Latrobe Council
Planning Exhibition Documents
Planning Administration
Date Advertised: 29-02-2020 Ref. Number: DA 31-2020
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Latrobe Council

PUBLIC NOTICE

APPLICATION FOR DEVELOPMENT APPROVAL

An application for development approval has been made which may affect you.

Details about the application – DA 31/2020

Address of the land	**Chapel Road SASSAFRAS (CT 233899/1)**
What use or development is proposed in the application	**Proposed winery, distillery, café and visitor accommodation with reliance upon the Performance Criteria under the Rural Resource Zone (use, water supply, waste-water disposal, external materials and location of sensitive use) and Signage.**
Date of notice	**29 February 2020**

The application and supporting documents are open for public inspection at the Council Offices, 170 Gilbert Street, Latrobe during the following office hours:-
Monday to Friday, 8.00 a.m to 4.30 p.m.

Any person may lodge a representation on the proposed use or development.

Your representation must:
- be *received* within 14 days of the date of this notice;
- be in writing;
- be addressed to:
  The General Manager,
  Latrobe Council,
  P.O. Box 63, Latrobe 7307; or email
  council@latrobe.tas.gov.au
- and include:
  the reasons for your representation; and
  the address of the land.

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Aerial View – DA 31-2020 – Chapel Road, Sassafras (CT 233899/1)

Office Use Only	
Application No DA 31/2020	PID 291984
Property Parcel No 6749	PF No. 16096

LATROBE COUNCIL

DEVELOPMENT APPLICATION

Application for Development Permit Under Section 58 and
Discretionary Permit Under Section 57
of the Land Use Planning and Approvals Act 1993

1 Full Name of Applicant(s): **Micheal Wells (EnviroPlan)**

Note: An application made by a person other than the owner(s) shall be signed by the owner of the land or include a declaration by the applicant that the applicant has notified the owner about the application.

2 Address of Applicant(s): **PO Box 546 Somerset TAS 7322**

.....Phone:....

Mobile No.:.....Email:.....

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3 Full Name of Owner(s): **RJ Nichols**

4 Address of Owner(s): **380 Chapel Road, Sassafras TAS 7307**

.....Phone:.....

Mobile No. .....Email:.....

5 Present Use of the Land: **Agricultural**

6 Proposed Use and/or Development (subject of this application): **Winery & Distillery, Cafe with Visitor Accommodation**

At (Location of property): **Chapel Road, Sassafras**

.....

Certificate of Title reference: **CT: 233899**

7 Estimate of works: **$450,000**

8 Supporting Details: **A CHECK LIST IS PROVIDED ON THE NEXT PAGE AND MUST BE ACKNOWLEDGED AND SIGNED BY THE APPLICANT.**

Signed.....

Dated: **20/11/2019**

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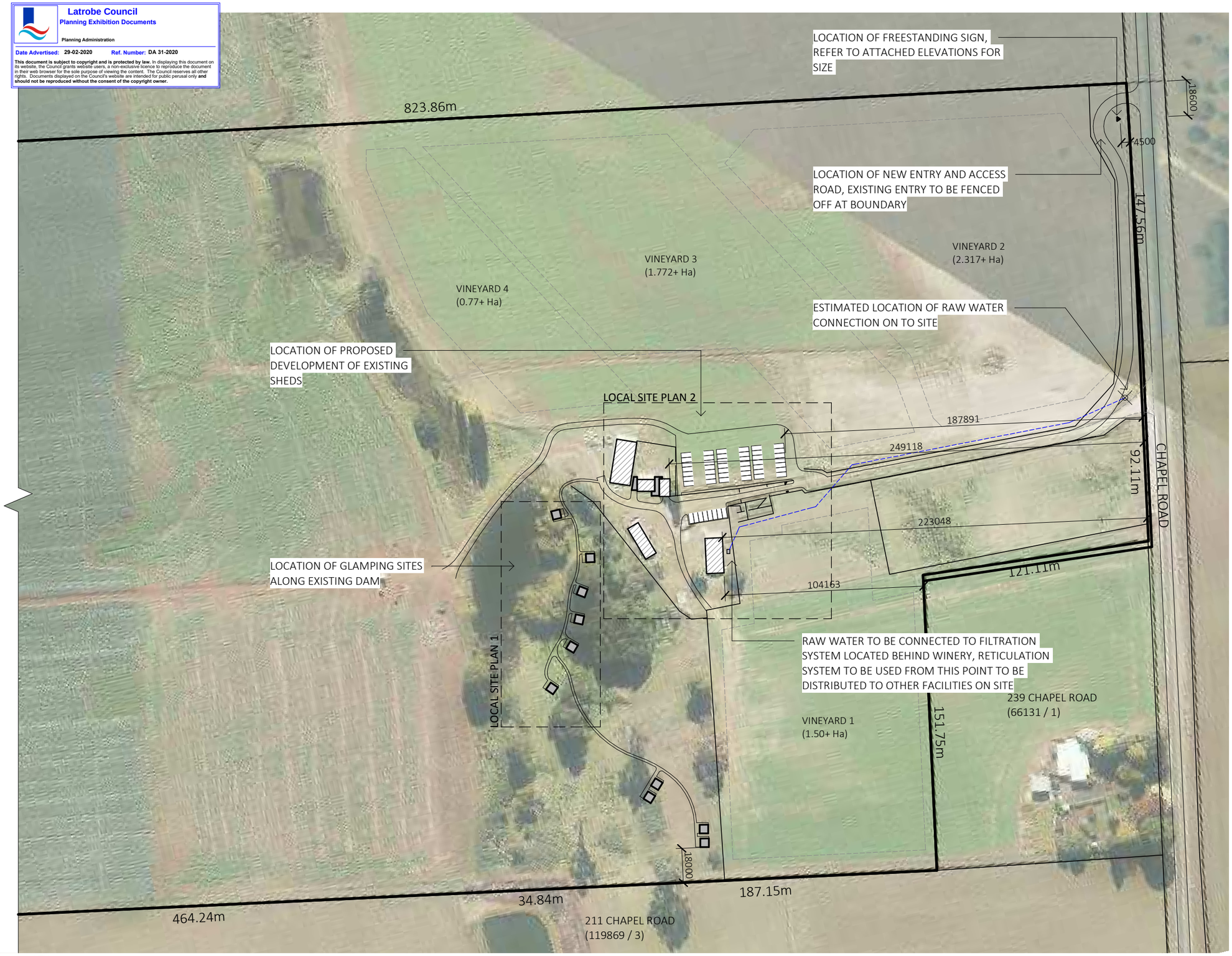


SITE PLAN
SCALE: 1:2000

NOTES

ALL FLOOR TO FINISHED GROUND LEVELS HEIGHTS AND SITE CONTOURS NEED TO BE CONFIRMED ON SITE BEFORE START OF CONSTRUCTION, AS SHOWN ARE A GUIDE ONLY.

ALL PLUMBING WORK TO BE DONE MUST BE COMPLETED BY A LICENSED PLUMBER.

SOIL & WATER MANAGEMENT

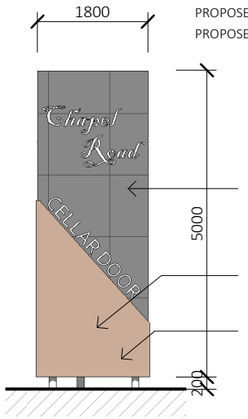
DOWN PIPES TO BE CONNECTED INTO COUNCIL STORM WATER OR TO SITE STORM WATER DISCHARGE AREA AS SOON AS ROOF IS INSTALLED.

EXCAVATED MATERIAL TO HAVE SEDIMENT CONTROL BARRIER TO BE INSTALLED DOWN-SLOPE. EXCAVATED MATERIAL TO BE REMOVED AT COMPLETION OF BUILDING WORKS AND/OR USED AS FILL ON SITE FOR ANY LOW POINTS.

CRUSHED ROCK TO BE APPLIED AT ENTRY TO SITE FOR SEDIMENT CONTROL AND TO PREVENT TRANSFERRING DEBRIS ONTO STREET. REAPPLY CRUSHED ROCK TO ENTRY IF EXCESSIVE SEDIMENT BUILD-UP OCCURS.

AREA SCHEDULE

LOCATION	AREA
SITE PLAN	30.99 Ha
SHED 1	51.17m²
SHED 2	56.76m²
SHED 3	244.95m²
FARM SHED	118.40m²
PROPOSED WINERY	169.02m²
PROPOSED EXTENSION	49.68m²
PROPOSED GLAMPING TENTS	8x 20.25m²



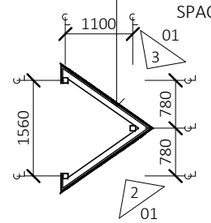
SCYON MATRIX (OR SIMILAR) CLADDING, PAINTED FINISH IN SELECTED COLOUR

CORTEN SHEETING FOR DECORATIVE SIGN

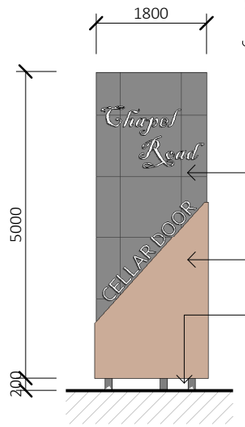
75x75x3.0 GALV. SHS COLUMNS, REFER TO ENGINEER DRAWINGS FOR FOOTING DETAIL

ELEVATION FACE NORTH
SCALE: 1:100

STIAMIT BATTENS SPACED @900 crs.



PLAN VIEW
SCALE: 1:100



SCYON MATRIX (OR SIMILAR) CLADDING, PAINTED FINISH IN SELECTED COLOUR

CORTEN SHEETING FOR DECORATIVE SIGN

75x75x3.0 GALV. SHS COLUMNS, REFER TO ENGINEER DRAWINGS FOR FOOTING DETAIL

ELEVATION FACE SOUTH
SCALE: 1:100

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TITLE	DRAWN BY	PROJECT	PROJECT NO.
TOTAL SITE PLAN	L.WALSH	PROPOSED DEVELOPMENT	17-366
SCALE: As indicated / PAGE NO.: 01 / PAGE SIZE: A3	CHECKED BY: L.WALSH	LOCATION: CHAPEL ROAD, SASSAFRAS	DATE: 13th September, 2019
		CLIENT: MR. ROB NICHOLS	DRAWINGS SET: DA Set 1 / REV. NO.

NO.	DATE	REVISION	BY

DO NOT SCALE DRAWINGS

CONTRACTOR TO VERIFY ALL DIMENSIONS AND HIGHTS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS

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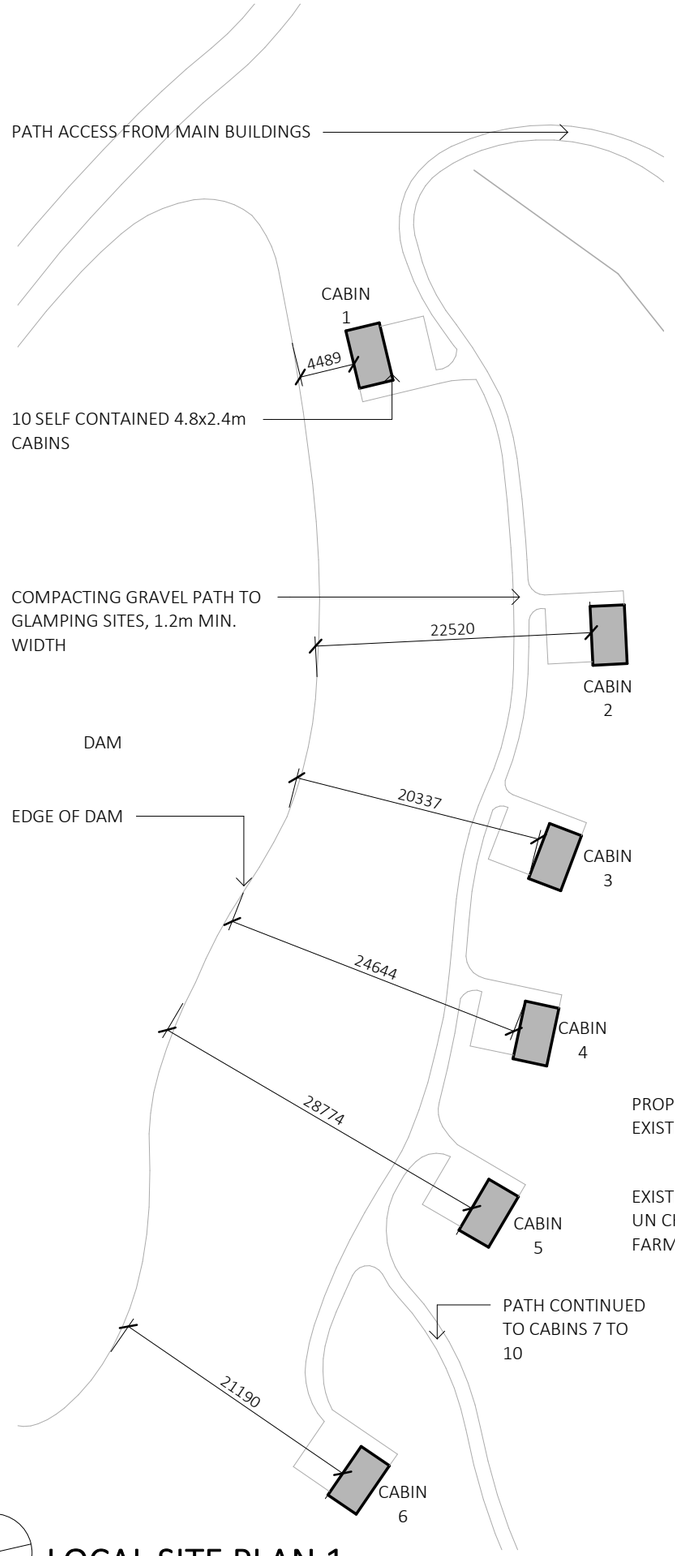
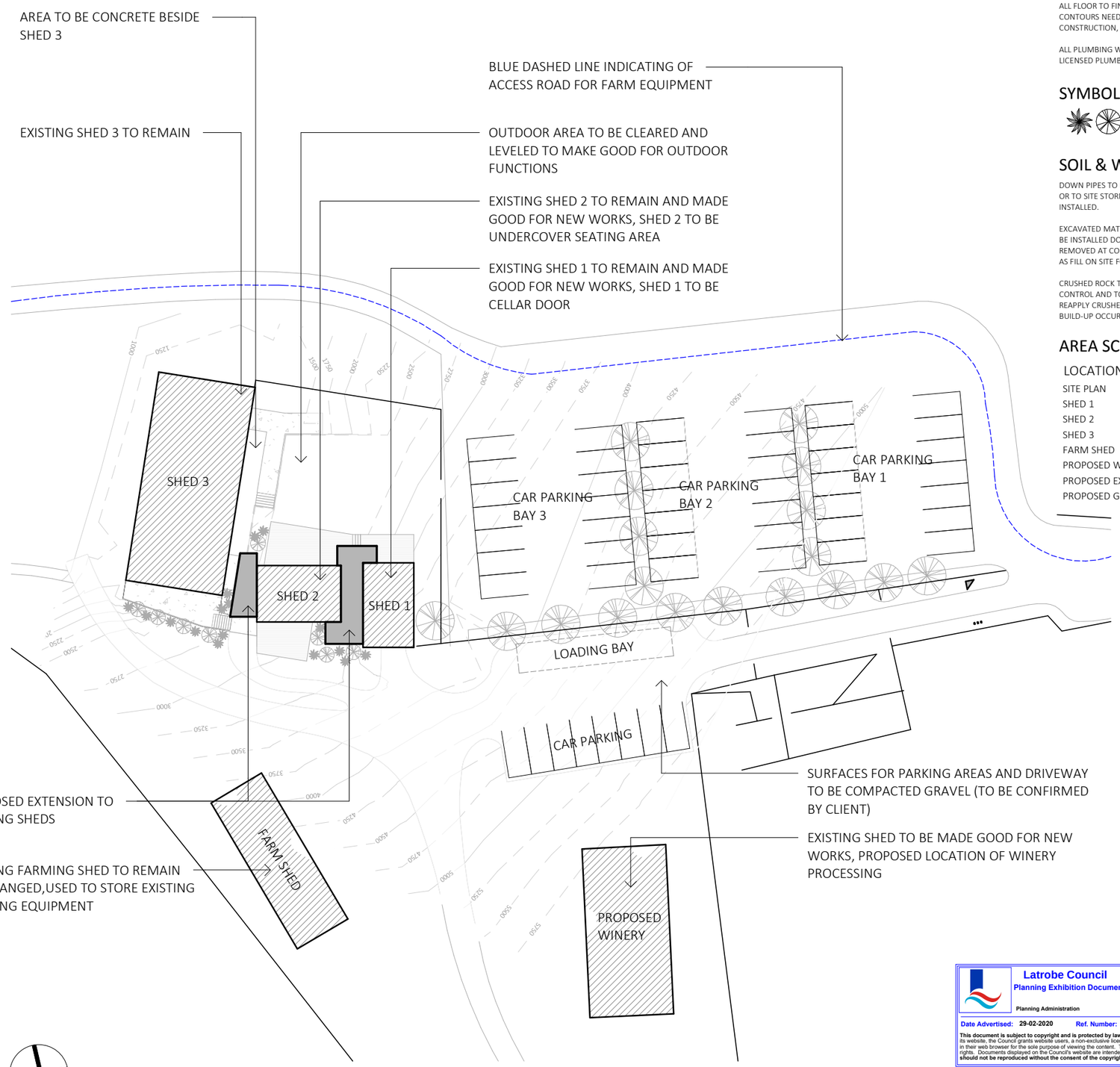


LOCAL SITE PLAN 1
SCALE: 1:500



LOCAL SITE PLAN 2
SCALE: 1:500

NOTES

ALL FLOOR TO FINISHED GROUND LEVELS HEIGHTS AND SITE CONTOURS NEED TO BE CONFIRMED ON SITE BEFORE START OF CONSTRUCTION, AS SHOWN ARE A GUIDE ONLY.

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SYMBOLS

VEGETATION

SOIL & WATER MANAGEMENT

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TITLE	SITE PLAN
SCALE	As indicated
PAGE NO.	02
PAGE SIZE	A3
DRAWN BY	L.WALSH
CHECKED BY	L.WALSH
PROJECT	PROPOSED DEVELOPMENT
LOCATION	CHAPEL ROAD, SASSAFRAS
CLIENT	MR. ROB NICHOLS
PROJECT NO.	17-366
DATE	13th September, 2019
DRAWINGS SET	DA Set 1
REV. NO.	

NO.	DATE	REVISION	BY

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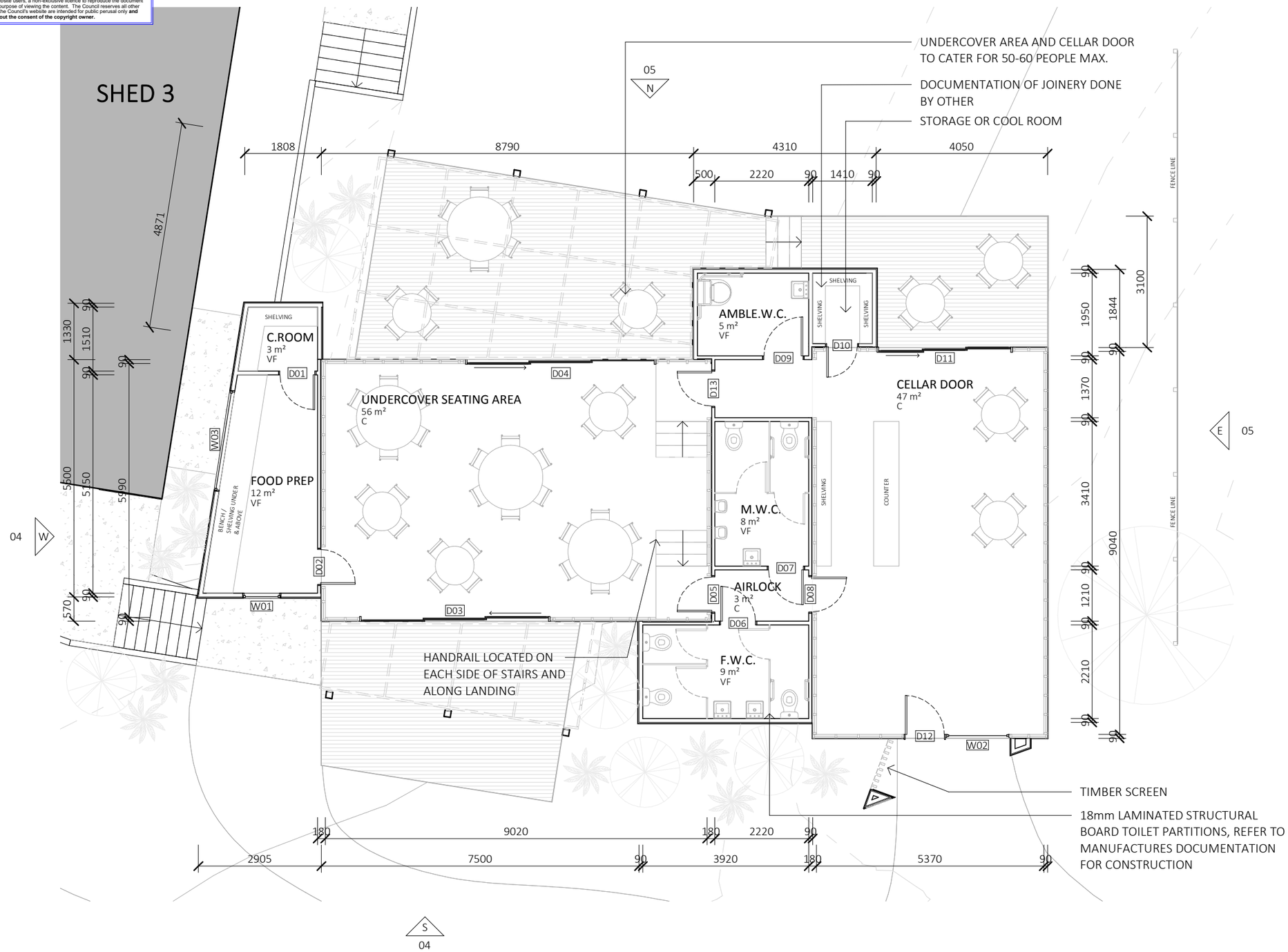

FLOOR PLAN
SCALE: 1:100

NOTES

ALL JOINERY DESIGNED AND DOCUMENTS BY OTHER. ALL APPLIANCES TO BE SELECTED BY CLIENT AND/OR SUPERINTENDENT.

ALL GLAZED WINDOW AND DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047. ALL OTHER GLASS TO COMPLY WITH AS 1288

FLYSCREENS TO BE FITTED TO ALL OPENABLE WINDOWS AND DOORS.

ALL PRODUCTS & MATERIALS NOTED OR SPECIFIED BY CLIENT AND/OR SUPERINTENDENT ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS, INSTRUCTIONS AND SPECIFICATIONS.

SYMBOLS

- 90mm STUD WALLS, 10mm PLASTERBOARD LINING ON ALL UNLESS NOTED OTHER
- CLADDING (TYP) 90mm STUD WALL (INTERNAL), INSULATION, 10mm PLASTERBOARD UNLESS NOTED OTHER
- ▼1400 FINISH FLOOR OR GROUND HIGH
- W1 WINDOW No. (REFER TO WINDOW SCHEDUAL)
- D1 DOOR No. (REFER TO WINDOW SCHEDUAL)
- 03 N ELEVATION ORENTATION (REFER TO RELEVENT PAGE)
- Cp CARPET, REFER TO FINISHES PLAN
- Ti SELECTED TILE FLOORING, REFER TO FINISHES PLAN
- C CONCRETE FLOORING, REFER TO FINISHES PLAN

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TITLE	DRAWN BY	PROJECT	PROJECT NO.
FLOOR PLAN	L.WALSH	PROPOSED DEVELOPMENT	17-366
	CHECKED BY	LOCATION	DATE
	L.WALSH	CHAPEL ROAD, SASSAFRAS	13th September, 2019
		CLIENT	DRAWINGS SET / REV. NO.
		MR. ROB NICHOLS	DA Set 1

SCALE	PAGE NO.	PAGE SIZE
1 : 100	03	A3

NO.	DATE	REVISION	BY

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NOTES

ALL GLAZED WINDOW AND DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047. ALL OTHER GLASS TO COMPLY WITH AS 1288

REFER TO WINDOW SCHEDULES FOR WINDOW SIZE & TYPE.

FLYSCREENS TO BE FITTED TO ALL OPENABLE WINDOWS AND DOORS.

