



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/044575

PROPOSAL: Waste Transfer Station (Recycling and Waste Disposal)

LOCATION: 67 Kennedy Drive, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 08 July 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 08 July 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 08 July 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... a brighter place

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:

Waste transfer station

Location:

67 Kennedy Drive
Address
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

\$ Nil (application for use only)

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

letter of Advice, Amanda Beyer

Current Use of Site:

Tas Networks storage depot

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

Yes

No

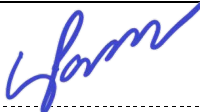
Declaration:

- *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:

	27.05.2023
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.

SEARCH OF TORRENS TITLE

VOLUME 145407	FOLIO 16
EDITION 4	DATE OF ISSUE 26-Mar-2019

SEARCH DATE : 24-May-2024

SEARCH TIME : 11.16 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 16 on Sealed Plan 145407

Derivation : Part of 1,654 Acres Gtd. to R.Pitcairn & Anr.

Prior CT 140633/1

SCHEDULE 1

E130850 TASMANIAN NETWORKS PTY LTD Registered 26-Mar-2019
at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP145407 EASEMENTS in Schedule of Easements

SP145407 COVENANTS in Schedule of Easements

SP145407 FENCING PROVISION in Schedule of Easements

SP140633 COVENANTS in Schedule of Easements

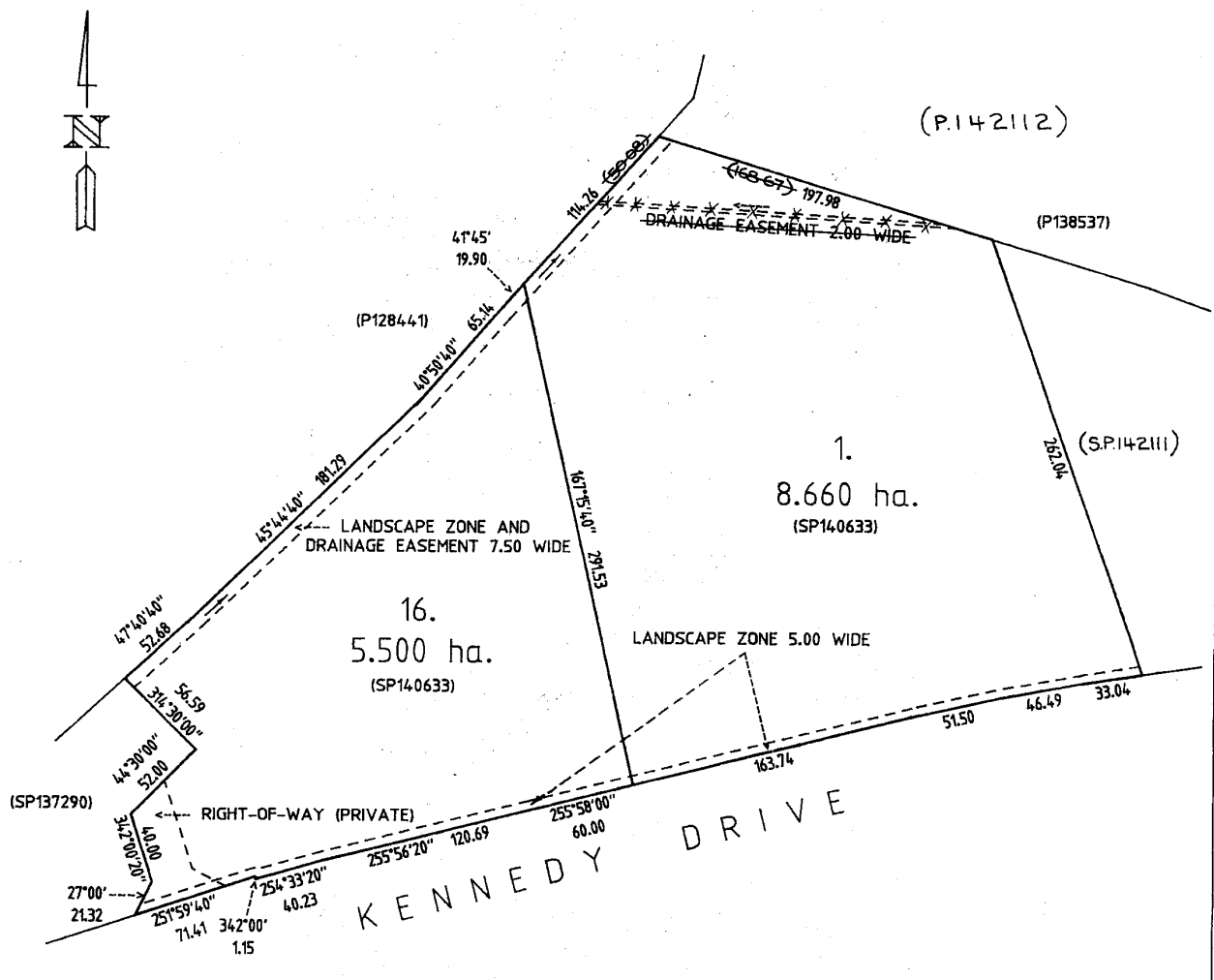
C686911 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
02-Dec-2005 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: XIN YAN PTY LTD		<p>PLAN OF SURVEY BY SURVEYOR Anthony Owen Carrick Brooks Lark & Carrick, Surveyors 175 Collins Street Hobart CITY OF CLARENCE SCALE :1:2500</p>	REGISTERED NUMBER <p>SP145407</p>
FOLIO REFERENCE: C.T.140633/1			APPROVED EFFECTIVE FROM 15 DEC 2005 <p><i>Alice Kawa</i> Recorder of Titles</p>
GRANTEE: PART OF 1654 ACRES GRANTED TO ROBERT PITCAIRN & THOMAS YOUNG		MAPSHEET MUNICIPAL CODE No. 107 (5225-25)	LAST UPI No. GHV75
		LAST PLAN No. SP 140633	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 1 COMPILED FROM CT 140633/1 AND THIS SURVEY.



