



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/040197

PROPOSAL: Storage (Contractors Yard) - Re-advertised

LOCATION: 30 Cherokee Drive, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 30 January 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 30 January 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 30 January 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:

Contractors Yard

Location:

Address 30 Cherokee 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

\$ 1,400,000

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

Current Use of Site:

Vacant land

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

Yes

☐

No

☒

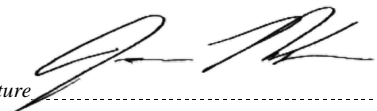
Declaration:

- *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 09/01/2024

**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 185543	FOLIO 58
EDITION 1	DATE OF ISSUE 06-Sep-2023

SEARCH DATE : 13-Nov-2023

SEARCH TIME : 03.19 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 58 on Sealed Plan 185543

Derivation : Part of 1654 Acres Gtd. to Robert Pitcairn and Thomas Young

Prior CT 181813/100

SCHEDULE 1

D75225 TRANSFER to AIRPORT INDUSTRIAL PTY LTD Registered
20-Feb-2013 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP185543 EASEMENTS in Schedule of Easements

SP185543 COVENANTS in Schedule of Easements

SP185543 FENCING PROVISION in Schedule of Easements

SP164757, SP176911 & SP181813 COVENANTS in Schedule of
Easements

SP164757, SP176911 & SP181813 FENCING PROVISION in Schedule of
Easements

C686912 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
02-Dec-2005 at noon

E140424 MORTGAGE to Butler McIntyre Investments Ltd
Registered 20-Jun-2018 at noon

M975870 MORTGAGE to Butler McIntyre Investments Ltd
Registered 18-Nov-2022 at noon

UNREGISTERED DEALINGS AND NOTATIONS

N164180 PRIORITY NOTICE reserving priority for 90 days
D/MORTGAGE E140424, M975870 BUTLER MCINTYRE
INVESTMENTS LTD to AIRPORT INDUSTRIAL PTY LTD (ACN
159 442 234)
TRANSFER AIRPORT INDUSTRIAL PTY LTD (ACN 159 442 234)
to CHEROKEE DEVELOPMENTS PTY LTD (ACN 662 691 705) as
Trustee for Cherokee Properties Trust ABN 40 326 435

982

MORTGAGE CHEROKEE DEVELOPMENTS PTY LTD (ACN 662 691 705) as Trustee for Cherokee Properties Trust ABN 40 326 435 982 to COMMONWEALTH BANK OF AUSTRALIA Lodged by GROOM KENNEDY on 12-Oct-2023 BP: N164180

E365738 MORTGAGE to Commonwealth Bank of Australia Lodged by DYE & DURHAM (CBA) on 07-Nov-2023 BP: N164300

N159143 TRANSFER to CHEROKEE DEVELOPMENTS PTY LTD Lodged by DYE & DURHAM (CBA) on 07-Nov-2023 BP: N164300

N164300 PARTIAL DISCHARGE of MORTGAGES E140424 and M975870 Lodged by DYE & DURHAM (CBA) on 07-Nov-2023 BP: N164300

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185543

PAGE 1 OF 6 PAGES

EASEMENTS AND PROFITS

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.

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.

EASEMENTS

Lots 39 to 44 (inclusive) ("the Lot") are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00m WIDE** shown on the Plan ("the Easement Land").

Lots 39 to 44 (inclusive) on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00m WIDE** on the Plan.

Lots 64 to 72 (inclusive) ("the Lot") are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT VARIABLE WIDTH** shown on the Plan ("the Easement Land").

Lots 64 to 72 (inclusive) on the Plan ("the Lot") are subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT VARIABLE WIDTH** shown on the Plan ("the Easement Land").

Lot 100 on the Plan is subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **DRAINAGE EASEMENT "A" VARIABLE WIDTH** on the Plan.

Lot 66 ("the Lot") is subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00m WIDE** shown on the Plan ("the Easement Land").

Lot 66 on the Plan is subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **PIPELINE & SERVICES EASEMENT AND DRAINAGE EASEMENT 3.00m WIDE** on the Plan.

Lot 65 on the Plan is subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **DRAINAGE EASEMENT "B" VARIABLE WIDTH** on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Airport Industrial Pty Ltd	PLAN SEALED BY: Clarence City Council
FOLIO REF: CT 181813-100	DATE: 29 th August 2023
SOLICITOR & REFERENCE: Page Seager (DAS 120166) REF NO. SD-2008/95 Council Delegate <i>Clare Shea</i>
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 185543
SUBDIVIDER: Airport Industrial Pty Ltd FOLIO REFERENCE: CT 181813-100	

Lots 68 to 72 (inclusive) on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked **DRAINAGE EASEMENT 3.00m WIDE (SP.181813)** on the Plan.

Each lot on the Plan is together with the right to construct and maintain upon the piece of land marked Right of Drainage on P159487 a drain for the purpose of draining storm and surface water from the said lots and also the right at all times hereafter to enter into and upon the said land for the purpose of cleansing and repairing the said drain and as shown on the Plan as **RIGHT OF DRAINAGE (106/33 NS.)**.

Each lot on the Plan is together with a right of drainage over the land marked **DRAINAGE EASEMENT 'D' 3.00 WIDE (SP.164757)** on the Plan.

Each lot on the Plan is together with a right of drainage over the land marked **DRAINAGE EASEMENT 'E' 3.00 WIDE (SP.164757)** on the Plan.

Each lot on the Plan is together with a right of drainage over the land marked **DRAINAGE EASEMENT 'H' 3.00 WIDE (SP.164757)** on the Plan.

Each lot on the Plan is together with a right of drainage over the land marked **DRAINAGE EASEMENT VARIABLE WIDTH "L" (SP.164757)** on the Plan.

Each lot on the Plan is together with a right of drainage over the **DRAINAGE EASEMENT (SP.164757)** "VWXYZ" on the Plan.


Lot 79 on the Plan is subject to a right of drainage appurtenant to Lot 2 on Sealed Plan 142111 over the land marked **DRAINAGE EASEMENT (SP.142111) "JKLM"** on the Plan.