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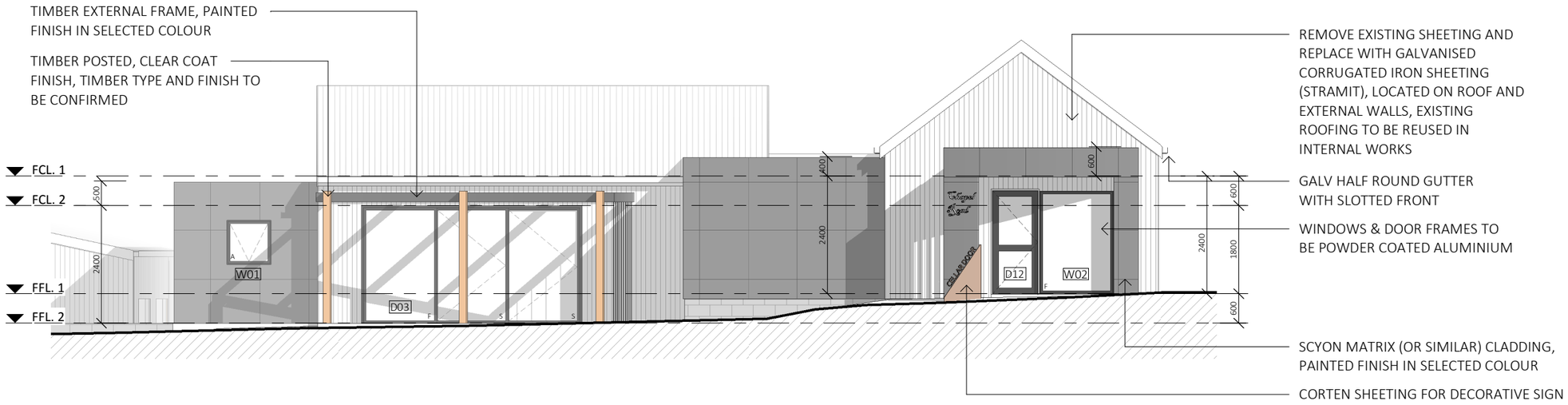
SYMBOLS

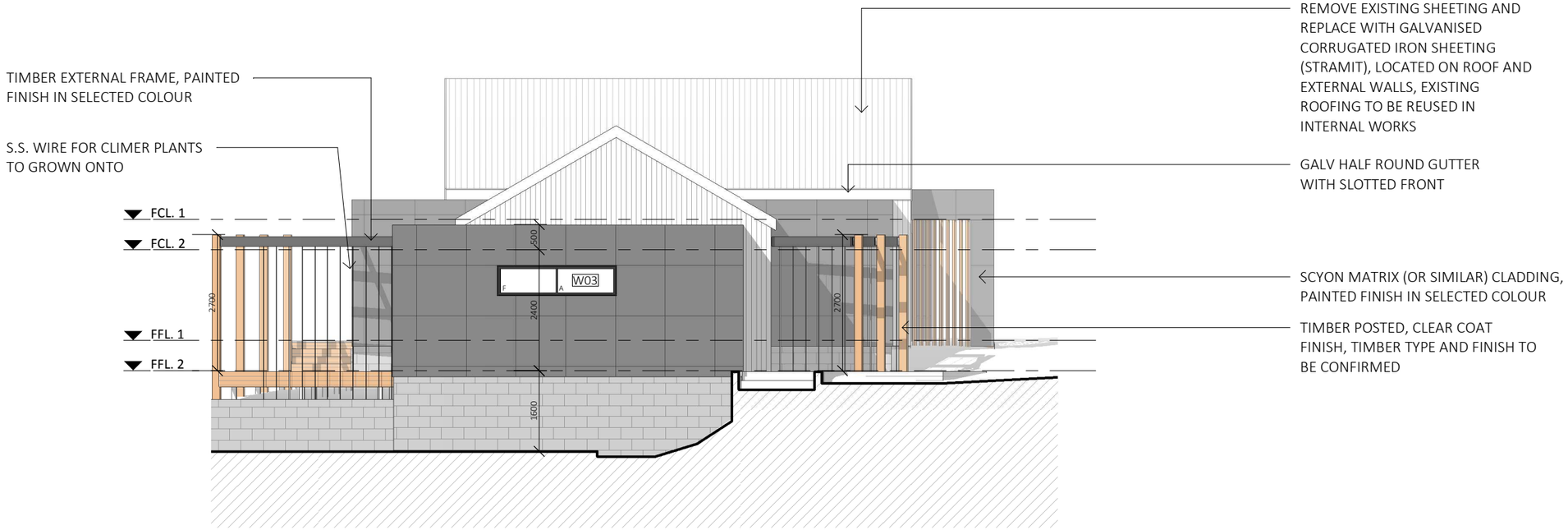
▼1400	FINISH FLOOR OR GROUND HIGH
W1	WINDOW No. (REFER TO WINDOW SCHEDUAL)
D1	DOOR No. (REFER TO WINDOW SCHEDUAL)
M.B.	METER BOX
S	SLIDING WINDOWS
A	AWNING WINDOWS
F	FIXED WINDOW
O/A	OPAQUE AWNING WINDOW
O/F	OPAQUE FIXED WINDOW

FLASHING TO WALL OPENINGS

ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS 2904. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR BRICK VENEER OR LIGHT WEIGHT CLADDING CONSTRUCTION.



SOUTH ELEVATION
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100

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TITLE
ELEVATIONS 1 of 2

SCALE 1 : 100 | PAGE NO. 04 | PAGE SIZE A3

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CHECKED BY L.WALSH

PROJECT
PROPOSED DEVELOPMENT
LOCATION
CHAPEL ROAD, SASSAFRAS
CLIENT
MR. ROB NICHOLS

PROJECT NO. 17-366
DATE 13th September, 2019
DRAWINGS SET DA Set 1
REV. NO.

NO.	DATE	REVISION	BY

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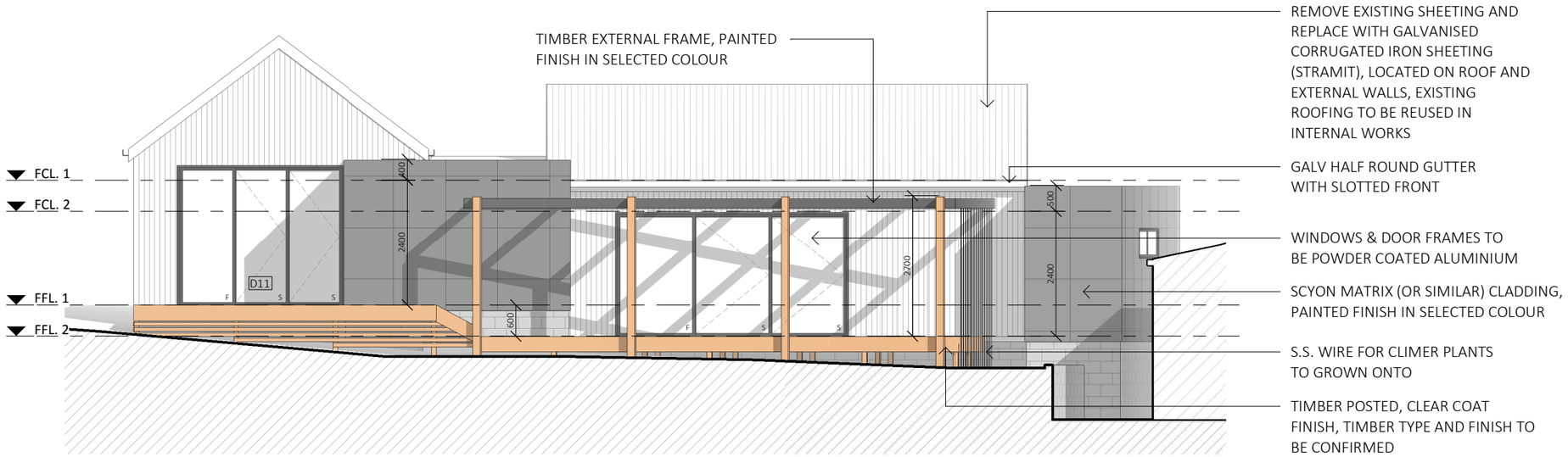
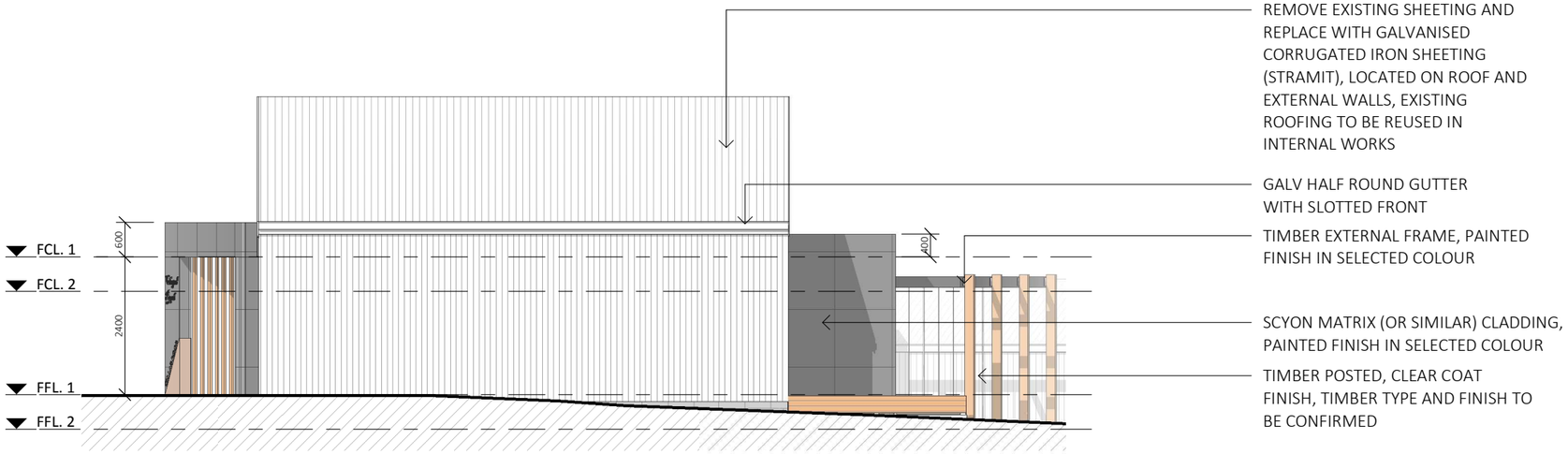


NORTH ELEVATION
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100

NOTES

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SYMBOLS

▼1400	FINISH FLOOR OR GROUND HIGH
W1	WINDOW No. (REFER TO WINDOW SCHEDUAL)
D1	DOOR No. (REFER TO WINDOW SCHEDUAL)
M.B.	METER BOX
S	SLIDING WINDOWS
A	AWNING WINDOWS
F	FIXED WINDOW
O/A	OPAQUE AWNING WINDOW
O/F	OPAQUE FIXED WINDOW

FLASHING TO WALL OPENINGS

ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS 2904. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR BRICK VENEER OR LIGHT WEIGHT CLADDING CONSTRUCTION.

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TITLE: ELEVATIONS 2 of 2
SCALE: 1 : 100
PAGE NO.: 05
PAGE SIZE: A3
DRAWN BY: L.WALSH
CHECKED BY: L.WALSH
PROJECT: PROPOSED DEVELOPMENT
LOCATION: CHAPEL ROAD, SASSAFRAS
CLIENT: MR. ROB NICHOLS
PROJECT NO.: 17-366
DATE: 13th September, 2019
DRAWINGS SET: DA Set 1
REV. NO.:

NO.	DATE	REVISION	BY

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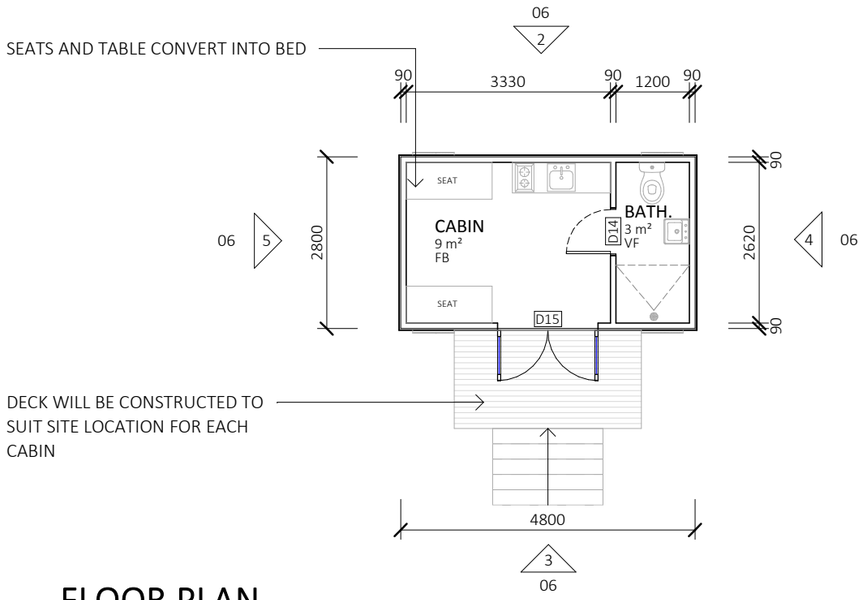
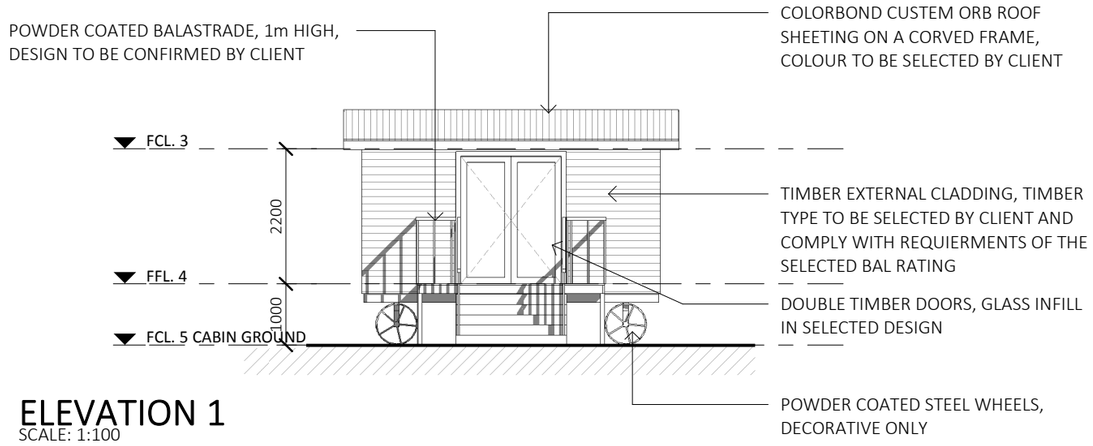


FLOOR PLAN
SCALE: 1:100



ELEVATION 1
SCALE: 1:100

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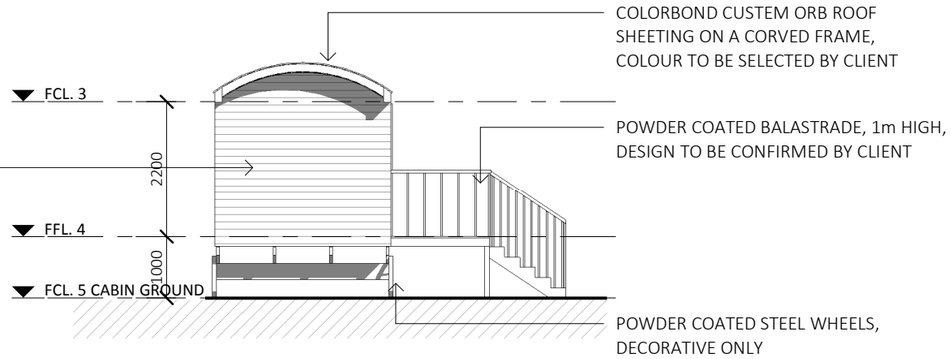
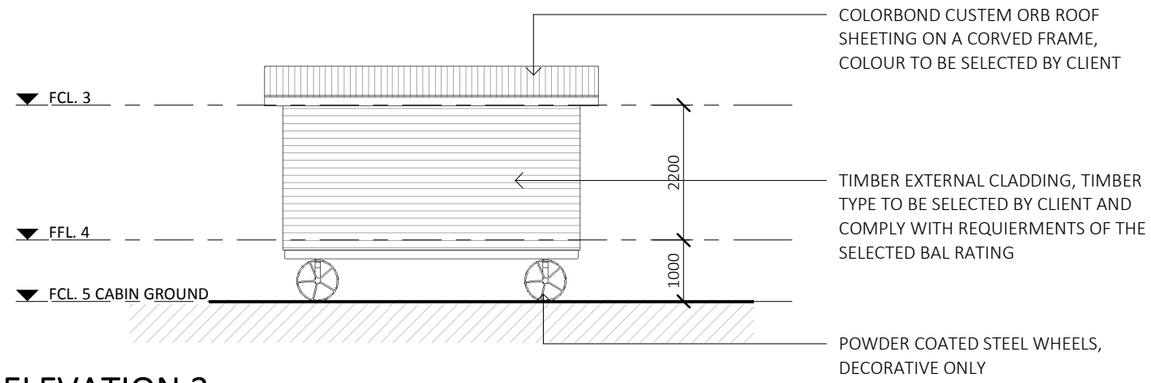
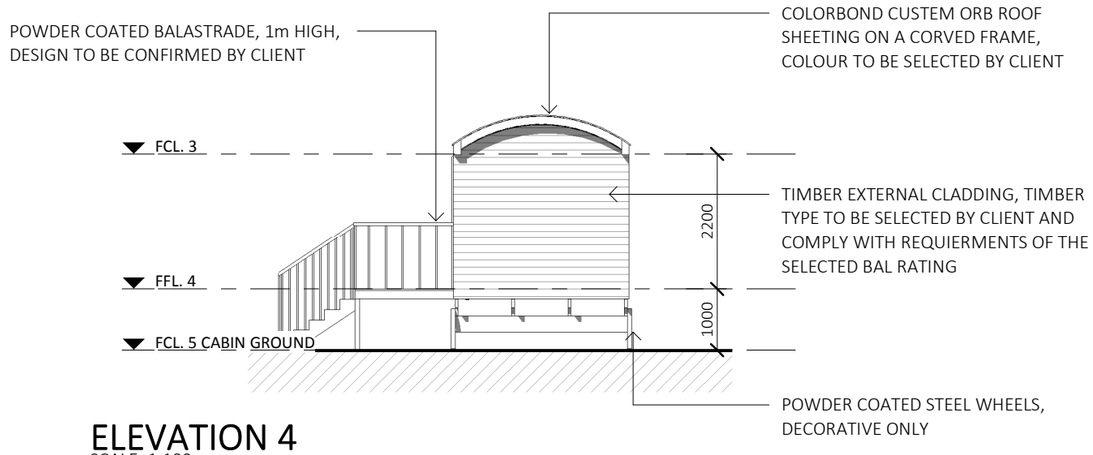


ELEVATION 2
SCALE: 1:100



ELEVATION 3
SCALE: 1:100



ELEVATION 4
SCALE: 1:100

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TITLE: FLOOR PLAN & ELEVATIONS - CABIN	DRAWN BY: L.WALSH	PROJECT: PROPOSED DEVELOPMENT	PROJECT NO.: 17-366	NO. / DATE / REVISION / BY	DO NOT SCALE DRAWINGS
SCALE: 1 : 100 / PAGE NO.: 06 / PAGE SIZE: A3	CHECKED BY: L.WALSH	LOCATION: CHAPEL ROAD, SASSAFRAS	DATE: 13th September, 2019		CONTRACTOR TO VERIFY ALL DIMENSIONS AND HIGHTS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS
		CLIENT: MR. ROB NICHOLS	DRAWINGS SET: DA Set 1 / REV. NO.		IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL RELEVANT AUTHORITIES AND OBTAIN APPROVALS FOR ALL WORKS

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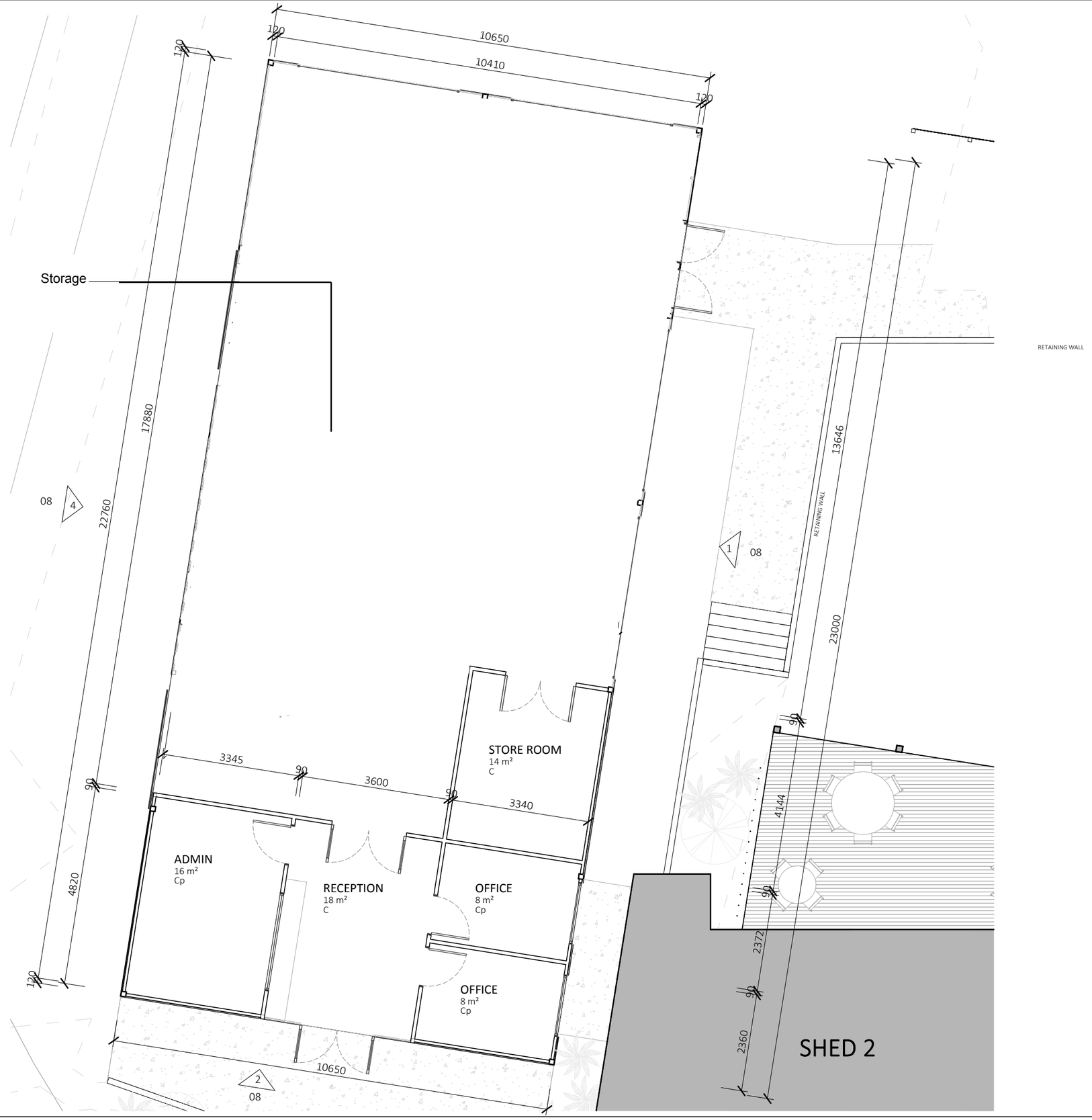

FLOOR PLAN
SCALE: 1:100

NOTES

ALL JOINERY DESIGNED AND DOCUMENTS BY OTHER. ALL APPLIANCES TO BE SELECTED BY CLIENT AND/OR SUPERINTENDENT.

ALL GLAZED WINDOW AND DOOR ASSEMBLIES IN EXTERNAL WALLS TO COMPLY WITH AS 2047. ALL OTHER GLASS TO COMPLY WITH AS 1288

FLYSCREENS TO BE FITTED TO ALL OPENABLE WINDOWS AND DOORS.

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SYMBOLS

	90mm STUD WALLS, 10mm PLASTERBOARD LINING ON ALL UNLESS NOTED OTHER
	CLADDING (TYP) 90mm STUD WALL (INTERNAL), INSULATION, 10mm PLASTERBOARD UNLESS NOTED OTHER
▼1400	FINISH FLOOR OR GROUND HIGH
W1	WINDOW No. (REFER TO WINDOW SCHEDUAL)
D1	DOOR No. (REFER TO WINDOW SCHEDUAL)
03 / N	ELEVATION ORENTATION (REFER TO RELEVENT PAGE)
Cp	CARPET, REFER TO FINISHES PLAN
Ti	SELECTED TILE FLOORING, REFER TO FINISHES PLAN
C	CONCRETE FLOORING, REFER TO FINISHES PLAN

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TITLE
FLOOR PLAN

SCALE 1 : 100 | PAGE NO. 07 | PAGE SIZE A3

DRAWN BY L.WALSH
CHECKED BY L.WALSH

PROJECT
PROPOSED DEVELOPMENT
LOCATION
CHAPEL ROAD, SASSAFRAS
CLIENT
MR. ROB NICHOLS

PROJECT NO. 17-366
DATE 13th September, 2019
DRAWINGS SET DA Set 1
REV. NO.