C.731954 : DRAINAGE EASEMENT 2.00 WIDE WITHIN LOT 1 DELETED PURSUANT TO REQUEST TO AMEND SP145407 MADE UNDER SECTION 103 OF THE LOCAL GOVERNMENT (BUILDING & MISCELLANEOUS PROVISIONS) ACT No 96 OF 1993
Alice Kawa
 RECORDER OF TITLES
 - 4 OCT 2006

[Signature]
 COUNCIL DELEGATE
 23-11-05
 DATE

SCHEDULE OF EASEMENTS	Registered Number SP145407
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 4 PAGE/S

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.

~~Lot 1 and 16 are subject to a landscape zone 5.00 wide and a landscape zone 7.5 wide. Lot 16 is subject to a right of way (private).~~

~~**COVENANTS**~~

SEE PAGES 3 & 4 FOR EASEMENTS & COVENANTS

~~The Owner of each Lot shown on the Plan covenants with the Vendor, Xin Yan Pty. Ltd. 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 that the benefit therefore shall be annexed to and devolve with each and every part of every other Lot to observe the following stipulations:-~~


- ~~(a) Business activities which involve processes or generation of waste are to be conducted in such a manner as to not attract birds, insects, vermin or wildlife;~~
- ~~(b) No business is to be conducted on the lots which, in the opinion of Council, shall use excessive water in its operation;~~
- ~~(c) The lots are not to be used for residential purposes;~~
- ~~(d) No business is to be conducted on the lots which is not compatible with airport operations or is a use directly incidental to such operations;~~
- ~~(e) External building materials of all buildings to be erected on the lots to be of types and colours that will blend rather than contrast with the rural environment. Unpainted metal surfaces will not be approved.~~
- ~~(f) No building is to be erected unless it has received a Planning Permit from Council;~~
- ~~(g) No development is to occur in contravention of the approved Development Control Plan unless otherwise approved by Council;~~
- ~~(h) No development (other than landscaping and driveway access) is to occur within 5m of Kennedy Drive boundary and the north-western boundary of that land within Areas A and B designated on the approved plan (shown on attached plan marked Attachment 1);~~

WITHIN 7.5 METRES OF

~~**FENCING AND OTHER PROVISIONS**~~

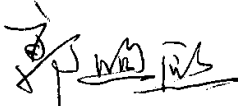
~~The Vendor Xin Yan Pty. Ltd. shall not be required to fence any of the Lots shown on the Plan and following transfer shall not be required to maintain or repair any crossover, drainage or works referred to herein including mains, water and sewerage connections, and headworks, charges and costs relating to transfer by way of acquisition.~~