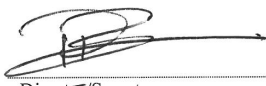
COVENANTS

The owners of each lot on the Plan covenant with the Vendor (Airport Industrial Pty Ltd (ACN 159 442 234)) and the owners for the time being of every other lot shown on the Plan to the intent that the burden of this covenant may run with and bind the covenantors' lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations:-

- 1) Not to develop any such lot for any use which is inconsistent with airport activity and which results in the attraction of birds or vermin.
- 2) Not to permit the external surfaces of any building or structure to be finished with external materials other than non-glare external colours and finishes.
- 3) Not to permit any external lighting for any development on any of the lots unless it is shielded to prevent upward illuminations,

The owners of lots 62, 64, 65, 66, 67, 68, 69 and 100 on the Plan covenant with the Vendor (Airport Industrial Pty Ltd (ACN 159 442 234)) and the owners for the time being of every other lot shown on the Plan to the intent that the


Director


Director/Secretary

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.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP 185543
SUBDIVIDER: Airport Industrial Pty Ltd FOLIO REFERENCE: CT 181813-100	

burden of this covenant may run with and bind the covenantors' lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations:-

- 1) Not to erect or cause to ~~the~~^{be} erected or place any building or structure which exceeds a height of 8 metres above natural ground level within the area marked "NOPQ" on the Plan.

The owners of lots 38, 61 and 62 on the Plan covenant with the Vendor (Airport Industrial Pty Ltd (ACN 159 442 234)) and the owners for the time being of every other lot shown on the Plan to the intent that the burden of this covenant may run with and bind the covenantors' lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations:-

- 1) Not to develop any part of their lot within the area marked "J.D.E.F.G VARIABLE WIDTH (SP.164757)" on the Plan other than by way of driveway and services access and landscaping.

FENCING PROVISION

In respect of the Lots shown on the plan the Vendor (Airport Industrial Pty Ltd (ACN 159 442 234)) shall not be required to fence.

DEFINITIONS

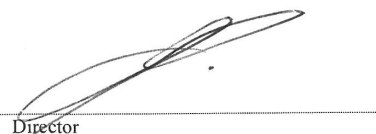
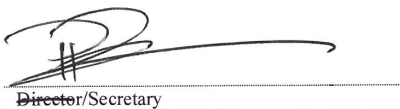
In this Schedule of Easements, the following terms have the meanings ascribed to them below:

Drainage Easement means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Clarence City Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

"Pipeline and Services Easement" is defined as follows:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;


Director
Director/Secretary

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.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 185543
SUBDIVIDER: Airport Industrial Pty Ltd FOLIO REFERENCE: CT 181813-100	

- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.


SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

“Infrastructure” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;


 Director


 Director/Secretary


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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP 185543
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- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

“**TasWater**” means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.




Director

Director/Secretary

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 10 PAGES	Registered Number SP 185543
SUBDIVIDER: Airport Industrial Pty Ltd FOLIO REFERENCE: CT 181813-100	

EXECUTED by **AIRPORT INDUSTRIAL PTY LTD**)
(**ACN 159 442 234**) as registered proprietor of the land)
comprised in Folio of the Register Volume 181813)
Folio 100 pursuant to section 127 of the *Corporations Act*)
2001 (Cth) by:)


.....
Director Signature

RONALD AULBEN BROOKS
.....
Director Full Name (print)


.....
Director/Secretary Signature

PAUL ROBERT BROOKS
.....
Director/Secretary Full Name (print)

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02

OWNER AIRPORT INDUSTRIAL PTY LTD

FOLIO REFERENCE C.T.181813/100

GRANTEE PART OF 1654 ACRES GTD TO ROBERT
PITCAIRN AND THOMAS YOUNG

PLAN OF SURVEY

BY SURVEYOR ANDREW STEPHEN BIRCH
ROGERSON AND BIRCH SURVEYORS
UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248-5898 MOB. 0419-594-966