NO.	DATE	REVISION	BY

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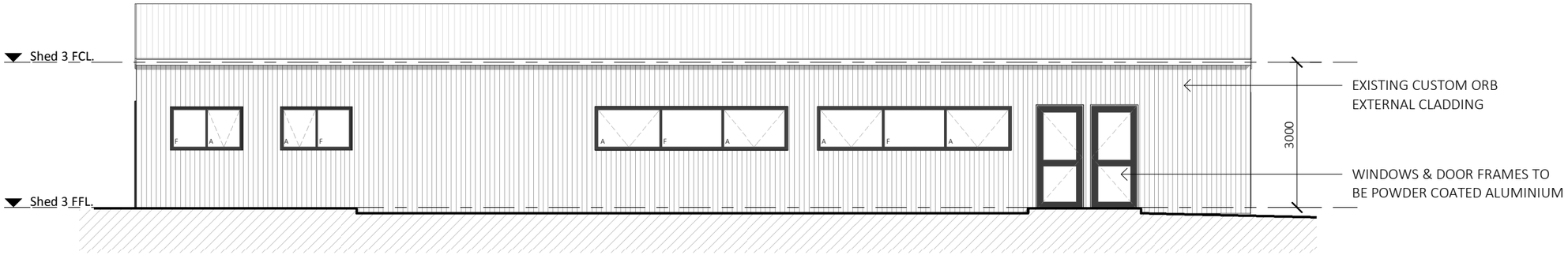
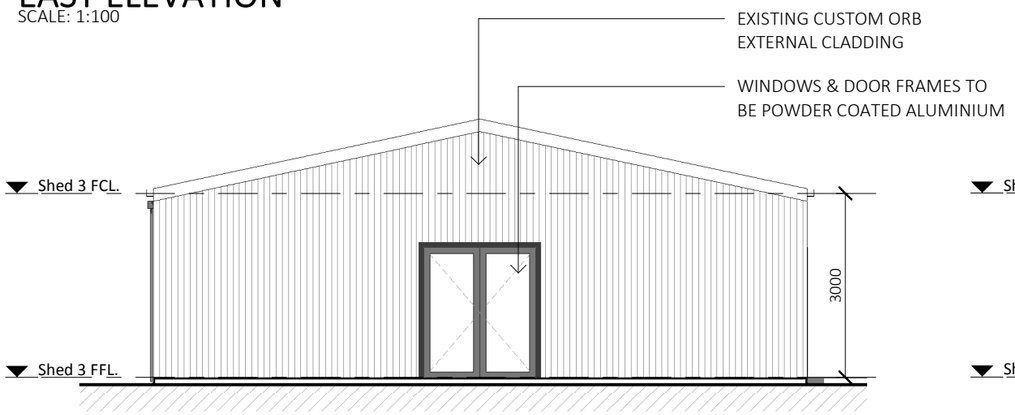
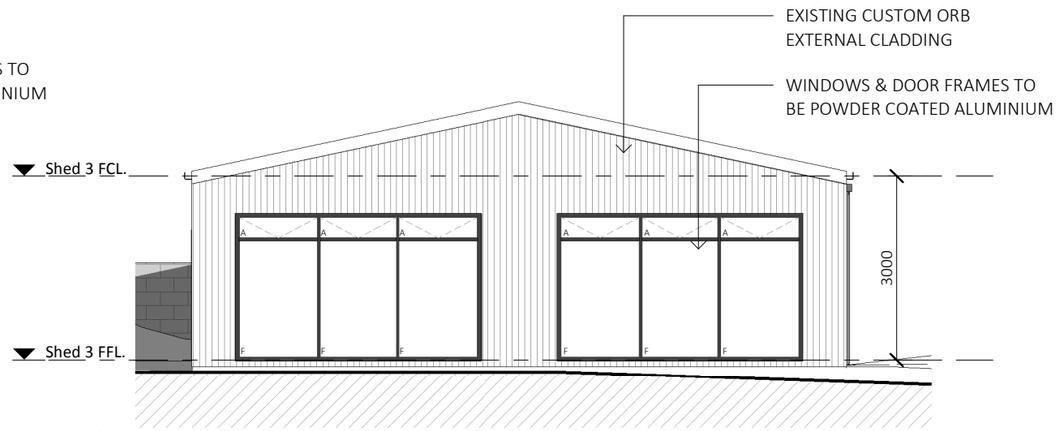


EAST ELEVATION
SCALE: 1:100



SOUTH ELEVATION
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100

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S	SLIDING WINDOWS
A	AWNING WINDOWS
F	FIXED WINDOW
O/A	OPAQUE AWNING WINDOW
O/F	OPAQUE FIXED WINDOW

FLASHING TO WALL OPENINGS

ALL OPENINGS MUST BE ADEQUATELY FLASHED USING MATERIALS THAT COMPLY WITH AS/NZS 2904. FLASHING TO BE INSTALLED WITH GLAZING MANUFACTURER'S SPECIFICATIONS FOR BRICK VENEER OR LIGHT WEIGHT CLADDING CONSTRUCTION.

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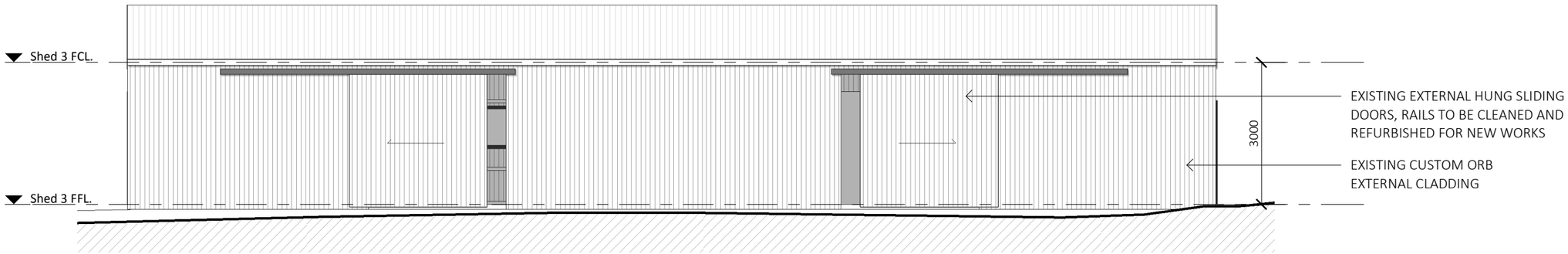

WEST ELEVATION
SCALE: 1:100

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TITLE	ELEVATIONS
SCALE	1 : 100
PAGE NO.	08
PAGE SIZE	A3
DRAWN BY	L.WALSH
CHECKED BY	L.WALSH
PROJECT	PROPOSED DEVELOPMENT
LOCATION	CHAPEL ROAD, SASSAFRAS
CLIENT	MR. ROB NICHOLS
PROJECT NO.	17-366
DATE	13th September, 2019
DRAWINGS SET	DA Set 1
REV. NO.	

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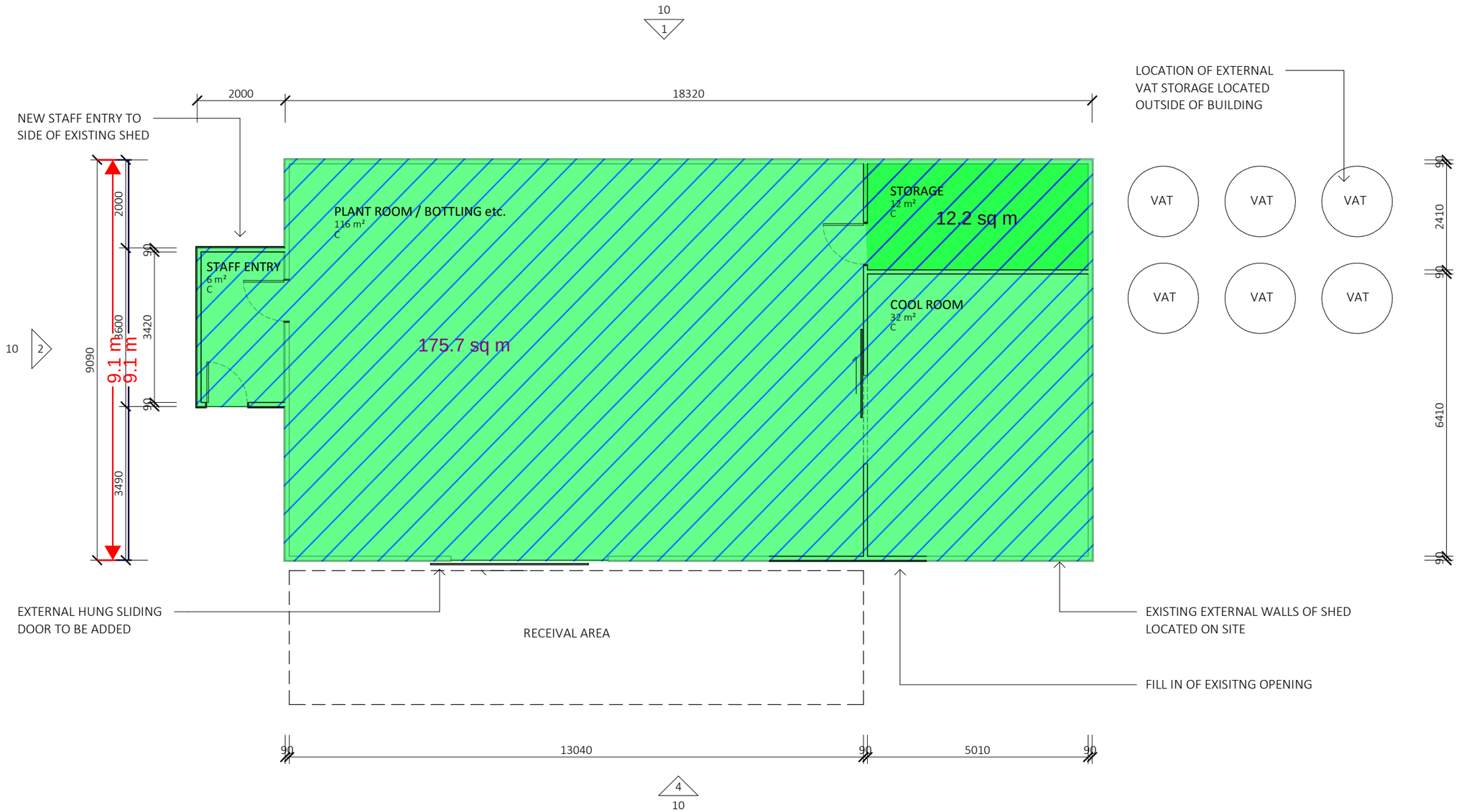

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FLOOR PLAN
SCALE: 1:100

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TITLE: FLOOR PLAN - WINERY
SCALE: 1 : 100
PAGE NO.: 09
PAGE SIZE: A3
DRAWN BY: L.WALSH
CHECKED BY: L.WALSH
PROJECT: PROPOSED DEVELOPMENT
LOCATION: CHAPEL ROAD, SASSAFRAS
CLIENT: MR. ROB NICHOLS
PROJECT NO.: 17-366
DATE: 13th September, 2019
DRAWINGS SET: DA Set 1
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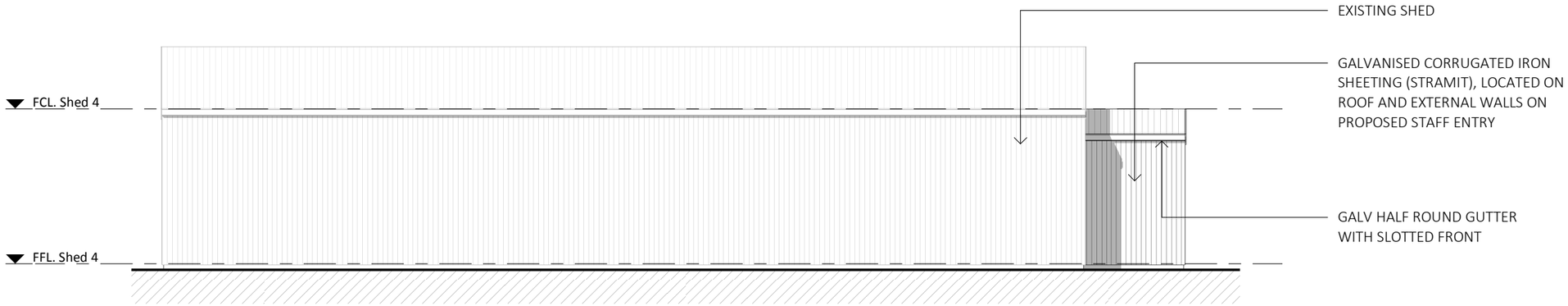

EAST ELEVATION
SCALE: 1:100

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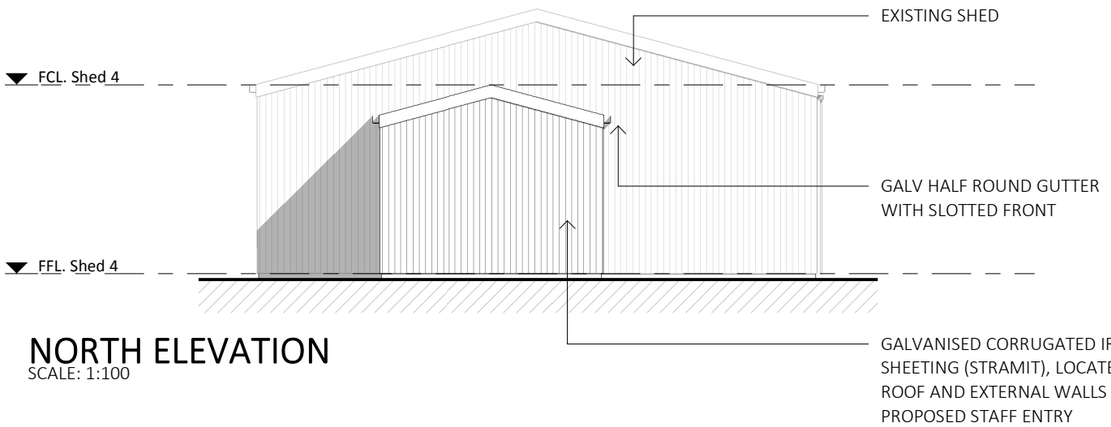
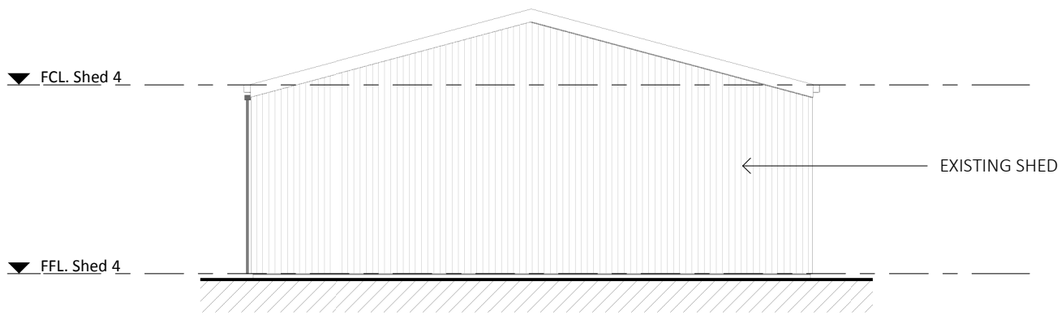
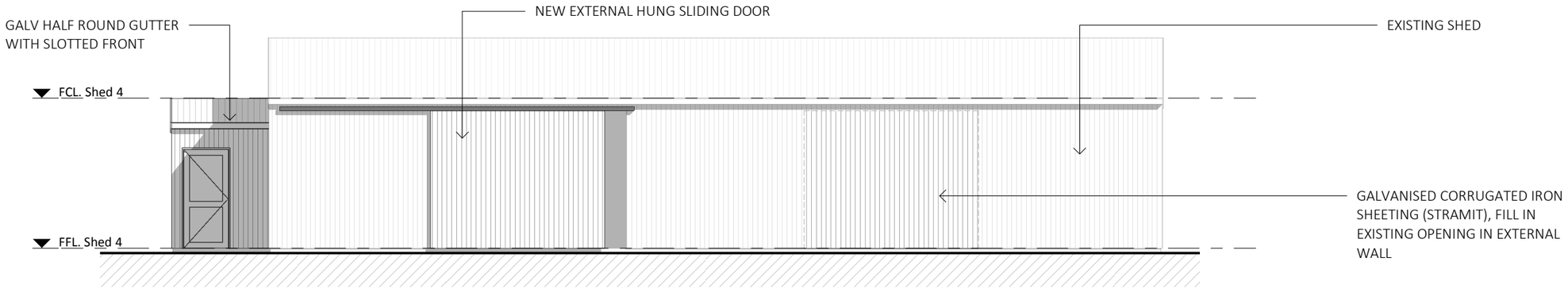


NORTH ELEVATION
SCALE: 1:100



SOUTH ELEVATION
SCALE: 1:100



WEST ELEVATION
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TITLE	DRAWN BY	PROJECT	PROJECT NO.
ELEVATIONS - WINERY	L.WALSH	PROPOSED DEVELOPMENT	17-366
SCALE: 1 : 100 / PAGE NO.: 10 / PAGE SIZE: A3	CHECKED BY: L.WALSH	LOCATION: CHAPEL ROAD, SASSAFRAS	DATE: 13th September, 2019
		CLIENT: MR. ROB NICHOLS	DRAWINGS SET: DA Set 1 / REV. NO.

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TITLE
3D IMAGES

SCALE

PAGE NO.
11

PAGE SIZE
A3

DRAWN BY
L.WALSH

CHECKED BY
L.WALSH

PROJECT
PROPOSED DEVELOPMENT

LOCATION
CHAPEL ROAD, SASSAFRAS

CLIENT
MR. ROB NICHOLS

PROJECT NO.
17-366

DATE
13th September, 2019

DRAWINGS SET
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SAFETY NOTES

FALLS, SLIPS, TRIPS

A) Working at Heights

During Construction

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two meters. However, construction of this building will require workers to be working at heights where a fall in excess of two meters is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two meters is a possibility.

During Operation or Maintenance

For houses or other low-rise buildings where scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two meters is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two meters is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

Anchorage Points

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

B) Slippery or Uneven Surfaces

Floor Finishes (Specified)

If finishes have been specified by designer, these have been selected to minimize the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoe/feet. Any changed to the specified finish should be made in consultation with the designer or, it this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

Steps, Loose Objects & Uneven Surfaces

Due to design restrictions for this building, steps and/or ramps are included in the building whtch may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual ad tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensur that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loos materials, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

Falling Objects

Loose Materials or Small Objects

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this accurse one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

a. Prevent or restrict access to areas below where the work is being carried out.
b. Provide toeboards to scaffolding or work platforms.
c. Provide protective structure below the work area
d. Ensure that all persons below the work area have Personal Protective Equipment (PPE)

Building Components

During construction, renovation or demolition of this building, part of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times where collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

Traffic Management

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all building: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

Services

General

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk or electrocution if struck or approached by lifting devices or other plant and persons wraking above ground level. There there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

Manual Tasks

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the components mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimizes bending before lifting. Advice should be proved on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building with require the use of portable tools and equipment. These should be fully maintained in
accordance with manufacturers specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturers specifications.

Hazardous Substances

Asbestos

For all alterations to a building constructed prior to 1990:
If this existing building was constructed prior to 1990 - it **may** contain asbestos
If this existing building was constructed prior to - 1986 - it is **likely** to contain asbestos either in cladding or lining material or in fire retardant insulation material. In either the case, the builder should check and, if necessary take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

Powered Materials

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

Treated Timber

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

Volatile Organic Compounds

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers recommendations for use must be carefully considered at all times.

Synthetic Mineral Fibre

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near insulation material.

Timber Floors

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturers recommendations for use must be carefully considered at all times.

Confined Spaces

Excavation

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning excavation signs and barriers to prevent accidental or unauthorized access to all excavations should be provided.

Enclosed Spaces

For buildings with encloses spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

Small Spaces

For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

Public Access

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

Operational use of Building - Non Residential

For non-residential buildings where the end-use is known:
This building has been designed for the specific use as identified on the drawings. Refer drawings coversheet for building classification. Where a change of use occurs at a later date a further assessment of the workplace and safety issues should be undertaken.

Other High Risk Activity

All electrical work should be carried out in accordance with the code of Practice: *Managing Electrical Risks at the Workplace AS/NZ3012* and all licensing requirements.

All work using Plant should be carried out in accordance with the Code of Practice:
Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with the Code of Practice:
Managing Noise and Preventing Hearing Loss at Work.

Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

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NCC COMPLIANCE NOTES (Class 2 to 9 Buildings)

Section B: Structure

Part B1: Structural Provisions

The resistance of a building or structure must be completed in accordance to Part B1 of the BCA and the general design procedures contained in AS/NS 1170.0.
Importance levels of buildings and structures are listed in Table B1.2a in the BCA.
The structural resistance of materials and forms of construction must be determined in accordance with Part B1.4 of the BCA and relevant sections of the Australian Standards.
Material and minimal thickness of glazing and polycarbonate sheet sizes are shown in Table B1.4 of the BCA.
The construction of buildings within flood hazard areas must be completed in accordance with Part B1.6 of the BCA.

Section C: Fire Resistance

A building must maintain structural stability during a fire according to BCA Part CP1.
A building must be protected from the spread of fire and smoke and allow sufficient time for evacuation in accordance to BCA Part CP3.
A concrete external wall which could collapse (e.g tilt-up and pre-cast concrete) must be designed so in the event of a fire, the likelihood of an outward collapse is avoided.
Fire brigade access should be provided in accordance to BCA Part CP9.
When a building has multiple classifications, the Type of construction required for the building is the most fire-resisting Type found in the Table C1.1 in the BCA.
In a building required to be of Type A or B construction, it must be completed in accordance to Part C1.9 of the BCA.
The fire properties of internal linings, materials and assemblies within a Class 2 to 9 building must comply with Specification C1.10 - Part C1.10 of BCA.
Concrete external walls that could collapse as complete panels (e.g tilt-up and pre-cast concrete), in a building having a rise in storeys of not more than 2, must comply with Specification C1.11 in the BCA.
Fire-protected timber may be used wherever an element is required to be non-combustible, in accordance with Part C1.13 in the BCA.
Ancillary elements used in the construction of a building or structure must comply with Part C1.14 of the BCA.
General floor area and volume limitations must comply with Part C2.2 of the BCA.
A fire wall must be constructed in accordance with Part C2.7 of the BCA.
A stairway and lift must not be in the same shaft if either the stairway or the lift is required in a fire-resisting shaft.
Where emergency equipment is required in a building, all electrical switchboards which sustain the electricity supply to the emergency equipment, must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of a fault from the non-emergency switchgear.
Openings in an external wall that is required to have a FRL must be constructed in accordance with Part C3.2 of the BCA.
The distance between parts of external walls and any openings within them in different fire compartments separated by a fire wall must not be less than set out in Table C3.3 in the BCA unless
-those parts of each wall have a FRL not less than 60/60/60 and
- any openings protected in accordance with Table C3.3 in the BCA,
Where protection is required for doorways, windows, and other openings, protection must be constructed in accordance to Part C3.4 of the BCA.
Doorways in fire walls are to be constructed in accordance with Part C3.5 of the BCA.
Openings in fire-isolated exits are to be constructed in accordance with Part C3.8 of the BCA.
Requirements for the fire-resisting construction of building elements is outlined in Specification C1.1 of the BCA.
Linings, materials and assemblies in Class 2 to 9 buildings must comply with the appropriate requirement described in Tables 1- 4 Specification C1.10 in the BCA.
Cavity barriers for fire-protected timber must be constructed in accordance to Specification C1.13 of the BCA.
Fire-protected timber must use a non-combustible fire-protective covering in accordance with the system requirements to achieve a FRL not less than that required for the building element and have that covering fixed in accordance with system requirements.
Specification C3.4 in the BCA sets out the requirements for the construction of fire doors, smoke doors, fire windows and fire shutters.

Section D: Access and Egress

Accessible Definition: Means having features to enable use by people with a disability.
Access to the building must be provided to enable people with a disability to
- approach the building from the road boundary and from any accessible car parking spaces
- approach the building from any accessible associated building and
- access work and public spaces.

Identification of access ways should be easy to find.
So that people can move safely to and within a building it must have
- safe walking surfaces
- any doors installed to avoid the risk of occupants having their moments impeded, or being trapped in the building.
- slip-resistant walking surfaces
- suitable handrails, landings and stairways.