(USE ANNEXURE PAGES FOR CONTINUATION)

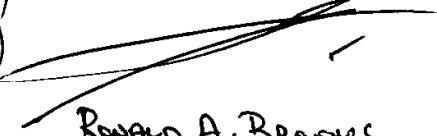
SUBDIVIDER: XIN YAN PTY LTD FOLIO REF: 140633/1 SOLICITOR & REFERENCE: HUNNIFORDS	PLAN SEALED BY: DATE: REF NO.
 Council Delegate	
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 4 PAGES 4</p>	<p>Registered Number</p> <p>SP145407</p>
<p>SUBDIVIDER: XIN YAN PTY LTD FOLIO REFERENCE: 140633 /1</p>	

Executed by XIN YAN PTY. LTD.)
 (ACN 083 292 433) the registered)
 owner of the land comprised in)
 Certificate of Title Volume 140633)
 Folio 1 pursuant to the Corporations)
 Act 2001 by its ATTORNEY)
 ALEX XU XI QVO pursuant)
 to Power of ATTORNEY)
 PA 1227F who hereby)
 declares that he has)
 received no notice of)
 the revocation thereof)
 in the presence of)



.....
 ALEX XU XI QVO
 Director/Secretary



RONALD A. BROOKS
 REGISTERED SURVEYOR
 175 COLLINS ST
 HOBART IN TAS.

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.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP145407</p>
<p>SUBDIVIDER: - XIN YAN PTY LTD</p> <p>FOLIO REFERENCE: - 140633/1</p>	
<p>EASEMENTS</p> <p>Lot 16 on the Plan is subject to a right of carriageway (appurtenant to Lot 1 on Sealed Plan No. 137290) over the Right of Way (Private) on the plan.</p> <p>Lots 1 and 16 on the Plan are each subject to a right of drainage for the Clarence City Council (and appurtenant to Lot 1 on Plan No. 140634) over the Landscape Zone & Drainage Easement 7.50 wide on the plan.</p> <p>Lot 1 on the Plan is subject to a right of drainage for the Clarence City Council (and appurtenant to Lot 1 on Plan No. 140634) over the Drainage Easement 2.00 wide on the plan.</p> <p style="text-align: right;">Drainage Easement 2.00 wide hereon deleted by me pursuant to Request to Amend No. C731954 made under Section 103 of Local Government (Building & Miscellaneous Provisions) Act 1993 <i>Mac Kenna</i> - 4 OCT 2006 Recorder of Titles</p>	
<p>NOISE EASEMENT</p> <p>Lots 1 and 16 on the Plan are each SUBJECT TO the right (appurtenant to folio of the register volume 112358 folio 1 hereinafter called "the Dominant Land") of transmitting into and across the said Lots such noise and vibration as might arise from the proper use and operation by the occupier from time to time of the Dominant Land of a Schedule Airport under section 3(1) of the Federal Airports Corporation Act 1986 on the Dominant Land.</p>	
<p>COVENANTS</p> <p>The owner of each lot shown on the plan covenants with the Vendor Xin Yan Pty. Ltd. and the owner 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 shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulation, namely:</p> <ol style="list-style-type: none"> 1. Not to conduct any business on the lot which: <ol style="list-style-type: none"> (a) involves a process or processes or generates waste which is conducted in such a way as to attract birds, insects, vermin or wildlife; (b) in the reasonable opinion of Council uses or would use an excessive amount of water in its operation (c) is not compatible with airport operations or is a use directly incidental to such operations 2. Not to use the lots for residential purposes 3. Not to erect any building on the lots without a Planning Permit from Council 4. Not to allow any development on the lot which is in contravention of the approved Development Control Plan unless otherwise approved by Council 	
<p>NOTE: - Every annexed sheet 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.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP145407</p>
<p>SUBDIVIDER: - XIN YAN PTY LTD</p> <p>FOLIO REFERENCE: - 140633/1</p>	
<p>COVENANTS CONTINUED</p> <p>5. Not to develop any part of the lots within the areas marked on the plan as "Landscape Zone 5.00 wide" and "Landscape Zone and Drainage Easement 7.50 wide" other than by way of driveway and services access and landscaping.</p> <p>6. Not to erect any building on the lots the external materials of which are unpainted metal or contrast rather than blend with the rural environment.</p> <p>FENCING PROVISION</p> <p>In respect to each Lot on the plan the Vendor Xin Yan Pty Ltd shall not be required to fence.</p>	
<p>NOTE: - Every annexed sheet 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.</p>	