CITY OF CLARENCE

SCALE 1: 3000 LENGTHS IN METRES

REGISTERED NUMBER

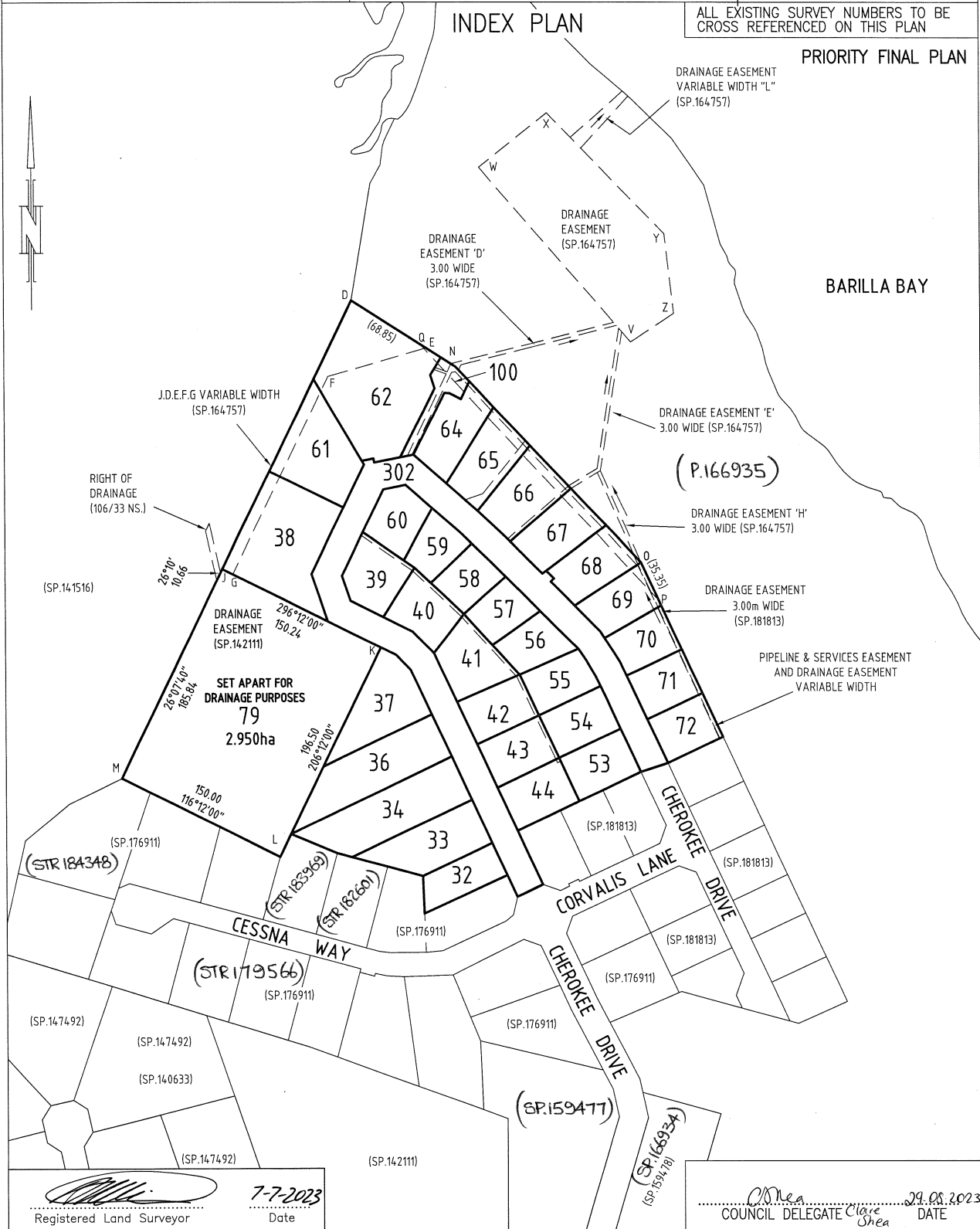
SP185543

APPROVED
EFFECTIVE FROM - 6 SEP 2023

Ren
Recorder of Titles

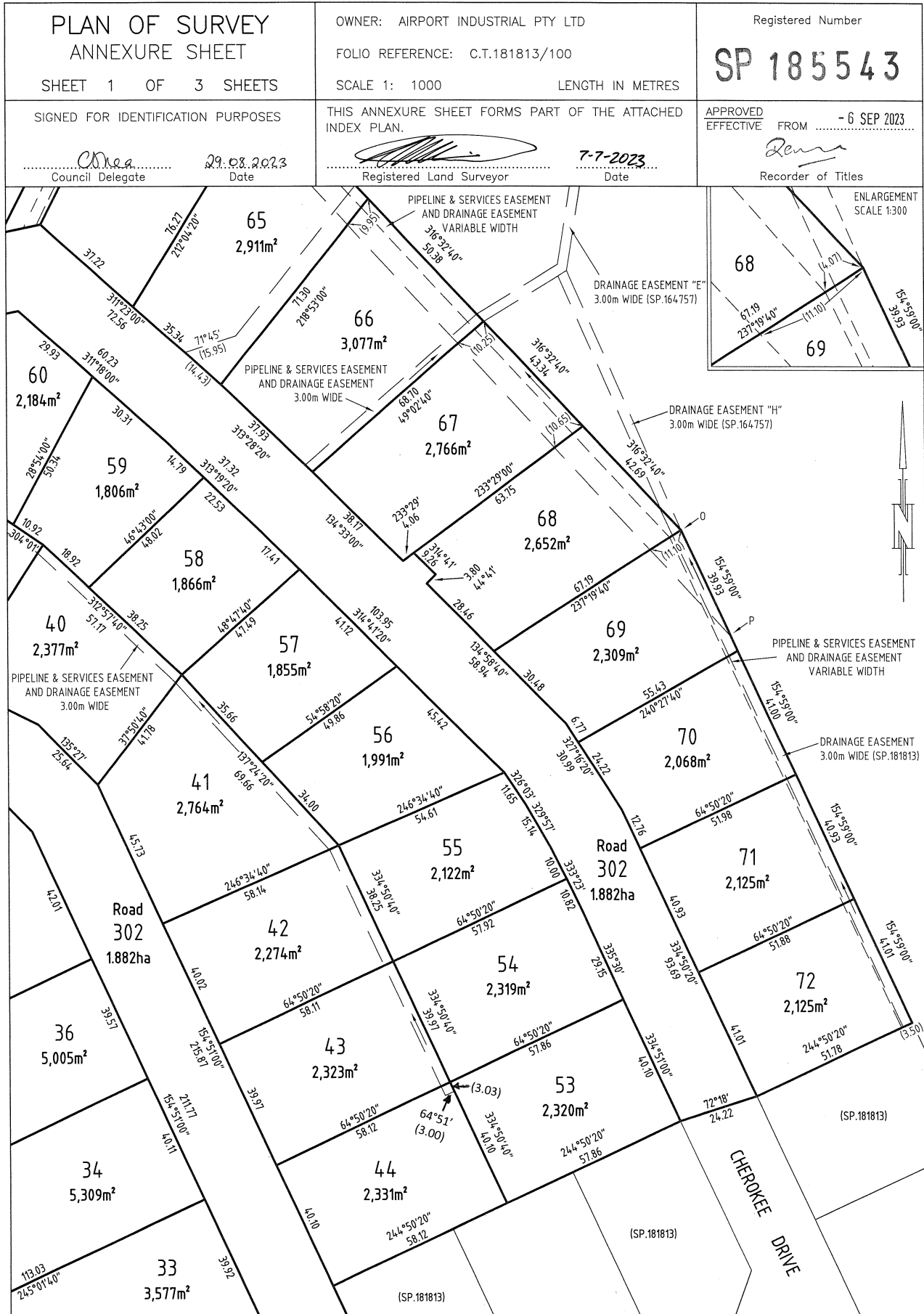
ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