Where people can fall there should be fall prevention barriers installed in accordance to Part DP3 in the BCA.
Exits must be provided from a building to assist occupants to evacuate safely, bearing in mind the number of occupants, location and dimensions.
So that occupants can safely evacuate the building, paths of travel to exits must have dimensions appropriate to the number, mobility and other characteristics of occupants.
Car parking spaces for use by people with a disability must be provided to the degree necessary, to give equitable access for car parking, are designated and easy to find.
Every building must have at least one exit from each storey.
Exit travel distances are to be completed in accordance to Part D1.4 of the BCA.
Exits which are required as alternative means of egress must be distributed as uniformly as practicable on the storey they serve.
Any exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit, or access to it.
The number of persons accommodated in a storey, room or mezzanine, must be determined with consideration to the purpose of its use and the layout of the floor area and in accordance to Part D1.13 in the BCA.
The construction of exits in a building is to be completed in accordance to Part D2 of the BCA.
A required stairway or ramp that exceeds 2m in width is counted as having a width of only 2m unless it is divided by a handrail or barrier continuous between landings and each division has a width of not more than 2m.
If an exit discharges to a roof of a building, the roof must not have an FRL of less than 120/120/120 and not have roof lights or other openings within 3 m of the path of travel of persons using the exit to reach a road or open space.
A stairway must not have more than 18 and not less than 2 risers in each flight.
In a stairway, landings which have a maximum gradient of 1:50 may be used in any building to limit the number of risers in each flight.
A continuous barrier must be provided along the side of any roof to which general access is provided and any stairway or ramp, any floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like and along the side of any delineated path of access to a building if the trafficable surface is 1m or more above the surface beneath.
Any barrier required must be constructed in accordance with Table D2.16a in the BCA.
Except for handrails referred in D2.18 in the BCA, handrails must be located along at least one side of the ramp or flight, and located along each side if the total width of the stairway or ramp is 2m more.
A swinging door in a required exit must not encroach
-at any part of its swing by more than 500mm on the required width (including any landings) of a required stairway, ramp or passageway
if is likely to impede the path of travel of the people already using the exit;
and when fully open by more than 100mm on the required width of the required exit.
Clear signage is required on doors in accordance to Part D2.23 of the BCA.
Openable windows must be installed in accordance to Part D2.24 of the BCA.
Timber treads, risers, landings and associated supporting framework are to be constructed in accordance to Part D2.25 of the BCA.

Part D3: Access for people with a disability

Buildings must be accessible as required by Table D3.1 unless exempted by D3.4 in the BCA.
An accessway must be provided to a building which is required to be *accessible* in accordance to D3.2 in the BCA.
In a building required to be *accessible*-
apart from areas exempted by D3.4, each area must comply with the clauses of AS 1428.1.
As stated in D3.4 in the BCA, the following areas are not required to be *accessible:*
a) an area where access would be inappropriate because of particular purpose for which the area is used.
b) An area that would post a health or safety risk for people with a disability.
c) Any path of travel providing access only to an area exempted by a) or b).
Accessible car parking spaces must be provided in accordance with Table D3.5 in the BCA.
In a building required to be *accessible* -
braille and tactile signage complying with Specification D3.6 in the BCA must be installed along with the incorporation of the international symbol of access or deafness, as appropriate in accordance with AS 1428.1.
Hearing augmentation to be installed to comply with part D3.7 of the BCA.
For a building required to be *accessible,* tactile ground surface indicators must be provided in accordance with D3.8 of the BCA.
On an *accessway* a series of connected ramps must not have a combined vertical rise of more than 3.6m; and landing for a step ramp must not overlap a landing for another step ramp or ramp.
On an *accessway*, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.

Section E: Services and Equipment

An automatic fire detection system must be installed to alert the fire brigade of fire so that fire fighting operations can be undertaken as soon as possible. These systems must comply with Clauses 4 and 8 of Specification E2.2a in the BCA. The limitations for this clause are specified in Appendix: Tasmania Tas EP1.7.
A fire hydrant system must be provided to serve a building having a total floor area greater than 500 m2.
The system must be installed in accordance with Part E1.3 of the BCA and AS 2419.1.
A fire hose reel system must be provided to serve the whole building where one or more internal fire hydrants are installed and be installed in accordance with AS 2441.
Where the normal water supply is not adequate for the requirements of AS 2441, a pump; or water storage facility; or both a pump and water storage facility must be installed to provide the minimum flow and pressures required by clause 6.1 of AS 2441.
A sprinkler system must be installed in a building or part of a building when required by Table E1.5 in the BCA and comply with specifications as applicable.
Portable fire extinguishers must be provided in accordance to E1.6 in the BCA, and as listed in Table E1.6.
In a building under construction, no less than one fire extinguisher must be provided at all time on al storeys adjacent to each required exit or temporary stairway or exit.
Part 4 of NCC Volume Three sets out the requirements for access for maintenance to fire-fighting water services.
Refer to Specification E1.5 in the BCA for the necessary requirements for the design and installation
of fire sprinkler systems.

Part E2: Smoke Hazard Management

- In a building providing sleeping accommodation, occupants must be provided with automatic warning on the detection of smoke so they can evacuate the building in the event of a fire.
- A smoke detection system must be installed in accordance with Clause 6 of Specification E2.2a to operate AS 1668.1 systems that are provided for zone pressurisation and automatic air pressurisation for fire-isolated exits.
- A building must comply with (b), (c), (d) of E2.2 of the and Table E2.2a (for Class 2 to 9 buildings) and Table E2.2b (for buildings Class 6 to 9) of the BCA 19.
- Additional smoke hazard management may be necessary due to the special characteristics or functions of the building.
- Fire-isolated exits are to be installed in accordance to Table E2.2a in Pat E2.3 of the BCA 19.
- Buildings in the class 2,3 and 4 part of a building which are less than 25m high, must be provided with an automatic smoke detection and alarm system in accordance with Table E2.2a in the BCA 19.

Part E3: Lift installations

-Where passenger lifts are located in a building, they must be able to provide safe and easy access for people with a disability and the evacuation of all occupants.
-Passenger lifts must be provided with measures to alert occupants about the of a lift in an emergency.
- The installation of passenger lists must be done in accordance with Part E3 of the BCA 19.
- Emergency lighting must be installed in a building in accordance with Part E4 of the BCA 19 and designed in accordance with AS/NZS 2293.1.
- An exit sign must be clearly visible to persons approaching the exit and must be installed in accordance with E4.5 of the BCA 19.

Section F: Health and Amenity

- Stormwater drainage must comply with AS/NZS 3500.3.
- Waterproofing membranes for external above ground use must comply AS 4654.1 and AS 46.54.2
- A roof must be covered a material which is in accordance with F1.5 of the BCA 19.
- Sarking-type material used for the weatherproofing of roofs and walls must comply with AS/NZS 4200.1 and AS 4200.2.
- Moisture from the ground must be prevented from reaching the lowest floor timbers and the walls above the lowest floor joists.
- Where a damp-proof course is provided, it must consist of a material that is in compliance with AS/NZS 2904 or impervious sheet material in accordance with AS 3660.1.
- In a floor or room which is laid on the ground or on fill, moisture must be prevented from reaching the upper surface of the floor and walls by the installation of a vapour barrier in accordance with AS 2870 unless weatherproofing is not required.
- In a Class 2 or 3 Building or Class 4 part of a building, a bathroom or laundry located at any level above a sole-occupancy unit or public space must have a floor waste and the floor graded to the floor waste to allow drainage of water.
- Subfloor spaces must be provided with openings in external walls and internal subfloor walls in accordance with Table F1.2 - Tasmania is in the climatic zone C.
- Subfloor spaces must be cleared of all building debris and vegetation, have the ground graded to prevent surface water ponding and have openings not more than 600mm in from corners.
- Where the ground or subfloor space is excessively damp or subject to frequent flooding, the ventilation must be increased by 50% or the ground within the subfloor space must be sealed with an impervious membrane.
- Subfloor framing must be constructed in accordance to F1.12 (e) of the BCA 19.
- Windows and most other glazing in an external wall must be constructed in accordance with AS 2047 to prevent water penetration. This excludes a class 7 or 8 building where there may be no necessity for compliance.
- The following need not comply with AS 2047:

all glazing not in an external wall
revolving doors
fixed louvres
skylights
roof lights and windows,
sliding and glazed doors without a frame
windows constructed on site
architectural one-off windows which are not design tested in accordance with As 2047
Second-hand windows
re-used windows and recycled windows
heritage windows.

Part F2: Sanitary and other facilities

- Suitable sanitary facilities for personal hygiene must be provided in a convenient location within or associated with a building.
- Laundry and Kitchen facility installation requirements necessary for the building cla found in FP 2.2 and FP2.3 of the BCA.
- If a sewerage system is not available, an authorised alternative means of disposal of sewerage may be installed in accordance with Appendix Tas F2.102 in the BCA.
- Sanitary facilities in residential buildings must be constructed in accordance to F2.1 of the BCA.
- The number of persons accommodated in any building class must be calculated according to D1.13 of the BCA unless it cannot be more accurately determined.
- Other than in early childhood centres, sanitary compartments must have doors and partitions to separate adjacent compartments from floor to ceiling in a unisex facility.
- The door to a fully enclosed sanitary compartment must open outwards, or slide, or be readily removed from the outside.
- Hot water, warm water and cooling water systems in a building other than a system serving only a single sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building must be installed in accordance with AS/NZS 3666.1.
- Waste management in Class 9a and 9c buildings must be constructed in accordance with F2.8 of the BCA.
- The NCC Volume Three can be used for referencing plumbing and draining provisions relevant to facilities.
- Adult change facilities must be included in relevant buildings and constructed in accordance to Specification F2.9 of the BCA.

Part F3: Room Heights

The height of rooms and other spaces must not be less than:
- in a kitchen, laundry, corridor or passageway - 2.1m and 2.4m for a habitable room (excluding a kitchen) in a Class 2 or 3 building or Class 4 part of a building.
- in a Class 5, 6, 7 or 8 building, 2.4m (excluding a corridor or passageway which must be no less than 2.1m)
- In any building class, facility rooms (bathroom, shower room, garage, storeroom) must be no less than 2.1m
- In a commercial kitchen the room height must be no less than 2.4m.

Part F4: Light and Ventilation

- Sufficient openings must be provided and distributed in a building, appropriate to the function or use of that part of the building so that when natural light is available, it provides an average daylight factor of not less than 2%.This must be in compliance with FP 4.1 of the BCA.
Natural light must be provided in:
Class 2 Buildings and Class 4 parts of buildings - to all habitable rooms.
Class 3 Buildings - to all bedrooms and dormitories
Class 9a and 9c buildings - to all rooms used for sleeping purposes
Class 9b buildings - to all general purpose classrooms in primary or secondary schools and all playrooms for the use of children in early childhood centres.
Required natural light must be provided in accordance with part F4.2 of the BCA.

-Artifical lighting must be installed to provide an illuminance of not less than 20 lux appropriate to the function or use of the building to enable safe movement by occupants.
-It must be also be installed in accordance to Part F4.4 of the BCA and any artificial lighting system must comply with AS/NZS 1680.
-A habitable room, office, shop, factory, bathroom or any room occupied by a person for any purpose must have natural ventilation in compliance with F4.6 of the BCA; or a mechanical ventilation or air-conditioning system complying with AS 1668.2 and AS/NZS 3666.1.
- The operation of the natural ventilation is to be completed in accordance with F4.6 of the BCA.
- Ventilation can be borrowed from an adjoining room, if it is completed in accordance with 54.7 of the BCA.
- Sanitary compartments must not open directly into a kitchen, a public dining room, or a dormitory in a Class 3 building, or a workplace normally occupied by more than one person.
- Every storey of a carpark (except an open deck carpark) must have - a system of mechanical ventilation complying with AS 1668.2; or a system of natural ventilation complying with Section 4 of AS 1668.4.
- A commercial kitchen must be provided with a kitchen exhaust hood complying with AS 1668.1 and AS 1668.2.

Part F5: Sound transmission and insulation

- A form of construction required to have an airborne sound insulation rating must be installed in accordance with F5.2 of the BCA and AS ISO 717.1. or Specification F5.2
- A floor in a building required to have an impact sound insulation rating must have the be constructed in accordance with F5.3 of the BCA and AS ISO 717.2 or Specification F5.2
- A wall in a Class 2 or 3 building required to have an impact sound insulation rating must have minimum 20mm cavity between 2 separate leaves and have resilient wall ties.
- A floor in a Class 2 or 3 building must be constructed in accordance to F5.4 of the BCA and a wall constructed in accordance to F5.5 of the BCA.
- Where a wall required to have sound insulation has a roof above, the wall must continue to -
(i) the underside of the floor above; or
(ii) a ceiling that provides the sound insulation required for the wall.
Internal services must be constructed in accordance with F5.6 of the BCA.
- A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump.
- Specification F5.2 lists the weighted sound reduction index for some common forms of construction and acceptable forms of construction for floors and walls.
- A method of testing the comparative resistance of walls to the transmission of impact sound can be found in Specification F5.5 in the BCA.

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NCC COMPLIANCE NOTES (Class 2 to 9 Buildings)
(CONTINUED)

Part F6: Condensation management
- Condensation in Buildings - Tasmanian Designers' Guide - Version 2 is to be read in conjunction with the NCC - to assist in the minimising of condensation of climates like Tasmania.
- In a sole-occupancy unit of a Class 2 building or Class 4 part of a building, risks associated with water vapour and condensation must be managed to minimise their impact on the health of occupants.
- Where a pliable building membrane is installed in an external wall it must comply with AS/NZS 4200.1; and be installed in accordance AS 4200.2; and be a vapour permeable membrane for climate zones 6,7 and 8.
- An exhaust system installed in a kitchen must have a minimum flow rate of 40L/s and 25L/s for a bathroom.
- Exhaust from a bathroom or laundry must be discharged directly or via a shaft or duct to outdoor air; or to a roof space that is ventilated in accordance with F6.4 of the BCA.
- Openings required by exhaust systems must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is greater than 22C or 1/50 if the roof pitch is less than or equal to 22C.
30% of the total unobstructed area required must be located not more than 900mm below the ridge or the highest point of the roof space, measured vertically, with the remaining required area provided by eave vents.

Section G: Ancillary Provisions.
- A swimming pool must have adequate means of draining the pool in a manner which will not cause illness to people or affect another property.
- Swimming pools for the use of the public, a club or association or in connection with Class 3,5,6,7,8 or 9 must be constructed in accordance to Tas G1.1 of the BCA.
- A barrier must be provided to a swimming pool and be continuous for the extent of the hazard.
-Any refrigerated or cooling chamber, strong room, or vault which is of a size for a person to enter must have adequate means of communicating or alerting other occupants in the building, in the case of an emergency.
- Fencing or other barriers must be provided around any outdoor play space in a Class 9b building to ensure that children cannot go through, over or under the fencing or other barriers. This fencing must be constructed in accordance with AS 1926.1.
- A swimming pool with a depth of water more than 300mm and which is associated with a classs 2 or 3 building or Class 4 part of a building, must have suitable barriers to restrict access by young children to the immediate pool surrounds in accordance with AS 1926.1 and AS 1926.2.
-A water recirculation system in a swimming pool with a depth of water more than 300mm must comply with AS 1623.
- Any combustion appliance and it's associated components in a building, including an open fire place, chimney, flue or the like must be installed to withstand the temperatures likely to be generated by the appliance.
- When installed in a building, boilers and pressure vessels must be constructed to avoid the likelihood of leakage which could cause damage to the building.
- The installation of a stove, heater or similar in a building must comply with AS/NZS 2918 and Specification G2.2 (for boilers and pressure vessels only)
- An open fireplace or solid-fuel burning appliance which is not enclosed must have a hearth constructed of stone, concrete or similar non-combustible material so that is extends no less than 300mm beyond the front of the fireplace opening and no less than 150mm beyond each side of that opening.
- If an incinerator is installed in a building, any hopper giving access to a charging chute must be non- combustible and gas-tight when closed.
- A room containing an incinerator must be separated from other parts of the building by construction with an FRL of not less than 60/60/60.

Part G3: Atrium construction
- An atrium well must have a width throughout the well that is able to contain a cylinder having a horizontal diameter of not less than 6m.
- An atrium must be separated from the remainder of the building at each storey by bounding walls set back no more than 3.5m from the perimeter of the atrium well except in the case of the walls at no more than 3 consecutive storeys in accordance with G3.3 (a) of the BCA.
-Bounding walls must be constructed in accordance with G3.4 of the BCA.
- All areas within an atrium must have access to at least 2 exits.
-Sprinkler systems, smoke control, fire detection and alarm systems, and emergency warning and intercom systems must be installed in compliance with Specification G3.8 of the BCA.
Part G4: Construction in alpine areas
-Buildings constructed in alpine areas require special consideration because of temperatures which can create elements which restrict free movement to and from the building.
The additional measures in the BCA Part G4 include
-having external doorways open in a way which is not affected by snow and ice outside
- Providing a structure which doesn't become affected by weather conditions (i.e. a ramp from the dwelling)
- minimising the impact of snow build-up between and around buildings
- A building in an alpine area must have a fire-safety system, installed to facilitate fire-fighting operations and alert occupants in the event of an emergency in accordance with G4.4 of the BCA, which overrules other provisions of the BCA.
- In a Class 2,3,5,6,7,8 or 9 building or class 4 part of a building, emergency lighting must be installed in accordance with the Deemed-to-satisfy provisions of Part E4 in the BCA.
- Every Class 2, 3, 5, 6, 7, 8 or 9 building must have a manually operated fire alarm system with call-points in compliance with AS 1670.1.
Every Class 2, 3, or 9 building must display a notice clearly marked "FIRE ORDERS" in suitable locations near the main entrance and on each storey.
Part G5: Construction in bushfire prone areas:
- A building that is constructed in a designated bushfire prone area must be designed and constructed to reduce the risk of ignition from a bushfire through construction in accordance with Part GP5.1 of the BCA.
- Bushfire design actions must be determined in consideration of the annual probability of bushfire stemming from Part GV 5 of the BCA.
- A building or structure's importance level must be identified in accordance with GV5 (c) of the BCA.
Part G6 Occupiable outdoor areas:
- A lining, material or assembly in an occupiable outdoor area must comply with C1.10 of the BCA.

Section H: Special use buildings
Part H1. - Class 9b buildings
- A theatre, public hall or the like must have a sprinkler system (other than FPAA101D or FPAA101H) complying with Specification E1.5; or have the stage, backstage area and accessible under stage area separated from the audience by a proscenium wall in accordance with Specification H1.3.
- A seating area in a Class 9b building must be constructed in accordance with H1.4 of the BCA.
- Required exits from backstage and under-stage areas must be independent of those provided for the audience area.
- A stairway that provides access to a service platform, rigging loft, or the like must comply with AS 1657.
-In every enclosed Class 9b building, aisle lights are to be installed in accordance with H1.7 of the BCA.
- The design and construction of food premises within Tasmania must be completed in accordance with Appendix Tas H102 P1 - P12. of the BCA.
- A lighting system for a premise that stores or handles food must comply with AS 1680.1 and AS/NZS 1680.2.4 to satisfy Appendix Tas H102 P6 of the BCA.
- The design and construction of any building on a dairy farm must be completed in compliance with Appendix Tas Part H107 Farm Dairy Premises of the BCA.
-The design and construction of any pharmacy business premises must be completed in accordance with Tas Part H108 Pharmacies of the BCA.
- The design and construction of a health service establishment must be constructed and maintained in accordance with the Health Service Establishments Code.
- The design and construction of an early childhood centre and school age care facility must be completed in accordance with Appendix Tas Part H122 of the BCA.
- Any temporary structure must be constructed in accordance with Appendix Tas Part H123 of the BCA.
- The working area of a building where work on gas-fuelled vehicle is to be designed and constructed to comply with the requirement for premises in AS 2746.

Part H2: Public transport buildings
- An accessway in a Class 9b or Class 10 building used for public transport must comply with AS 1428.2 and Part H2.2 of the BCA.
- A ramp forming part of an accessway must comply with clause 8 of AS 1428.2.
- A handrail must comply with clause 10.1 of AS 1428.2 and be placed along an accessway wherever passengers are likely to need additional support.
- A grabrail must be installed in compliance with clause 10.2 of AS 1428.2
- Doorways and doors must comply with Clause 11 (except clause 11.5.2) of AS 1428.2
-Lift facilities must comply with AS 1735.12.
- Stairs must comply with -
(a) clause 9.1 of AS 1428.1, including the notes; and
(b) clause 9.2 of AS 1428.1 and
(c) clause 13.2, 13.3 and Figures 8 and 9 AS 1428.2.
If toilets are provided, there must be at least one unisex accessible toilet without an airlock that complies with AS 1428.1 Clause 10, sanitary facilities.
- Accessible toilets must be in the same location as other toilets.
- The international symbols for accessibility and deafness in accordance with clauses 14.2 and 14.3 of AS 1428.1 must be used to identify an accessway and which facilities and boarding points are accessible.
- Signs must be placed in accordance with clause 17.4 of AS 1428.2.
- The size of accessibility symbols must comply with Table 1 of AS 1428.2.
- Signs must comply in clause 17.1 and Figure 30 of AS 1428.2.
- Tactile ground surface indicators must be installed in accordance with AS 1428.2 on an accessway and must indicate changes of direction in accordance with clause 18.1 of AS 1428.2.
- Any lighting provided must comply with minimum levels of maintenance illumination for various situations shown in the notes to clause 19.1 of AS 1428.2. - If a public address system is installed, it must comply with clause 21.1 of AS 1428.2.
- If an emergency warning system is installed, it must comply with clause 18.2.1, 18.2.2 and 18.2.3 of AS 1428.2.

Part H3: Farm buildings and farm sheds
- A farm shed need not comply with the provisions of Parts C1, C2 and C3, except for C1.11 of the BCA, if it is separated from another building or allotment boundary by a distance of not less than 6m.
- A swinging door in a required exit or forming part of a required exit need not swing in the direction of egress if it serves a farm building.
- A farm building with a total floor area greater than 500 m2; and located where a fire brigade station is
(A) not more than 50km form the building and
(B) equipped with equipment capable of utilising a fire hydrant, must be
(iii) provided with a fire hydrant system in accordance with 2419.1, except reference to '4 hours' water supply in clause 4.2 is replaced with '2 hours'; or
(iv) located on the same allotment as an access point to a water supply which has a minimum total capacity of 144000 litres; and is located so as to enable emergency services vehicles access to within 4m and is located within 60m of the building and not more than 90m from any part of the building.
- Water supply for a farm building must consist of one or more water storage tank, dam, reservoir or the like.
If the whole or part of the water supply is contained in a water storage tank, it must be located no less than 10m from the building.
- The installation of portable fire extinguishers in a farm building must be performed in accordance to H3.11 of the BCA.

Section J: Energy efficiency
- Note: from May 1 2019 to April 30 2020 Section J of NCC 2016 Volume One Amendment 1 may apply instead of Section J of NCC 2019. From May 1, 2020 Section J of NCC 2019 applies.
- A building, including its services, must be constructed in accordance with JP1 Energy Use Requirements of the BCA.
- A Class 5 Building's compliance with JP1 is verified when a minimum 5.5 start NABERS Energy for Offices base building Commitment Agreement is obtained, the building complies with the additional requirements in Specification JVa and the calculation method for compliance is completed in accordance with ANSI/A SHRAE Standard 140.
- For Class 3,5,6,7,8 or 9 building, or common area of a Class 2 building, compliance with JP1 is verified when the building complies with the simulation requirements and is registered for a Green Star - Design & As-built rating.
- The annual greenhouse gas emissions of a proposed building may be offset by renewable energy generated and used on site.
- compliance is verified when the buildings envelope is sealed at an air permeability rate, tested in accordance with Method 1 of AS/NZS ISO 9972 and relating to each building class as specified in JV4 of the BCA.
- Any additional requirements can be found in Specifications JVa, Jvb and Jvc of the BCA.

Part J1: Building fabric
- Where required, insulation must comply with AS/ NZS 4859.1 and installed so that is abuts or overlaps adjoining insulation, other than at supporting members such as studs and the like, where the insulation must be against the member.
-Where required, reflective insulation must be installed with the necessary airspace to achieve the required R-Value between a reflective side of the reflective insulation and a building lining or cladding.
-Where required, bulk insulation must be installed so that it maintains its position and thickness, other than where it is compressed between cladding and support members, water pipes, electrical cabling and the like; and in a ceiling , where there is no bulk insulation or reflective insulation in the wall beneath, it overlaps the wall by no less than 50mm.
A roof or ceiling must achieve a Total R-Value greater than or equal to R3.7 in climate zone 7 and R4.8 in climate zone 8, for an upward direction of heat flow.
- In climate zone 7, the solar absorptance of the upper surface of a roof must not be more than 0.45. - Roof lights must be installed in accordance to J1.4 of the BCA, including Table J1.4
- The Total System U-Value of wall-glazing construction must not be greater than the numbers listed in J1.5 of the BCA.
- All floors must achieve the Total R-Value specified in Table J1.6 of the BCA.

