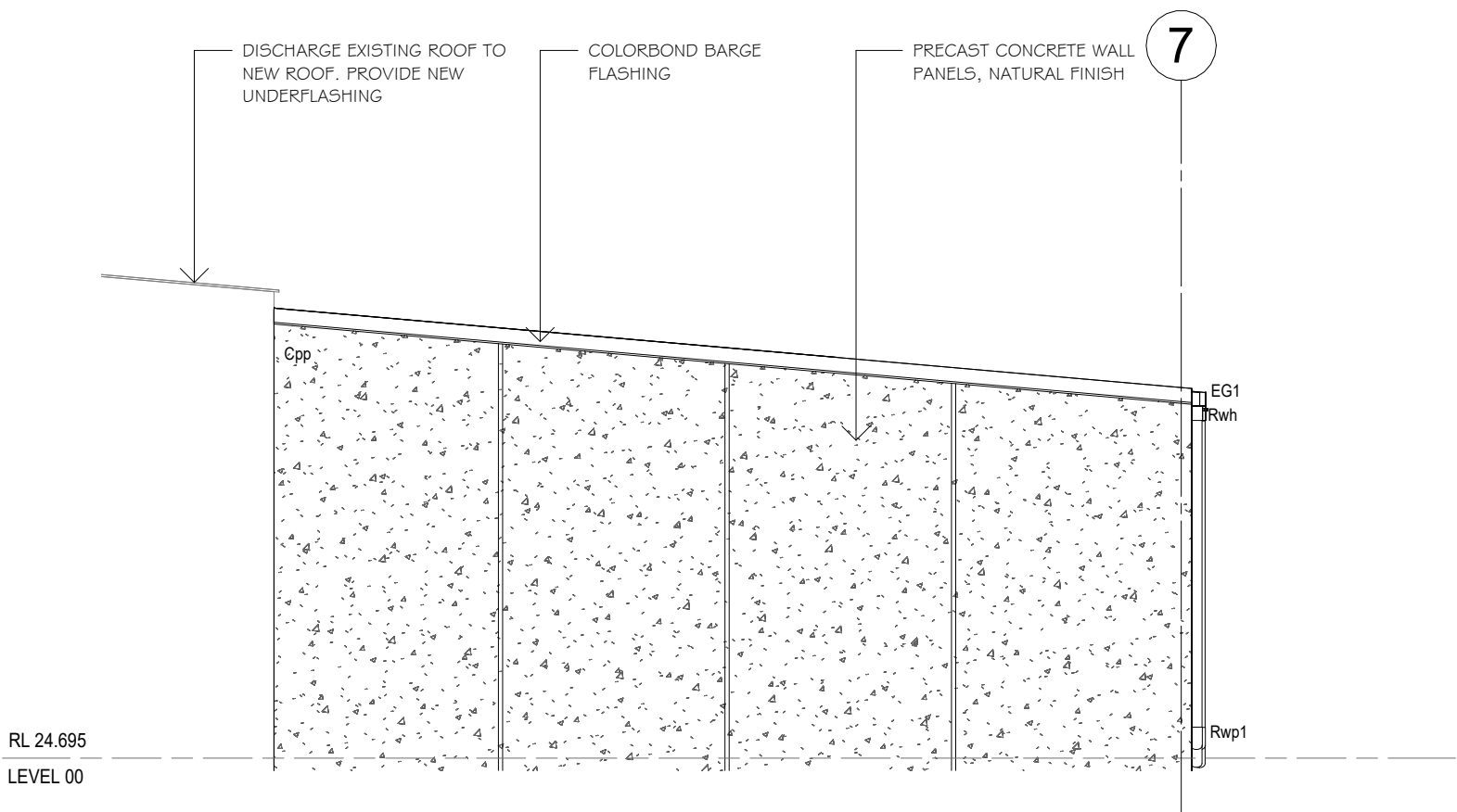
EAST ELEVATION

SCALE 1 : 100



SOUTH ELEVATION

SCALE 1 : 200



WEST ELEVATION

SCALE 1 : 100

Rwp1 150 DIA. uPVC RAIN WATER PIPE
EG1 COLORBOND EAVES GUTTER
Mr1 COLORBOND TRIMDEK ROOF SHEETING
Cpp PRECAST CONCRETE PANEL
Rwh RAIN WATER HEAD