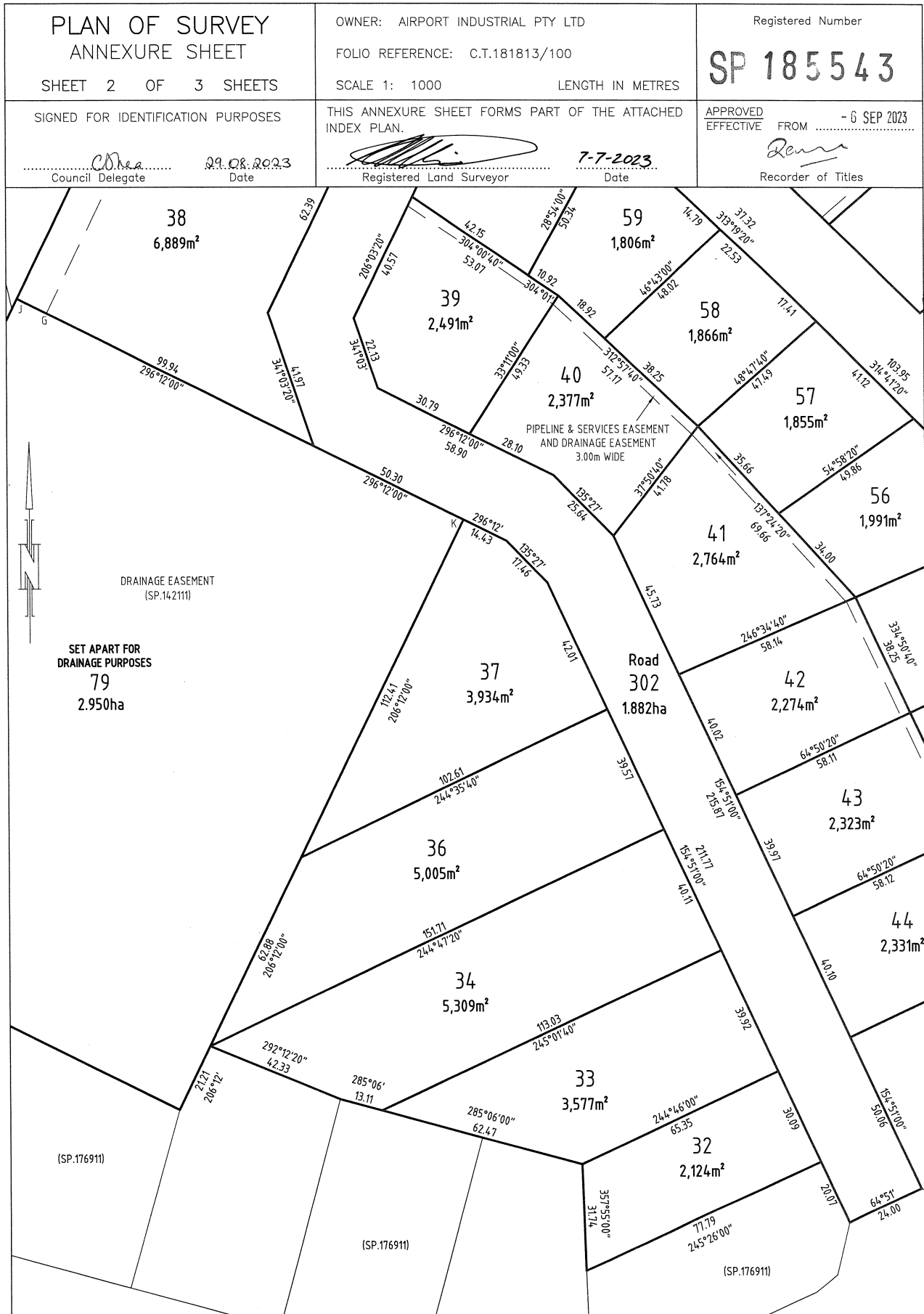
PRIORITY FINAL PLAN

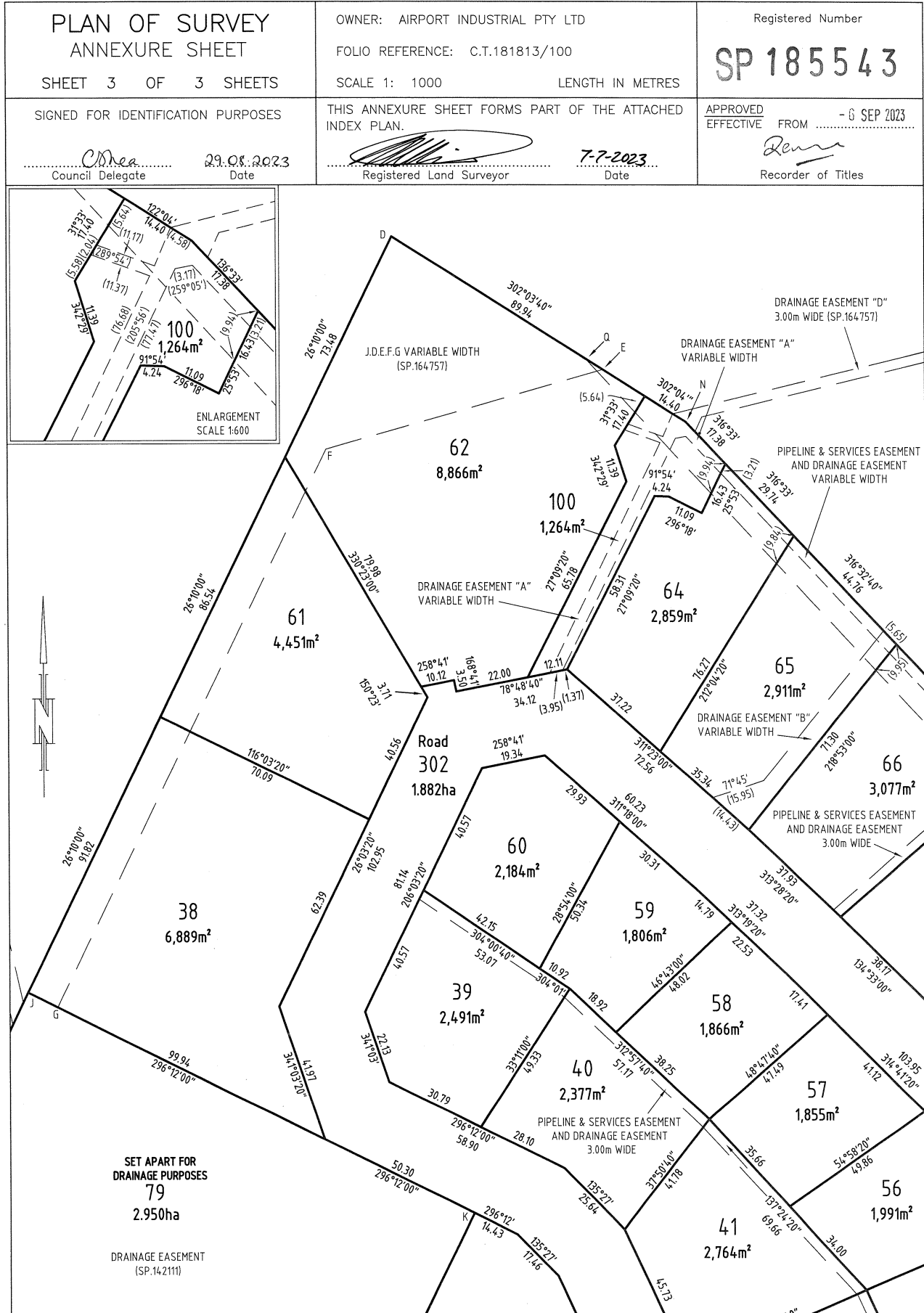


AS
Registered Land Surveyor
7-7-2023
Date

Clare
COUNCIL DELEGATE
29.08.2023
DATE







UNREGISTERED DEALINGS REPORT

SEARCH DATE : 09-Nov-2023

SEARCH TIME : 12:18 pm

CT: 185543/58

N164180 PRIORITY NOTICE reserving priority for 90 days
D/MORTGAGE E140424, M975870 BUTLER MCINTYRE
INVESTMENTS LTD to AIRPORT INDUSTRIAL PTY LTD (ACN
159 442 234)
TRANSFER AIRPORT INDUSTRIAL PTY LTD (ACN 159 442 234)
to CHEROKEE DEVELOPMENTS PTY LTD (ACN 662 691 705) as
Trustee for Cherokee Properties Trust ABN 40 326 435
982
MORTGAGE CHEROKEE DEVELOPMENTS PTY LTD (ACN 662 691
705) as Trustee for Cherokee Properties Trust ABN 40
326 435 982 to COMMONWEALTH BANK OF AUSTRALIA Lodged
by GROOM KENNEDY on 12-Oct-2023 BP: N164180

E365738 MORTGAGE to Commonwealth Bank of Australia Lodged
by DYE & DURHAM (CBA) on 07-Nov-2023 BP: N164300

N159143 TRANSFER to CHEROKEE DEVELOPMENTS PTY LTD Lodged by
DYE & DURHAM (CBA) on 07-Nov-2023 BP: N164300

N164300 PARTIAL DISCHARGE of MORTGAGES E140424 and M975870
Lodged by DYE & DURHAM (CBA) on 07-Nov-2023 BP:
N164300

From: Jason Nickerson | Pinnacle Drafting & Design
<jnickerson@pinnacledrafting.com.au>
Sent: Wednesday, 10 January 2024 10:53 AM
To: Amanda Beyer
Cc: City Planning
Subject: RE: Planning application update - 30 Cherokee Drive, Cambridge

This Message Is From an External Sender

This message came from outside your organization.