Part J3: Building sealing
- The chimney or flue of an open solid-fuel burning appliance must be provided with a damper or flap that can be closed to seal the chimney or flue.
- A roof light must be sealed, or capable of being sealed when serving a conditioned space or a habitable room in climate zones 7 and 8. This must be constructed with an imperforate ceiling diffuser, a weatherproof seal or a shutter system.
- A door, openable window or the like must be sealed when forming part of the building envelope or in climate zones 7 & 8. These requirements do not apply to a window complying with AS 2047; or a fire or smoke door.
- If the entrance to a building leads to a conditioned space, it must have an airlock, self-closing door or the like, other than where the space has a floor area of less than 50m2 or where a café, restaurant, or open shop front has a 3m deep un-conditioned zone between the main entrance, including an open front and the conditioned space.
- If a loading dock entrance leads to a conditioned space, it must be fitted with a rapid roller door or the like.
- An exhaust fan must be fitted with a sealing device such as a self-closing damper or the like when serving a conditioned space or a habitable room in climate zones 7 & 8.
- An air-conditioning system must be capable of being deactivated when the building or part of a building served by that system is not occupied.
- When two or more air-conditioning systems serve the same space, they must use control sequences that prevent the systems from operating in opposing heating and cooling modes.
- A mechanical ventilation system must be installed in accordance with J5.3 of the BCA.
-Fans, ductwork and duct compartments that form part of an air-conditioning system or mechanical ventilation system must comply with J5.4 of the BCA.
- Ductwork and fittings in an air-conditioning system must be provided with insulation complying with AS/NZS 4859.1.
- Insulation must be protected against the effects of weather and sunlight and be installed so that it abuts adjoining insulation to form a continuous barrier.
- Ductwork in an air-conditioning system with a capacity of 3000 L/s or greater must be sealed against air loss in accordance with the duct sealing requirements of AS 4254.1 and AS 4254.2 for the static pressure in the system.
- Pump systems or pipework which form part of an air-conditioning system must comply with be J5.7 of the BCA.
- Pipework insulation must comply with AS/NZS 4859.1 and J5.8 of the BCA.
- A heater used for air-conditioning or as part of an air-conditioning system must be either a solar heater, gas heater, heat pump or a heater using reclaimed heat. An electrical heater may be used for heating a bathroom in a Class 2, 3, 9a or 9c building if the heating capacity is not more than 1.2kw and the heater has a timer.
-A Fixed heating or cooling appliance that moderates the temperature of an outdoor space must be configured to automatically shut down when there are no occupants in the space.
- Unitary air-conditioning equipment including packaged air-conditioners, split systems and variable refrigerant flow systems must comply with MEPS.
- The motor rated power of a fan in a cooling tower, closed circuit cooler or evaporative condenser must not exceed the allowances in Table J5.12 of the BCA.

Part J6.2: Artificial lighting
- In a sole-occupancy unit of a Class 2 building or a Class 4 part of a building the lamp power density or illumination power density of artificial lighting must not exceed the allowance of -
(a) 5 W/m2 within a sole occupancy unit and 4W/m2 on a veranda or the like, attached to the sole occupancy unit.
- Table J6.2a in the BCA outlines the maximum illumination power density for different spaces in buildings.
- All artificial lighting must be individually operated by a switch, other control device or a combination of both.
- An occupant activated device, such as a room security device, a motion detector in accordance with Specification J6, or the like, must be provided in the sole occupancy unit of a Class 3 building, other than where providing accommodation for people with a disability or the aged, to cut power to the artificial lighting, air-conditioner, local exhaust fans and bathroom heater when the sole occupancy unit is unoccupied.
- 95% of the light fittings in a building or storey of a building, other than a Class 2 or 3 building or a class 4 part of more than 250m2 must be controlled by -
(I) a time switch in accordance with Specification J6 or an occupant sensing device.
- In a Class 5,6, or 8 building of more than 250 m2, artificial lighting in a natural lighting zone adjacent to windows must be separately controlled from artificial lighting not in a natural lighting zone in the same storey except where the room containing the natural lighting zone is less than 20m2.
- Artificial lighting in a fire-isolated stairway, passageway or ramp must be controlled by motion detector in accordance with Specification J6.
- Interior decorative and display lighting, such as for a foyer mural or art display must be controlled separately to other artificial lighting.
- Exterior artificial lighting attached to or directed at the façade of a building must be controlled by a daylight sensor or a time switch.
- Power supple to a boiling water or chilled water storage unit must be controlled by a time switch in accordance with Specification J6.
-Lifts must be configured to ensure artificial lighting and ventilation in the car are turned off when it is unused for 15 minutes and achieve the idle standby energy performance level shown in Table 6.7b of the BCA.
- Escalators and moving walkways must have the ability to slow between 0.2m/s and 0.05m/s when unused for more than 15 minutes.

Part J7: Heated water supply and swimming pool and spa pool plant
- A heated water supply system for food preparation and sanitary purposes must be designed and installed in accordance with Part B2 of NCC Volume Three - Plumbing Code of Australia.
- Heating for a swimming pool must be by - a solar, geothermal, gas heater, or a heater using reclaimed heat, or a heat pump. Where some or all of the heating required is by a gas heater or heat pump, the swimming pool must have a cover with a minimum R-Value of 0.0.5 and a time switch to control the operation of the heater.
- Heating for a spa pool that shares a water recirculation system with a swimming pool must be by a solar, gas, geothermal heater or a heater using reclaimed heat, a heat pump, or a combination of any of heat sources.
- A building or sole-occupancy unit with a floor area of more than 500m2 must have an energy meter configured to record the time-of-use consumption of gas and electricity.
- A building with a floor area of more than 2500m2 must have energy meters configured to enable individual time-of-use energy consumption data recording in accordance with section (c) of J8.3 of the BCA.

The appendices specific to Tasmania can be found at the end of the BCA.

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EnviroPlan

Application for Planning Permit

PROPOSED WINERY & DISTILLERY, CAFÉ

WITH VISITOR ACCOMMODATION

In the

RURAL RESOURCE ZONE

Chapel Road, Sassafrass

Supporting Documentation

October 2019

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CONSULTANT DETAILS

Mr. Micheal Wells GradDipUrbRegPlan.BEnvDes

Town Planner, Bushfire Assessor, Building Designer, Fire Engineer (IFE)

Bushfire Accreditation No: BFP-128

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Document Status

Revision No	Author	Signature	Date
1	M. Wells		October 2019

Engagement & Invoicing Directions

EnviroPlan Australia (*the Agent*) has been engaged by Mr R Nichols (the *Permit Holder*) to prepare documentation for a planning permit for a Winery & Distillery, Café & Function Room with Visitor Accommodation located on land known as Chapel Road, Sassafrass. Any Permit issued is affixed to land and not an individual.

The services rendered by *the Agent* are strictly limited to the preparation of documentation in order to obtain planning permissions only. *The Agent* is not to be considered as the "permit holder" as part of any permit condition issued by any Authority and is not responsible for any costs incurred through a *Permit Holder* enacting a permit condition.

In such circumstances where the primary *Permit Holder* named above sells land or otherwise relinquishes the land; the new permit holder is the party responsible for all costs and invoices incurred by enacting any permit issued that is affixed to the land.

Under **no circumstances** is EnviroPlan Australia (*the Agent*) to be invoiced as 'the responsible party for payment' for any invoice issued by the Planning Authority or TasWater (including any other referral agency) either as part of this primary planning application or at any stage thereafter.

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The Land – Site

Title & Description

The Certificate of Title for the subject site is C/T: 233899 / 1, PID: 2919184. A copy of the title is provided as Annexure A.

The street address is Chapel Road, Sassafrass and Mr R Nichols is the owner.

Figure 1 – Location of land Chapel Road, Sassafrass

The 30.99 ha property fronts onto Chapel Road and is located on western side of the road.

Existing Use and Development

The current use of land is agricultural. Currently there are sheds located on the property.

Site Analysis

Topography

The frontage to the land falls from east to west and is intersected by a water course that is central to the allotment. From the rear boundary; the land falls from west to east back to the intersecting water course. Both slopes are relatively consistent at an average of 7° over a 150 m run.

Drainage

Drainage to the site is via the following method:

- Stormwater is disposed of through on site tanks with an overflow that is distributed throughout a soakage area within the allotment
- Sewerage is intended to be disposed of within an on-site waste water system

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Land Capability

The land is within a delineated area of the Land Capability Survey Tasmania by RM Morton and CJ Grose; Department of Primary Industry and Fisheries: Tasmania 1997. The soil classification of the subject site is **Class 2 and 3+4.**

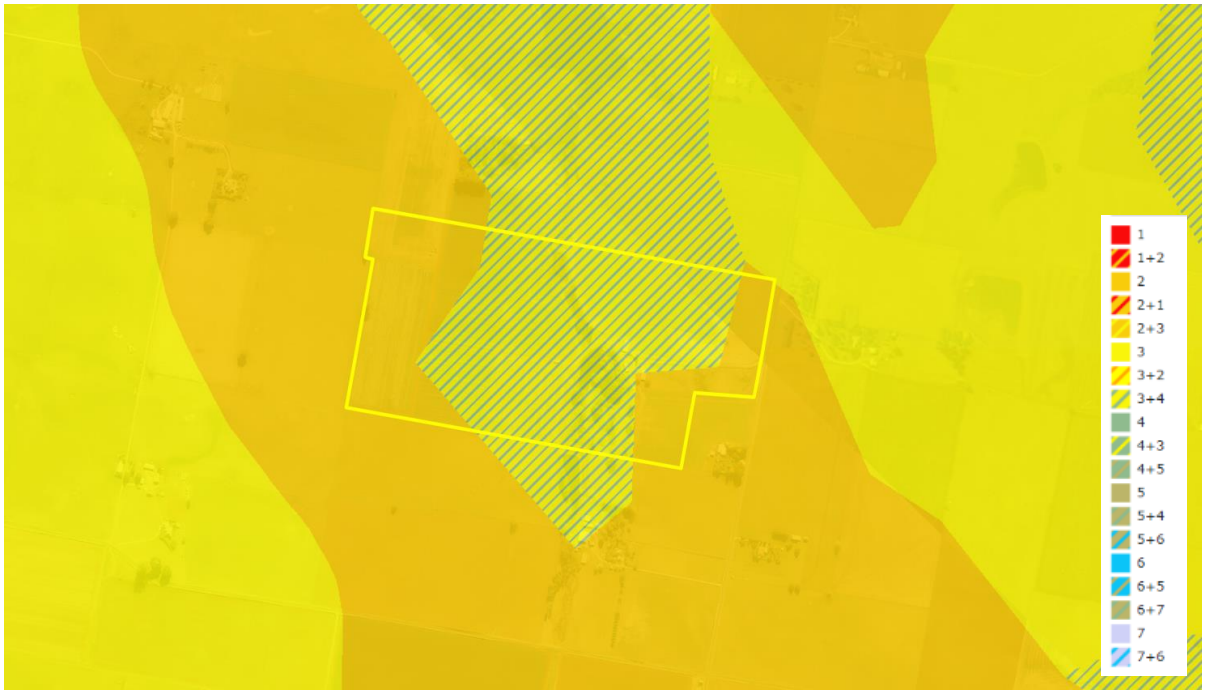

Figure 2 – Land Capability of site Chapel Road, Sassafrass – source: www.thelist.tas.gov.au

Access

Access to the site is via the following method:

- Access to the subject land is off Chapel Road via a formed rural crossover, however, a new access is proposed off Chapel Road.

Reticulated Services

The following describes the reticulated services that service the immediate area:

- Water reticulation is not available to the subject site
- Sewer reticulation is not available to the subject site
- Stormwater reticulation is not available to the subject site
- Telephone services are available within the subject area
- Overhead electricity reticulation is available within the subject area

Surrounding Property Use

The surrounding land use is described as:

- North – agricultural uses;
- East - agricultural uses;
- South - agricultural uses; and
- West - agricultural uses.

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Lands Limitations

Minor limitations have been identified within the subject site. The limitations are described as:

- Minor risk which is exempted from the Code under Section E6.4.4(d) as it is a new building or extension to a building located on land in a Low Landslide Area shown on a planning scheme map

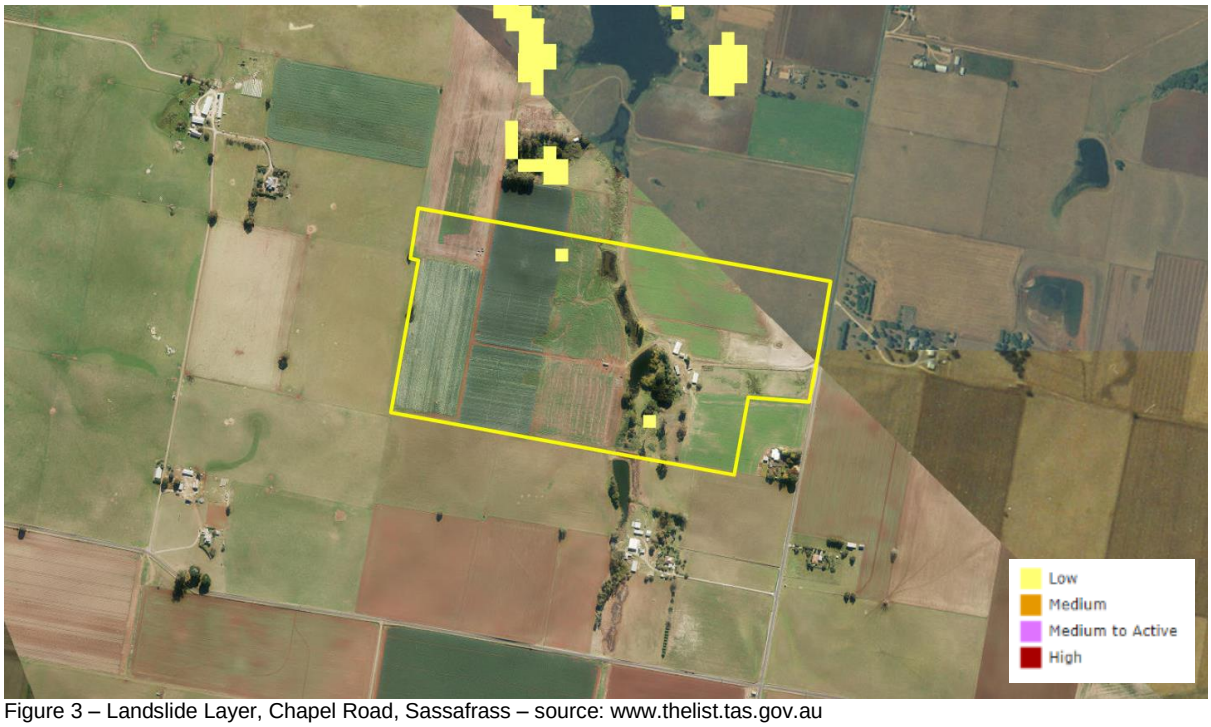

Figure 3 – Landslide Layer, Chapel Road, Sassafrass – source: www.thelist.tas.gov.au

Proposal

The applicant, Mr R Nichols is seeking to construct a Winery & Distillery, Café & Function Room with Visitor Accommodation under the Latrobe Interim Planning Scheme 2013.

The proposal seeks to utilise existing sheds for the Winery & Distillery, Café and also to construct 10 self contained cabins.

A copy of the proposal plans is included as **Annexure B**.

The applicant is applying to the Council, as the Planning Authority, to utilise its discretion and approve the development in accordance with the provisions of **Section 57** of the Land Use Planning and Approvals Act 1993.

Planning Scheme Provisions

The applicable planning instrument is the Latrobe Interim Planning Scheme 2013 and the subject land is zoned as Rural Resource.

The relevant sections of the Planning Scheme are listed below for discussion. The relevant issue and item identifier is provided and states whether the proposal meets the Acceptable Solutions (AS) or the Performance Criteria (PC) for each relevant section.

The clauses that are not applicable to the proposal have not been discussed.

The applicable Scheme standards for development in the Rural Resource Zone are described in the following relevant sections of the Latrobe Interim Planning Scheme 2013:

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26.0 Rural Resource Zone

- 26.1.1 Zone Purpose Statements
- 26.1.2 Local Area Objectives
- 26.1.3 Desired Future Character Statements
- 26.2 Use Table
- 26.3 Use Standards
- 26.3.1 Requirement for discretionary non-residential use to locate on rural resource land
- 26.4 Development Standards
- 26.4.1 Suitability of a site or a lot on a plan of subdivision for use or development
- 26.4.2 Location and configuration of development
- 26.4.3 Location of development for sensitive uses

Part E Codes

- E9 Traffic Generating Use and Parking Code
- E10 Water and Waterways Code

Part F Special Area Plans

- There are no specific area plans in relation to the *Latrobe Interim Planning Scheme 2013*

26.1 Zone Purpose

26.1.1 Zone Purpose Statements

26.1.1.1

To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.

26.1.1.2

To provide for other use or development that does not constrain or conflict with resource development uses.

26.1.2 Local Area Objectives

a) *The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;*
b) *Air, land and water resources are of importance for current and potential primary industry and other permitted use;*
c) *Air, land and water resources are protected against –*
    i. *permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and*
    ii. *use or development that has potential to exclude or unduly conflict, constraint, or interfere with the practice of primary industry or any other use dependent on access to a naturally occurring resource;*
d) *Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;*
e) *All agricultural land is a valuable resource to be protected for sustainable agricultural production;*
f) *Rural land may be used and developed for economic, community, and utility activity that cannot reasonably be accommodated on land within a settlement or nature conservation area;*
g) *Rural land may be used and developed for tourism and recreation use dependent upon a rural location or undertaken in association with primary industry*
h) *Residential use and development on rural land is appropriate only if –*
    i. *required by a primary industry or a resource based activity; or*
    ii. *without permanent loss of land significant for primary industry use and without constraint or interference to existing and potential use of land for primary industry purposes*

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26.1.3 Desired Future Character Statements

Use or development on rural land –

a) may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring –
  i. expansive areas for agriculture and forestry;
  ii. mining and extraction sites;
  iii. utility and transport sites and extended corridors; and
  iv. service and support buildings and work areas of substantial size, utilitarian character, and visual prominence that are sited and managed with priority for operational efficiency

b) may be interspersed with –
  i. small-scale residential settlement nodes;
  ii. places of ecological, scientific, cultural, or aesthetic value; and
  iii. pockets of remnant native vegetation

c) will seek to minimise disturbance to –
  i. physical terrain;
  ii. natural biodiversity and ecological systems;
  iii. scenic attributes; and
  iv. rural residential and visitor amenity;

d) may involve sites of varying size –
  i. in accordance with the type, scale and intensity of primary industry; and
  ii. to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources;

e) is significantly influenced in temporal nature, character, scale, frequency, and intensity by external factors, including changes in technology, production techniques, and in economic, management, and marketing systems

26.2 Use Table

The proposal is a Discretionary Application described as 'Resource Processing', 'Food Services' and 'Visitor Accommodation' in the Latrobe Interim Planning Scheme 2013.

26.3 Use Standards

26.3.1 Requirement for Discretionary Non- Residential Use to Locate On Rural Resource Land

Objective:

Other than for residential use, discretionary permit use of rural resource land is to minimise –

a) unnecessary loss of air, land and water resources of significance for sustainable primary industry and other permitted use, including for agricultural use dependent on the soil as a growth medium; and

b) Unreasonable conflict or interference to existing or potential primary industry use, including agricultural use, by other land use.

Performance Criteria – P1

Other than for residential use, discretionary permit use must –

a) be consistent with the local area objectives;

b) be consistent with any applicable desired future character statement;

c) be required to locate on rural resource land for operational efficiency –
  i. to access a specific naturally occurring resource on the site or adjacent land in the zone;
  ii. to access infrastructure only available on the site or on adjacent land in the zone;
  iii. to access a product of primary industry or other permitted use on the site or an adjacent land in the zone;
  iv. to service or support a primary industry or other permitted use on the site or on adjacent land in the zone;
  v. if required –
    a. to acquire access to a mandatory site area not otherwise available in the zone intended for that purpose;
    b. for security;
    c. for public health or safety if all measures to minimise impact could create an unacceptable level of risk to human health, life or property if located on land in a zone intended for that purpose;
  vi. to provide opportunity for diversification, innovation, and value-adding to secure existing or potential primary industry use of the site or of adjacent land;
  vii. to provide an essential utility or community service infrastructure for the municipal or regional community or that is of significance for Tasmania; or

viii. if a cost-benefit analysis on economic, environmental, and social terms indicates significant benefits to the region; and

d) minimise likelihood for –

i. permanent loss of land for existing and potential primary industry use;

ii. constraint or interference to existing and potential primary industry use on the site and on adjacent land; and

iii. loss of land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development

Discussion:

The proposed winery & distillery is consistent with the local area objectives as it is dependent upon access to the vineyards which also demonstrates the importance of air, land and water for the current and potential primary industry uses. It also provides the opportunity of tourism that is in association with a primary industry use.

The proposed café is a subservient use to the primary use as it intends to utilise the available produce on the land indicating the importance of the available air, land and water on the subject land. It also demonstrates a diverse and innovative use on the subject land and provides a tourists attraction that is in association with the existing primary industry and therefore is consistent with the Local Area Objectives.

The proposed visitor accommodation is contains 10 self-contained cabins and is a subservient use the primary use as it provides visitors a place to stay to experience the winery & distillery products and cafe. It is consistent with the local area objectives as it provides tourist accommodation on rural land and provides a diverse and innovative use that is a subservient use the primary use.

The proposal demonstrates consistencies with the Desired Future Character Statements as the site has an expansive area of agriculture and the proposed new uses are to be within buildings that are intended to be service and support buildings with work areas that demonstrates a priority for operational efficiencies. Additionally, the proposal is a use and development of rural land has regards to the type, scale and intensity of the existing primary industry uses and places a new uses on the land that is important to the sustainability of a commercial production based on naturally occurring resources.

The proposal has demonstrated consistency with both the *local area objectives* (26.1.2) and the *desired future character statements* (26.1.3) of the planning scheme.

The proposal is required to locate on rural resource to access the resources, infrastructure and produce of the existing primary industry on the land. The proposal supports and services the existing primary industry use on land by processing and utilising the produce on-site. The proposal also provides opportunity for diversification, innovation, and value-adding by placing a winery & distillery, café with visitor accommodation to secure the existing primary industry use of the site. The proposal also provides cost-benefit by producing and processing products on-site which would provide employment in the area remaining consistent with P1 (c).

The site is within a proclaimed irrigation district under Part 9 of the *Water Management Act 1999* and already benefits from broad-scale irrigation for the existing agricultural uses (vineyard) and it does not constrain or interfere with existing or potential resource development or extractive industries on or adjacent to the site satisfying P1 (d).

26.4 Development Standards

26.4.1 Suitability of a Site or a Lot on a Plan of Subdivision for Use or Development

Objective:

The minimum properties of a site and of each lot on a plan of subdivision are to –

a) provide for suitable development area for the intended use;

b) provide access from a road; and

c) make adequate provision for a water supply and for the drainage and disposal of sewerage and stormwater

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Acceptable Solution – A1

A site or each lot on a plan of subdivision must –

- *a) unless for agricultural use, have an area of not less than 1 hectare not including any access strip; and*
- *b) if intended for a building, contain a building area –*
  - *i. of not more than 2000m2 or 20% of the area of the site, whichever is the greater;*
  - *ii. clear of any applicable setback from a frontage, side or rear boundary;*
  - *iii. clear of any applicable setback from a zone boundary;*
  - *iv. clear of any registered easement;*
  - *v. clear of any registered right of way benefiting other land*
  - *vi. clear of any restriction imposed by a utility;*
  - *vii. not including an access strip;*
  - *viii. accessible from a frontage or access strip*

Discussion:

The subject land provides a lot size greater than minimum 1 ha. The proposal proposes a new access off Chapel Road while remaining clear of any applicable setbacks to a zone boundary, frontage, side or rear boundaries, clear of any registered easement or right-of-way benefiting other land, clear of any restriction imposed by a utility, not including an access strip and with access from a frontage.

Acceptable Solution - A2

A site or each lot on a subdivision plan must have a separate access from a road –

- *a) across a frontage over which no other land has a right of access; and*
- *b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or*
- *c) by a right of way connecting to a road –*
  - *i. over land not required as the means of access to any other land; and*
  - *ii. not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and*
- *d) with a width of frontage and any access strip or right of way of not less than 6.0m; and*
- *e) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.*

Discussion:

The proposed new access intends to be in accordance with Standard Drawing *TSD-R04.v1 – Rural Roads Typical Property Access* and *TSD-RF01.v1 Guide to Intersection and Domestic Access Sight Distance Requirements* (both dated 30/11/2013)

The proposal seeks to relocate the driveway access to site and reposition to the northern boundary to increase site line distances from the north and south direction. This proposed new location provides 330m to the south (previously 170m) and 1.2km to the north (previously 110m). Therefore the proposal is consistent with the LGAT standard drawing requirements for sight distances.

