



*The City with Spirit*

## NOTICE OF MEETING

Notice is hereby given that a **Planning Authority Committee** meeting of the Devonport City Council will be held in the Council Chambers, on Monday 9 April 2018, commencing at 5:15pm.

**The meeting will be open to the public at 5:15pm.**

## QUALIFIED PERSONS

In accordance with Section 65 of the *Local Government Act 1993*, I confirm that the reports in this agenda contain advice, information and recommendations given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

Paul West  
GENERAL MANAGER

**4 April 2018**

**AGENDA FOR A MEETING OF THE PLANNING AUTHORITY COMMITTEE OF  
DEVONPORT CITY COUNCIL HELD ON MONDAY 9 APRIL 2018  
AT THE COUNCIL CHAMBERS AT 5:15PM**

Item	Page No.
<b>1.0 APOLOGIES.....</b>	<b>1</b>
<b>2.0 DECLARATIONS OF INTEREST .....</b>	<b>1</b>
<b>3.0 DELEGATED APPROVALS .....</b>	<b>2</b>
3.1 Planning Applications approved under Delegated Authority 1 November 2017 - 25 March 2018 ( <b>D519684</b> ) .....	2
<b>4.0 DEVELOPMENT REPORTS .....</b>	<b>7</b>
4.1 PA2018.0004 Hotel Industry (Alterations and Additions to Bottleshop) - Assessment against Performance Criteria for Local Business Provisions 20.3.1 and 20.4.5 and Sign Code - 215-221 Tarleton Street East Devonport ( <b>D519764</b> ) .....	7
<b>5.0 CLOSURE .....</b>	<b>89</b>

Agenda of a meeting of the Devonport City Council's **Planning Authority Committee** to be held at the Council Chambers, 17 Fenton Way, Devonport on Monday 9, April 2018 commencing at 5:15pm.

**PRESENT**

		<b>Present</b>	<b>Apology</b>
Chairman	Ald A L Rockliff (Acting Mayor)		
	Ald C D Emmerton		
	Ald G F Goodwin		
	Ald J F Matthews		
	Ald T M Milne		
	Ald L M Perry		

**IN ATTENDANCE**

All persons in attendance are advised that it is Council policy to record Council Meetings, in accordance with Council's Audio Recording Policy. The audio recording of this meeting will be made available to the public on Council's website for a minimum period of six months.

**1.0 APOLOGIES**

**2.0 DECLARATIONS OF INTEREST**

### **3.0 DELEGATED APPROVALS**

#### **3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY 1 NOVEMBER 2017 - 25 MARCH 2018**

##### **ATTACHMENTS**

- [1.](#) Delegated Planning Approvals - 1 November 2017 - 25 March 2018

##### **RECOMMENDATION**

That the list of delegated approvals be received.

Author:	Jennifer Broomhall	Endorsed By:	Brian May
Position:	Planning Administration Officer	Position:	Development Manager



Planning Applications approved under Delegated Authority – 1 November 2017 – 25 March 2018			
Application No.	Location	Description	Approval Date
PA2017.0099	37 Stony Rise Road, Stony Rise	Two lot subdivision and balance	1/11/2017
PA2017.0132	156 Melrose Road, Aberdeen	19 lot subdivision	1/03/2018
PA2017.0133	26 Lodder Road, Don	Residential (dwelling extension and garage including demolition) - assessment against performance criteria for location and configuration of development and Local Heritage Code	15/11/2017
PA2017.0138	48-54 Oldaker Street, Devonport	General retail & hire (upgrade to entrance awning)	7/11/2017
PA2017.0139	211 Brooke Street, East Devonport	Utility structures for 2 standby generators – assessment against performance criteria for front setback reduction	7/11/2017
PA2017.0140	101 Tarleton Street, East Devonport	Residential (outbuilding) - assessment against performance criteria for setbacks and building envelope (rear setback reduction)	10/11/2017
PA2017.0143	5 Enderly Court, Ambleside	Residential (single dwelling) – assessment against performance criteria for setback and building envelope variations	8/11/2017
PA2017.0144	Kelpomix, 3/4 Formby Road, Miandetta	Advertising Sign	1/11/2017
PA2017.0146	84-120 Don Road, Devonport	Community meeting and entertainment (alterations and additions) - assessment against performance criteria for General Residential provisions 10.3.1, 10.3.2, 10.4.11 and Traffic Generating Use and Parking Code (fewer parking spaces than required) and Water and Waterways Code (carpark proximity to watercourse)	29/01/2018
PA2017.0147	2 Luck Street, Spreyton	Storage Units	14/11/2017
PA2017.0148	6 Margaret Street, Devonport	Residential (additional unit)	14/11/2017
PA2017.0149	26 Swilkin Drive, Spreyton	Residential (outbuilding) - assessment against performance criteria for setbacks and building envelope (rear setback reduction)	27/11/2017
PA2017.0150	8 Luck Street, Spreyton	Storage Units	17/11/2017

Application No.	Location	Description	Approval Date
PA2017.0151	20 Girdlestone Reservoir Road, Forth	Utilities - demolition of underground water reservoir and development of above ground water reservoir – discretionary use and development in Rural Resource zone with assessment against performance criteria for location and configuration of development (ridgeline and side setback)	18/12/2017
PA2017.0152	163 Sheffield Road, Spreyton	Residential (shed) - assessment against performance criteria for setback and building envelope	27/11/2017
PA2017.0153	4 Tedmon Street, Spreyton	Residential (shed) - assessment against performance criteria for setback and building envelope	6/12/2017
PA2017.0154	66 Woodrising Avenue, Spreyton	Discretionary – Subdivision (boundary adjustment) and assessment against performance criteria in Change in Ground Level Code and Permitted – Sport and Recreation (ancillary vehicle parking)	20/12/2017
PA2017.0155	24 Forest Heights Drive, Tugrah	Residential (single dwelling and garage)	13/12/2017
PA2017.0156	148-154 Tarleton Street, East Devonport	Advertising Sign - assessment against performance criteria for Sign Code	13/12/2017
PA2017.0157	3-11 Jiloa Way, Don	Educational and occasional care (school additions)	4/01/2018
PA2017.0158	124 James Street, Devonport	Residential (alterations and additions) – assessment against performance criteria for setbacks and building envelope and privacy	18/12/2017
PA2017.0159	29 Swilkin Drive, Spreyton	Residential (multiple dwellings x 2) - assessment against performance criteria for setbacks and building envelope	3/01/2018
PA2017.0160	18 Mersey Main Road, Spreyton	Two lot subdivision (one additional lot) Local Heritage Item	4/01/2018
PA2017.0161	120 Pumping Station Road, Forth	Residential (dwelling additions) - assessment against performance criteria for Hazard Management Code and Water and Waterways Code	19/01/2018
PA2017.0162	130 Best Street, Devonport	Sport and Recreation	4/01/2018
PA2017.0163	12 Mangana Drive, Tugrah	Residential (dwelling and outbuilding)	5/01/2018
PA2017.0165	Ahernes Road, Paloona	Utilities (upgrade of existing NBN telecommunication infrastructure)	11/01/2018

Application No.	Location	Description	Approval Date
PA2017.0166	45a Steele Street, Devonport	Change of use to Education and occasional care & Food services and assessment against performance criteria for discretionary permit use, impact of use and location and configuration of development (secondary frontage setback and building envelope variations) in the General Residential zone; Local Heritage Code; Sign Code and Traffic Generating Use and Parking Code	6/02/2018
PA2017.0167	13 Racecourse Road, Spreyton	Recreation (judges tower)	29/01/2018
PA2017.0168	9 Anna Place, Devonport	Residential (relocation of existing shed) - assessment against performance criteria for setbacks and building envelope	29/01/2018
PA2017.0170	76 Mungala Crescent, Miandetta	Residential (single dwelling) - assessment against performance criteria for sensitive use setback	25/01/2018
PA2018.0002	66 Woodrising Avenue, Spreyton	Sports & recreation (permitted) with assessment against performance criteria for Location of configuration of development in the Environmental Management zone; Change in Ground Level Code; Traffic Generating Use & Parking Code and Water & Waterways Code	20/02/2018
PA2018.0003	39 Hiller Street, Devonport	Residential (shed) - assessment against performance criteria for setbacks and building envelope	13/02/2018
PA2018.0005	6 Lower Barrington Road, Palooka	2 lot subdivision	28/02/2018
PA2018.0006	155 Waverley Road, Don	Residential (shed) – assessment against performance criteria for Local Heritage Code	14/02/2018
PA2018.0007	29 Woodrising Avenue, Spreyton	Residential (outbuilding) - assessment against performance criteria for setback and building envelope	8/03/2018
PA2018.0009	49 Dana Drive, Devonport	Residential (single dwelling) – assessment against performance criteria for setback of development for sensitive use (proximity to Bass Highway)	21/02/2018
PA2018.0010	19-21 Thomas Street, East Devonport	Education and occasional care - Additions - Child and Family Centre	22/02/2018
PA2018.0011	155 Waverley Road, Don	Residential (single dwelling) – assessment against performance criteria of E5.6.4 of Local Heritage Code	27/02/2018
PA2018.0012	257 Melrose Road, Aberdeen	Residential (single dwelling and outbuildings) - assessment against performance criteria for residential use and location and configuration of development	14/03/2018

Application No.	Location	Description	Approval Date
PA2018.0013	1/39 North Street, Devonport	Residential - multiple dwelling addition (awning)	14/02/2018
PA2018.0014	4 Chichester Drive, Devonport	Residential (outbuilding) - assessment against performance criteria for setbacks and building envelope	9/03/2018
PA2018.0015	30 Squibbs Road, Spreyton	Subdivision and consolidation	22/03/2018
PA2018.0016	37 Milton Lane, Don	Residential (retrospective approval for patio)	6/03/2018
PA2018.0017	81 Cutts Road, Don	Residential (existing bbq shelter) - assessment against performance criteria for location and configuration of development	20/03/2018
PA2018.0018	61 Percy Street, Devonport	Residential (shed) - assessment against performance criteria for setbacks and building envelope	22/03/2018
PA2018.0021	203 William Street, Devonport	Residential (multiple dwellings x 2)	16/03/2018

## **4.0 DEVELOPMENT REPORTS**

### **4.1 PA2018.0004 HOTEL INDUSTRY (ALTERATIONS AND ADDITIONS TO BOTTLESHOP) - ASSESSMENT AGAINST PERFORMANCE CRITERIA FOR LOCAL BUSINESS PROVISIONS 20.3.1 AND 20.4.5 AND SIGN CODE - 215-221 TARLETON STREET EAST DEVONPORT**

File: 34865 D519764

#### **RELEVANCE TO COUNCIL'S PLANS & POLICIES**

Council's Strategic Plan 2009-2030:

- Strategy 2.1.1 Apply and review the Devonport Interim Planning Scheme as required, to ensure it delivers local community character and appropriate land use
- Strategy 2.1.2 Provide high quality, consistent and responsive development assessment and compliance processes

#### **PURPOSE**

The purpose of this report is to enable Council's Planning Authority Committee to make a decision regarding planning application PA2018.0004.

#### **BACKGROUND**

Planning Instrument:	<i>Devonport Interim Planning Scheme 2013</i>
Applicant:	Donoj Pty Ltd
Owner:	Donoj Pty Ltd
Proposal:	Hotel Industry (alterations and additions to bottleshop) – assessment against performance criteria for Local Business provisions 20.3.1 and 20.4.5 and Sign Code
Existing Use:	Hotel Industry (Bottleshop)
Zoning:	Local Business
Decision Due:	14/04/2018

#### **SITE DESCRIPTION**

The site operates as a Big Bargain Bottleshop and forms part of the Argosy complex which includes a hotel and bistro. The bottleshop site is overlayed by four titles and is accessed from Tarleton Street with a frontage also to Riverview Avenue. The bottleshop is immediately surrounded by the Argosy Motor Inn to the south and residential development to the west. An aerial image of the site is reproduced on the next page as Figure 1.

#### **SITE HISTORY**

A planning permit was issued in 2004 (PA2004.0183) for the site to be utilised as a bottleshop. Council records indicate the site previously operated as a service station and shop.

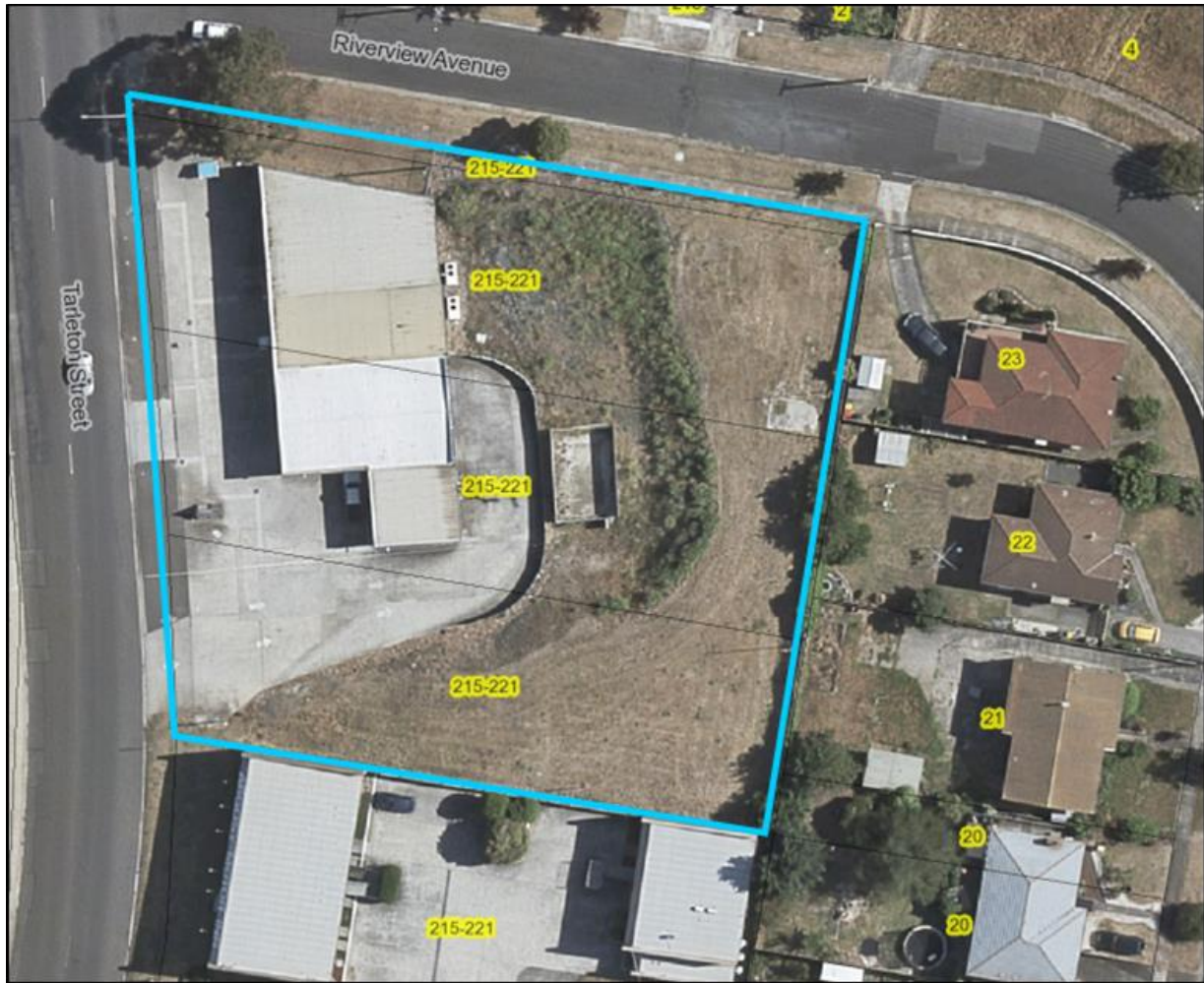


Figure 1 - Aerial image of site (Geocortex, DCC, 2015)

#### APPLICATION DETAILS

The applicant is seeking approval to undertake a redevelopment of the bottleshop site. In general, the proposed works incorporate the following:

- Extension of the existing bottleshop building to the west towards Tarleton Street;
- Internal refurbishment;
- Rerouting of traffic circulation to provide entry from Riverview Avenue and exit onto Tarleton Street;
- New awning; and
- Signage.