Hi Amanda,

As discussed the proposal is for the contractor yard as RCCC are a statewide civil contractor. They currently have 6 staff and are looking to expand to 8 staff as demand for works is increasing. There are 2 directors (who are also project managers) 2 project managers, 1 administration and a mechanic onsite. The offices are for the project managers (with additional for expansion) and the workshop is for servicing the civil equipment (excavators, graders, etc..). On occasion they have training days and WHS meetings for larger projects on site which can bring in up to 20 additional staff which requires a larger boardroom. Storage of materials will also be managed at the rear of the property and also future use on the neighbouring block which they own will be submitted going forward.

I hope this justifies the high administration requirements for the building as they are a major civil operator and need the space to conduct the business and grow. Anything further please advise.

Kind regards,

PINNACLE

Jason Nickerson Director / Building Designer
03 6248 4218 | jnickerson@pinnacledrafting.com.au
7/3 Abernant Way, Cambridge TAS 7170
www.pinnacledrafting.com.au



From: Amanda Beyer <abeyer@ccc.tas.gov.au>
Sent: Wednesday, January 10, 2024 10:40 AM
To: Jason Nickerson | Pinnacle Drafting & Design <jnickerson@pinnacledrafting.com.au>
Subject: FW: Planning application update - 30 Cherokee Drive, Cambridge

Hi Jason,

So we can finalise your application for 30 Cherokee Drive for advertising, could you please respond to the highlighted section below.

Kind regards,

P I N N Δ C L E

PINNACLE



Owner(s) or Clients	RCCC Civil Contracting Pty Ltd
Building Classification	5,7b
Construction Type	C
No. of Storeys	2
Designer	Jason Nickerson CC6073Y
Total Floor Area (Combined)	469.22m ²
Alpine Area	N/A
Other Hazards <small>(e.g., High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)</small>	TBA



Title Reference	TBA
Zoning	Light Industrial
Land Size	1866m ²
Design Wind Speed	TBA
Soil Classification	TBA
Climate Zone	7
Corrosion Environment	Moderate
Bushfire Attack Level (BAL)	TBA

Type of construction required C2D2 NCC Vol. I 2022		
Rise in storeys	Class of building 2, 3, 9	Class of building 5, 6, 7, 8
4 or more 3 2 1	A A B C	A B C C

Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.

ID	Sheet Name	Issue
A.01	Site Plan	DA - 01
A.02	Floor Plan - Lower	DA - 01
A.03	Floor Plan - Upper	DA - 01
A.04	Site Elevations	DA - 01
A.05	Site Elevations	DA - 01

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Fire Hydrant
- Solar Bollard Light
- Spotlight with sensor
- Pedestrian access in accordance with C2.6.5 of The Scheme

Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 Volume 1.

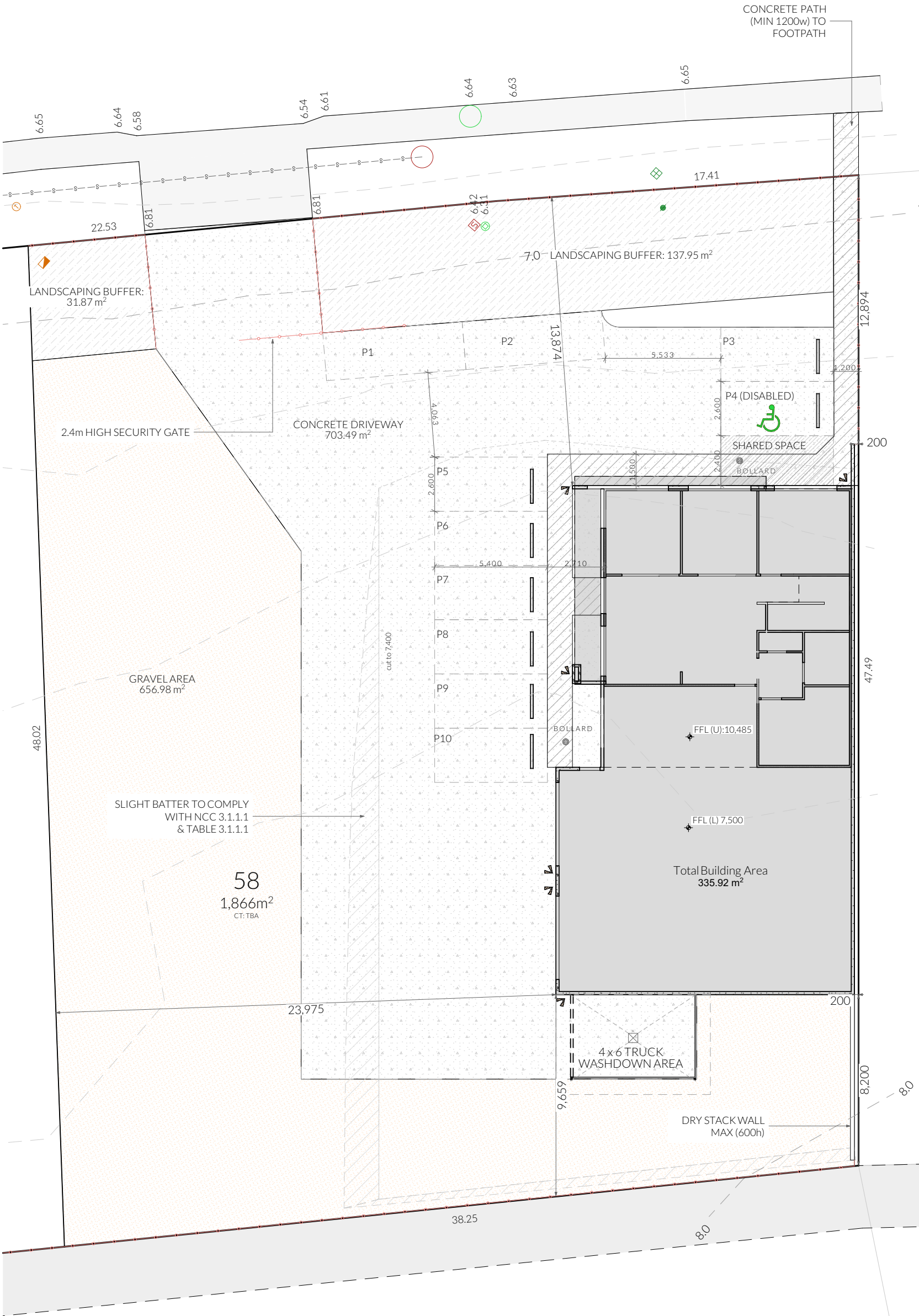
Surface water, resulting from a storm having an annual exceedance probability of 1%, must not enter the building.