Performance Criteria – P3

a) There must be a water supply available for the site or for each lot on a plan of subdivision with an adequate level of reliability, quality, and quantity to service the anticipated use of the site or the intended use of each lot on a plan of subdivision; or

b) It must be unnecessary to require a water supply

Discussion:

The subject site is capable of providing a water supply via roof collection with an adequate level of reliability, quality, and quantity to service the intended uses of the site complying with P3 above.

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Acceptable Solution - A4

Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste –

- *a) to a sewerage system provided in accordance with the Water and Sewerage Industry Act 2008; or*
- *b) by on-site disposal if –*
  - *i. sewage or liquid trade waste cannot be drained to a reticulated sewer system; and*
  - *ii. the development –*
    - *a. is for a single dwelling; or.*
    - *b. provides for an equivalent population of not more than 10 people per day; or*
  - *iii. the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip*

Discussion:

The site intends to utilise a waste water management system for on-site disposal of domestic waste water and is intended to be accordance with AS/NZ1547:2000 On-site domestic wastewater management. Further, this system intended to be clear of any defined building area or access strip (existing or proposed) to the land complying with A4 (b) (iii).

Acceptable Solution - A5

Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater –

- *a) to a stormwater system provided in accordance with the Urban Drainage Act 2013; or*
- *b) if stormwater cannot be drained to a stormwater system –*
  - *i. for discharge to a natural drainage line, water body, or watercourse; or*
  - *ii. for disposal within the site if –*
    - *a. the site has an area of not less than 5000m2;*
    - *b. the disposal area is not within any defined building area;*
    - *c. the disposal area is not within any area required for the disposal of sewage;*
    - *d. the disposal area is not within any access strip; and*
    - *e. not more than 50% of the site is impervious surface*

Discussion:

The subject land is capable of disposing excess stormwater to the existing water body to the west of the proposed buildings complying with A5 (b) (i) above.

26.4.2 Location and Configuration of Development

Objective:

The location and configuration of development is to provide a reasonable consistency between sites for setback from a boundary, height of buildings, and location within the landscape

Acceptable Solutions - A1

A building or utility structure, other than a crop protection structure for an agricultural use, must be setback–

- *a) not less than 20.0m from the frontage; or*
- *b) if the development is for a sensitive use on land that adjoins a road specified in Table A1 to this clause, not less than the setback specified from that road;*
- *c) not less than 10.0m from each side boundary; and*
- *d) not less than 10.0m from the rear boundary; or*
- *e) in accordance with any applicable building area shown on a sealed plan*

Discussion:

All building structures that are part of this proposal has setbacks greater than 20m from the frontage and has a setback greater than 10m to the side and rear boundaries (Closest cabin is 18m from the southern boundary) complying with A1 above.

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Acceptable Solution - A2

Building height must not be more than 8.5m

Discussion:

The proposal intends to utilise existing sheds on the subject land as demonstrated in the submission plans and each building remains below 8.5m in height.

Performance Criteria – P3.1

The location, height and visual appearance of a building or structure except for wind power turbines or wind power pumps must have regard to –

a) *minimising the visual impact on the skyline;*
b) *minimising height above the adjacent vegetation canopy;*
c) *minimising visual impact on the shoreline or a marine or aquatic water body, water course, or wetland where possible; and*
d) *minimising reflection of light from an external surface.*

Performance Criteria – P3.2

Wind power turbines or wind power pumps must minimise their impacts on the broader landscape having regard to –

a) *the visual impacts of the development;*
b) *the characteristics of the vicinity of the site;*
c) *the characteristics of the wind resource;*
d) *the topography of the site and how that location affords access to wind; and*
e) *potential impacts on birds.*

Discussion:

The proposal does not have an impact on the skyline or adjacent vegetation canopy. The proposed glamping cabins are positioned in an area under a vegetation canopy and with the small sizes of these cabins minimise the visual impacts where possible on the water body which is located on private land. The submission plans demonstrates that the materials used on buildings minimises reflections from external surfaces where possible satisfying P3.1.

P3.2 is not applicable to this application.

26.4.3 Location of New Sensitive Use Development

Objective:

The location of development for sensitive uses on rural land does not unreasonably interfere with or otherwise constrain –

a) *agricultural land for existing and potential sustainable agricultural use dependent on the soil as a growth medium;*
b) *agricultural use of land in a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development;*
c) *use of land for agricultural production that is not dependent on the soil as a growth medium, including aquaculture, controlled environment agriculture, and intensive animal husbandry;*
d) *conservation management;*
e) *extractive industry;*
f) *forestry; and*
g) *transport and utility infrastructure*

Performance Criteria – P1

New development, except for extensions to existing sensitive use where the extension is no greater than 30% of the existing gross floor area of the sensitive use, must minimise –

a) *permanent loss of land for existing and potential primary industry use;*
b) *likely constraint or interference to existing and potential primary industry use on the site and on adjacent land;*
c) *permanent loss of land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development; and*
d) *adverse effect on the operability and safety of a major road, a railway or a utility*

Discussion:

The proposal minimises permanent loss of land for existing and potential primary industry uses by utilising existing sheds for the new proposed uses and also by positioning the glamping cabin sites within an area of low productivity soils on the site. The proposal is a subservient use to the existing primary industry use on the land (vineyard) and therefore would not constrain or interfere as they are reliant on the product produces on the land. The proposal is within a proclaimed irrigation district under Part 9 Water Management Act 1999 and already benefits from broad-scale irrigation associated with the development. The proposal would not have an adverse effect on operability and safety of a major road, a railway or a utility and increases road safety by proposing greater sight line distances to the site remaining consistent with P1 above.

Part E Codes

E1 Bushfire-Prone Areas Code – Not Applicable

The proposal is not a hazardous use, a vulnerable use or a subdivision and therefore is not subject to the provisions of the Code.

E2 Airport Management Code – Not Applicable

The proposal is not located within the areas defined within the Air Navigation Services – Aircraft Operations Surfaces on planning scheme maps and is therefore not applicable to the code.

E3 Clearing and Conversion of Vegetation Code – Not Applicable

The proposal does not seek to modify any existing native vegetation communities, habitats or areas of vegetation and therefore this Code is not applicable to this application.

E4 Change in Ground Level Code – Not Applicable

The proposal does not alter any ground levels to existing or natural ground levels and therefore this Code is not applicable to this application.

E5 Local Heritage Code – Not Applicable

The proposal does not contain any heritage issues and therefore this Code is not applicable to this application.

E6 Hazard Management Code – Not Applicable

The proposal site is located within an area that is identified as "Low Risk". However the proposal is exempted by the Code under section E6.4.4(d) a new building and an extension to a building on land located in a Low Landslide Hazard Area shown on the planning scheme map.

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E7 Sign Code

E7.6 Development Standards

Objective:

Signs –

- *a) may be an integrated element of development on a site; and*
- *b) must not have adverse effect for –*
  - *i. the convenience and safety of people and property, including of any road, rail, air or marine transport system;*
  - *ii. amenity and character of any rural, urban or conservation setting; or*
  - *iii. the conservation and protection of any special value identified in a provision forming part of this planning scheme*

Acceptable Solution – A1

Signs must –

- *a) identify an activity, product, or service provided on the site;*
- *b) if on a site in a General Residential, Low Density Residential, Rural Living; or Environmental Living zone, must –*
  - *i. comprise not more than 2 display panels;*
  - *ii. be fixed flat to the surface of a building below the eave line; and*
  - *iii. have a total combined area of not more than 5.0m^2;*
- *c) if on a site in any other zone, must –*
  - *i. comprise not more than 5 display panels;*
  - *ii. have a total combined area of not more than 50.0m^2;*
  - *iii. be separated from any other freestanding or projecting sign by not less than 10.0m*
  - *iv. be fully contained within the applicable building envelope and –*
    - *a) not extend above the parapet or the ridge of a roof; or*
    - *b) if a free-standing sign, have a height above natural ground level of not more than 5.0m;*
  - *v. not involve a corporate livery, colour scheme, insignia or logo applied to more than 25% of the external wall surface of each elevation of a building;*
  - *vi. not be located in an access strip, loading area, or car park;*
  - *vii. not be animated, scrolling or otherwise continuously or intermittently changing, flashing or rotating as a part of the operation of the sign unless providing advisory or safety information;*
  - *viii. not resemble any air or marine navigation device, or a railway or road traffic control or directional device or sign;*
  - *ix. not visually obscure any sign or device required for the convenience and safety of air or marine navigation or for use of a railway or a road; and*
  - *x. not cause illumination that overspills the boundaries of the site; and*
- *d) not be on land for which a Local Heritage Code forming part of this planning scheme applies*

Discussion:

The proposal seeks to construct signage at the entrance of the property that identifies the activity and products of the site. It does not exceed 50m2 and is not within 10m of any other sign. It is not located on a building and is not to be higher than 5m as a free standing structure.

The colour scheme of the sign is intended to be consistent with the aesthetic of the development which is rustic/modern themed using natural muted tones as demonstrated on the submission plans.

The signage is not located within a parking area nor contain flashing lights etc and does not resemble navigation or road signage being that it is rustic / modern themed and is not proposed to be illuminated by this application therefore remaining consistent with A1 above.

E8 Telecommunication Code – Not Applicable

The proposal site does not contain any telecommunications infrastructure and therefore this Code is not applicable to this application.

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E9 Traffic Generating Use and Parking Code

E9.5 Use Standards

E9.5.1 Provision for parking

Objective:

Provision is to be made for convenient, accessible, and usable vehicle parking to satisfy requirements for use or development without impact for use or development of other land or for the safety and operation of any road

Acceptable Solution – A1

Provision for parking must be –

a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;

Discussion:

The proposal provides 50 car parking spaces for the winery/distillery and café and also provides a double loading bay to cater for 2 rigid trucks. The resource development does not require any parking arrangements on site.

The cabins provide parking adjacent to each cabin (1 x space) complying with the scheme. Therefore the proposed parking is consistent with A1 above.

E9.5.2 Provision for loading and unloading vehicles

Objective:

Provision is made for conveniently located and accessible areas for the loading and unloading of goods and materials and for the pick-up and set-down of passengers from vehicles

Acceptable Solution – A1

There must be provision within a site for –

a) on-site loading area in accordance with the requirement in the Table to this Code; and
b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of 1 space for every 50 parking spaces

Discussion:

The proposal provides a double loading bay and has sufficient area to accommodate passenger pick up and set down complying with A1 above.

E9.6.1 Design of vehicle parking and loading areas

Objective:

Vehicle circulation, loading, and parking areas–

a) protect the efficient operation and safety of the road from which access is provided;
b) promote efficiency, convenience, safety, and security for vehicles and users; and
c) provide an appropriate layout and adequate dimension to accommodate passenger or freight vehicle associated with use of the site

Acceptable Solution – A1.1

All development must provide for the collection, drainage and disposal of stormwater; and

Acceptable Solution – A1.2

Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –

a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities - Off Street Car Parking;
b) Be in accordance with AS/NZS2890.2 (2002) Parking Facilities - Off Street Commercial Vehicles;
c) Be in accordance with AS/NZS 2890.3 1993) Parking Facilities – Bicycle Parking Facilities;
d) Be in accordance with AS/NZS 2890.6 Parking Facilities - Off Street Parking for People with Disabilities;
e) Each parking space must be separately accessed from the internal circulation aisle within the site;
f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and
g) Be formed and constructed with compacted sub-base and an all-weather surface.

Discussion:

The layout of vehicle parking area, loading area and manoeuvring areas is in accordance with AS/NZS 2890.1 (2004) – Parking Facilities - Off Street Car Parking, AS/NZS2890.2 (2002) Parking Facilities - Off Street Commercial Vehicles. Each parking space can be separately accessed and the layout provides forward movement and passing within the site and is intended to be formed and constructed in an all-weather surface complying with A1 above.

Acceptable Solution – A2

Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Rural Resource, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB

Discussion:

The driveway and manoeuvring areas is intended to be constructed in accordance with the relevant sections of the ARRB guidelines (chapters 1 to 11) satisfying A2 above.

E10 Water and Waterways Code

E10.6.1 Development in proximity to a water body, watercourse or wetland

Objective:

Development within 30m of or located in, over, on or under a water body, water course or wetland is to have minimum impact on –

- *a) the ecological, economic, recreational, cultural significance, water quality, and physical characteristic of a water body, watercourse or wetland;*
- *b) the hydraulic capacity and quality of a water body, watercourse or wetland for ecological viability, water supply, flood mitigation, and filtration of pollutants, nutrients and sediments;*
- *c) function and capacity of a water body, watercourse or wetland for recreation activity; and*
- *d) aesthetic features of a water body, watercourse or wetland in the landscape*

Performance Criteria – P1

Development must –

- *a) minimise risk to the function and values of a water body watercourse or wetland* [R37] *, including for –*
  - *i. hydraulic performance;*
  - *ii. economic value;*
  - *iii. water based activity;*
  - *iv. disturbance and change in natural ground level;*
  - *v. control of sediment and contaminants;*
  - *vi. public access and use;*
  - *vii. aesthetic or scenic quality;*
  - *viii. water quality management arrangements for stormwater and sewage disposal;*
  - *ix. modification of a natural drainage channel;*
  - *x. biodiversity and ecological function;*
  - *xi. level of likely risk from exposure to natural hazards of flooding and inundation; and*
  - *xii. community risk and public safety; and*
- *b) be consistent with any advice or decision of a relevant entity administering or enforcing compliance with an applicable protection and conservation regulation for –*
  - *i. impact of the development on the objectives and outcomes for protection of the water body, watercourse or wetland; and*
  - *ii. any condition or requirement for protection of the water body, water course or wetland*

E10.6.1 Regard is to be had to the level of compliance to the methodologies and recommendations of the current edition of Wetlands and Waterways Works Manual DPIPWE 2003

Discussion:

The proposed cabins and all other buildings diverts waste water through to a macerator pump via a private gravity reticulation system and then pumps to an AWTS system locate to the eastern side of the site.

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The proposed cabins are on wheels therefore minimising any disturbance to the water course which minimises the risk to the hydraulic performance and economic values and no water based activities occur within the waterbody satisfying P1(a)(i), (ii) and (iii).

As the proposed glamping cabin sites not alter, disturb or modify any of the watercourse and does not change the natural ground level remaining consistent with P1 above.

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Conclusion

This supporting documentation demonstrates that the proposal of a with Visitor Accommodation supports and furthers the Planning Scheme aims and objectives, relevant Clauses and Schedules as set out for development within the Rural Resource Zone.

Where the proposal does not comply with the Acceptable Solution (AS) it has been demonstrated that the Performance Criteria (PC) are satisfied and there is not an unreasonable loss of amenity as a consequence of this proposal. Therefore Council are requested to exercise its Discretionary powers in relation to this development.

With the above in mind, a planning permit for a Winery & Distillery, Café with Visitor Accommodation at Chapel Road, Sassafrass is respectfully sought from the Planning Authority.

EnviroPlan

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List of Annexures

Annexure A – Title Documents

Annexure B – Proposal Plans

Annexure C – Waste Water Report

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D1 Consulting Engineers Pty Ltd

Onsite Wastewater System Design Report

Chapel Road, Sassafras

For Rob Nichols

6th November 2019

Ref: 16620

D1 Consulting Engineers Pty Ltds
ABN 33 629 191 368
10 Jackson Street, Mowbray TAS 7248
Marcus Salonen Mobile: 0400 347 100
E Marcus.salonend1ce@gmail.com
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1. Introduction

A limited scope onsite wastewater disposal assessment has been conducted for Rob Nichols at the site Chapel Road, Sassafras (SP233899/1) for the proposed short term visitor accommodation and functions.

Therefore the investigation has been conducted to provide the following:

- An assessment of the suitability to support a commercial using an onsite wastewater disposal system for the proposed of domestic use (in accordance with AS1547:2012 “On-site domestic wastewater management”).

2. Field Investigation

The field investigation was conducted on the 10th of October 2019 and involved a detailed inspection followed by the drilling of two hand-augered boreholes within the proposed development area to a depth of 2.00m. The strength of subsurface materials encountered within the investigation boreholes were assessed down-hole, where possible, using a 19mm hand shear vane apparatus.

The locations of the boreholes are shown on Figure 1 (SC480), whilst copies of the engineering borehole logs are presented in Appendix A (SC480).

The field investigation revealed uniform subsurface conditions across the proposed development area, comprising a 0.30m thick layer of residual basalt soil underlain by deeply weathered basalt presenting as medium to high plasticity silty clay, of generally very stiff consistency, coloured red-brown. Both boreholes were taken to a depth of 2.00m in this material and were noted to be in a dry state at the cessation of drilling

Refer to Site Classification Report (SC480)

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3. Site Conditions

The area of the proposed development slopes at a gentle angle towards the northwest and comprises several farm sheds surrounded by grassed paddocks. To the middle of the property a few manmade dams were present with a watercourse.

General Information:

- Land Use: Rural Living
- Method of testing: Hand Auger
- Waterways: The main building is approximately 60m east to the property's dam.
- History: Rural Property
- Climate: Annual rainfall for the area is approximately 762.5mm(Refer to BOM Site (091171)

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4. Effluent Disposal

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4.1 Permeability of Soil and Soil Classification

The soil has been classified as follows:

- Texture: Medium to Heavy Clays (Table 5.1 from AS1547-2012);
- Structure: Strong Structured (Table E4 from AS1547-2012);
- Category 6 (Table 5.1 from AS1547-2012).

For strong structured Category 6 soils with the indicative permeability from AS1547 Table L1 being 0.06-0.50m/day. Therefore, the permeability is within the moderately structured Category 6 soils.

- Adopted permeability: **0.50m/day** (K_{sat})

Note:
The site soils exhibit no dispersive properties.

Therefore the soil within the proposed effluent disposal area is assessed as having sufficient depth and clay content to provide an adequate attenuation period for the breakdown of pathogens within the treated effluent.

As the site has a Category 6 soils that have a very low permeability, the site is not suitable for traditional absorption trenches or beds.

As such, the site is considered suitable for the disposal of commercial wastewater by way of an AWTS and sub-surface (near surface) irrigation system on raised beds.

4.2 Setbacks

The minimum separation distance between the disposal area and the downslope features is based on Appendix R from AS1547:2012 “Recommended Setback Distances for Land Application Systems”. As per Table R1 from As1547:2012 the following setbacks are required for an AWTS:

- Minimum setback distance of 19m is required for down-slope sensitive features as watercourses;
- 3.5m from down-slope property boundaries and buildings;
- 3.0m from up-slope or cross slope buildings;
- 3.0m from down-slope cut batters; and
- 1.5m from properties boundaries situated cross slope or up-slope.

4.3 AWTS and Sub-Surface Irrigation

The AS1547:2012 provides a guide for a wastewater flow allowances under a range of circumstances including commercial design as per Table H4. As a general guide, the standard recommends a typical wastewater flow is as follows based on the site being serviced by tank water:

1. Glamping Accommodation - Total population of 8 at 50 Litres/person/day (Table H4 from AS1547-2012)
2. Venue - Total of 50 guests at 20 Litres/person/day (Table H4 from AS1547-2012)

Therefore a value of waste water that will need to be treated is **1400L/day** has been adopted.

4.3.1 Design Irrigation Rate

According to AS1547:2012 Table L1, the recommended design irrigation rate (DIR) for sub-surface irrigation (drip irrigation) will be 2mm/day.

$$A = \frac{Q}{DIR}$$

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Where:

A = Area in m^2;

Q = Design daily flow in L/day; and

DIR = Design Irrigation Rate in mm/day.

As the DIR value has been set at 3mm/day and the design daily flow (Q) has been set at 1400L/day, the total required area for the effluent disposal field is **700m^2** as per the equation above.

There is adequate area for the effluent disposal field on site. If needed in the future there is adequate remove for a reserve effluent disposal field on site. The sub-surface irrigation is to be constructed as per the cross sections detailed in Figure 2 attached.

The design details for the irrigation area are as follows:

- The irrigation lines are generally installed at a depth of 100mm into a minimum depth of 250mm of good quality topsoil. However, as an alternative, installing the irrigation lines on the surface and covering them with thick covers of mulch (at least 150mm thick) is considered acceptable;

- The irrigation lines are required to have a typical line spacing of 1m; and

- The irrigation area is not to be located through any poorly drained depressions. As such, minor filling/mounding of the irrigation area may be required to ensure there is no localized saturated areas.

Alterative onsite wastewater management systems can be used, Refer to manufacturer specifications as along as their met the minimum septic requirements mentioned in this report.

The sub-surface irrigation is to be constructed as per the cross sections detailed in Figure 2 attached. The design details for the irrigation area are as follows:

Guidelines for the design of sub-surface irrigation are outlined in AS/NZS 1547 Appendix M.

The risk management process is an inherent part of the on-site wastewater disposal design. The onsite wastewater disposal system has been designed by considering the site characteristics and with risk identification in accordance with AS1547:2012. The risk reduction measures are detailed in the report and form the basis of the system selection and design.

As part of the Building Act, the client must specify the AWTS model and provide the Certificate of Accreditation for that particular model before the proposed development gets approval. A list of accredited AWTS models can be found on the Tasmanian Government Department of Justice website.

http://www.justice.tas.gov.au/building/plumbing/accredited_waste_water_management_systems

4.4 Wastewater Recommendations

It is recommended that the following actions are undertaken in looking after your system:

- Minimise commercial water use;
- Minimise the use of non-biodegradable detergents;
- Minimise the use of detergents containing phosphorous (E.g. Calgon or similar);
- Avoid discharging polluting chemicals into wastewater systems; and
- Monitor quality of groundwater.
- All toilets facilities are outfitted with water saving taps, shower heads and toilet flushing systems.
- All laundry facilities are 4 star rates water saving appliances.

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5. References:

AS/NZS 1547 – 2012 On-site domestic wastewater management.

Attachments:

Limitations of report
Figure 1 – Site Plan
Figure 2 – Typical AWTS Cross Sections
Appendix A – Statewide Geotechnics (SC480) Site Classification Report
Appendix B – List of AWTS Example Plants
Appendix C – Certificates

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D1 Consulting Engineers – Limitations of Report

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

Project specific criteria

The report has been developed on the basis of unique project specific requirements as understood by D1 Consulting Engineers Pty Ltd and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by D1 Consulting Engineers Pty Ltd and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

Subsurface variations with time

Because a report is based in conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variability's inherent in soil and rock masses.

Report Recommendations & integrity

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout the area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought. This report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

Specific purposes

This report should not be applied to any project other than the originally specified at the time the report was issued. This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, D1 Consulting Engineers Pty Ltd take no responsibility for such issues.