6ty°

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THE BUNKER
THE UPTON GROUP

ISSUE	DATE	ISSUED FOR
001	19.10.23	DEVELOPMENT APPLICATION
002	04.12.23	DEVELOPMENT APPLICATION - TASWATER RFI

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PROJECT: THE BUNKER - WAREHOUSE
EXTENSION

AT: 10 KENNEDY DRIVE ,
CAMBRIDGE 7170

FOR: UPTON TRADING PTY LTD

DRAWING: ELEVATIONS

DESIGNED: CGB DRAWN: MDJ CHECKED: GHN

SCALES: As indicated AT A1

PROJECT No: 23.176 DRAWING No: A200 REV: 002

ISSUE	DATE	ISSUED FOR
001	19.10.23	DEVELOPMENT APPLICATION
002	04.12.23	DEVELOPMENT APPLICATION - TASWATER RFI

NOTE:
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SURVEYED BY 6ty Pty Ltd September 2023.

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PROJECT: THE BUNKER - WAREHOUSE
EXTENSION

AT: 10 KENNEDY DRIVE ,
CAMBRIDGE 7170
FOR: UPTON TRADING PTY LTD

DRAWING: SECTIONS

DESIGNED: CGB DRAWN: MDJ CHECKED: GHN

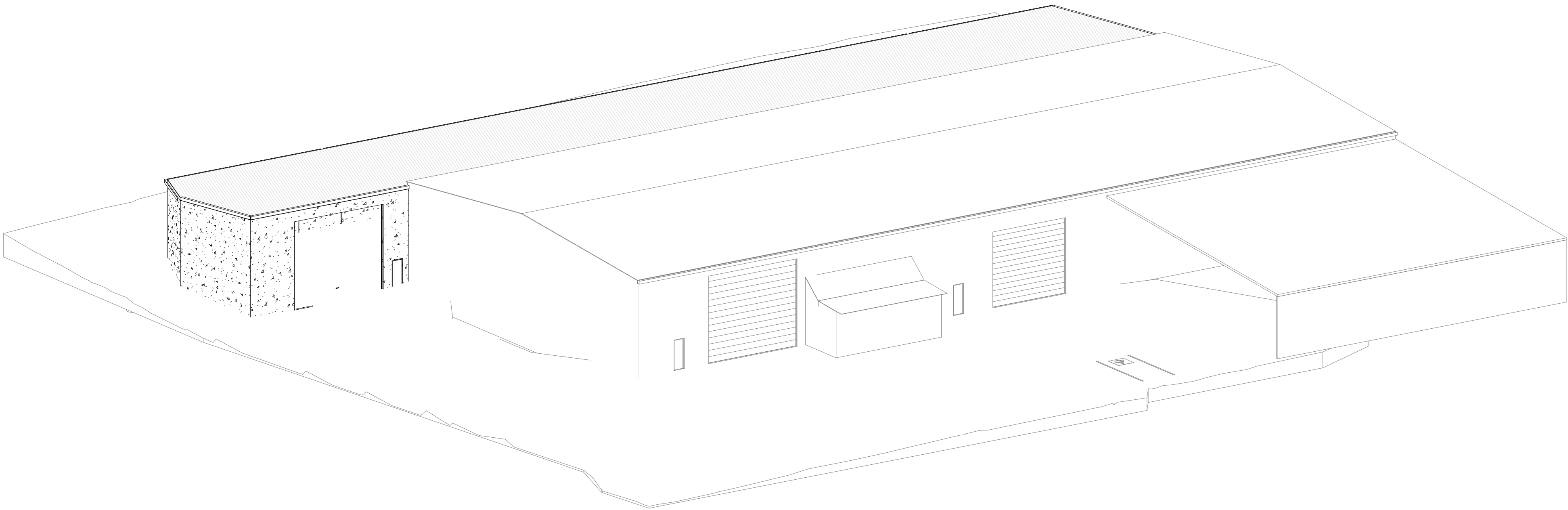
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PROJECT No: 23.176 DRAWING No: A300 REV: 002