Limitations

F1P2 does not apply to-
(a) Class 7 or 8 building where in the particular case there is no necessity for compliance; or
(b) a garage, tool shed, sanitary compartment, or the like, forming part of a building used for other purposes; or an open spectator stand or open-deck carpark.

Survey Notes from Surveyor

This plan and associated digital model is prepared for Pinnacle Drafting & Design from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site. Services shown have been located where visible by field survey. Services denoted as being "Per DBYD only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.



Site Areas

Site Area	1866 m²
Building Footprint	335.92 m²
Total Site Coverage	18%

<div>PINNACLE</div> <div>PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au</div>			<table><tr><th>Issue</th><th>Date</th><th>Description</th></tr><tr><td>Prelim 02</td><td>07.03.23</td><td>Client revisions</td></tr><tr><td>Prelim 03</td><td>19.04.23</td><td>Client revisions</td></tr></table>		Issue	Date	Description	Prelim 02	07.03.23	Client revisions	Prelim 03	19.04.23	Client revisions
Issue	Date	Description											
Prelim 02	07.03.23	Client revisions											
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Site Plan		Scale: @ A3	Proposal: Warehouse Development	Date: 02/11/23		<p>These drawing are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2022. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any CLC and/or permit documentation. DO NOT SCALE FROM DRAWINGS; All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PINNACLE DRAFTING & DESIGN PTY LTD.</p>							
Revision: DA - 01	Pg. No: A.01	Client: RCCC Civil Contracting Pty Ltd	Drawn by: JRN	Job No: 118-2022									
Approved by: JRD		Address: 30 Cherokee Dr, Cambridge	Engineer: TBA										
			Building Surveyor: TBA										

Internal Room Areas	
Room Name	Measured Area
WC Men	1.86
WC Handicapped	5.43
Warehouse	178.67
Staircase	8.01
Reception	39.79
Office	14.30
Office	14.30
Office	17.36
Kitchen	15.01
Airlock	4.53
	299.26 m ²

Doorway identification (Clause 10.1) - AS1428.1:2021

All doorways shall have a minimum luminance contrast of 30% provided between-

- (a) door leaf and door jamb; or
- (b) door leaf and adjacent wall; or
- (c) architrave and wall; or
- (d) door leaf and architrave; or
- (e) door jamb and adjacent wall

The minimum width of the area of luminance shall be 50mm.

Explanation; where it is necessary to achieve sufficient contrast between building elements, this can usually be achieved by using very dark or very light materials.

Continuous accessible paths of travel (Clause 3.1) - AS1428.1:2021

Unless otherwise specified (such as at doors, curved ramps and similar), the minimum unobstructed width of a continuous accessible path of travel shall be 1000 mm and the following shall not intrude into the minimum unobstructed width of a continuous accessible path of travel:

- (a) Fixtures and fittings such as lights, awnings, windows that, when open, intrude into the circulation space, telephones, skirtings and similar objects.
- (b) Essential fixtures and fittings such as fire hose reels, fire extinguishers and switchboards.
- (c) Door handles less than 900 mm above the finished floor level.

Tactile Ground Surface Indicators(TGSIs)

Tactile ground surface indicators (TGSIs) to warn people of hazards shall be in accordance with AS/NZS 1428.4.1.

Locations of TGSIs are indicated as per plans.

Refer to Legend.

Note: Stair Construction

Stairs must comply with-

- clause 8.1 of AS 1428.1:2021, including the notes; and
- clause 8.2 of AS 1428.1:2021

Stair Risers: Min/Max = 115mm/190mm

Public Stair Goings: Min/Max = 250mm/355mm

Quantity Calculation Required ((2xRiser)+Goings):

Min/Max = 550mm/700mm

Minimum of 2 risers and maximum of 18 in a flight;

Not permit a 125mm sphere to pass through

between treads;

Solid construction (i.e. not perforated) if more than

10m high or more than 3 storeys;

No winders (except internally of a residential apartment);

Artificial Lighting

Artificial lighting must be provided -

- (a) in required stairways, passageways, and ramps; and
- (b) if natural light of a standard equivalent to that required by F6D3 is not available, and the periods of occupation or use of the room or space will create undue hazard to occupants seeking egress in an emergency, in-
 - (iii) Class 3, 5, 6, 7, 8 and 9 buildings - to all rooms that are frequently occupied, all spaces required to be accessible, all corridors, lobbies, internal stairways, other circulation spaces and paths of egress.