24 May 2024

Daniel Marr
Head of City Planning
Clarence City Council
PO Box 96
ROSNY PARK 7018

Dear Dan,

Application for a Planning Permit – waste transfer station – 67 Kennedy Drive, Cambridge

All Urban Planning Pty Ltd has been engaged by Philp Lighton Architects obo Tas Networks to prepare the following planning application and assessment for a waste transfer station at Tas Networks' Cambridge site.

The waste transfer station will be located within the yard area of TasNetworks existing depot.



Figure 1– Site Plan (source annotated from theList)

Background

From time to time, Tas Networks transformer infrastructure can spill or leak resulting in contamination of soil surrounding a transformer. In such an event, the contaminated soil is

collected from a work site by an approved waste contractor and requires sampling and temporary storage until the material can be classified and approved by the EPA for disposal to an approved waste disposal site (Copping or Port Latta). This process typically takes 6-12 weeks.

Soil is also generated from planned works on potentially contaminated sites and is required to be stored whilst sampling and EPA approvals are undertaken.

Following an enquiry from Tas Networks 23 June 2023, Council advised 3 August 2023 that the temporary storage activity requires a planning permit for a waste transfer station.

The Proposal

Tas Networks seek approval for a waste transfer station for the temporary storage of contaminated soil for up to 16 weeks at its existing depot at 67 Village Drive, Cambridge.

The attached Table 1 outlines information relating to the soil proposed to be stored including:

- two banded pallets (2x1m²) for the storage of small bags within the existing oil store building on site
- an area for 10m x 3m skip bin storage within the existing open storage yard on site.

Environmental Management and Pollution Control Act 1994 (EMPCA)

The proposed temporary storage waste transfer station will receive only small amounts of contaminated soil and well below the 100 tonne threshold for a Level 2 Activity under Schedule 2 of EMPCA. The proposal is therefore a Level 1 Activity.

The Planning Scheme

The site is located within the Light Industrial Zone. The site is also covered by an Airport obstacle limitation area but is well below the AHD height of 47m and exempt from this Code (Clause C16.4.1 (a)).

Use

Each use or development must be categorised into one of the Use Classes in Table 6.2 of the planning scheme. Under Clause 6.2.2 a use or development that is directly associated with and a subservient part of another use on the same site must be categorised into the same Use Class as that other use.

In this case, it is considered that the proposed temporary storage activity is directly associated with and a subservient part of Tas Networks existing works depot use on the site. On this basis, the activity should be categorised into the same Use Class as the existing depot. This existing depot use is considered most similar to the *Storage* Use Class (Clause 6.2.4).

Storage is a Permitted Use in the Light Industrial Zone and therefore acceptable.

In the alternative, Council have advised¹ that the proposed activity should be separately classified as *Recycling and Waste Disposal* for a *waste transfer station*. A waste transfer station is a Discretionary Use in the Zone.

Discretionary uses are to be determined with regard to the zone purpose, any relevant local area objective for the applicable zone, the purpose of any applicable code and any relevant specific area plan purpose or local area objective of an applicable specific area plan; cl.6.10.2. In this case there is no applicable local area objective or specific area plan that applies to the site.

As discussed below the proposal is considered consistent with the Zone Purpose, applicable Codes and Discretionary Use Standard if they were to apply.

Light Industrial Zone

The Zone Purpose Statements under Clause 18.1 are as follows:

18.1.1 *To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of amenity to, any other uses.*

18.1.2 *To provide for use or development that supports and does not adversely impact on industrial activity.*

The proposed temporary storage activity as part of TasNetworks maintenance, repair and storage operations at the site is considered consistent with these purpose statements.

Use Standards

All Uses (18.3.1)

Objective:

That uses do not cause an unreasonable loss of amenity to residential zones.