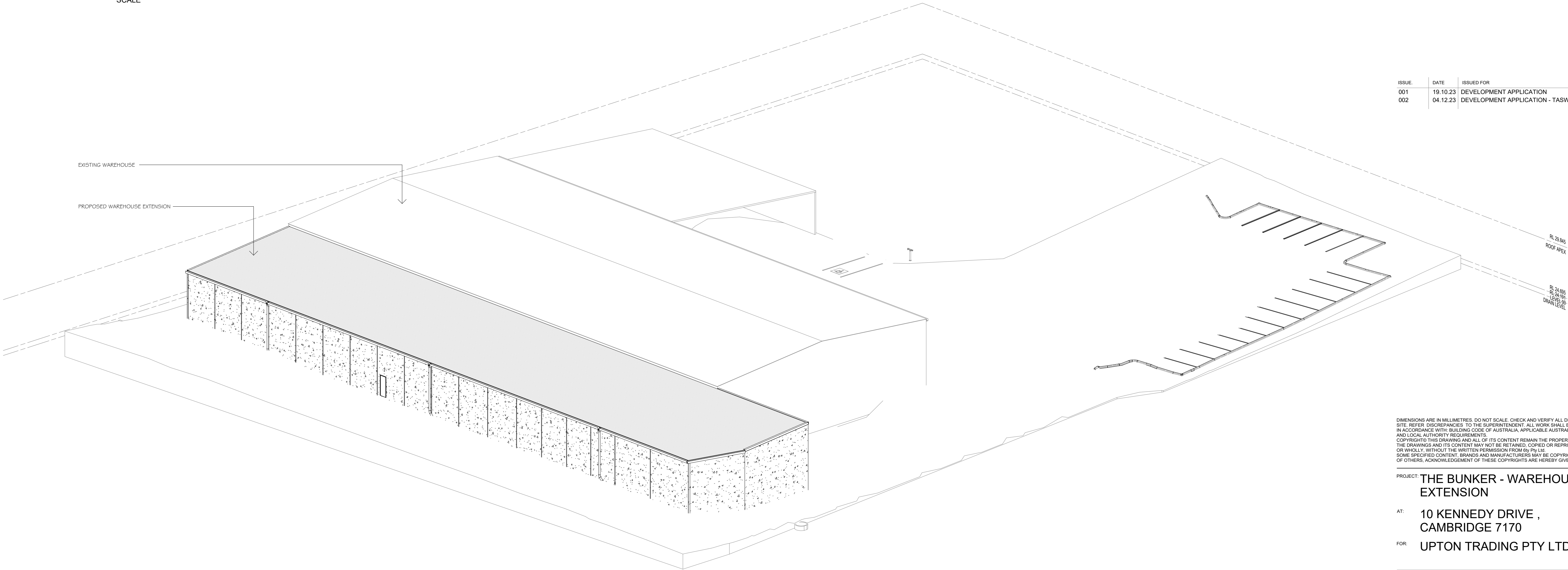
SECTION 1
SCALE 1 : 100 A102

SECTION 2
SCALE 1 : 100 A102

SECTION 3
SCALE 1 : 100 A102



VIEW FROM NORTH
SCALE



VIEW FROM SOUTH
SCALE

ISSUE	DATE	ISSUED FOR
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002	04.12.23	DEVELOPMENT APPLICATION - TASWATER RFI

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PROJECT: THE BUNKER - WAREHOUSE
EXTENSION
AT: 10 KENNEDY DRIVE ,
CAMBRIDGE 7170
FOR: UPTON TRADING PTY LTD

DRAWING: 3D VIEWS

DESIGNED: CGB DRAWN: MDJ CHECKED: GHN

SCALES: AT A1

PROJECT No. 23.176 DRAWING No. A400 REV. 002