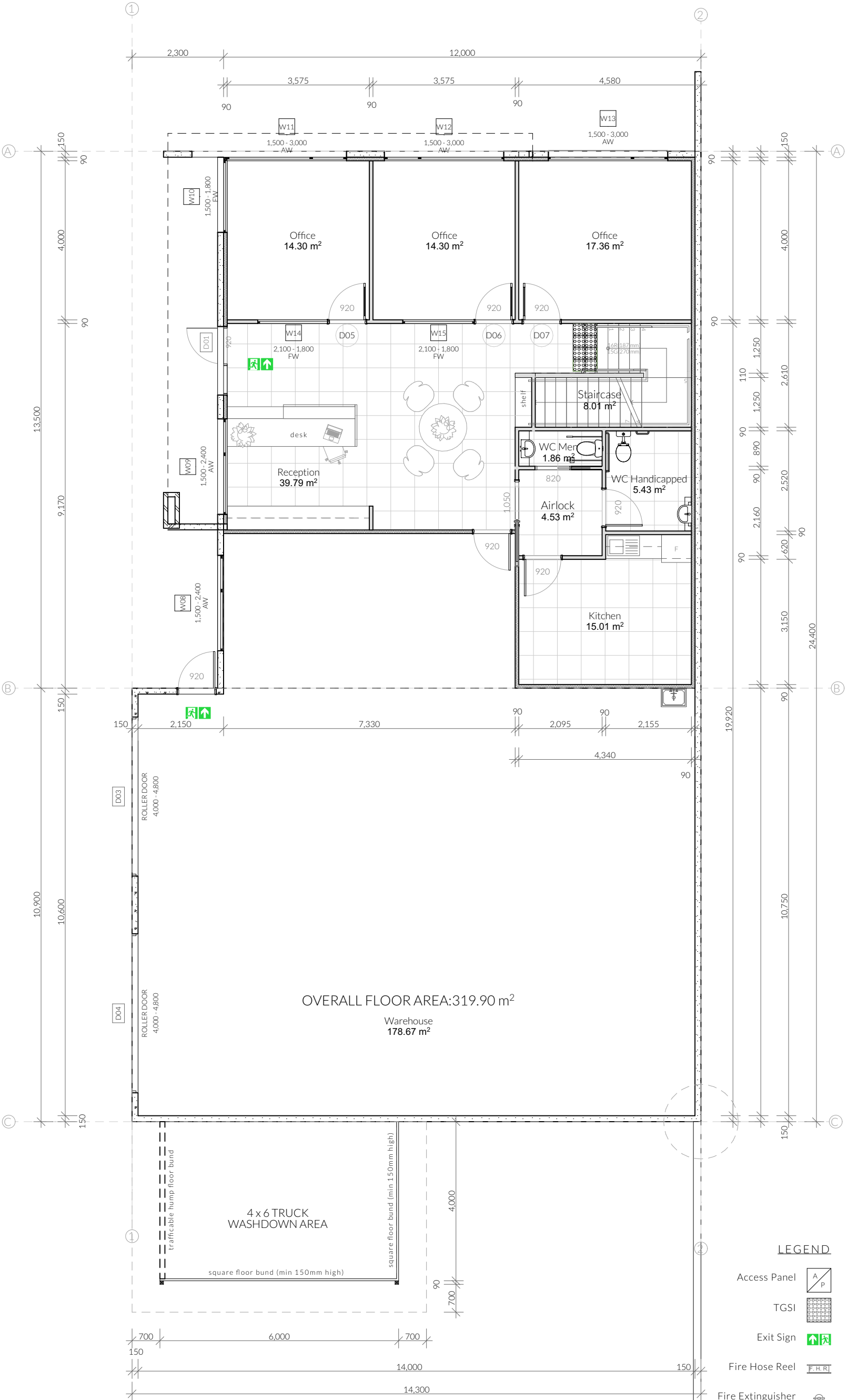
The artificial lighting system must comply with AS/NZS 1680.0.

Heights of rooms & other spaces F5D2 of NCC VOL I 2022

The height of rooms and other spaces in a Class 5, 6, 7 or 8 building must be not less than-

- (a) for a bathroom, shower room, sanitary compartment, other than an accessible adult change facility, airlock, tea preparation room, pantry, store room, garage, car parking area, or the like - 2.1 m; and
- (b) for a commercial kitchen - 2.4 m; and
- (c) above a stairway, ramp, landing or the like - 2 m measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing or the like; and for a required accessible adult change facility - 2.4 m.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact Pinnacle before undertaking works.



PINNACLE

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Issue	Date	Description
Prelim 02	07.03.23	Client revisions
Prelim 03	19.04.23	Client revisions

Floor Plan - Lower

Revision: DA - 01
Approved by: JRD

Scale:
1:100 @ A3
Pg. No:
A.02

Proposal: Warehouse Development
Client: RCCC Civil Contracting Pty Ltd
Address: 30 Cherokee Dr, Cambridge

Date: 02/11/23
Drawn by: JRN
Job No: 118-2022
Engineer: TBA
Building Surveyor: TBA



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Internal Room Areas	
Room Name	Measured Area
WC Men	2.17
WC Ladies	2.47
Staircase	8.01
Open Office	27.74
Office	15.90
Office	15.96
Office	17.33
Office	17.99
Mezzanine	30.25
Meeting	27.18
Kitchenette	1.19
Airlock	2.47
	168.66 m ²

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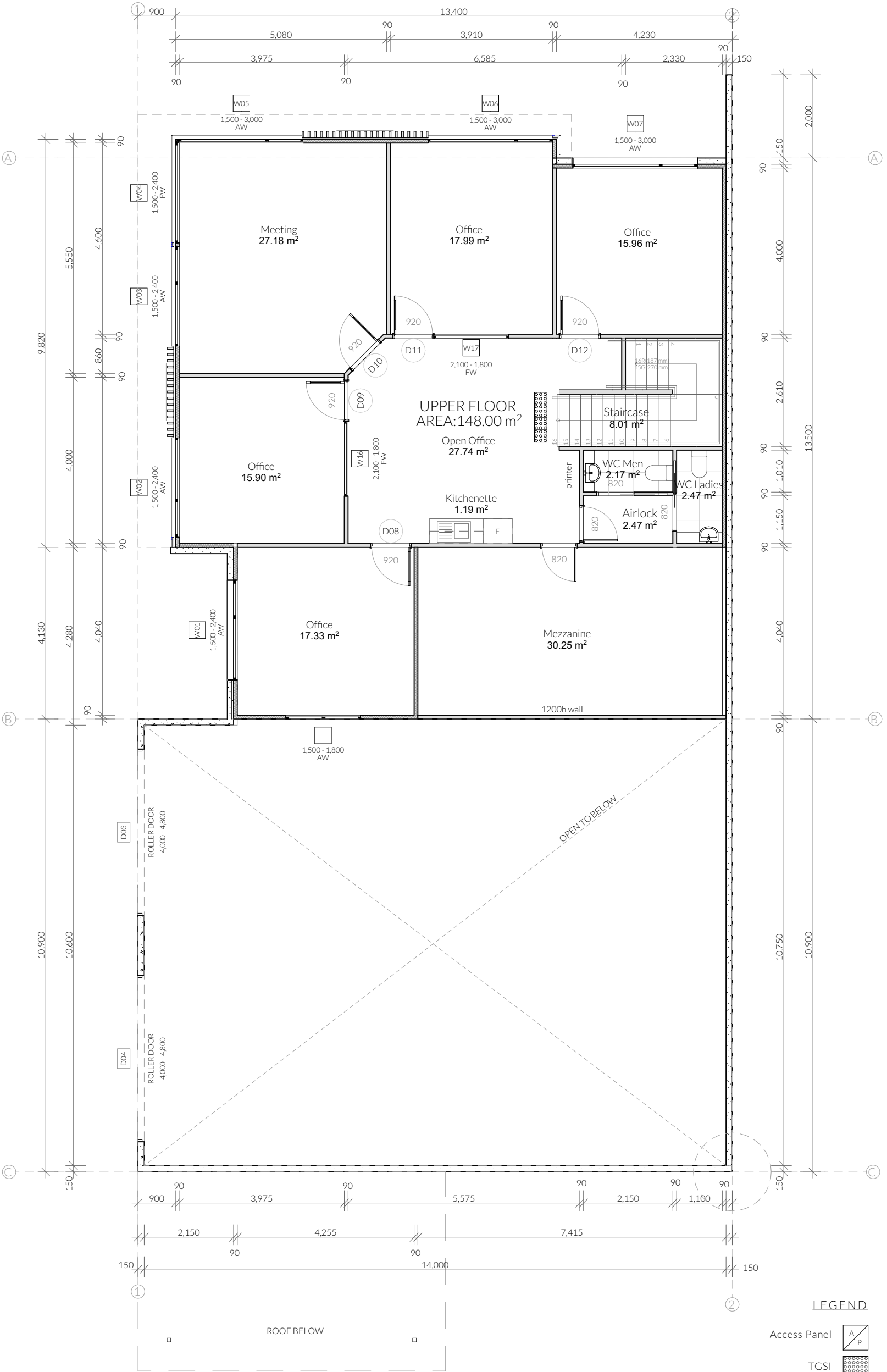
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LEGEND