Interpretation by others

D1 Consulting Engineers Pty Ltd will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from D1 Consulting Engineers

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Appendix A

Soil Report (SC480)

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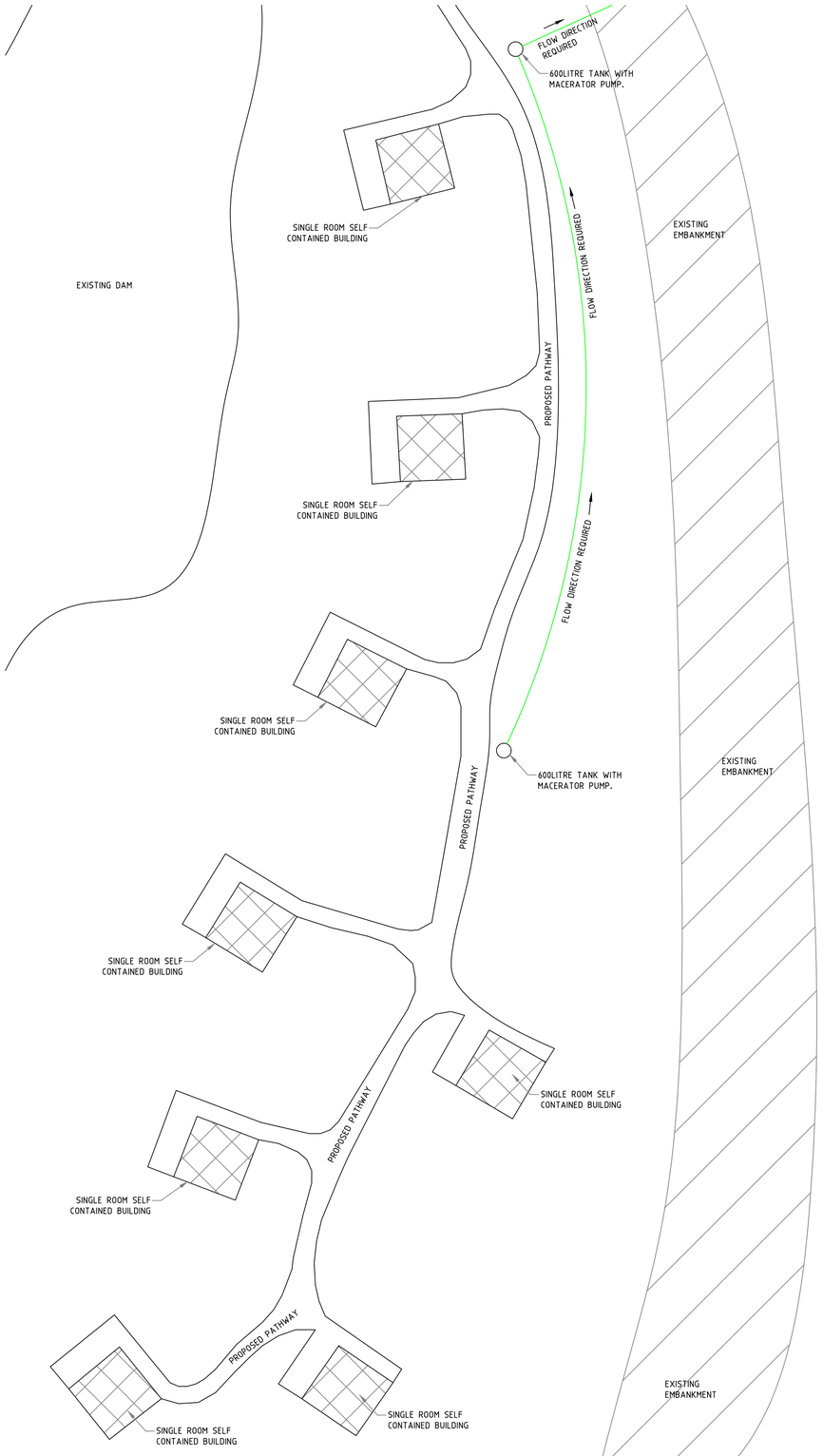

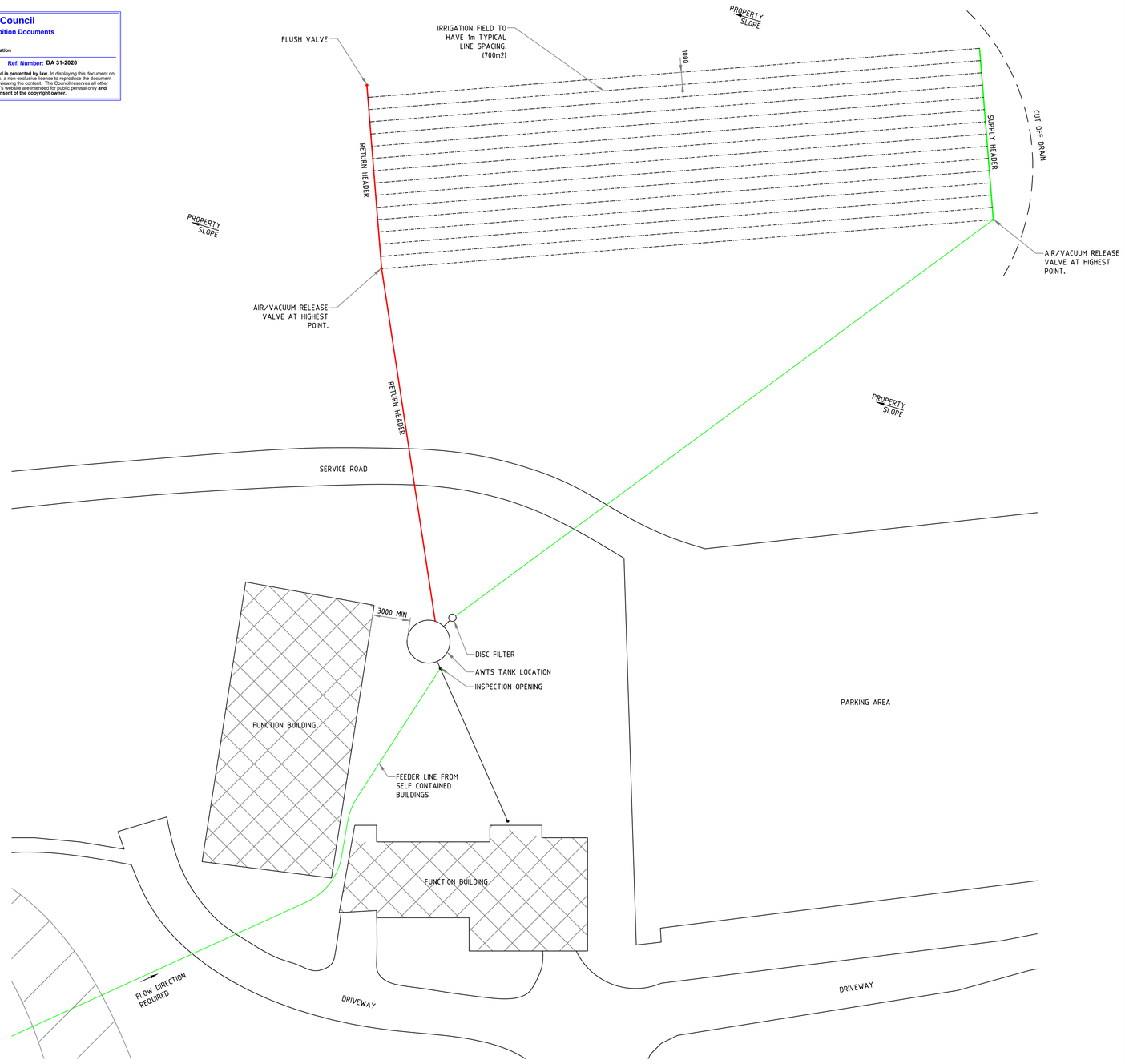

AWTS SYSTEM LAYOUT
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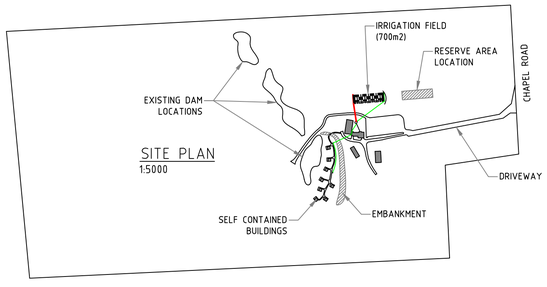

SITE PLAN
1:5000

NOTES:
PLUMBING CONNECTION TO BE CARRIED OUT IN ACCORDANCE WITH PLUMBING CODES AND REGULATIONS

VENTS, OVERFLOW RELIEF GULLY AND INSPECTION OPENINGS TO BE PROVIDED AS PER THE PLUMBING CODES AND REGULATIONS

SUB-SURFACE IRRIGATION TO BE SET BACK 15m FROM DOWNHILL SENSITIVE FEATURES SUCH AS WATER COURSES, 1.0m FROM BUILDINGS, 1.5m FROM DOWNHILL BOUNDARIES AND 0.5m FROM CROSS SLOPE PROPERTY BOUNDARIES.

DO NOT SCALE. LOCATIONS ARE INDICATIVE ONLY. REFER TO ARCHITECTS DRAWINGS FOR CO-ORDINATION BETWEEN STRUCTURE AND ARCHITECTURAL ITEMS. CONTRACTOR TO SITE CHECK ALL DIMENSIONS.

THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. D1 CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

NORTH

REV No.	DESCRIPTION	ISSUED BY	DATE	REV No.	DESCRIPTION	ISSUED BY	DATE
0	FOR PLANNING ONLY	MS	27.09.19				

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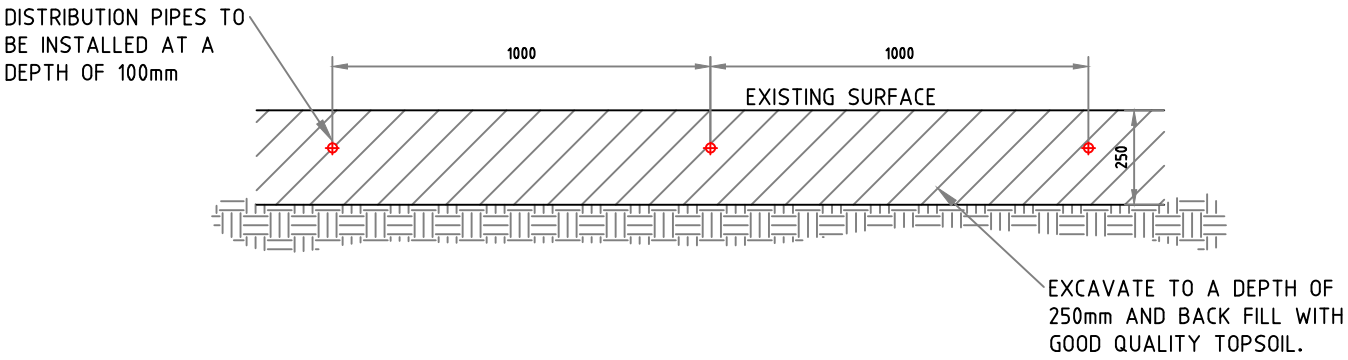
DATE	NOVEMBER 2019	16620	CHECKED
DRAWN	MS		

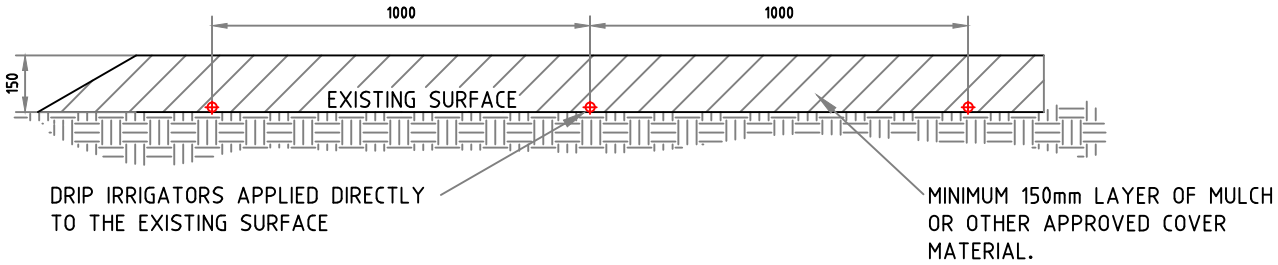
ROB NICHOLS
CHAPEL ROAD
SASSAFRAS
SITE PLAN & AWTS DESIGN SYSTEM

REV	DWG. No
0	P01

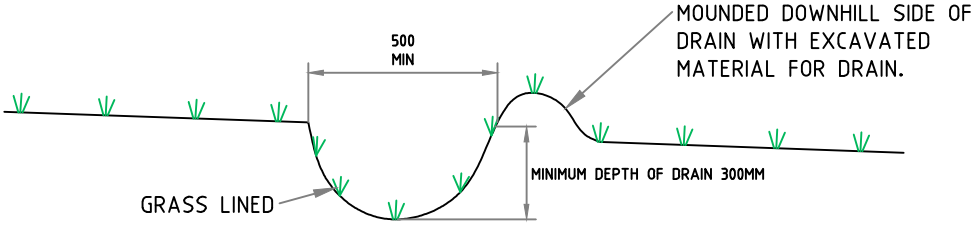
DO NOT SCALE. Locations are indicative only. Refer to Architects drawings for co-ordination between structure and architectural items. Contractor to site check all dimensions.



SHALLOW SUB-SURFACE DRIP IRRIGATION FOR CATEGORIES 1,2 & 6 SOIL TYPES



COVERED SURFACE DRIP IRRIGATION



TYPICAL CUT-OFF DRAIN

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D1 CONSULTING ENGINEERS		IRRIGATION CROSS SECTIONS		CLIENT: ROB NICHOLS	
		DRAWN	M.S	PROJECT: ABSORPTION CROSS-SECTIONS CHAPEL ROAD, SASSAFRAS	
		APPROVED	M.S.		
		REVISION	-		
DATE	07/06/2019	10 Jackson Street, Mowbray TAS 7248 Phone 0400 347 100 or 0418 571 734 Email Chris.mcleand1ce@gmail.com Marcus.salonend1ce@gmail.com	THIS DRAWING AND ITS CONTENTS ARE CONFIDENTIAL, ARE SUBJECT TO RETURN ON DEMAND AND MAY NOT BE COPIED OR DISCLOSED TO ANY THIRD PARTY OR USED DIRECTLY OR INDIRECTLY FOR ANY OTHER PURPOSE THAN AS DETERMINED IN WRITING BY D1 CONSULTING ENGINEERS PTY LTD.	PROJECT NO. 16620	FIGURE NO. 2
SCALE	N.T.S.				
PAGE SIZE	A4				

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Statewide Geotechnics
ABN 93 844 683 471

55 Leonard Avenue
Moonah TAS 7009

Telephone: 0499 498 337
Email: statewidegeo@gmail.com

SITE CLASSIFICATION REPORT

Proposed Development
Chapel Road, Sassafras

Prepared for: D1 Consulting Engineers

Date of investigation: 10th October 2019

Date of report: 30th October 2019

Prepared by: Drew Bedelph, Engineering Geologist

Table of Contents

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2. Field investigation 1
3. Site conditions 2
4. Permeability of Soil and Soil Category 2
5. Site Classification 3
6. Discussion 3
7. Wind Classification 4

Figures

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Appendices

1. Appendix A – Borehole Logs and Descriptive Terms
2. Appendix B – Form 55 - Certificate of Qualified Person

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1. Introduction

At the request of Mr Marcus Salonen of D1 Consulting Engineers, Statewide Geotechnics have undertaken a geotechnical investigation at the site of a proposed development at Chapel Road, Sassafras. The property bears the Property ID of 2919184 and Title Reference 233899/1.

The investigation has been conducted for the purposes of assessing general subsurface conditions at the site and consequently assigning a Site Classification in accordance with AS2870-2011: '*Residential Slabs and Footings*', categorising the soil type in accordance with AS1547-2012: '*On-side Domestic Wastewater Management*' for wastewater design purposes and assigning a Wind Classification in accordance with AS4055-2012: '*Wind Loads for Housing*'.

To aid in the investigation, the client provided a set of preliminary development plans showing the extent of the development to include the repurposing of five existing farm sheds, new extensions to two of the smaller sheds, new driveway and carparking, and the construction of 8 small units surrounding an existing farm dam.

2. Site Conditions

The area of the proposed development slopes at a gentle angle towards the northwest and comprises several farm sheds surrounded by grassed paddocks.

The 1:25,000 scale Mineral Resources Tasmania ('MRT') digital geology map of the Sassafras area shows the proposed development site to be underlain by deeply weathered Tertiary age olivine basalt, known locally as 'Moriarty basalt'. Material of this type dominates the surface geology of the local area.

Examination of the MRT 1:25,000 scale Landslide Hazard Band map for the Sassafras area indicates that the proposed development site is situated within an 'Unclassified' area which is deemed acceptable for building without further investigation.

3. Field Investigation

The field investigation was conducted on the 10th of October 2019 and involved a detailed inspection followed by the drilling of two hand-augered boreholes within the proposed development area to a depth of 2.00m. The strength of subsurface materials encountered

within the investigation boreholes were assessed down-hole, where possible, using a 19mm hand shear vane apparatus.

The locations of the boreholes are shown on Figure 1, whilst copies of the engineering borehole logs are presented in Appendix A.

The field investigation revealed uniform subsurface conditions across the proposed development area, comprising a 0.30m thick layer of residual basalt soil underlain by deeply-weathered basalt presenting as medium to high plasticity silty clay, of generally very stiff consistency, coloured red-brown. Both boreholes were taken to a depth of 2.00m in this material and were noted to be in a dry state at the cessation of drilling.

The findings of the investigation are in general agreement with both the 1:25,000 scale geological map of the area and the findings of investigations conducted on nearby allotments.

4. Permeability of Soil and Soil Category

The clay soil encountered within the area of the proposed development has been classified in accordance with AS1547-2012 as follows:

- Texture: **Medium to heavy clays** (Table 5.1 from AS1547-2012);
- Structure: **Strongly structured** (Table 5.1 from AS1547-2012);
- Category: **6**;
- Indicative Permeability Range: **0.06-0.50m/day**
- Adopted Permeability: **0.50m/day**

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The site soils exhibit no dispersive properties.

Attention is drawn to Table 5.1 and qualifying notes in AS1547-2012.

5. Site Classification

After considering the site geology, drainage, soil conditions and plasticity characteristics of the subsurface materials encountered, the site has been classified in accordance with AS2870-2011: '*Residential Slabs and Footings*' as follows:

CLASS M (AS2870-2011)

Foundation designs in accordance with this classification are to be subject to the overriding conditions of Section 6 below.

This classification is applicable only for ground conditions as encountered at the time of this investigation. If cut or fill earthworks are undertaken, or other works that alter the conditions of the site, then the Site Classification may need to be reassessed.

6. Discussion

Specific attention and consideration should be given to the design of footings as required by AS2870-2011.

In addition to the normal founding requirements arising from the above classification, particular conditions at the site determine that the founding medium for all footings should be as follows:

Silty CLAY, medium to high plasticity, some fine sand, red-brown

encountered 0.30m below existing ground level

An allowable bearing pressure of 100kPa is available for edge beams, strips and pads founded as above, provided the site is prepared as follows:

1. Earthworks should be carried out in accordance with AS3798-2007 '*Earthworks for Residential and Commercial Developments*';
2. Any topsoil and organic material should be removed from the building footprint; and
3. Any floating boulders encroaching on the building footprint and preventing a uniform founding medium from being established should be removed and replaced with lean-mix concrete.

The Site Classification in Section 5 assumes that the natural drainage and infiltration conditions at the site will not be significantly affected for the proposed development work on the site. The client must take care to ensure that surface water is not permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a result of service trench construction or tree root action.

The client's attention is drawn to Appendix B of AS2870-2011 and CSIRO Building Technical File BTF18-2011 '*Foundation Maintenance and Footing Performance: A Homeowner's Guide*' as a guide to maintenance requirements for the proposed structure on the Site.

Although the borehole data indicates that the site conditions are relatively uniform, variations in soil conditions may occur in areas of the site not specifically covered by the field investigation. The base of all footings should therefore be inspected to ensure that the founding medium meets the requirements referenced herein with respect to type and strength of founding material.

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7. Wind Classification

After considering the terrain, shielding and topography of the site, the site has been classified as follows:

N3 (AS4055-2012)

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FIGURE 1

Site Layout and Test Location Plan

BH1 Approximate borehole location

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Drawn	DB	STATEWIDE geotechnics	Client:	D1 Consulting Engineers
Approved			Project:	Site Classification Chapel Road Sassafras
Date	30/10/2019			
Scale	Not to scale		Title:	Site Layout and Test Location Plan
Original size	A4		Project no: SC480	Figure no: Figure 1

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APPENDIX A

Borehole Logs and Descriptive Terms

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STATEWIDE geotechnics

Engineering Log - Borehole

Borehole no: BH1

Sheet 1 of 1

Project Name:	Site Classification - Chapel Road, Sassafras	Hole commenced:	10/10/2019
Project No:	SC480	Hole completed:	10/10/2019
Hole Location:	Refer site plan	Hole logged by:	DGB
		Log checked by:	DGB

Drill Model and Mounting: Hand auger Slope: deg. R.L. Surface
Hole Diameter: 60 mm Bearing: deg. Datum Operator: DGB

Drilling Information							Rock Substance						Observations
Method	Penetration 1 2 3	Support	Water	Sample Tests	Depth meters	Graphic Log	Classification symbol	Material Soil type: plasticity or particle characteristics, colour, secondary and minor component	Moisture condition	Consistency, density index	Pocket Penetrometer 100 200 300 400 500		Structure and additional observations
AS							ML	Clayey SILT, medium plasticity, some fine sand,	M	MD			Residual basalt soil
								dark red-brown					
							CH	Silty CLAY, medium to hgh plasticity, some fine	M	VSt			XW basalt
					0.50			sand, red-brown					Vane = 120kPa
				D									
					1.00			orange-brown					Vane >140kPa
					1.50								
					2.00								Vane refusal
								Borehole terminated at 2.00m depth					Dry on completion
					2.50								
					3.00								
					3.50								
					4.00								

Method

Support
C - Casing
M - Mud

Penetration
No Resistance
Ranginf to
Refusal

Graphic Log
Inflow
Outflow
Water
Level

Samples and Tests

U60	Undisturbed Sample
U50	50mm Diameter
D	Disturbed Sample
N	Standard Penetration
N*	SPT + Sample
Nc	Cone Penetrometer

Classification Symbols and Soil Description - Based on Unified Soil Classification Systsem

Moisture Condition

D	Dry
M	Moist
W	Wet

Plastic Limit

<	PL
=	PL
>	PL

Consistency/ relative rock density
VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard
Fb - Friable
VL - Very Loose
L - Loose
MD - Moderately Dense
VD - Very Dense

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STATEWIDE geotechnics

Engineering Log - Borehole

Borehole no: BH2

Sheet 1 of 1

Project Name:	Site Classification - Chapel Road, Sassafras	Hole commenced:	10/10/2019
Project No:	SC480	Hole completed:	10/10/2019
Hole Location:	Refer site plan	Hole logged by:	DGB
		Log checked by:	DGB

Drill Model and Mounting: Hand auger Slope: deg. R.L. Surface
Hole Diameter: 60 mm Bearing: deg. Datum Operator: DGB

Drilling Information							Rock Substance						Observations
Method	Penetration 1 2 3	Support	Water	Sample Tests	Depth meters	Graphic Log	Classification symbol	Material / Soil type: plasticity or particle characteristics, colour, secondary and minor component	Moisture condition	Consistency, density index	Pocket Penetrometer 100 200 300 400 500		Structure and additional observations
AS							ML	Clayey SILT, medium plasticity, some fine sand, dark red-brown	M	MD			Residual basalt soil
							CH	Silty CLAY, medium to hgh plasticity, some fine sand, red-brown	M	VSt			XW basalt
					0.50								Vane = 100kPa
					1.00			orange-brown					Vane >140kPa
					1.50								
					2.00								Vane refusal
								Borehole terminated at 2.00m depth					Dry on completion
					2.50								
					3.00								
					3.50								
					4.00								

Method

Support
C - Casing
M - Mud

Penetration
No Resistance
Ranginf to
Refusal

Graphic Log
Inflow
Outflow
Water
Level

Samples and Tests

U60	Undisturbed Sample
U50	50mm Diameter
D	Disturbed Sample
N	Standard Penetration
N*	SPT + Sample
Nc	Cone Penetrometer

Classification Symbols and Soil Description - Based on Unified Soil Classification Systsem

Moisture Condition

D	Dry
M	Moist
W	Wet

Plastic Limit

<	PL
=	PL
>	PL

Consistency/ relative rock density
VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard
Fb - Friable
VL - Very Loose
L - Loose
MD - Moderately Dense
VD - Very Dense

DESCRIPTIVE TERMS - BOREHOLE/EXCAVATION LOG

Method

S auger screwing	W washbore	B blade bucket
D auger drilling	N natural exposure	C cable tool
R roller/tricone	E existing excavation	H hammer drill

Water

*	not observed
▼	observed water level
▶	observed water inflow
◀	observed water outflow
R	refer report for details

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Notes, samples, tests, etc

U45	undisturbed sample, 45mm diameter
D	disturbed sample
N*	Standard Penetration Test N indicates SPT value * indicates sample retrieved

Structure, additional observations

PP	pocket penetrometer test, figure indicates soil strength (kPa)
V	vane shear test, figure indicates soil strength (kPa)
DCP	dynamic cone penetrometer test, figure indicates blows/depth increment.

Soil profile

known boundary	probable boundary	possible boundary
	- - - - - - - - - -	_ _?_ _?_ _?_ _?_ _

Moisture condition

(based on appearance and feel)

dry (D)	Looks and feels dry, cohesive soils usually hard powdery or friable, granular soils run freely through the fingers.
moist (M)	Soils feel cool, darker in colour. Cohesive soils usually weakened by moisture, granular soils tend to cohere, no free water on hands.
wet (W)	Soils feel cool, darker in colour. Cohesive soils usually weakened, granular soils tend to cohere, free water collects on hands when remoulding.

Consistency

(based on undrained shear strength (Cu), estimated, or measured by vane shear test)

very soft	soft	firm	stiff	very stiff	hard
VS	S	F	St	VSt	H

C_u(kPa) 12.5 25 50 100 200

Density Index

(generally estimated or based on penetrometer results)

very loose	loose	medium dense	dense	very dense
VL	L	MD	D	VD

Density Index I_d(%) 15 35 65 85

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APPENDIX B

Form 55 - Certificate of Qualified Person

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CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: D1 Consulting Engineers *Owner /Agent*
Level 1, 93 York Street *Address*
LAUNCESTON TAS 7250 *Suburb/postcode*

Qualified person details:

Qualified person: Drew Bedelph T/A Statewide Geotechnics

Address: 55 Leonard Avenue
MOONAH TAS 7009

Phone No: 0499498337
Fax No: -

Licence No: n/a
Email address: statewidegeo@gmail.com

Qualifications and Insurance details: BSc (Hons) with major in Geology, Professional Indemnity Insurance (AIG Australia Ltd, policy number 1023401768, $1,000,000 cover)
(description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise: Engineering Geology
(description from Column 4 of the Director of Building Control's Determination)

Details of work:

Address: Chapel Road
SASSAFRAS TAS 7307

Lot No: 1
Certificate of title No: 233899

The assessable item related to this certificate: Foundation classification in accordance with AS2870-2011

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Foundation classification
(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work: ✔

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	Site classification report dated 30th October 2019 by Drew Bedelph, Statewide Geotechnics
Relevant calculations:	Not applicable
References:	As per the site classification report dated 30th October 2019 Appendix B of AS2870-2011 CSIRO Building Technical File BTF-18-2011 'Foundation Maintenance and Footing Performance: A Homeowner's Guide'

Substance of Certificate: (what it is that is being certified)

An investigation was conducted for the purposes of assessing general geological conditions at the site and consequently assigning a Site Classification in accordance with AS2870-2011: 'Residential Slabs and Footings'.