Figure 2 on the next page is a copy of the Site Plan of the proposal and Figure 3 is a visual depiction showing the expansion of the bottleshop looking northwards from Tarleton Street.

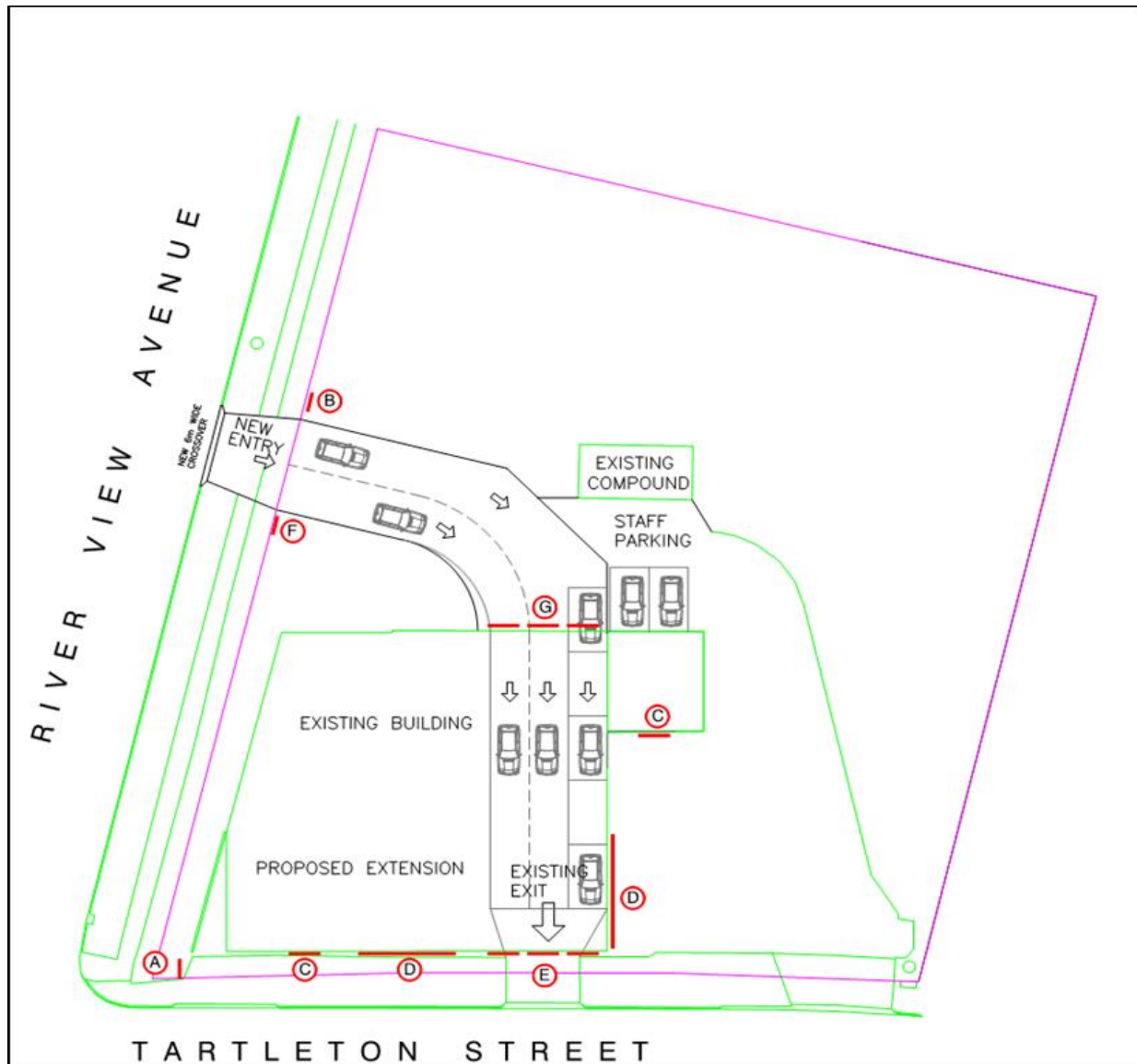


Figure 2 - Site Plan of proposed bottleshop redevelopment (Yaxley, July 2017)



Figure 3 – Visual depiction of bottleshop expansion looking north-east from Tarleton Street (Donoj, n.d.)



A full copy of the planning application submitted by the applicant (including a supporting planning submission by Metier Planning & Development and Traffic Impact Assessment by GHD) is appended as **Attachment 4**.

#### **PLANNING ISSUES**

The land is zoned Local Business under the *Devonport Interim Planning Scheme 2013* (DIPS).

The DIPS (2013) states that the purpose of the Local Business zone is to provide for business, professional and retail services which meet the convenience needs of a local area.

The bottleshop redevelopment is consistent with the zone purpose.

As required by the DIPS, all use and development must be categorised into a prescribed use class as detailed under provision 8.2. The bottleshop redevelopment can be appropriately categorised as Hotel industry. This DIPS defines this use class as follows:

*"use of land to sell liquor for consumption on or off the premises. If the land is so used, the use may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines and gambling. Examples include a hotel, bar, bottle shop, nightclub and tavern."*

(DIPS, 2013)

Within the zone, a Hotel industry is listed as a Discretionary use. It is noted the Special Provisions of the DIPS prescribes existing developments that have a discretionary permit status be assessed as Permitted where a proposal does not establish a new use or substantially intensify the use. In this case the proposed works substantially intensify the use and therefore this provision cannot be considered. Council, acting as a Planning Authority, may approve or refuse a Discretionary application.

The identified discretionary development standards for the bottleshop redevelopment are the following:

#### Local Business zone standards

20.3.1 - *Discretionary permit use*; and

20.4.5 - *Setbacks from zone boundaries*

#### Code Standards

E7.6 - *Development Standards (Sign Code)*

A copy of the above-mentioned development standards is reproduced from the next page along with comments.



20.3.1 Discretionary permit use	
<b>Objective:</b> Use in this zone that is a discretionary permit use is to primarily service and support the routine requirements of the local resident and visitor population for convenience grocery and general retailing, personal care, refreshment, and basic business and professional services	
Acceptable Solutions	Performance Criteria
<b>A1</b>  There is no acceptable solution	<b>P1</b>  Discretionary permit use must – <ul style="list-style-type: none"> <li>(a) be consistent with local area objectives;</li> <li>(b) be consistent with any applicable desired future character statement for the zone; and</li> <li>(c) be required to service requirements of the local resident and visitor population; and</li> <li>(d) minimise potential to –             <ul style="list-style-type: none"> <li>(i) service a population beyond the local community;</li> <li>(ii) have immediate, incremental or cumulative adverse effect on the regional pattern of retail and service provision; and</li> <li>(iii) to displace retail, business, and professional use</li> </ul> </li> </ul>

**Figure 4 - Development Standard 20.3.1 – Discretionary permit use (DIPS, 2013)**

Comment - A Hotel industry is a Discretionary use within the Local Business zone and there are no acceptable solutions. To determine if the bottleshop redevelopment is appropriate the corresponding performance criteria are required to be assessed.

In relation to P1 (a), the local area objectives of the Local Business zone are:

*"Provide an urban activity centre offering a mix of convenience services of a type and scale appropriate to satisfy daily routine requirements of the immediate resident population and visitors to the locality."*

(DIPS, 2013)

The bottleshop is consistent with the local area objectives of the Local Business zone as it provides a convenience for the nearby resident population and also visitors to the locality.

The applicable desired future character statements have also been considered in regard to P1(b). It is submitted that the development satisfies the desired future character statements as the use is already existing and the proposed works are comparable to the existing building form observed within the site's vicinity.

In relation to P1 (c) the bottleshop will serve the requirements of local residents and the visitor population.

Taking into consideration P1 (d) it is noted the bottleshop has been in operation since the early 2000s. The bottleshop will primarily serve residents in the locality and it is not expected to attract customers away from bottle shops within their locality. Lastly, the bottleshop redevelopment is not expected to displace current or future retail, business and professional use.

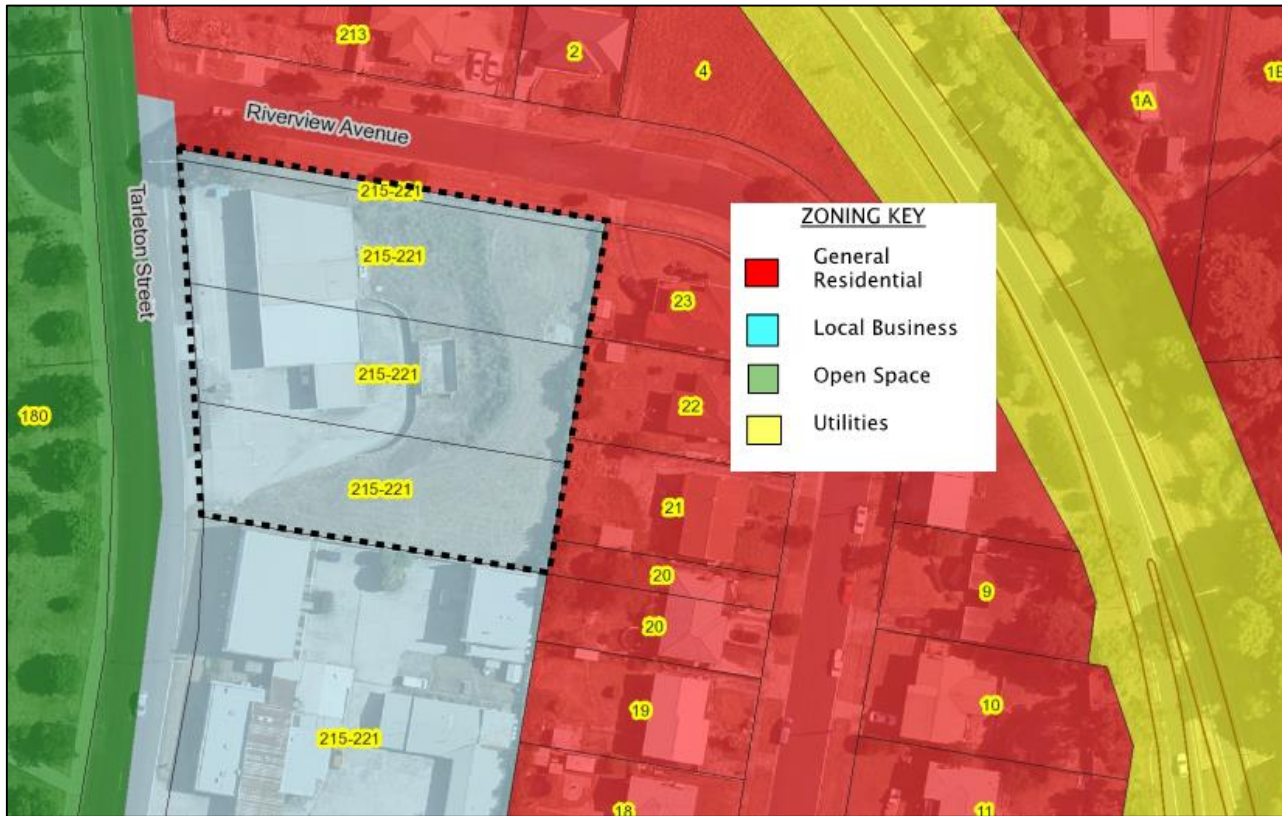
The performance criteria are satisfied for 20.3.1 - *Discretionary permit use*.

**20.4.5 Setback from zone boundaries**

<b>Objective:</b>	
<p>Use or development of land adjoining land in another zone is to minimise –</p> <p>(a) likelihood for conflict, interference, and constraint between the use or development of land in the zone and sensitive use of land in an adjoining zone; and</p> <p>(b) unreasonable impact on the amenity of use on land beyond the boundaries of the zone</p>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Development of land with a boundary to a zone must –</p> <p>(a) be setback from the boundary of land in an adjoining zone by not less than the distance for that zone shown in the Table to this Clause;</p> <p>(b) not include within the setback area required from a boundary to land in a zone shown in the Table to this Clause –</p> <p>(i) a building or work;</p> <p>(ii) vehicular or pedestrian access from a road if the boundary is not a frontage;</p> <p>(iii) vehicle loading or parking area;</p> <p>(iv) an area for the display, handling, operation, manufacturing, processing, servicing, repair, or storage of any animal, equipment, goods, plant, materials, vehicle, or waste;</p> <p>(v) an area for the gathering of people, including for entertainment, community event, performance, sport or for a spectator facility;</p> <p>(vi) a sign orientated to view from land in another zone; or</p> <p>(vii) external lighting for operational or security purposes; and</p> <p>(c) a building with an elevation to a zone boundary to which this clause applies must be contained within a building envelope determined by –</p> <p>(i) the setback distance from the zone boundary as shown in the Table to this Clause; and</p> <p>(ii) projecting upward and away from the zone boundary at an angle of 45° above the horizontal from a wall height of 3.0m at the setback distance from the zone boundary; and</p> <p>(d) the elevation of a building to a zone boundary must not contain an external opening other than an emergency exit, including a door, window to a habitable room, loading bay, or vehicle entry</p>	<p><b>P1</b></p> <p>The location of development must –</p> <p>(a) minimise likelihood for conflict, constraint or interference from sensitive use on land in an adjoining zone; and</p> <p>(b) minimise likely impact on the amenity of the sensitive use on land in an adjoining zone</p>

**Figure 5 - Development Standard 20.4.5 – Setbacks from Zone boundaries (DIPS, 2013)**

Comment - The performance criteria is required to be assessed for this standard as the part of the bottleshop extension and the proposed access from Riverview Avenue is located within 4m to the General Residential zone boundary to the north. For information purposes, a zoning map is reproduced below as Figure 6.



**Figure 6 – Zoning Map of site and surrounds (DCC, Geocortex, 2018)**

The proposed works will have a building form that is compatible to the existing bottleshop building. The building setback from Riverview Avenue will remain at 2.8m or greater and the building height will also remain the same. The proposed access from Riverview Avenue will become the sole entry to the bottleshop. It is likely residents along Riverview Avenue will notice the increased traffic generation, however, the access is located more than 20m away from the nearest dwelling (to the north). In addition, the Traffic Impact Assessment has noted the access point will consolidate a single entry to the site and this is recommended. The performance criteria for this standard can be adequately met.