Acceptable Solution	Performance Criteria
<p>A1</p> <p><i>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:</i></p>	<p>P1</p> <p><i>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 not cause an unreasonable loss of amenity to the residential zones, having regard to:</i></p>

¹ Letter from Clarence City Council, 3 August 2023

<p><i>(a) 7.00am to 9.00pm Monday to Saturday; and</i></p> <p><i>(b) 8.00am to 9.00pm Sunday and public holidays.</i></p>	<p><i>(a) the timing, duration or extent of vehicle movements; and</i></p> <p><i>(b) noise, lighting or other emissions.</i></p>
<p>Assessment:</p> <p>The site is not within 50m of a residential zone and this standard does not apply.</p>	
<p>A2</p> <p><i>External lighting for a use, excluding Natural and Cultural Values Management or Passive Recreation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must:</i></p> <p><i>(a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and</i></p> <p><i>(b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.</i></p>	<p>P2</p> <p><i>External lighting for a use, excluding Natural and Cultural Values Management or Passive Recreation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to:</i></p> <p><i>(a) the level of illumination and duration of lighting; and</i></p> <p><i>(b) the distance to habitable rooms of an adjacent dwelling.</i></p>
<p>Assessment:</p> <p>The proposal does not involve new external lighting and the site is not within 50m of a residential zone. This standard does not apply.</p>	
<p>A3</p> <p><i>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:</i></p> <p><i>(a) 7.00am to 9.00pm Monday to Saturday; and</i></p> <p><i>(b) 8.00am to 9.00pm Sunday and public holidays.</i></p>	<p>P3</p> <p><i>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 not cause an unreasonable loss of amenity to the residential zones, having regard to:</i></p> <p><i>(a) the time and duration of commercial vehicle movements;</i></p> <p><i>(b) the number and frequency of commercial vehicle movements;</i></p>

	<p>(c) the size of commercial vehicles involved;</p> <p>(d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise;</p> <p>(e) any noise mitigation measures between the vehicle movement areas and the residential area; and</p> <p>(f) potential conflicts with other traffic.</p>
<p>Assessment:</p> <p>The site is not within 50m of a residential zone and this standard does not apply.</p>	

Discretionary Uses (18.3.2)

Objective:

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.

Acceptable Solution	Performance Criteria
<p>A1</p> <p><i>No Acceptable Solution.</i></p>	<p>P1</p> <p><i>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:</i></p> <p><i>(a) the characteristics of the site;</i></p> <p><i>(b) the size and scale of the proposed use; and</i></p> <p><i>(c) the function of the industrial area.</i></p>
<p>Assessment:</p> <p>As discussed above, the proposal is considered directly related to and subservient to Tas Networks' existing storage depot use on the site. It is therefore to be classified as part of that existing <i>Storage</i> use which is permitted in the Light Industrial Zone. On this basis, this discretionary use standard is not considered to apply.</p> <p>However, if the activity was separately classified as Recycling and Waste disposal in accordance with Council's advice, the use would be discretionary. If that was the case the proposed use is considered to satisfy P1 in that:</p>	

- the waste transfer station is centrally located on the large site
- will not result in offsite impacts
- will in no way compromise the use and development of surrounding properties for industrial activities.

Development Standards

18.4.1 Building Height

Objective:

To provide for a building height that:

(a) is necessary for the operation of the use; and

(b) minimises adverse impacts on adjoining properties.

Acceptable Solution	Performance Criteria
<p>A1</p> <p><i>Building height must be not more than 10m.</i></p>	<p>P1</p> <p><i>Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:</i></p> <p><i>(a) the bulk and form of the building;</i></p> <p><i>(b) separation from existing uses on adjoining properties; and</i></p> <p><i>(c) any buffers created by natural or other features.</i></p>
<p>Assessment:</p> <p>The proposal does not involve a new building. This standard does not apply.</p>	

18.4.2 Setbacks

Objective:

That building setbacks:

(a) are appropriate for the site; and

(b) do not cause an unreasonable loss of residential amenity to adjoining residential zones.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>Buildings must have a setback from a frontage of:</i></p> <p><i>(a) not less than 5.5m;</i></p> <p><i>(b) not less than existing buildings on the site; or</i></p> <p><i>(c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.</i></p>	<p>P1</p> <p><i>Buildings must have a setback from a frontage that provides adequate space for vehicle access, parking and landscaping, having regard to:</i></p> <p><i>(a) the topography of the site;</i></p> <p><i>(b) the setback of buildings on adjacent properties; and</i></p> <p><i>(c) the safety of road users.</i></p>
<p>Assessment:</p> <p>The proposal does not involve a new building. This standard does not apply.</p>	
<p>A3</p> <p><i>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. [S26]</i></p>	<p>P3</p> <p><i>Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone must be designed, located, baffled or insulated to not cause an unreasonable loss of residential amenity to the adjoining residential zones, having regard to:</i></p> <p><i>(a) the characteristics and frequency of emissions generated;</i></p> <p><i>(b) the nature of the proposed use;</i></p> <p><i>(c) the topography of the site and location of the sensitive use; and</i></p> <p><i>(d) any proposed mitigation measures.</i></p>

Assessment:

The proposal does not involve new mechanical plant and the site does not adjoin a residential zone. This standard does not apply.

18.4.3 Fencing

No new fencing is proposed.

18.4.4 Outdoor storage areas**Objective:**

Outdoor storage areas do not detract from the appearance of the site or surrounding area.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>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.</i></p>	<p>P1</p> <p><i>Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.</i></p>

Assessment:

The proposal relates to an existing outdoor storage area. The waste transfer storage area will be located at the rear of this existing yard and will not be visible from Kennedy Drive. There is no other road or public open space area adjoining the site.

The proposal complies with A1 to the extent that it applies.

18.4.5 Landscaping**Objective:**

That landscaping enhances the amenity and appearance of the streetscape where buildings are setback from the frontage.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>If a building is set back from a road, landscaping treatment must be provided along the frontage of the site:</i></p> <p><i>(a) to a depth of not less than 5.5m; or</i></p>	<p>P1</p> <p><i>If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to:</i></p> <p><i>(a) the width of the setback;</i></p> <p><i>(b) the width of the frontage;</i></p>

<p><i>(b) not less than the frontage of an existing building if it is a lesser distance.</i></p>	<p><i>(c) the topography of the site;</i> <i>(d) existing vegetation on the site;</i> <i>(e) the location, type and growth of the proposed vegetation; and</i> <i>(f) any relevant local area objectives contained within the relevant Local Provisions Schedule.</i></p>
<p>Assessment: The proposal does not involve a new building. This standard does not apply.</p>	

Parking and Sustainable Transport Code

This Code applies to all use and development.

2.5 Use Standards

C2.5.1 Car parking numbers

Objective:

That an appropriate level of car parking spaces are provided to meet the needs of the use.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</i></p> <p><i>(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;</i></p> <p><i>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</i></p> <p><i>(c) the site is subject to Clause C2.5.5; or</i></p> <p><i>(d) it relates to an intensification of an existing use or development or a change of use where:</i></p>	<p>P1</p> <p><i>The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</i></p> <p><i>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</i></p> <p><i>(b) the ability of multiple users to share spaces because of:</i></p> <p><i>(i) variations in car parking demand over time;</i> <i>or</i> <i>(ii) efficiencies gained by consolidation of car parking spaces;</i></p>

<p>(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</p> <p>(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:</p> <p>$N = A + (C - B)$</p> <p><i>N</i> = Number of on-site car parking spaces required</p> <p><i>A</i> = Number of existing on site car parking spaces</p> <p><i>B</i> = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p><i>C</i> = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.</p> <p>P1.2</p> <p>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature and intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the surrounding area.</p>
<p>Assessment:</p> <p>The carparking requirement for the existing Storage use of the site under Table C2.1 is 1 space per 200m² of site area or 1 space per 2 employees, which ever is greater. The proposed waste transfer station does not alter the site area of the storage use or the associated number of employees.</p>	

2.6 Development Standards

The proposal does not alter the existing site access or vehicle accessible areas of the site. The development standards of this Code therefore do not apply.