Scope and/or Limitations

The classification is applicable only for ground conditions encountered at the time of the investigation. If cut/fill earthworks are undertaken, or the structure/s moved from the site/s assessed, then further investigation and reclassification will be required.

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I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:	Bedelph		30/10/2019

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Appendix B

Example Plants

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Taz Wild Plants

Phone: (03) 6384 2165
Fax: (03) 6384 2165
Web site: www.tazwild.com

Wastewater Treatment Units

Tasmanian Plants suitable for Water from Wastewater Treatment Units

Water from septic tanks and aerated wastewater treatment units such as Biocycle, Envirocycle or other may contain salts, boron and disease bearing microbes. The major ingredients of most cleaning fluids are various salts, of which common kitchen salt (sodium chloride) is the least common. These salts may have large concentrations in wastewater, which can have a detrimental effect on plants. The survival of plants will depend on the concentrations of salts. Long-term build up of chemicals and salts in the soil will adversely affect any plantings.

We can't guarantee these plants will survive but they are tolerant to reasonable amounts of the main offenders and will tolerate wet conditions.

Below is a list of plants to help make an attractive garden bed for your wastewater treatment area.

PLANTS 1 – 6m

Acacia mucronata
Variable sallow wattle, Narrow leaf wattle
An upright or spreading, medium to tall shrub 3-4m X 2-3m. Quick growing. Profuse cream to yellow flowers in spring, showy. Attracts seed eating birds. Drought tolerant.

Acacia verticillata
Prickly Moses
Prickly shrub to 2m. Useful habitat plant and very attractive in flower.

Banksia marginata
Honeysuckle, Silver banksia
Evergreen shrub or small tree with attractive narrow, smooth edged leaves which are square or notched at the end and silvery beneath. Greenish yellow cones of flowers that last as cut flowers. Grows well in sandy soil. Strong upright growth.

Bauera rubioides
Dog Rose
Hardy small to medium dense shrub. 1-2m X 1-2m wide with masses of dainty pink flowers, flowering most of year, attracting butterflies. Grows well in wet or moist soils, prefers acid soils. Likes full or filtered sun. Good coastal pant. Frost tolerant. Prune regularly. Good erosion control.

Callistemon pallidus
Lemon Bottlebrush
Evergreen medium shrub, very upright with silky leaves that become smooth with age. Lovely lemon yellow bottlebrushes in spring and summer. Likes a dry or moist position. Tolerates full or filtered sunlight. Attracts nectar eating birds.

Callitris oblonga
Cypress pine, South esk pine
This is one of Australia's native conifers. It has an attractive shrubby shape and is suitable for use in the garden as a fast growing hedge, since it can be pruned to shape. It is also useful for gardens where the soil is rocky and sandy but will tolerate a range of soils, providing the drainage is good.

Correa backhousiana
Velvet correa
A dense, bushy, spreading shrub to 1.5m high by 2m wide. Leaves are glossy green on top, rusty coloured underneath. Greenish cream bell flowers in winter. Spring bird attracting. Tolerates lime and coastal plantings. Usually frost resistant.

Leptospermum lanigerum
Woolley tea-tree
Hardy medium to large shrub 2.5 to 5m high x 1.2-3m wide, massed with white flowers during spring. Soft grey foliage. Prefers moist to wet soils with good drainage and will grow well in full or filtered sun. Attracts butterflies and seed eating birds. Tolerates light snow, smog and frost.

Melaleuca ericifolia
A very hard, fast growing small evergreen tree suited to most soils and aspects. Suitable for poorly drained or saline soils and withstands coastal exposure. Needle-like leaves and 2-3cm long cream flower spikes, in spring and early summer. Ideal for planting as a screen.

Melaleuca gibbosa
Fine leafed paperbark, Slender honey-myrtle
Evergreen small shrub with mauve/purple ball shaped flowers in late spring and summer. Suitable for most soils, tolerating lime and salt soil. Frost resistant.

Melaleuca squarrosa
Tall, bushy shrub, good foliage. Scented, yellow brush flowers, in spring-summer. Suitable for most soils, tolerating very wet conditions, lime, saline and frost.

Micrantheum hexandrum
River box
Attractive foliage plant with new growth showing red stems. Cream flowers in spring. Grows up to 2m high. Prune to form a dense screen plant.

Notelaea ligustrina
Native Olive, Mock olive, Privet mock olive
Tall shrub with smooth, dark green leaves. Small yellow flowers and purple fruit. Prefers a moist, semi-shaded position but grows well in a wide range of conditions.

Pomaderris apetala
Dogwood
Medium to tall shrub 3 to 15 m. This shrub grows in a wide variety of sites from very dry to very wet but will grow larger with moisture. Looks good planted in copses.

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SHRUBS TO 1m

Amperea xiphoclada
Upright or arching stems. Attractive foliage sculpturesque in appearance to 60cm. Useful for basket weaving. Dry to moist sites.

Blechnum penna-marina
Alpine Water Fern
Attractive, low growing, matted ground cover. Leathery dark green fronds to 15cm long, tinged pink when young. Ideal hanging baskets. Rockeries and moist positions in the open ground.

Blechnum wattsii
Hard Water Fern
Hardy and vigorous fern with dark green leathery fronds to 1m tall. Very easily grown in large pot or a moist, shady position in the ground.

Callistemon viridiflorus
Green Bottlebrush
Erect shrub with pale green bottlebrushes. Good in damp conditions. 1-2m X 1m. Frost resistant.

Carex appressa
Tall sedge, Tussock sedge
A tall perennial to 1.8m high. Stems acutely 3 angled and leaves 3-6mm broard. Occurs in winter wet depressions that can dry out completely in summer. Flowers in spring.

Carex inyx
Tassell Sedge
Evergreen clump forming sedge with green foliage and gorgeous golden brown pendulous tassels 1m x 1m.

Carex tasmanica
Curley Sedge
An upright sedge to 30cm. Attractive tight curls on tips of leaves. Wet sites but will tolerate long dry spells.

Dianella tasmanica
Flax Lily
An evergreen perennial plant with arching, strap-like leaves which can be up to 1.2m long. During spring and summer this plant bears clusters of nodding, star shaped, bright blue to purple flowers which are followed by glossy deep blue berries. Thrives in a sunny to partly shaded position in humus rich, well drained soil. Ideal for rockeries, poolside planting and containers.

Ficinea nodosa (syn isolepis nodosa)
Knobby club rush
Dense tufted native rush with stiff stems. Rounded brown flower knobs in summer. Suit damp or moist sandy soil. 60cm X 1m wide.

Ficinea nodosa (syn isolepis nodosa)
Knobby club rush (syn. Isolepis nododa)
Ideal for planting around pond margins, this fast growing perennial plant forms clumps of upright, often arching, dark green stems. Brownish, globular flower heads are produced throughout the year. A tough hardy plant which thrives in full sun in a range of soils. Tolerates salt spray, waterlogged and saline soils. Adds texture and colour to seaside gardens and water features, useful for general garden planting.

Goodenia elongata
Lanky Goodenia
Suckering ground cover 10cm tall X 50cm. Glossy green leaves, rich yellow flowers on tall stems spring-summer, prefers moist soils in full sun or part shade.

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Isolepis inundata
Knobby club rush, Swamp club rush
Handy aquatic for waters edge or general planting (eg. shrub beds, dry creek beds).

Lomandra longifolia
Long leaf mat bush, Sagg
A popular plant for use as accent in gardens, where the rush like foliage contrasts well with broad leafed plants. Use it next to ponds or as a boarder plant. Flowers in spring, bearing clusters of cream, strongly perfumed flowers - great for use in flora arrangements. A very adaptable plant that will grow well in a range of soils but does best in a moist position.

Mazus pumilio
Mauve carpet
Low growing creeping plant. Ideal ground cover, with mauve flowers, spring and summer. Semi shade or sun.

Melaleuca squamea
A bushy shrub to 1m with stunning mauve flowers in spring-summer. Grows well in a damp spot. Frost hardy.

Poa labillardieri
A popular native grass grown for its soft blue foliage. In the warmer months this clumping plant produces an attractive flower head with a purple tint. Thrives in a sunny to partly shaded position and grows in a range of soils. Suitable for planting under trees, embankments and mass plantings. Cut to just above ground level in late winter for fresh new spring growth.

Polystichum proliferum
Mother Shield Fern
An easy to grow fern with attractive green fronds. New fronds are covered with eye catching brownish scales. An ideal plant for ferneries and shaded garden positions but will perform equally well when planted in a container. Plant in humus rich, moist, well drained soil in part shade. Fertilise with a good organic fertilizer. When planting in containers use a premium potting mix.

Polystichum proliferum
Mother Shield Fern
Attractive native fern with arching fronds to 1m long forming plantlets near the tip. Very easily grown in a moist position in morning or filtered sun. Suitable for tubs.

Pratia pedunculata
Blue pratia, Common pratia, White pratia
This dainty, spreading plant forms a carpet of tiny green leaves which from spring to early summer is smothered in a mass of tiny, white flowers. This carpeting plant is ideal for filling in spaces near rocks and sleepers and makes an attractive groundcover. Thrives in a sunny to semi-shaded position in moist soil. Keep moist at all times.

Pratia pedunculata
Blue pratia, Common pratia, White pratia
This dainty, spreading plant forms a carpet of tiny, green leaves, which from spring to early summer is smothered in a mass of tiny blue flowers. This carpeting plant is ideal for filling in spaces near rocks and sleepers, and makes an attractive groundcover, thrives in a sunny to semi-shaded position in moist soil. Keep moist at all times.

Scaevola hookeri
Creeping fan flower, Mat fan flower
A very densely matting, evergreen groundcover with glossy, dark green leaves and small, white fan-shaped flowers in flushes, during spring, summer and autumn. An excellent soil binding plant for average to moist positions. Frost hardy.

Velleia paradoxa
Spur valleia
Wild flower 20cm X 20cm with large yellow flowers spring and summer. Prefers moist soils which are well drained and part shade to full sun.

Viola fuscoviolacea
A spreading, matting violet with attractive dense foliage and tiny deep purple-blue flowers in spring and summer. Prefers a moist position. Withstands frosts and snow.

Viola hederacea
Native violet
An attractive creeping evergreen perennial with fan shaped leaves. This plant produces beautiful mauve flowers over a long flowering period. An ideal ground cover for full sun to part shade in well drained soils.

TREES

Acacia dealbata
Silver Wattle
A tall tree with a smooth trunk, often decorated with silvery, mottled patches contrasting with the greyish-green leaves. In spring, clusters of golden-yellow, fluffy ball like flowers almost cover the whole tree.

Acacia melanoxylon
Blackwood
A beautiful formal tree that produces one of Australia's most sought after woods for cabinet making. Light yellow flowers occur in winter and early spring. A useful tree for a windbreak or screen as it grows densely. It is also tolerant of a wine range of positions, however its height and width will be greatest if the soil is moist and fertile.

Eucalyptus ovata
Black gum, Swamp gum
Evergreen medium to tall moisture loving tree, good for poorly drained soils. Smooth white trunk. Masses of white flowers in autumn which attract birds. Frost hardy. Good tree for cool districts. Water absorber. Drought tolerant. Excellent shade and windbreak tree.

Eucalyptus rodwayi
Swamp Peppermint
This tree is suitable for a wide range of conditions, from very dry sandy soils to river banks. Grows 15 to 20m.

Eucalyptus viminalis
White Gum
A magnificent tree with a lovely white trunk. This tree is suitable for very dry to very wet sites. Its height is 20 to 40m depending on availability of moisture.

Pomaderris apetala
Dogwood
Medium to tall shrub 3 to 15 m. This shrub grows in a wide variety of sites from very dry to very wet but will grow larger with moisture. Looks good planted in copses.

Prostanthera lasianthos
Christmas bush, Tasmanian Christmas bush
The Tasmanian Christmas bush comes into flower around Christmas with masses of mint scented foliage. A rapid growth in a range of soils but for best results grow in a well drained soil and mulch to retain moisture in the drier months. An attractive plant that will grow in a range of positions in the garden.

Tasmannia lanceolata
Mountain pepper, Native pepper
Small leafed mountain form. Handsome foliage shrub with bright green leaves and red stems. Creamy-yellow flowers in spring. Slow growing to 1.5m, hardy in a cool moist well drained position in sun or shade.

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Appendix C

Certifications

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D1 Consulting Engineers

LOADING CERTIFICATE

To:	**Rob Nichols**		*Owner/Agent*	Certificate Ref: AS/NZS 1547:2012 Section 7.4.2
	Chapel Road,		*Address*	
	Sassafras	**7307**	*Suburb/postcode*	

Details of Works:

Address:	**Chapel Road,**		*Project No.*	**16620**
	Sassafras	**7307**		
The work related to this certificate:	On-site commercial wastewater management		(Description of the work or part work being certified)	

Certificate details:

In issuing this certificate the following matters are relevant -

Documents:	Report 16620 D1CE dated 06/11/2019 Figure 1 – Site Plan Figure 2 – AWTS Sub-Surface drip irrigation system sections Figure 3 – AWTS System
Relevant Calculations:	Contained in the above
References:	AS/NZS 1547-2012 On-site domestic wastewater management

Substance of Certificate:

This certificate sets out the design criteria and the limitations associated with use of the system.

<u>Wastewater Characteristics</u>

Wastewater volume (L/day) used for this assessment	= 1400
Approximate black water volume (L/day)	= 875
Approximate grey water volume (L/day)	= 525

Soil Characteristics/ Design Criteria	
Texture (Table E4 from AS1547:2012)	= Medium to Heavy Clay
Soil Category (Table E1 from AS1547:2012)	= 6
Soil Structure (Table E4 from AS1547:2012)	= Strong
Indicative permeability (Table 5.1 AS1547:2012)	= 0.06-0.50m/day
Measured permeability	= 0.5m/day
Adopted permeability	= 0.5m/day
Adopted Design Loading Rate	= 2mm/day
Soil Thickness for disposal	= >0.7m
Minimum depth (m) to water	= >0.7m
Dimensions for On-site Treatment System	
Disposal and treatment methods	= Aerated Wastewater Treatment System (AWTS) and sub-surface irrigation
Site modifications and specified design	= N/A
Primary disposal area required	= 700m^2
Reserve disposal area required	= 700m^2
Location and use of Reserve area	= Reserved area located to the East of proposed building. Currently vacant with a low cover of grass.
Is there sufficient area available on site for disposal (including reserve)	= Yes

Notes

The purposed of the reserve area is to allow for future extension of the land application system to allow a factor of safety against unforeseen malfunction or failure, perhaps following increased household occupancy or inadvertent misuse of the system. The land application area may be reduced to account for flow reductions by water-saving devices, provided the organic loading rate is not higher that it would have been without the flow reduction.

Allowable Variation from Design Flow

Based on an approved AWTS 10 EP system (10 equivalent persons) rated at 2000 litres per day and a wastewater design volume of 1400L/day the allowable variation from design flow (peak loading events) would be an additional 350L/day.

System Limitations

Consequences of overloading the system:

A. Adverse effects on soil properties and plant growth through excess salt accumulation in the root zone during extended dry periods
B. Harmful long-term environmental effects to the soil of land application system or the adjacent surface water and groundwater; or
C. Increased risk to public health from surface ponding in the land application area or channeling or seepage beyond the land application area.

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Consequences of under-loading the system:
Not applicable to this type of system.

Operation Requirements
Refer to operation manual of preferred aerated wastewater treatment system.

Maintenance Requirements
Refer to operation manual of preferred aerated wastewater treatment system.

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I certify the matters described in this certificate.

Certifier:	*Signed:*	*Date:*	*Certificate No.*
		06/11/2019	16620

Marcus Salonen
MIEAust CPEng NER (Civil/Structural)
RPEQ 20174
CC7347

Please quote our ref: 219183 PID 2919184
Your ref:
Enquiries to: Micheal Wells
6411 1931

7/02/2020

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Latrobe Council
Planning Department
via Email

Dear Sir/Madam

ADDITIONAL INFORMATION REQUEST RESPONSE – WINERY & DISTILLERY, CAFÉ & FUNCTION ROOM WITH VISITOR ACCOMMODATION, CHAPEL ROAD, SASSAFRASS, PID: 2919184

Thank you for your additional information request for the above development. In response to your request please find the following:

- ***Detailed description of the manner in which each proposed use and development will operate (including but not limited to; maximum customer/seating numbers, maximum number of staff, opening days and hours)***

Currently have a staff room facility that is located on a separate farm for all agricultural staff, so vineyard related workers will not be adding any load to the new facility.

It is anticipated that the clear door has limited hours Wednesday to Sunday inclusive with anticipated opening hours being 11 am until 4 pm. Extended trading hours on Fridays and Saturdays until 10 pm if demand permits.

Staff numbers are estimated up to 5 people.

Cellar door facility needs to be able to cater for coach tours plus passers-by as a maximum, as such it is believed that 50-60 is an ambitious target at this stage.

Farm Stay accommodation of up to 16 people. Staff numbers will be shared with cellar door however it is anticipated the accommodation will require an addition 4 people.

- **Internal layout and elevations of each building (particularly the function centre and winery/distillery)**

Please refer to the attached drawing set.

- ***Design of signage proposed (dimensions, type of structure, location on site plan)***

Please refer to page 01 of the attached plans.

- ***An agricultural report prepared by a suitably qualified professional detailing how the proposal achieves the performance criteria of Cl. 26.3.1***

Please find the attached agricultural report addressing the requirements.

- ***Details of the provision of suitably sized water storage and supply for potable purposes and any other water storage supply or uses (to better address Cl. 26.4.1 P3)***

Drawing 01 of the attached drawing set demonstrates that the site is already connected to a raw water connection. It is proposed that the site utilise this connection and construct a filtration system enabling the site to have in internal domestic reticulation system that services each building of the proposal with potable water that is suitably sized for the proposal. The size of the reticulation mains will be determined at the Building Permit phase.

- ***An amended waste water report prepared by a suitably qualified professional detailing the requirements for disposal management of domestic and trade waste associated with all uses***

The attached waste water report demonstrates that the site is capable of sustaining waste water for the proposal. Further any trade waste is to be contained on site and is to be collected and disposed of through approved disposal methods that are handed at the Building Permit Phase.

Clearly the attached documentation demonstrates that the proposal meets the objectives of the planning scheme where is demonstrates "capability" and that it is expected that the proposal will satisfy the provisions of the Building Act 2016.

- ***Clarification on the location of a new crossover indicated in the planning report on page 9***

Please refer to drawing 01 of the attached drawing set for clarification on the new entry access and signage location.

- ***A breakdown of each uses car parking requirement based upon the rates in Table to the code E9***

Use	Description	Table E9.1 Requirement	Provided	Complies
Visitor Accommodation	Farm Stay Cabin	1 x space / unit; and 1 x additional space / 3 units	2 per unit on gravelled hardstand area	YES
Resource Processing	Proposed Winery	1 x space / 75m2 gross floor area for manufacturing or processing workshop; and 1 x space / 40m2 gross office floor area 1 x articulated truck space / 800m2 gross floor area	1 x loading bay 18.5m long 2 x Office Spaces 3 x Manufacturing	YES
General Retail and Hire	Cellar Door (Shop)	1 x space / 30m2 gross floor area	2 x spaces	YES
Food Services	Café / Restaurant	15 x spaces / 100m2 gross floor area; or 1 x space / 3 seats Whichever is the greater 1 x small rigid truck space / 400m2 gross floor area	Small rigid truck within shed 3 storage area 14 x spaces for cafe	YES
Resource Development	Crop Production	No Requirement		YES

Total Car Spaces required = 33
Total Articulated Loading Spaces required = 1
Total Small Rigid Truck Spaces required = 1

Total Car Parking Space proposed on site = **62**

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I trust that the above information satisfies the Council's request and that the application can continue its progression.

Yours sincerely

Micheal Wells
Town Planning & Development Consultant
Bushfire Accreditation No: BFP-128

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ORIGINAL – NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

CERTIFICATE OF TITLE

Register Book

Vol.	Fol.
3199	50

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Recorder of Titles.

RECORDER OF TITLES TASMANIA

DESCRIPTION OF LAND

PARISH OF FORRABURY LAND DISTRICT OF DEVON
SEVENTY FOUR ACRES THREE ROODS THIRTY NINE PERCHES AND NINE TENTHS OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

RONALD STRICKLAND SHADBOLT of Sassafras, Farmer.

SECOND SCHEDULE (continued overleaf)

NIL.

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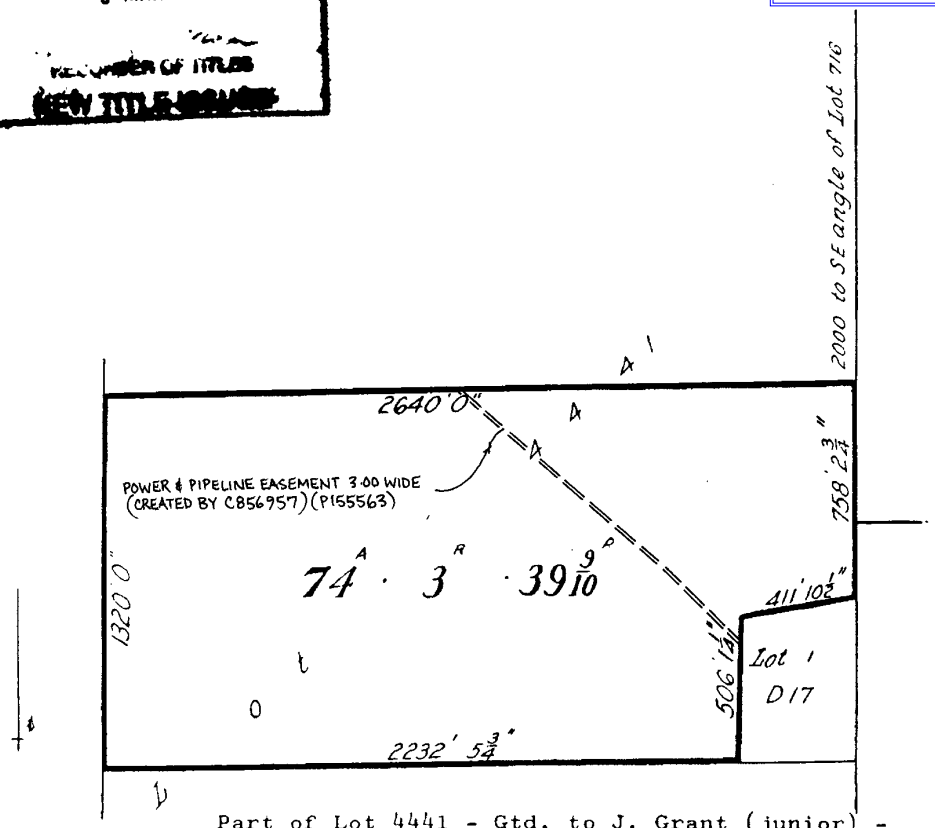
CANCELLED
- 9 MAR 1995
RECORDER OF TITLES
NEW TITLE ISSUED

REGISTERED NUMBER 233899

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

F THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.



FIRST Edition. Registered

Part of Lot 4441 - Gtd. to J. Grant (junior) - Meas. in Links.

Derived from

C.T. Vol.2705.Fol.61. Transfer 104831 A.M. Ingram & Ors. Balance A365542.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
233899	1
EDITION	**DATE OF ISSUE**
4	10-Oct-2016

SEARCH DATE : 28-Oct-2019
SEARCH TIME : 08.54 AM

DESCRIPTION OF LAND

Parish of FORRABURY, Land District of DEVON
Lot 1 on Diagram 233899
Derivation : Part of Lot 4441 Gtd to J Grant
Prior CT 3199/50

SCHEDULE 1

M578288 TRANSFER to ROBERT JOHN NICHOLS Registered 10-Oct-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C856957 BURDENING EASEMENT: a power and pipeline easement (appurtenant to Lot 1 on D.66131) over the land marked Power and Pipeline Easement 3.00 wide on D. 233899
E66253 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 10-Oct-2016 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Latrobe Council
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