**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 Solutions****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<sup>2</sup>;
- (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<sup>2</sup>;
  - (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

**Performance Criteria****P1**

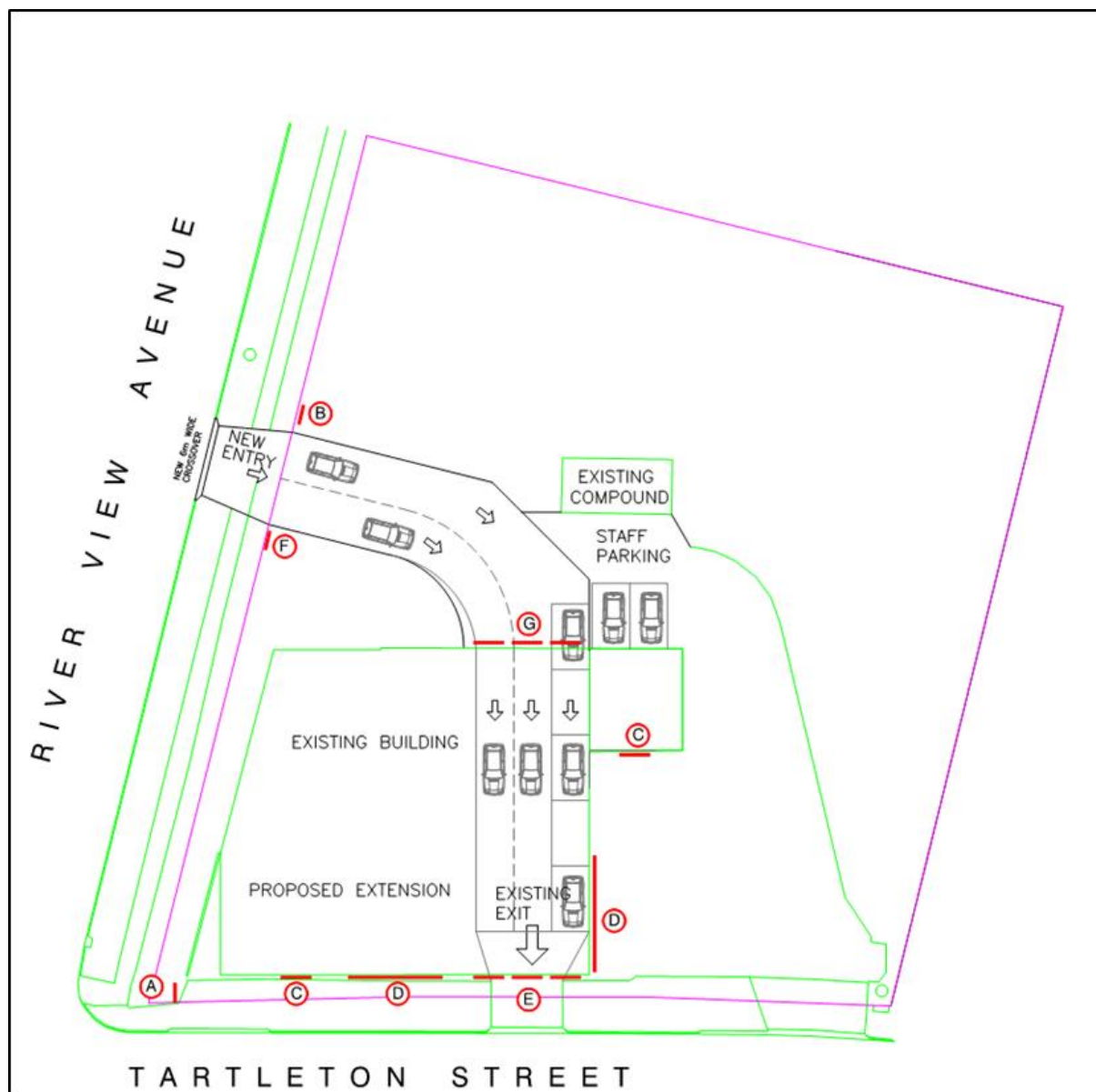
A sign must be reasonable taking into account –

- (a) whether the sign relates to an activity, product or service provided on the site;
- (b) nature of development on the site;
- (c) purpose, location, number, size, style, and configuration of any existing and approved sign on the site and on adjacent land;
- (d) whether likely to be visually dominant or intrude on the appearance of the site or the streetscape;
- (e) whether likely to obscure the visibility of other signs in the locality;
- (f) whether visible beyond the immediate locality;
- (g) whether likely to impact on operational efficiency and safety of a railway, road, navigable water, or controlled air space in accordance with the advice and any requirement of the relevant regulatory entity;
- (h) whether likely to impact on the amenity of a habitable room or private open space in a residential development; and
- (i) the necessity for the sign to be located on the site having regard for:
  - (i) proximity of the service or business being promoted to the sign location;
  - (ii) proximity of other signage for the same business or service;
  - (iii) ability to identify the business or service through other means; and
  - (iv) flow of traffic past the sign and its likely destination

**Figure 7 – Development Standard E7.6 – Development Standards - Sign Code (DIPS, 2013)**

Comment - The area of advertising signage for the bottleshop (including existing signage) is approximately 50m<sup>2</sup>. For reference, the calculation of signage area does not include directional signage for the site such as entry and exit signs indicated as signs E, F and G on

the signage plan reproduced as Figure 8 overleaf. Under the Sign Code, directional signage such as the ones mentioned are exempt as they are not for business promotion purposes.



**Figure 8 - Advertising Signage Plan (Yaxley, Jul 2017)**

Two new signs are proposed as part of the bottleshop redevelopment. These are signs A and B shown on Figure 8. Both signs are freestanding with an overall height of 5m. The applicant has stated that both these signs will be illuminated however, they will not be flashing or include continuous scrolling animations.

As there are over 5 separate advertising signs for the bottleshop the performance criteria must be assessed.

The advertising signage is for an activity occurring on the site. The signage for the bottleshop is consistent with other businesses along Tartleton Street, particularly further to the north. The illumination of the two proposed freestanding signs will be visible from residential properties in Riverview Avenue, however, due to their position and separation from dwellings the impacts are considered negligible. Conditions will be included on the permit to ensure the advertising signs are only illuminated during business hours and do not cause light spillage outside the bottleshop's boundaries.



In addition, Council's City Infrastructure Department has examined the location of the two freestanding signs and is satisfied their proposed locations will not impact the safety of motorists or pedestrians using Tarleton Street or Riverview Avenue. For example, sign A is located in close proximity to the intersection of Tarleton Street and Riverview Avenue, however, due to the width of the road reserve motorists will have an appropriate line of sight to leave Riverview Avenue safely.

Overall the Performance Criteria are satisfied for the Sign Code.

All other development standards within the Local Business zone and applicable development Codes are satisfactorily met. For example, the number of car parking spaces provided on the site complies with the requirements of the Traffic Generating Use and Parking Code (Code E9), thus, additional comment against the conforming development standards is not warranted.

### COMMUNITY ENGAGEMENT

On 17/01/2018, Council received an application for the above development. Under Section 57(3) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority must give notice of an application for a permit. As prescribed at Section 9(1) of the *Land Use Planning and Approvals Regulations 2014*, the Planning Authority fulfilled this notification requirement by:

- (a) Advertising the application in *The Advocate* newspaper on 20/01/2018;
- (b) Making a copy of the proposal available in Council Offices from the 20/01/2018;
- (c) Notifying adjoining property owners by mail on 17/01/2018; and
- (d) Erecting a Site Notice for display from the 19/01/2018.

The period for representations to be received by Council closed on 06/02/2018.

### REPRESENTATIONS

One representation was received within the prescribed 14-day public scrutiny period required by the *Land Use Planning and Approvals Act 1993*.

The representation received was from the landowners of 23 Riverview Avenue. This residential property adjoins the bottleshop site to the east. A copy of the representation is appended as **Attachment 1**.

The representation raises concerns regarding the growing nature of the bottleshop and its considerable impact to their residential amenity in relation to the visual aesthetics and bulk of the building. Furthermore, the representation highlights concerns regarding the future access from Riverview Avenue and the effects of additional signage to the property.

The bottleshop has been in operation since the early 2000s. As shown in Figure 7, the bottleshop site is zoned Local Business and 23 Riverview Avenue is zoned General Residential. An interesting point is that the bottleshop development (ie building, access, carparking area) could expand within 4m to the eastern side boundary of the residence and satisfy the acceptable solutions of DIPS in relation to development standard 20.4.5 - *Setback from zone boundaries*. It is considered a development in this position would have a greater impact to the residents at 23 Riverview Avenue than what is currently proposed.

It is acknowledged the proposed access location in Riverview Avenue will increase traffic generation. As part of the application package a Traffic Impact Assessment was included which demonstrated the proposed access from Riverview Avenue can function in accordance with Australian standards and will not compromise the safety of people using

this road network. The proposed access from Riverview Avenue will consolidate one access to the bottleshop site and this was a recommendation in the Traffic Impact Assessment.

In relation to signage concerns, conditions will be included on the permit regarding the illumination and light spillage.

Overall, the representation is noted, however, the bottleshop proposal is not recommended to be altered.

### **DISCUSSION**

In accordance with the requirements of the *Water and Sewerage Industry Act 2008* the application was referred to TasWater which subsequently issued a Submission to Planning Authority Notice. In accordance with section 56P (1) of the *Water and Sewerage Industry Act 2008* this notice forms part of the planning permit conditions.

The application has also been referred internally to other Council departments with an interest in development applications. Comments received have also been included in the final recommendation.

### **FINANCIAL IMPLICATIONS**

No financial implications are predicted unless legal costs are incurred due to an Appeal to the Resource Management and Planning Appeal Tribunal.

### **RISK IMPLICATIONS**

Due diligence has been exercised in the preparation of this report and no associated risks are predicted.

### **CONCLUSION**

The application has been subject to a thorough investigation against the merits of the DIPS and is recommended for conditional approval.

### **ATTACHMENTS**

- [1.](#) Representation - PA2018.0004 - Chris & Sally Enniss
- [2.](#) In Principle Agreement
- [3.](#) TasWater Submission to Planning Authority Notice
- [4.](#) Application - PA2018.0004 - 215-221 Tarleton Street

### **RECOMMENDATION**

That the Planning Authority, pursuant to the provisions of the *Devonport Interim Planning Scheme 2013* and Section 57 of the *Land Use Planning and Approvals Act 1993*, approve application PA2018.0004 and grant a Permit to use and develop land identified as 215-221 Tarleton Street, East Devonport for the following purposes:

- Hotel Industry (alterations and additions to bottleshop) – assessment against performance criteria for Local Business provisions 20.3.1 and 20.4.5 and Sign Code

Subject to the following conditions:

### Council Conditions

1. The Use and Development is to proceed generally in accordance with the submitted plans and documentation referenced as:
  - a) Bottleshop Extension - Drawing No. 217022, dated July 2017 by Yaxley Design & Drafting;
  - b) Argosy Motor Inn – Signage Mockups by Donoj Pty Ltd;
  - c) Planning submission by Metier Planning & Development; and
  - d) Traffic Impact Assessment Argosy Motor Inn - Bottleshop Redevelopment by GHD, dated December 2017.
2. The developer is to comply with the conditions contained in the In-Principle Agreement for Roads and Stormwater issued by the Devonport City Council on 2 January 2018 and signed by the applicant on 11 January 2018 - refer to **Attachment 2**.
3. All advertising signage for the site is to be wholly located within the boundaries of the site and is only to be illuminated during opening hours of the premises.
4. No light spillage from the advertising signage is permitted outside the boundaries of the site.

### TasWater Condition

5. The developer is to comply with the conditions contained in the Submission to Planning Authority Notice which TasWater has required to be included in the planning permit, pursuant to section 56P(1) of the *Water and Sewerage Industry Act 2008* – refer to **Attachment 3**.

Note: The following is provided for information purposes.

### THIS IS NOT A BUILDING OR PLUMBING PERMIT.

Prior to commencing any building or plumbing work you are required to contact a Tasmanian registered Building Surveyor to determine the category of building approval required and contact the Council Permit Authority to determine the category of plumbing approval required.

Noise emitted from portable apparatus and hours of operation must be within the scope indicated by the *Environmental Management and Pollution Control (Noise) Regulations 2016*.

In relation to condition 2, the applicant is required to demonstrate that clauses 3, 4 and 8 can be satisfied, with designs and calculations submitted to Council's City Engineer for approval, prior to submitting any subsequent building or plumbing permit applications. Enquiries regarding this condition and note can be directed to Council's City Infrastructure Department - Ph 6424 0511.

In regard to condition 5 the applicant should contact TasWater – Ph 136 992 with any enquiries.

Enquiries regarding other conditions can be directed to Council's Development & Health Services Department – Ph 6424 0511.

Author:	Alex Mountney	Endorsed By:	Brian May
Position:	Planning Officer	Position:	Development Manager



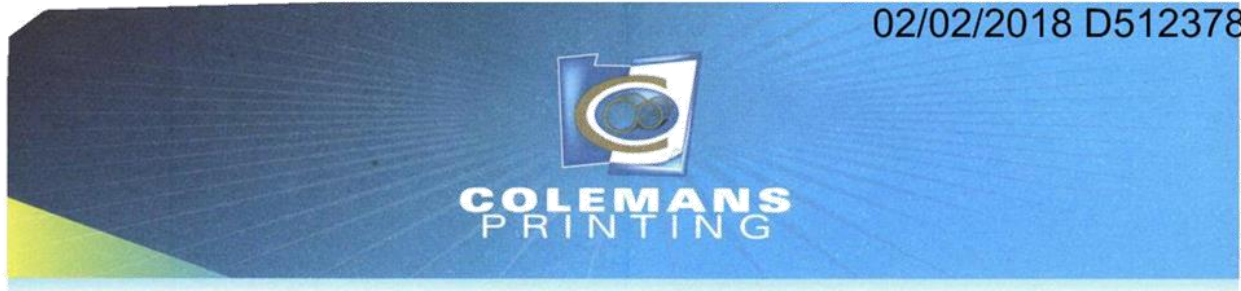
02/02/2018 D512378



General Manager  
Devonport City Council  
RE: FILE 34865

When we first moved here at 23 Riverview Avenue we purchased it for the beautiful views over the Mersey River and the western view of Devonport City and Kelcey Tiers. As all our Living dining and outdoor verandah area are all facing west the first thing we see is what is directly in front of us daylight to dusk. It was wonderful. At that time a small mountain design outdoor clothing store with neutral colours and business conducted towards Tarleton Street had very little impact on our every day outlook. We did object to the bright signage facing us and the elevated false front signage that restricted our river front

02/02/2018 D512378



views when they changed building into bottle shop.

Now with these new changes being directly behind, slightly elevated, looking down on this business we have to object once again to the bright signage and changed driveway entrance that will bring traffic within 50 metres of our dining room window. This will be our view every waking moment. We feel the only option to escape this intrusion into our life is the sale of our property. We also have great concerns that the close proximity of changed entrance and bright signs will significantly reduce the resale value of our property.