Road and Railway Assets Code

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Objective:

To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

Acceptable Solution	Performance Criteria
<p>A1.4</p> <p><i>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</i></p> <p><i>(a) the amounts in Table C3.1; or</i></p> <p><i>(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</i></p> <p>A1.5</p> <p><i>Vehicular traffic must be able to enter and leave a major road in a forward direction.</i></p>	<p>P1</p> <p><i>Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</i></p> <p><i>(a) any increase in traffic caused by the use;</i></p> <p><i>(b) the nature of the traffic generated by the use;</i></p> <p><i>(c) the nature of the road;</i></p> <p><i>(d) the speed limit and traffic flow of the road;</i></p> <p><i>(e) any alternative access to a road;</i></p> <p><i>(f) the need for the use;</i></p> <p><i>(g) any traffic impact assessment; and</i></p> <p><i>(h) any advice received from the rail or road authority</i></p>
<p>Assessment:</p> <p>The proposal will involve only occasional vehicle movements to and from the site from via the existing access from Kennedy Drive (which is not a major road) . Any increased vehicle movements will be within the 20% threshold for an acceptable increase to average daily traffic to and from the site under Table 3.1 and therefore comply with A1.4.</p> <p>The existing on site turning arrangements will remain and ensure compliance with A1.5.</p>	

Attenuation Code

The attenuation distance for a Level 1 waste transfer station such as this is 150m under Table C9.1.

The proposal complies with Clause C9.5.1, A1 in that there are no sensitive uses or residential, Rural Living, Village or Urban Mixed Use zoned land within 150m of the site. The closest sensitive use is the existing house at 25 Backhouse Lane, approximately 230m west of the site.

Flood Prone Areas Code

The site is not mapped as flood prone on the planning scheme maps or in Council's separate flood mapping. This Code does not apply.

Conclusion

The proposed waste transfer station is considered ancillary to Tas Networks existing storage depot use which is a permitted use in the Light Industrial Zone. The proposal is also considered to satisfy all relevant use and development standards of the Zone as well as the provisions of the relevant Codes.

The proposal is recommended for approval as a permitted, Section 58 application for the purposes of the Act.

This assessment has also considered the proposal in the event that it is separately classified as a discretionary use and has found the proposal to satisfy the planning scheme in all respects.

I would be pleased to discuss as necessary.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Frazer Read', with a stylized flourish at the end.

Frazer Read
Principal
All Urban Planning Pty Ltd

Attachment A

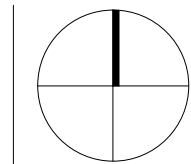
Soil Storage Process

Table 1– Summary of soil types and procedures

Soil size	Soil context	Contaminants	Storage method	Sampling and processing
Small Bags	Small volumes of soil from transformer oil spills are bagged at the site of a spill and transported back to the TasNetworks depot for processing.	This soil is primarily contaminated with mineral oil and PCBs from oil spills; however other contaminants may be present depending on the location of the spill.	Soil will be bagged in thick plastic and secured with a zip tie. All bags are clearly labelled with a unique location identifier. Soil bags will be stored in bunded areas.	The soil is sampled by a waste contractor within a week of soil removal. Every 6 weeks, this contractor applies for relevant EPA approvals to dispose. This periodical timeframe makes EPA approvals more efficient and reduces the likelihood of single bags of soil being processed.
Skip Bins	Where there is a large volume of soil required to be removed for an oil spill, or the soil is from planned works on a potentially contaminated site, skip bins are used for transport, storage and disposal. Where possible, skip bins are left at the location they are removed from; however public access to spill sites or space restrictions on work sites sometimes prohibits this.	This soil can be from an oil spill (PCBs & mineral oil) and/or from potentially contaminated land. Therefore a wide range of contaminants may be present.	Skip bins will be lined with thick plastic and covered with either a lid or plastic to prevent water ingress and run off. Skip bins will be stored in sealed areas, out of the path of vehicles and stormwater paths.	The soil is sampled within days of the soil being removed and loaded into the skip bin. A waste contractor obtains EPA approvals for disposal and transports the bins for disposal at the relevant landfill.

KEY

- A** SMALL BAGS
TWO BUNDED PALLETS (2 x 1m²)
- B** SKIP BINS
NOM 10m x 3m



**PHILP
LIGHTON
ARCHITECTS**

49 SANDY BAY ROAD
HOBART, TASMANIA, 7004
(03) 6223 2333
hobart@philplighton.com.au
www.philplighton.com.au

TASNETWORKS
ENVIRONMENTAL MANAGEMENT CAMBRIDGE
67 KENNEDY DRIVE CAMBRIDGE
SITE PLAN

060.24120
20.05.2024
1 : 1500 @ A3

DA100

REV A