- Access Panel
- TGSI
- Exit Sign
- Fire Hose Reel
- Fire Extinguisher

NOT FOR CONSTRUCTION

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Floor Plan - Upper		Scale: 1:100 @ A3	Proposal: Warehouse Development Client: RCCC Civil Contracting Pty Ltd Address: 30 Cherokee Dr, Cambridge	Date: 02/11/23 Drawn by: JRN Job No: 118-2022 Engineer: TBA Building Surveyor: TBA	 These drawing are the property of Pinnacle Drafting & Design Pty Ltd. reproduction in whole or part is strictly forbidden without written consent. © 2022. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any CLC and/or permit documentation. DO NOT SCALE FROM DRAWINGS; All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PINNACLE DRAFTING & DESIGN PTY LTD.
Revision: DA - 01 Approved by: JRD	Pg. No: A.03				

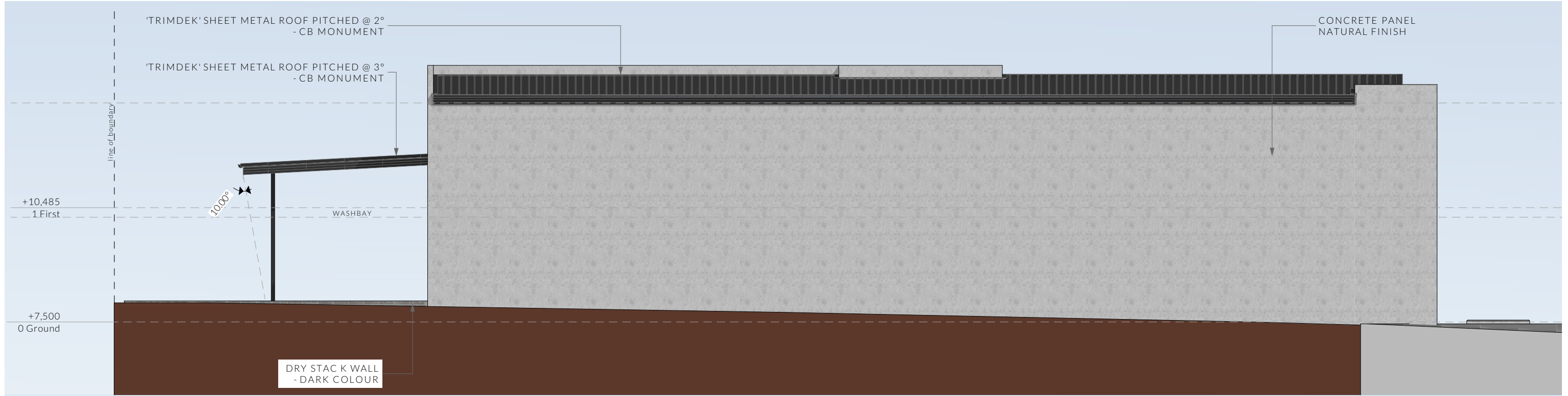
Document Set ID: 5145828

Version: 1, Version Date: 14/11/2023



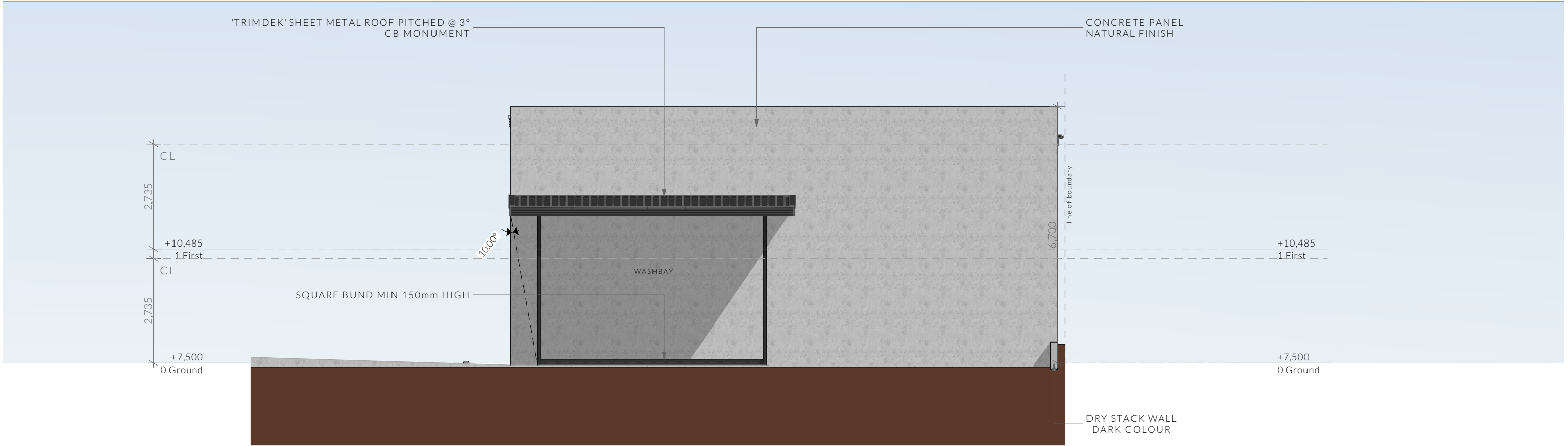
Site Elevation - North Elevation

1:100



NOT FOR CONSTRUCTION Site Elevation - East Elevation 1:100

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Site Elevation - South Elevation

1:100



Site Elevation - West Elevation

1:100

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