REGARDS

CHRIS & SALLY ENNISS



## Devonport City Council In-principle agreement Roads and Stormwater

<b>Development Address:</b>	215-221 TARLETON STREET
<b>Applicant Details:</b>	DONOJ Pty Ltd
<b>Details of Development:</b>	BOTTLESHOP REDEVELOPMENT

In-principle agreement to submit an application for planning is granted under the *Local Government (Highways) Act 1982* and the *Urban Drainage Act 2013* subject to the following conditions:

1. Stormwater discharge from the proposed development is to be adequately hydraulically detailed and designed by a suitably qualified hydraulic engineer, for all storm events up to and including a 20-year Average Recurrence Interval (ARI), and for a suitable range of storm durations to adequately identify peak discharge flows. As part of their design the hydraulic engineer is to design a suitable method of stormwater discharge from the proposed development that complies with the current National Construction Code. All design calculations are to be submitted as part of subsequent building and plumbing permit application.
2. Subject to clause (1), the proposed development is to connect to Council's existing stormwater infrastructure, either kerb or stormwater main in Tarleton Street. Works are to be generally in accordance with the relevant Tasmanian Standard Drawings and subject to inspection by Council's officers. Council must be contacted prior to backfilling the works.
3. An 8m wide concrete dual driveway access is to be provided off Riverview Avenue generally in accordance with Tasmanian Standard Drawings TSD-R09. The developer is to demonstrate that the proposed driveway can accommodate a class "B99" vehicle as required in Note 4 of TSD-R09. In particular the developer is to demonstrate that the vertical alignment is suitable for the proposed use and conforms with the relevant standards. Reinstall footpaths, barrier kerb and/or nature strip to match the adjoining infrastructure and otherwise in accordance with the relevant Tasmanian Standard Drawings.
4. The developer is to nominate the size and type of delivery vehicles and demonstrate that the said vehicles can be accommodated by the proposed driveway and loading area by showing appropriate swept paths on the drawings.
5. Internal driveway and parking is to be designed in accordance with the relevant off-street parking standard AS2890. Vehicular turning movement is to be demonstrated to meet the requirements of this standard, and clearly shown on the drawings submitted in subsequent building permit applications.

Document Controller	Date	TRIM doc.	Review	Responsible Manager
ENGINEERING DEVELOPMENT OFFICER	AUGUST 2014	D384095	AUGUST 2015	IWM

7. The existing redundant driveways off Tarleton Street are to be removed and reinstated in accordance with the Tasmanian Standard Drawings and adjoining infrastructure.
8. The developer is to demonstrate that the proposed heavy vehicle use of the Riverview Avenue intersection can be accommodated without unduly impacting on existing kerb side parking. If required, the developer is to propose suitable traffic control arrangement at the intersection.
9. If any tree removal is required then the developer is to replace the affected tree with a new mature tree, with the species approved by Council.
10. Any existing Council infrastructure impacted by the works are to be reinstated in accordance with the relevant standards.
11. A permit to work within the rood reserve must be sought and granted prior to any works being undertaken within the rood reserve.

Please note, this is not a development or building/plumbing permit but must be submitted to Council's planning department in support of your application for planning.

This agreement is valid for a period of 12 months from the date on which it is signed.

Agreed by the applicant:

Signed



Date

11/1/18

Approved by Engineering Development Officer under delegated authority.

Signed



Date 2 Jan 2018

<u>Document Controller</u>	<u>Date</u>	<u>TRIM doc.</u>	<u>Review</u>	<u>Responsible Manager</u>
ENGINEERING DEVELOPMENT OFFICER	AUGUST 2014	D384095	AUGUST 2015	IWM





## Submission to Planning Authority Notice

Council Planning Permit No.	PA2018.0004	Council notice date	17/01/2018
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2018/00079-DCC	Date of response	23/03/2018
TasWater Contact	Rachael Wing	Phone No.	03 6345 6346
<b>Response issued to</b>			
Council name	DEVONPORT COUNCIL		
Contact details	council@devonport.tas.gov.au		
<b>Development details</b>			
Address	215-221 TARLETON ST, EAST DEVONPORT	Property ID (PID)	2990474
Description of development	Alterations & additions (110755/1 & 110755/2)		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Yaxley Design & Drafting	217022-6 of 17	2	March 2018
<b>Conditions</b>			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
<b>CONNECTIONS, METERING &amp; BACKFLOW</b>			
1. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
<b>56W CONSENT</b>			
2. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built within two metres of TasWater infrastructure.			
The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located over or within 2.0m from TasWater pipes and must be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans must also include a cross sectional view through the footings which clearly shows;			
a. Existing pipe depth and proposed finished surface levels over the pipe;			
b. The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;			
c. A note on the plan indicating how the pipe location and depth were ascertained.			
<b>DEVELOPMENT ASSESSMENT FEES</b>			
3. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:			



a. \$206.97 for development assessment

The payment is required within 30 days of the issue of an invoice by TasWater.

#### Advice

##### General

For information on TasWater development standards, please visit  
<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

#### Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

#### Authorised by

A handwritten signature in black ink, appearing to read "J Taylor".

**Jason Taylor**  
 Development Assessment Manager

#### TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Office use
Application no. _____
Date received: _____
Fee: _____
Permitted/Discretionary

**Devonport City Council**

Land Use Planning and Approvals Act 1993

Devonport Interim Planning Scheme 2013

**Application for Planning Permit****Use or Development Site**

Street Address: 215-221 TARLETON ST  
EAST DEVONPORT 7310

Certificate of Title Reference No.:

CT22329/24, 110755/1, 110755/2, 110755/3

**Applicant's Details**

Full Name/Company Name: DONOT PTY LTD

Postal Address: PO BOX 345  
DEVONPORT 7310

Telephone: 0419023117

Email: mbest@goodstone.com.au

**Owner's Details (if more than one owner, all names must be provided)**

Full Name/Company Name: DONOT PTY LTD.

Postal Address: PO BOX 345  
DEVONPORT 7310

Telephone: 0419023117

Email: mbest@goodstone.com.au



ABN: 47 611 446 016

PO Box 604

17 Fenton Way

Devonport TAS 7310

Telephone 03 6424 0511

Email

council@devonport.tas.gov.au

Web

www.devonport.tas.gov.au

Sufficient information must be provided with an application to demonstrate compliance with all applicable standards, purpose statements in applicable zones, codes and specific area plans, any relevant local area objectives or desired future character statements.

Please provide one copy of all plans with your application.

---

Assessment of an application for a Use or Development

What is proposed?:

REDEVELOPMENT OF EXISTING BOTTLESHOP

Description of how the use will operate:

Use Class (Office use only):



Applications may be lodged by email to Council - [council@devonport.tas.gov.au](mailto:council@devonport.tas.gov.au) The following information and plans must be provided as part of an application unless the planning authority is satisfied that the information or plan is not relevant to the assessment of the application:

<b>Application fee</b>	
<b>Completed Council application form</b>	
<b>Copy of certificate of title, including title plan and schedule of easements</b>	
<b>Demonstration of compliance with performance criteria and relevant codes</b>	
<b>A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:</b>	
<ul style="list-style-type: none"> <li>The existing and proposed use(s) on the site</li> </ul>	
<ul style="list-style-type: none"> <li>The boundaries and dimensions of the site</li> </ul>	
<ul style="list-style-type: none"> <li>Typography including contours showing AHD levels and major site features</li> </ul>	
<ul style="list-style-type: none"> <li>Natural drainage lines, watercourses and wetlands on or adjacent to the site</li> </ul>	
<ul style="list-style-type: none"> <li>Soil type</li> </ul>	
<ul style="list-style-type: none"> <li>Vegetation types and distribution, and trees and vegetation to be removed</li> </ul>	
<ul style="list-style-type: none"> <li>The location and capacity of any existing services or easements on the site or connected to the site</li> </ul>	
<ul style="list-style-type: none"> <li>Existing pedestrian and vehicle access to the site</li> </ul>	
<ul style="list-style-type: none"> <li>The location of existing adjoining properties, adjacent buildings and their uses</li> </ul>	
<ul style="list-style-type: none"> <li>Any natural hazards that may affect use or development on the site</li> </ul>	
<ul style="list-style-type: none"> <li>Proposed roads, driveways, car parking areas and footpaths within the site</li> </ul>	
<ul style="list-style-type: none"> <li>Any proposed open space, communal space, or facilities on the site</li> </ul>	
<ul style="list-style-type: none"> <li>Main utility service connection points and easements</li> </ul>	
<ul style="list-style-type: none"> <li>Proposed subdivision lot boundaries, where applicable</li> </ul>	
<ul style="list-style-type: none"> <li>Details of any proposed fencing</li> </ul>	
<b>Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 on A3 or A4 paper (1 copy) showing:</b>	
<ul style="list-style-type: none"> <li>The internal layout of each building on the site</li> </ul>	
<ul style="list-style-type: none"> <li>The private open space for each dwelling</li> </ul>	
<ul style="list-style-type: none"> <li>External storage spaces</li> </ul>	
<ul style="list-style-type: none"> <li>Car parking space location and layout</li> </ul>	
<ul style="list-style-type: none"> <li>Major elevations of every building to be erected</li> </ul>	
<ul style="list-style-type: none"> <li>The relationship of the elevations to natural ground level, showing any proposed cut or fill</li> </ul>	
<ul style="list-style-type: none"> <li>Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites</li> </ul>	
<ul style="list-style-type: none"> <li>Materials and colours to be used on roofs and external walls</li> </ul>	
<b>A plan of the proposed landscaping including:</b>	
<ul style="list-style-type: none"> <li>Planting concept</li> </ul>	
<ul style="list-style-type: none"> <li>Paving materials and drainage treatments and lighting for vehicle areas and footpaths</li> </ul>	
<ul style="list-style-type: none"> <li>Plantings proposed for screening from adjacent sites or public spaces</li> </ul>	
<b>Details of any signage proposed</b>	

If all of the above information is not provided to Council at the time of lodgement the application will not be accepted.

Value of use and/or development

\$ \_\_\_\_\_

Notification of Landowner/s (s.52 Land Use Planning and Approvals Act, 1993)

If land is not in applicant's ownership

I, \_\_\_\_\_ declare that the owner /each of the owners of the land has been notified/will be notified within 7 days from date of making this permit application.

Applicant's signature: \_\_\_\_\_ Date: \_\_\_\_\_

If the application involves land owned or administered by the Devonport City Council

Devonport City Council consents to the making this permit application.

General Manager's signature: \_\_\_\_\_ Date: \_\_\_\_\_

If the application involves land owned or administered by the Crown

Consent must be included with the application.

### Signature

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected;
- more information may be requested within 21 days of lodgement; and
- The application may take 42 days to determine.

### PUBLIC ACCESS TO PLANNING DOCUMENTS

I, the undersigned understand that all documentation included with this application will be made available for inspection by the public. Copies of submitted documentation, with the exception of plans which will be made available for display only, may be provided to members of the public, if requested.

Applicant's signature:  Date: 11/1/18

### PRIVACY ACT

The personal information requested on this form is being collected by Council for processing applications under the Land Use and Planning Approvals Act 1993 and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.

**Fee & payment options** – Please pay fee when lodging your completed application form

	<b>Payment in Person</b> Customer Service hours are between 8.30am and 5.00pm, Mon-Fri. Payment may be made by cash, credit card, cheque or EFTPOS.
	<b>Payment by Mail</b> Cheques should be made payable to Devonport City Council and posted to The General Manager, Devonport City Council, PO Box 604, Devonport, TAS, 7310.
	<b>Credit Card Payment by Phone</b> Please contact the Devonport City Council offices on 6424 0511. <b>Customer Service hours are between 8.30am and 5.00pm, Monday to Friday.</b>

I refer to the attached application. I will be amending the applicant details and will forward application with new applicant details through shortly.

Please note there are a couple of additions/alterations as follows:

- 1) There was a notation in the application stating the zoning for the site was Residential – this is incorrect and should read “Local Business”
- 2) Please note in signage area – there are 2 additional pole signs – Both signs will be under the 5M and as per Brian Yaxley plans forwarded recently. Please note these signs will not be flashing – they will be illuminated only.



## Planning Submission

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215-221 Tarleton Street, East Devonport

Redevelopment of existing the bottle shop



## Table of Contents

1. Introduction .....	3
2. Site Description .....	3
3. Proposal.....	3
4. Background.....	3
5. Planning Scheme.....	4
6. Conclusion .....	12
Appendix A: Certificate of Titles .....	13
Appendix B: Site Plan, Elevations & Signage Scheme .....	14
Appendix C: EPA Correspondence .....	15



## 1. Introduction

This submission is prepared in support of a development application to redevelop the existing Argosy Bottleshop at 215-221 Tarleton Street, East Devonport. The subject site is zoned Local Business.

## 2. Site Description

215-221 Tarleton Street is comprised of four titles; Certificate of Title 22329/24; 110755/1; 110755/2; 110755/3. The total site has an area of approximately 4232m<sup>2</sup>. Copies of the title are included at Appendix A. The site contains the existing drive through bottle shop building.

## 3. Proposal

It is proposed to redevelop the existing bottle shop by:

- Extension of the existing building towards Tarleton Street;
- Internal refurbishment;
- Rerouting of traffic circulation to provide entry from Riverview Avenue and exit onto Tarleton Street;
- New awning; and
- Signage.

Please refer to the site plan, elevations and signage plans provided at Appendix B.

## 4. Background

215-221 was a former service station that was converted to a bottle shop.

The site was identified as being contaminated. Remediation has been undertaken. In January 2014 the EPA wrote to the former owners of the site notifying them that no further work was required, as the contamination levels were safe for the intended land use. A copy of this correspondence is included at Appendix C.

### At a Glance

**Site:** 215-221 Tarleton Street, East Devonport

**Proposal:** Bottleshop redevelopment

**Zone:** Local Business

**Provision:** The relevant clauses are:

The proposal meets all Acceptable Solutions for relevant provisions, except for 20.3.1 Discretionary permit use and 20.4.5 Setback from zone boundaries P1.

#### Relevant Code:

*E7 Signage Code – The proposal relies upon the Performance Criteria.*

*E9 Traffic Generating Use and Parking Code – The proposal meets the Acceptable Solution.*

#### Notes:

This application is made in accordance with Section 57 of the Land Use Planning and Approvals Act 1993. The owners of the land have been notified of this application.



## 5. Planning Scheme

The application is made in accordance with the Devonport Interim Planning Scheme 2013.

The site is within the General Residential zone and is not included within any overlay maps.



Figure 1: Zoning Map, showing General Residential Zone (Red), Open Space Zone (Green) and Utilises Zone (Yellow) and No Overlays

### 20.0 Local Business

#### 20.1 Zone Purpose

##### 20.1.1 Zone Purpose Statements

###### 20.1.1.1

To provide for business, professional and retail services which meet the convenience needs of a local area.

#### Response

The redevelopment of the bottle shop is a retail service meeting the needs of the local area.

##### 20.1.2 Local Area Objectives

Provide an urban activity centre offering a mix of convenience services of a type and scale appropriate to satisfy daily routine requirements of the immediate resident population and visitors to the locality.

#### Response

The scale of the development is appropriate.

##### 20.1.3 Desired Future Character Statements

(a) Local business areas –

(i) are a cluster of close-spaced buildings typically of one to two storeys in both attached and detached configuration;

(ii) provide development that is typically orientated onto a frontage or plaza;





- (iii) encourage retail and direct service use to maximise occupation of road and pedestrian frontage;
- (iv) include signage as an integrated element of streetscape and business activity; and
- (v) may operate extended hours of operation for trade and hospitality
- (b) Use and development for local business –
  - (i) provide convenient arrangements for pedestrian and vehicular access and circulation;
  - (ii) provide facilities for delivery of goods and for parking, preferably to the side or rear of buildings;
  - (iii) manage built form and development to be comparable with the context and form of housing or other development in the locality; and
  - (iv) may impact on the amenity of use or development on adjacent land through factors associated with the operational characteristics of permitted use, including higher traffic volume, duration and frequency of activity, provision for vehicle parking, the presence and movement of people, extended or intermittent hours of operation, and a readily apparent visual or functional presence within an urban setting.

#### Proposal

The operation of the existing bottle shop will not change.

#### 20.2 Use Table

Hotel industry – Discretionary

#### 20.3 Use Standards

##### 20.3.1 Discretionary permit use

<b>Objective:</b> Use in this zone that is a discretionary permit use is to primarily service and support the routine requirements of the local resident and visitor population for convenience grocery and general retailing, personal care, refreshment, and basic business and professional services		
Acceptable Solution	Performance Criteria	Assessment
<b>A1</b> There is no acceptable solution	<b>P1</b> Discretionary permit use must – <ul style="list-style-type: none"> <li>(a) be consistent with local area objectives;</li> <li>(b) be consistent with any applicable desired future character statement for the zone; and</li> <li>(c) be required to service requirements of the local resident and visitor population; and</li> <li>(d) minimise potential to –             <ul style="list-style-type: none"> <li>(i) service a population beyond the local community;</li> <li>(ii) have immediate, incremental or cumulative adverse effect on the regional</li> </ul> </li> </ul>	The proposal relies upon the Performance Criteria. The use of Hotel Industry already exists on this site. The scale and nature of the proposed redevelopment is appropriate for the Local Business Zone and the area.





	pattern of retail and service provision; and (iii) to displace retail, business, and professional use	
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#### 20.4 Development Standards

##### 20.4.1 Suitability of a site or lot for use or development

<p><b>Objective:</b> The minimum properties of a site and of each lot on a plan of subdivision are to –</p> <p>(a) provide a suitable development area for the intended use;</p> <p>(b) provide access from a road; and</p> <p>(c) make adequate provision for a water supply and for the drainage and disposal of sewage and stormwater</p>		
Acceptable Solution	Performance Criteria	Assessment
<p><b>A1</b> A site or each lot on a plan of subdivision must –</p> <p>(a) have a site area of not less than 45m<sup>2</sup>; and</p> <p>(b) if intended for a building, contain a building area of not less than 45m<sup>2</sup> –</p> <p>(i) clear of any applicable setback from a frontage, side or rear boundary;</p> <p>(ii) clear of any applicable setback from a zone boundary;</p> <p>(iii) clear of any registered easement;</p> <p>(iv) clear of any registered right of way benefiting other land;</p> <p>(v) not including land required as part of access to the site;</p> <p>(vi) accessible from a frontage or access strip; and</p> <p>(vii) clear of any area required for the on-site disposal of sewage or stormwater</p>	<p><b>P1</b> A site or each lot on a plan of subdivision must be of sufficient area for the intended use or development without likely constraint or interference for –</p> <p>(a) erection of a building if required by the intended use;</p> <p>(b) access to the site;</p> <p>(c) use or development of adjacent land;</p> <p>(d) a utility; and</p> <p>(e) any easement or lawful entitlement for access to other land</p>	The proposal meets the Acceptable Solution.
<p><b>A2</b> A site or each lot on a subdivision plan must have a separate access from a road –</p> <p>(a) across a frontage over which no other land has a right of access; and</p> <p>(b) if an internal lot, by an access strip connecting to a</p>	<b>P2 Not Required.</b>	The proposal meets the Acceptable Solution.



<p>frontage over land not required as the means of access to any other land; or</p> <p>(c) by a right of way connecting to a road –</p> <p>(i) over land not required as the means of access to any other land; and</p> <p>(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</p> <p>(d) with a width of frontage and any access strip or right of way of not less than 3.6m; and</p> <p>(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.</p>		
<p>A3</p> <p>A site or each lot on a plan of subdivision must have a water supply –</p> <p>(a) provided in accordance with the Water and Sewerage Industry Act 2008; or</p> <p>(b) from a rechargeable drinking water system R23 with a storage capacity of not less than 10,000 litres if–</p> <p>(i) there is not a reticulated water supply; and</p> <p>(ii) development is for a use with an equivalent</p>	P3 Not Required.	<p>The proposal meets the Acceptable Solution.</p> <p>No change is proposed to the existing water connection.</p>



population of not more than 10 people per day		
<p>A4 A site or each lot on a plan of subdivision must drain sewage and liquid trade waste –</p> <p>(a) to a sewerage system provided in accordance with the Water and Sewerage Industry Act 2008; or</p> <p>(b) by on-site disposal if –</p> <p>(i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and</p> <p>(ii) the development –</p> <p>a. provides for an equivalent population of not more than 10 people per day; or</p> <p>b. creates a total sewage and waste water flow of not more than 1,000l per day; and</p> <p>(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</p>	P4 Not required.	The proposal meets the Acceptable Solution. No change is proposed to the existing sewer connection.
<p>A5 A site or each lot on a plan of subdivision must drain stormwater –</p> <p>(a) to a stormwater system provided in accordance with the Urban Drainage Act 2013</p> <p>(b) if storm water cannot be drained to a stormwater system –</p> <p>(i) for discharge to a natural drainage line, water body, or watercourse; or</p> <p>(ii) for disposal within the site if –</p> <p>a. the site has an area of not less than 5000m<sup>2</sup>;</p> <p>b. the disposal area is not within any defined building area;</p>	P5 Not required.	The proposal meets the acceptable Soliton. No change is proposed to the existing stormwater connection and no increase in impervious area is proposed.



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		
--	--	--

#### 20.4.2 Location and configuration of development

The location and configuration of development is to – (a) provide for buildings, service activity and vehicle parking to accommodate local business use; (b) provide for the facade of a building to remain the dominant architectural or visual element to the frontage; and (c) assist to attenuate likely impact on amenity of use on adjacent land		
Acceptable Solution	Performance Criteria	Assessment
<b>A1</b> <i>Building height must not be more than 10.0m</i>	<b>P1</b> <i>Building height must –            (a) minimise likelihood for overshadowing of a habitable room or a required minimum area of private open space in any adjacent dwelling;            (b) minimise the apparent scale, bulk, massing and proportion relative to any adjacent building;            (c) be consistent with the streetscape;            (d) respond to the effect of the slope and orientation of the site</i>	The proposal meets the Acceptable Solution. The height of the building is approximately 5m.
<b>A2</b> <i>An external car parking and loading area, and any area for the display, handling, or storage of goods, materials or waste, must be located behind the primary frontage elevation of a building</i>	<b>P2</b> <i>An external car parking and loading area, and any area for the display, handling, or storage of goods, materials or waste, must –            (a) not dominate the architectural or visual frontage of the site;            (b) be consistent with the streetscape;            (c) be required by a constraint imposed by size, shape, slope, orientation, and topography on development of the site; and</i>	The proposal meets the acceptable solution. No external storage is proposed.



	(d) provide durable screening to attenuate appearance of the parking or loading area from a frontage and adjacent land	
--	--	--

20.4.3 Visual and acoustic privacy for residential development – Not applicable

20.4.4 Private open space for residential use – Not Relevant

20.4.5 Setback from zone boundaries

<p><b>Objective:</b>          Use or development of land adjoining land in another zone is to minimise –          (a) likelihood for conflict, interference, and constraint between the use or development of land in the zone and sensitive use of land in an adjoining zone; and          (b) unreasonable impact on the amenity of use on land beyond the boundaries of the zone</p>		
Acceptable Solution	Performance Criteria	Assessment
<p><b>A1</b>          Development of land with a boundary to a zone must –          (a) be setback from the boundary of land in an adjoining zone by not less than the distance for that zone shown in the Table to this Clause;          (b) not include within the setback area required from a boundary to land in a zone shown in the Table to this Clause –          (i) a building or work;          (ii) vehicular or pedestrian access from a road if the boundary is not a frontage;          (iii) vehicle loading or parking area;          (iv) an area for the display, handling, operation, manufacturing, processing, servicing, repair, or storage of any animal, equipment, goods, plant, materials, vehicle, or waste;          (v) an area for the gathering of people, including for entertainment, community event, performance, sport or for a spectator facility;</p>	<p><b>P1</b>          The location of development must –          (a) minimise likelihood for conflict, constraint or interference from sensitive use on land in an adjoining zone; and          (b) minimise likely impact on the amenity of the sensitive use on land in an adjoining zone</p>	<p>The proposal relies upon the Performance Criteria. The site is adjacent to the General Residential Zone to the north. The existing building is setback 2.8m from the boundary. The use is existing and the proposed development does not represent a substantial intensification.</p>



<p>(vi) a sign orientated to view from land in another zone; or</p> <p>(vii) external lighting for operational or security purposes; and</p> <p>(c) a building with an elevation to a zone boundary to which this clause applies must be contained within a building envelope determined by –</p> <p>(i) the setback distance from the zone boundary as shown in the Table to this Clause; and</p> <p>(ii) projecting upward and away from the zone boundary at an angle of 45° above the horizontal from a wall height of 3.0m at the setback distance from the zone boundary; and</p> <p>(d) the elevation of a building to a zone boundary must not contain an external opening other than an emergency exit, including a door, window to a habitable room, loading bay, or vehicle entry</p>		
--	--	--

#### 20.4.6 Subdivision – Not applicable

#### Codes

E1 Bushfire-Prone Areas Code – Not Applicable

E2 Airport Impact Management Code – Not Applicable

E3 Clearing and Conversion of Vegetation Code – Not applicable.

E4 Change in Ground Level Code

This Code applies to a change in ground level of 1m or more is to occur. The proposal does not propose a change in ground level of a 1m. Please refer to the included section.

E5 Local Heritage Code – Not Applicable

E6 Hazard Management Code – Not Applicable

E7 Signs Code

The following new Signage is proposed:

- 4 product bill boards;
- 1 additional pole sign, 5m in height; and





- Directional signage.
- Other exiting signage will be relocated onto to extension.

The amount of signage is more than 10m<sup>2</sup>. The proposed signage scheme relies upon P1 of clause E7.6 Development Standards.

The signage scheme proposed is appropriate for a building with two frontages. It will not result in unsafe conditions for passing vehicles or vessels.

*E8 Telecommunications Code – Not Applicable*

*E9 Traffic Generating Use and Parking Code*

The proposal complies with the Code. The code requires a Bottle shop:

- (a) 1 x space / 30m<sup>2</sup> gross floor area if no drive-through; or
- (b) drive-through lane with capacity for 1 x space / 30m<sup>2</sup> gross floor area.

The bottle shop has a gross floor area of 188m<sup>2</sup>, therefore 6 carparking spaces are required.

In addition to the drive through, 5 spaces are provided under cover. Additional car parking is available on the southern side of the site. .

*E10 Water and Waterways Code* - This code is not applicable. E10.2.1 (a) makes the code applicable to any use or development within 30m of a water body, or on land within 30m of a high water mark of a shoreline, or wholly or partially in, over, on or under a water body. None of these triggers apply to the proposal. The subject site is located more than 30m from the Mersey River.

*E11 Devonport Reserved Residential Land Code – Not applicable.*

## 6. Conclusion

This application is made in accordance with Section 57 of the Land Use Planning and Approvals Act, 1993. This submission is to be read in conjunction with all plans provided.

This submission demonstrates that the proposed redevelopment of the Argosy Bottle shop is able to comply with the development standards applicable in the zone and codes, in particular where the proposal relies upon the performance criteria.



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



APPROVED - FROM 21 FEB 1984	CONVERSION PLAN	REGISTERED NUMBER D. 22329
ACTING DEPUTY RECORDER OF TITLES <i>J. Brown</i>	GRANTEE PART OF LOT 181, 460'0"0" GTD. TO ROBERT STEWART	
FILE NUMBER Y 1904	S.L. 20-2-84	

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF DEVONPORT

LAND DISTRICT OF

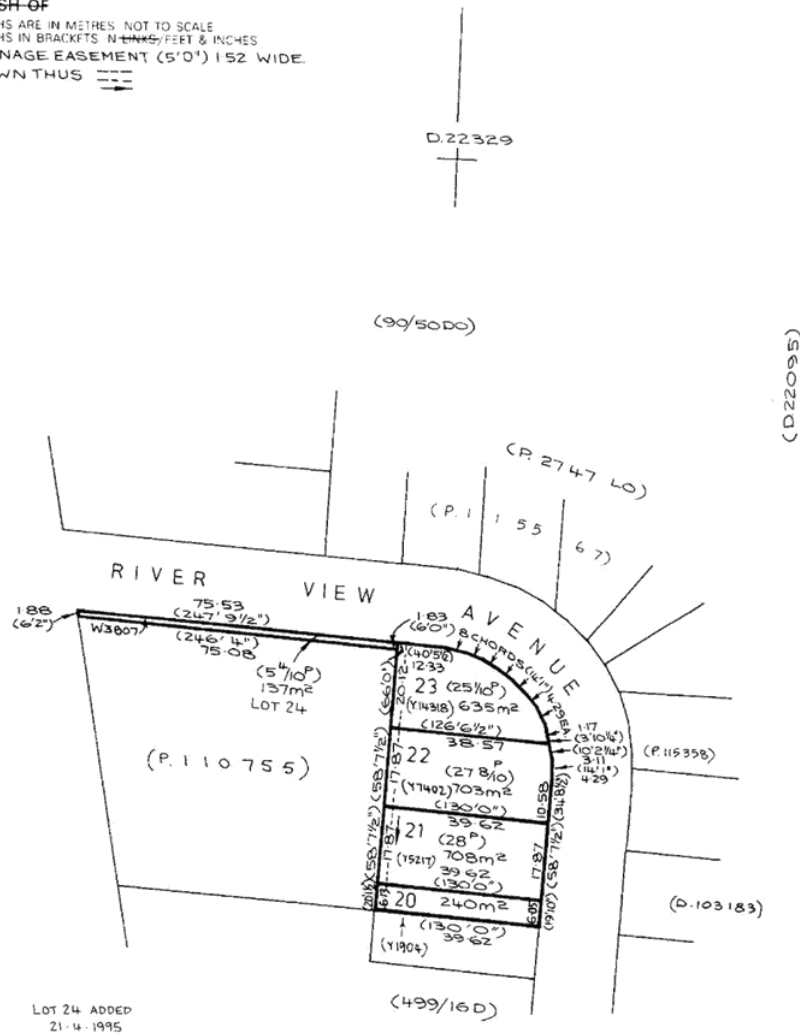
PARISH OF

LENGTHS ARE IN METRES, NOT TO SCALE

LENGTHS IN BRACKETS ARE IN FEET &amp; INCHES

DRAINAGE EASEMENT (5'0") 152 WIDE.

SHOWN THUS







## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

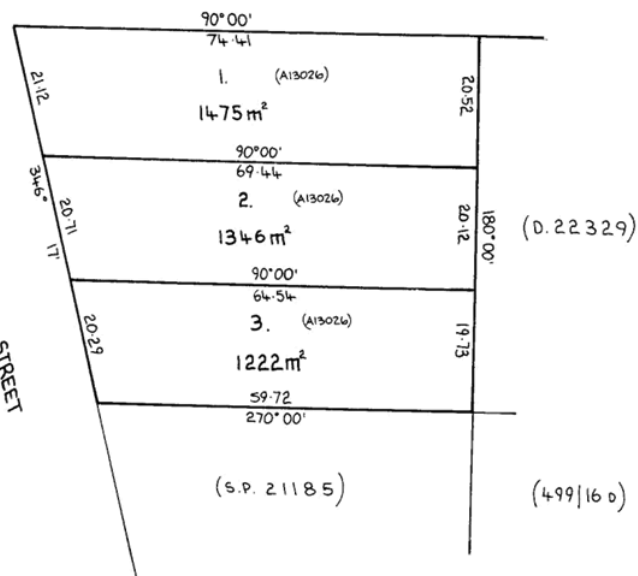


OWNER L.T. ACT 1980		PLAN OF TITLE		REGISTERED NUMBER	
FOLIO REFERENCE A13026				P 110755	
GRANTEE PART OF LOT 181, 460AC GTD TO ROBERT STEWART		LOCATION CITY OF DEVONPORT		APPROVED 12 APR 1994 <i>Michael Olin</i> Recorder of Titles	
COMPILED FROM 27/86 D.O. (FIRSTLY)		COMPILED BY 30/8 D.O. (2NDLY & 3RDLY)		SCALE 1:600 LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 46	LAST UPI No. 10243-10245	LAST SURVEY PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

~~BALANCE PLAN~~

(D105085)

RIVERVIEW AVE

MERSEY  
RIVERTARLETON  
STREETPD  
K9172



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

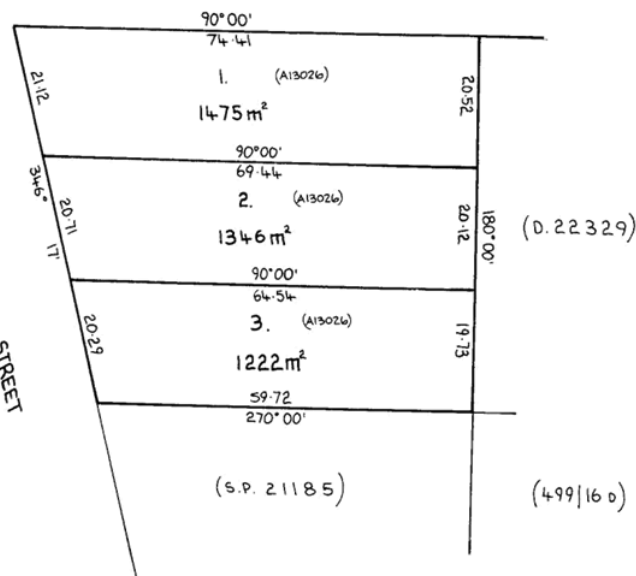


OWNER L.T. ACT 1980		PLAN OF TITLE		REGISTERED NUMBER
FOLIO REFERENCE A13026		LOCATION CITY OF DEVONPORT		P 110755
GRANTEE PART OF LOT 181, 460AC GTD TO ROBERT STEWART		COMPILED FROM 27/86 D.O. (FIRSTLY) COMPILED BY 30/8 D.O. (2NDLY & 3RDLY)		APPROVED 12 APR 1994 <i>Michael Olin</i> Recorder of Titles
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~~BALANCE PLAN~~

(D105085)

RIVERVIEW AVE

MERSEY  
RIVERTARLETON  
STREETPD  
10172



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

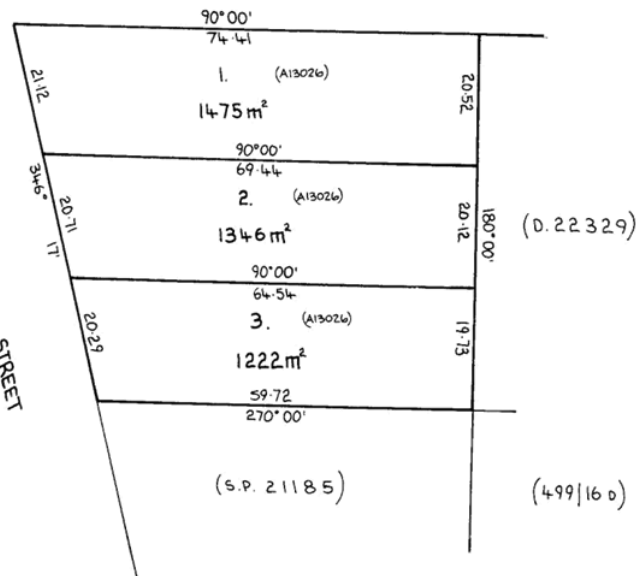


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~~BALANCE PLAN~~

(D105085)

RIVERVIEW AVE

MERSEY  
RIVERTARLETON  
STREETPD  
K9172

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 22329	FOLIO 24
EDITION 4	DATE OF ISSUE 21-May-2014

SEARCH DATE : 11-Oct-2017

SEARCH TIME : 12.44 PM

DESCRIPTION OF LAND

City of DEVONPORT  
Lot 24 on Diagram 22329  
Being the land described in Conveyance 51/9396  
Derivation : Part of 460-0-0 Granted to R. Stewart  
Derived from W3807

SCHEDULE 1

C574804 TRANSFER to DONOJ PTY LTD Registered 19-Jan-2005 at  
12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
D128851 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 21-May-2014 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 110755	FOLIO 1
EDITION 6	DATE OF ISSUE 21-May-2014

SEARCH DATE : 11-Oct-2017

SEARCH TIME : 12.46 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 1 on Plan 110755

Derivation : Part of Lot 181, 460 Acres Gtd. to Robert Stewart

Derived from A13026

SCHEDULE 1

C574804 TRANSFER to DONOJ PTY LTD Registered 19-Jan-2005 at  
12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

48/5389 CONVEYANCE: Benefiting Easement: Right to pass and  
repass over any roadway that R P Harvey may construct  
and which abutts on or adjoins any boundary of the  
said Lot 1

D128851 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 21-May-2014 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 110755	FOLIO 2
EDITION 6	DATE OF ISSUE 21-May-2014

SEARCH DATE : 11-Oct-2017

SEARCH TIME : 12.47 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 2 on Plan 110755

Derivation : Part of Lot 181, 460 Acres Gtd. to Robert Stewart

Derived from A13026

SCHEDULE 1

C574804 TRANSFER to DONOJ PTY LTD Registered 19-Jan-2005 at  
12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

D128851 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 21-May-2014 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 110755	FOLIO 3
EDITION 6	DATE OF ISSUE 21-May-2014

SEARCH DATE : 11-Oct-2017

SEARCH TIME : 12.49 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 3 on Plan 110755

Derivation : Part of Lot 181, 460 Acres Gtd. to Robert Stewart

Derived from A13026

SCHEDULE 1

C574804 TRANSFER to DONOJ PTY LTD Registered 19-Jan-2005 at  
12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

D128851 MORTGAGE to Australia and New Zealand Banking Group  
Limited Registered 21-May-2014 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ARGOSY MOTOR INN  
221 TARLETON ST. EAST DEVONPORT  
BOTTLESHOP EXTENSION

[illegible]

EXISTING BUILDING = 312.00m<sup>2</sup> (33.57 SQ.)  
EXISTING CANOPY = 178.00m<sup>2</sup> (19.15 SQ.)  
EXISTING STORE = 66.50m<sup>2</sup> ( 7.15 SQ.)  
PROPOSED BUILDING = 207.80m<sup>2</sup> (22.36 SQ.)  
PROPOSED CANOPY = 106.80m<sup>2</sup> (11.50 SQ.)

BUSH FIRE LEVEL	—
ENERGY EFFICIENCY	—
SITE CLASSIFICATION	—
WASTE WATER	—

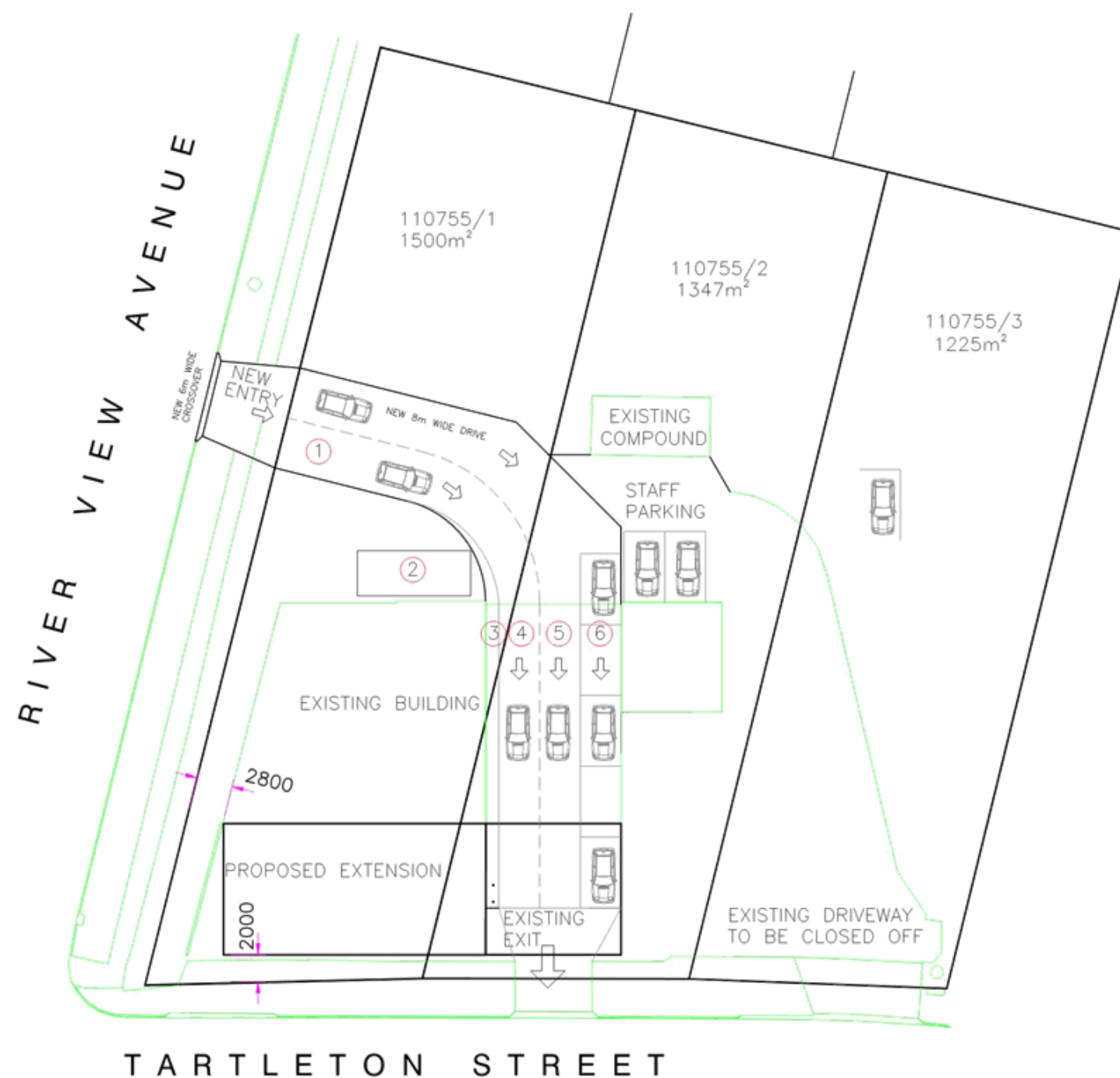
TITLE REFERENCE	110755/1,2&3
WIND CLASSIFICATION	N2 – ASSUMED
SOIL CLASSIFICATION	M – ASSUMED
CLIMATE ZONE	7
BAL LEVEL	–

**YAXLEY**  
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Fax: (03) 64370789  
Email: [brian@yaxleydrafting.com](mailto:brian@yaxleydrafting.com)  
TCC Accreditation No. CC7068

DATE	JUL 17
DRAWN	B.J.Y.
CHECKED	.
SHEET SIZE	A3
SCALE	1 : 100

DRAWING No. 217022-1 of 8

REV. 0	DATE JUL 17
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### LEGEND

- ① - 8m WIDE ACCESS
- ② - 8.8m LONG x 3.5m WIDE SERVICE BAY
- ③ - 1m WIDE PEDESTRIAN WALKWAY
- ④ - EXPRESS LANE
- ⑤ - EXPRESS LANE
- ⑥ - BROWSING LANE (5 SPACES)

FOR FULL DETAILS OF REPORT  
REFER TO GHD TRAFFIC ASSESSMENT  
DECEMBER 2017

REV.	AMENDMENT	DATE

TITLE DRAWING

## SITE PLAN

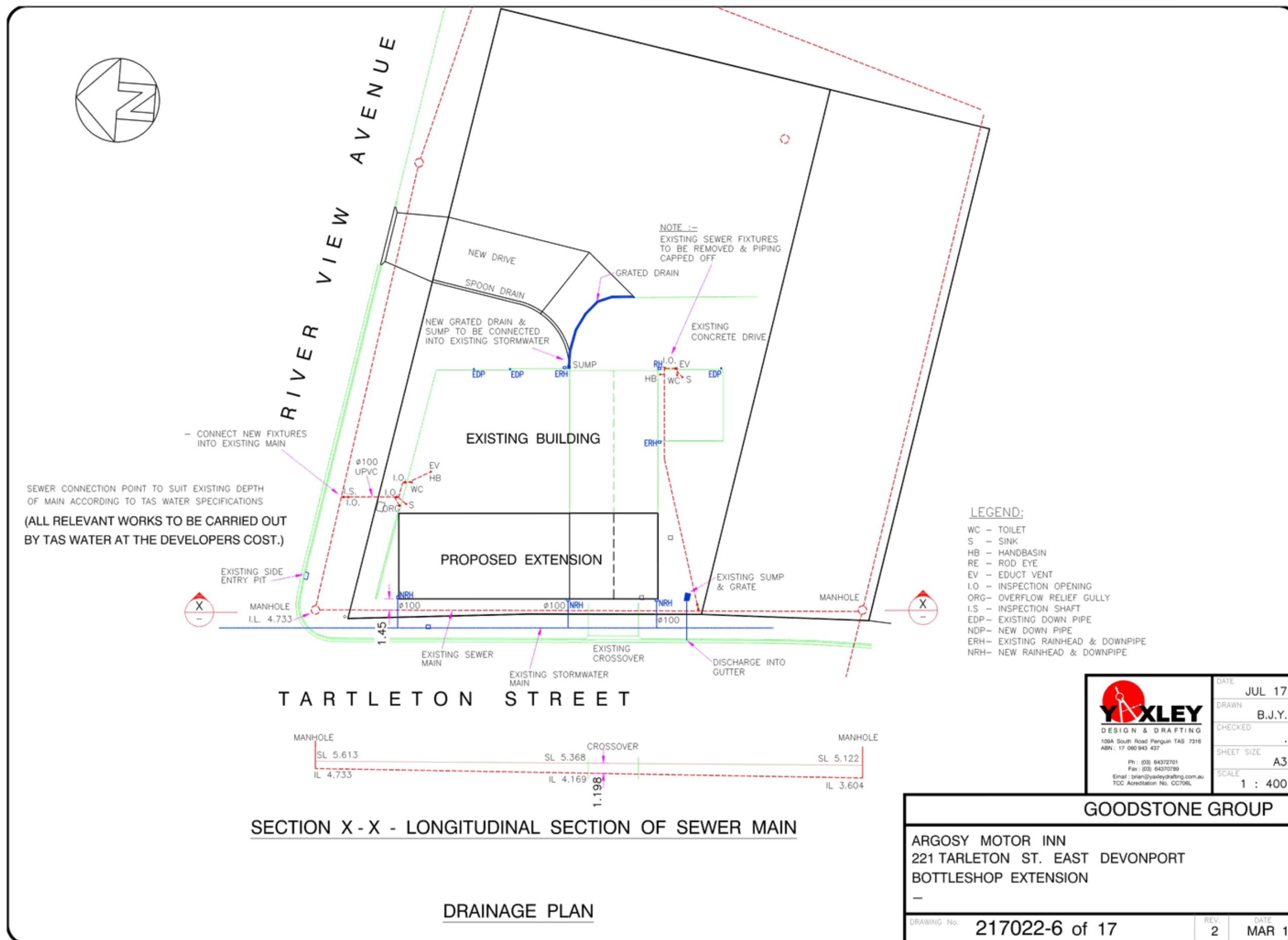


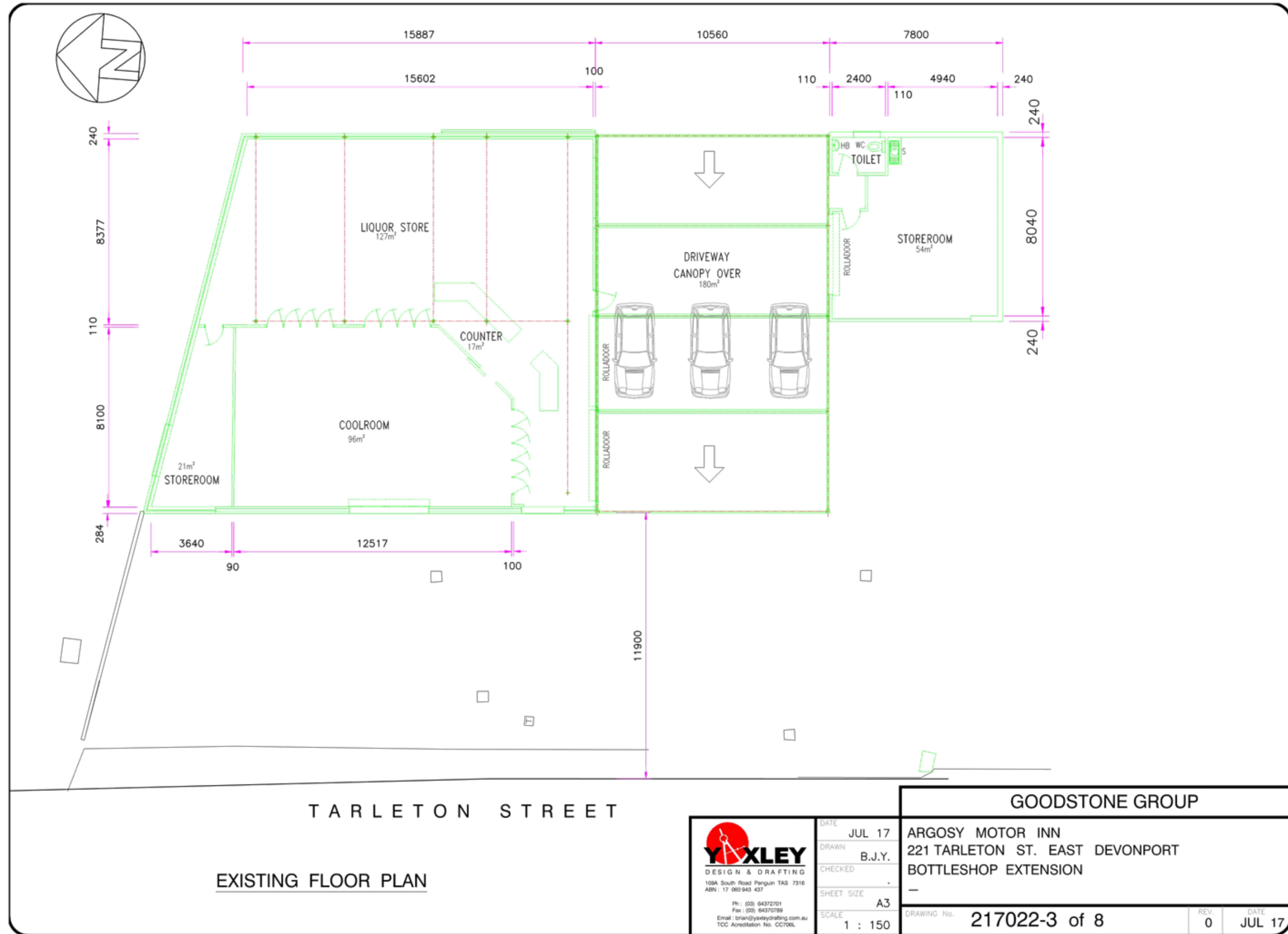
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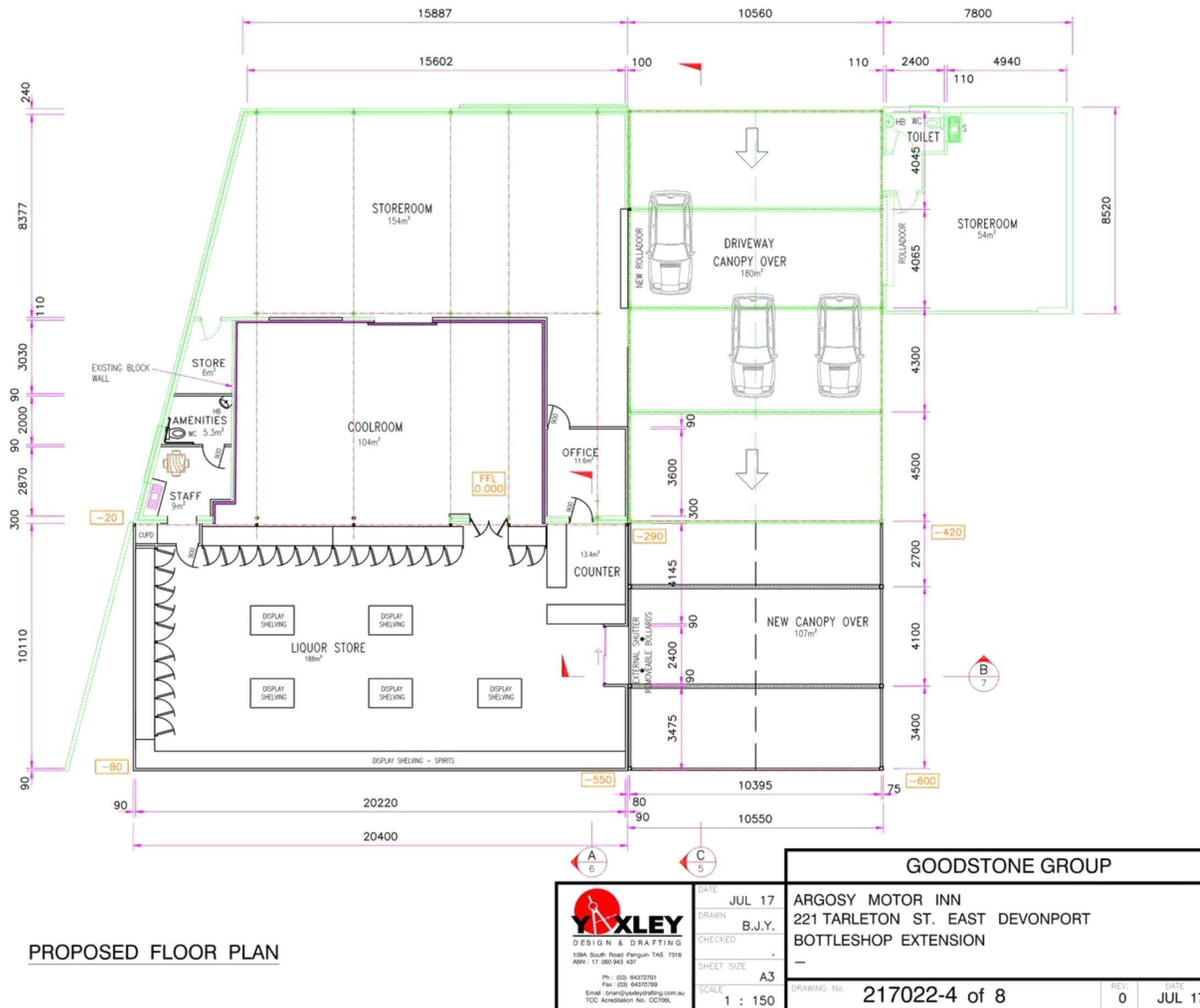
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GOODSTONE GROUP		
ARGOSY MOTOR INN 221 TARLETON ST. EAST DEVONPORT BOTTLESHOP EXTENSION —		
DRAWING No.	217022-2 of 17	REV. 1 DATE DEC 1





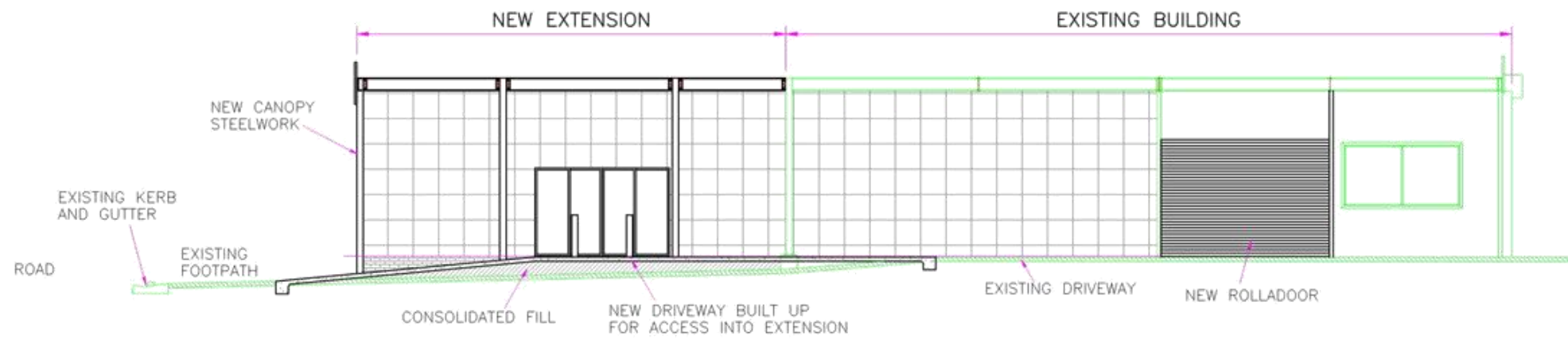




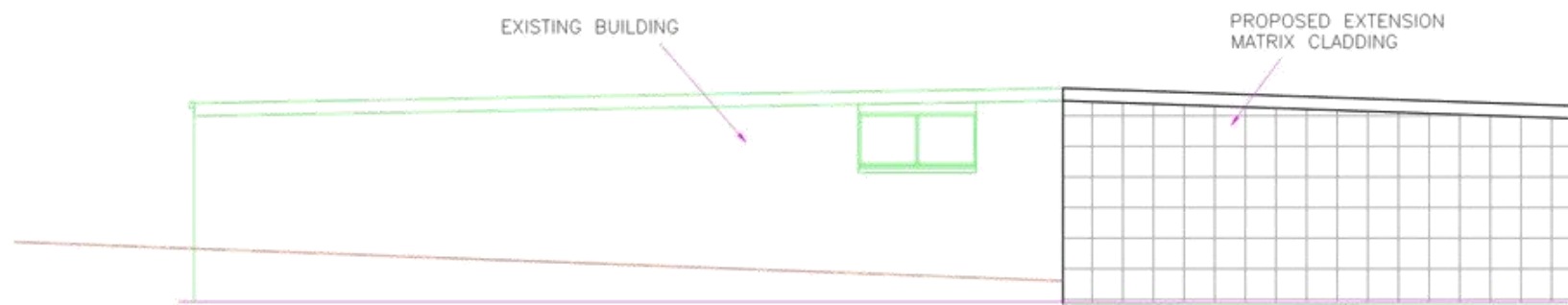




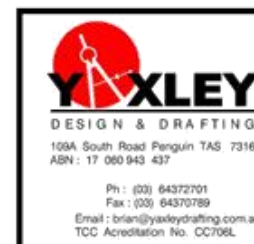
WESTERN ELEVATION



SOUTHERN ELEVATION

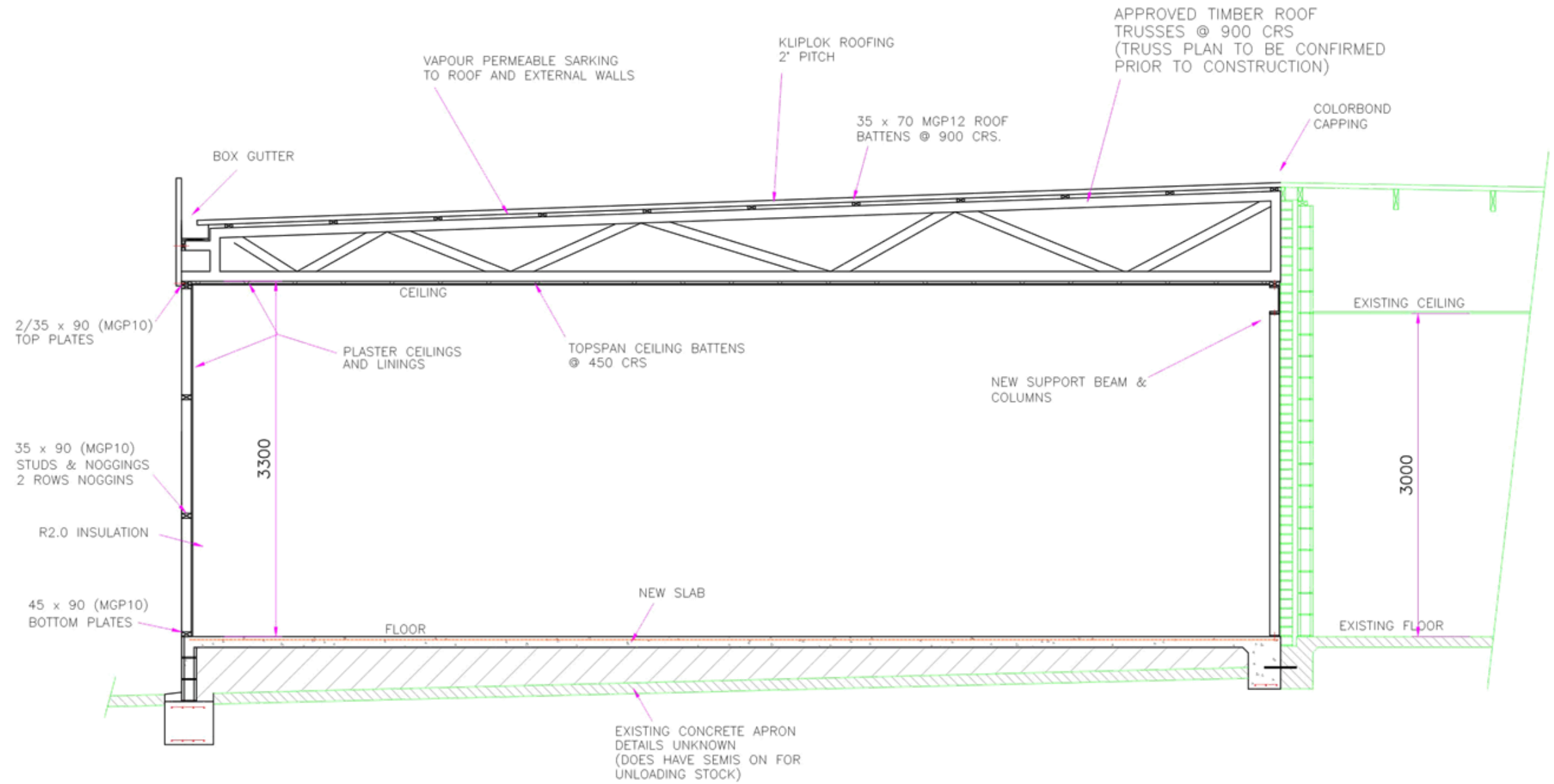


NORTHERN ELEVATION



DATE	JUL 17
DRAWN	B.J.Y.
CHECKED	
SHEET SIZE	A3
SCALE	1 : 125

GOODSTONE GROUP		
ARGOSY MOTOR INN 221 TARLETON ST. EAST DEVONPORT BOTTLESHOP EXTENSION		
DRAWING No.	217022-5 of 8	REV. 0
		DATE JUL 17

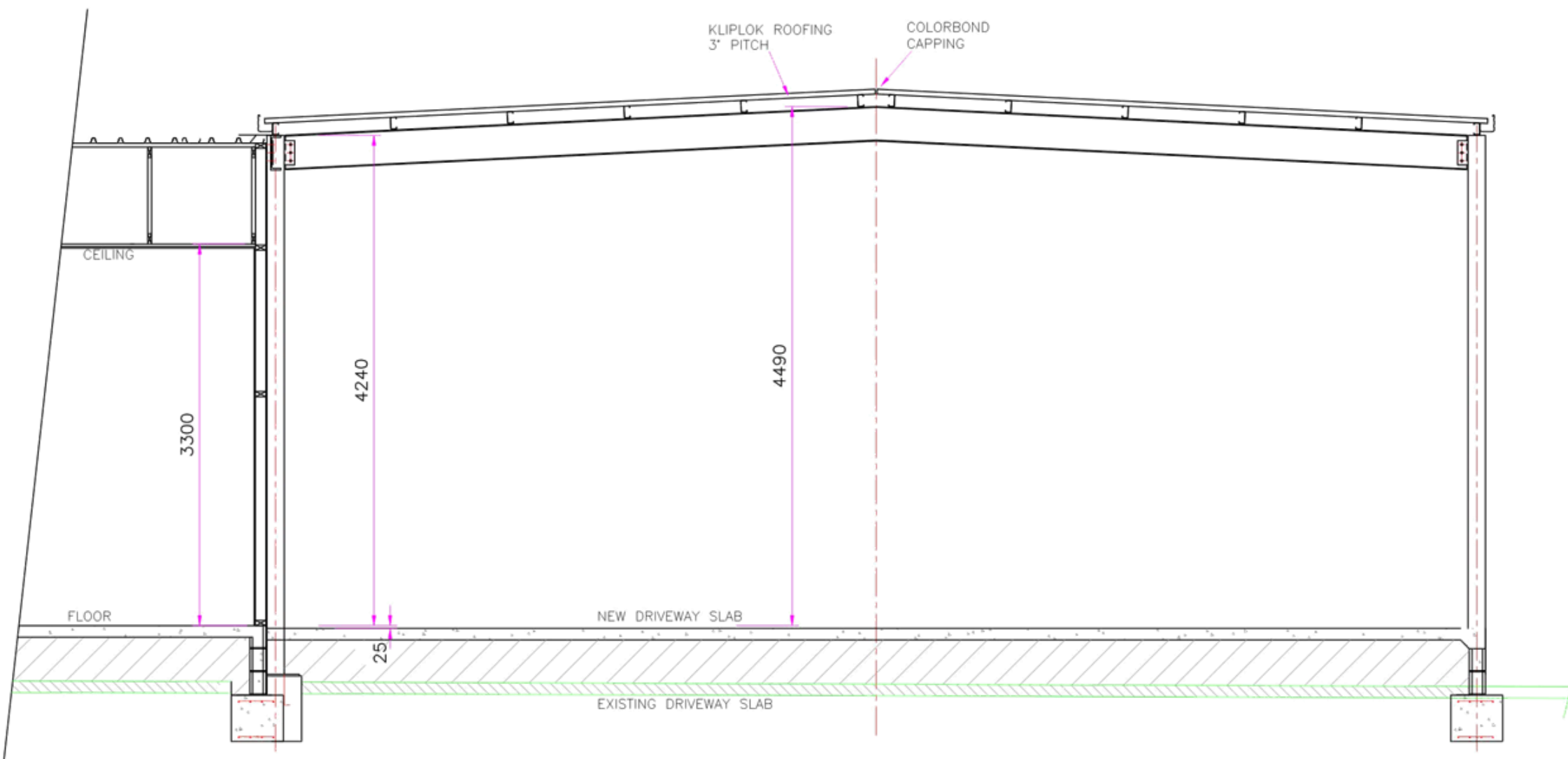


SECTION A  
1:40 4

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TCC Accreditation No. CC706L

DATE	JUL 17
DRAWN	B.J.Y.
CHECKED	
SHEET SIZE	A3
SCALE	1 : 40

GOODSTONE GROUP			
ARGOSY MOTOR INN 221 TARLETON ST. EAST DEVONPORT BOTTLESHOP EXTENSION			
DRAWING No.	217022-6 of 8	REV.	0
		DATE	JUL 17

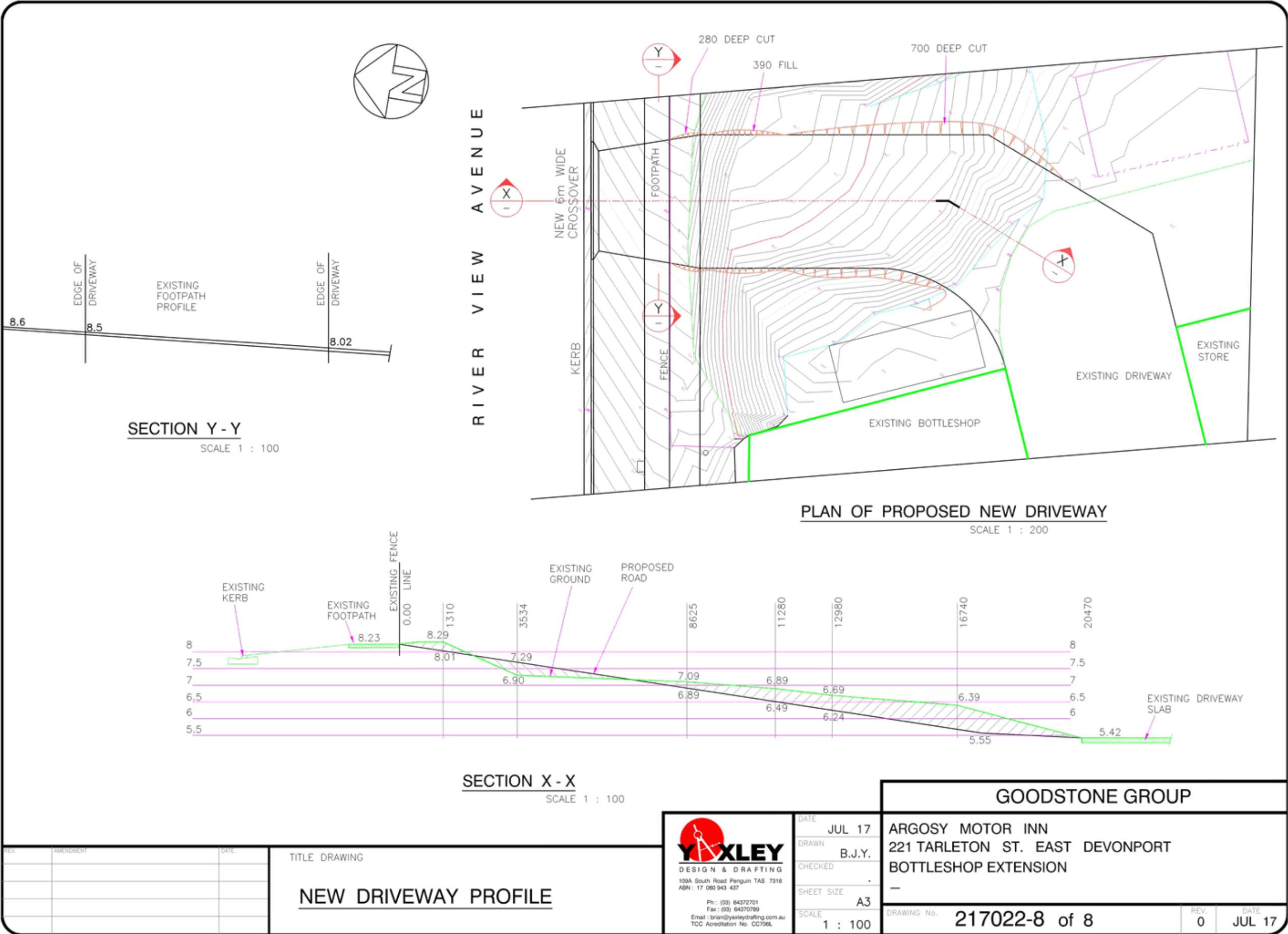


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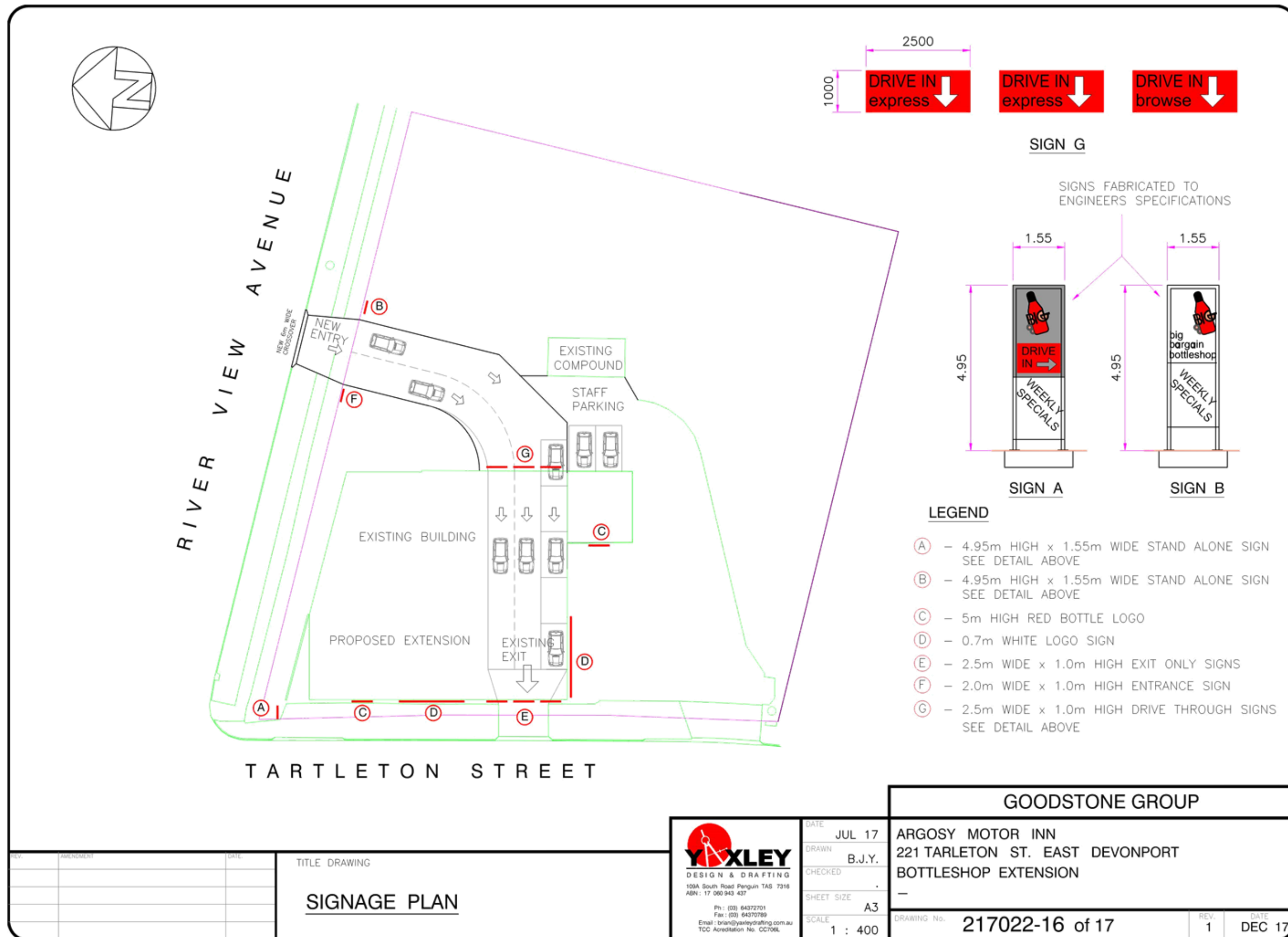
**YAXLEY**  
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TCC Accreditation No. CC706L

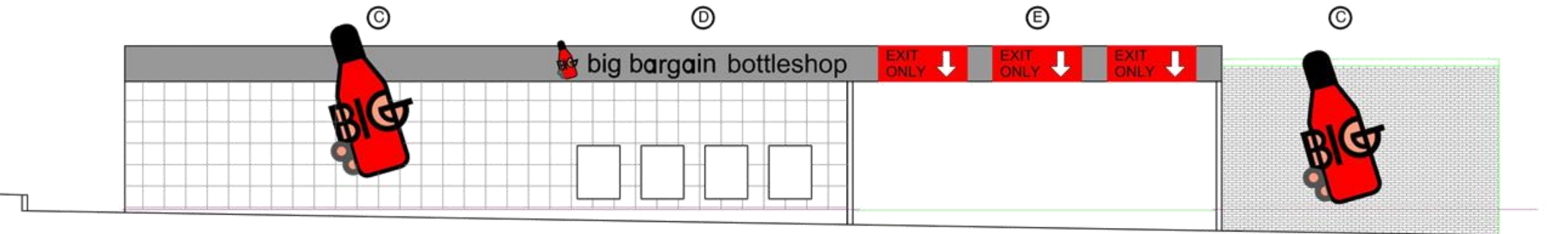
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GOODSTONE GROUP		
ARGOSY MOTOR INN 221 TARLETON ST. EAST DEVONPORT BOTTLESHOP EXTENSION		
DRAWING No.	217022-7 of 8	REV. 0
		DATE JUL 17

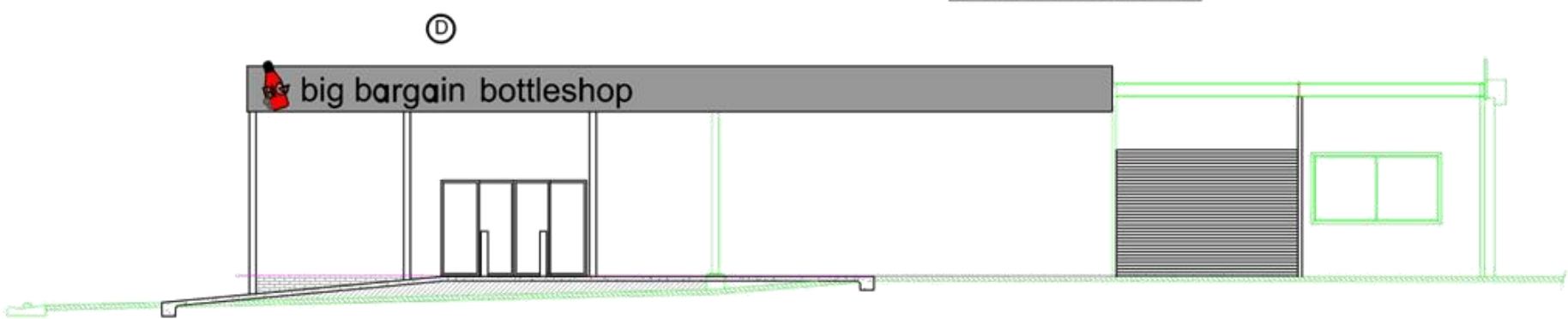




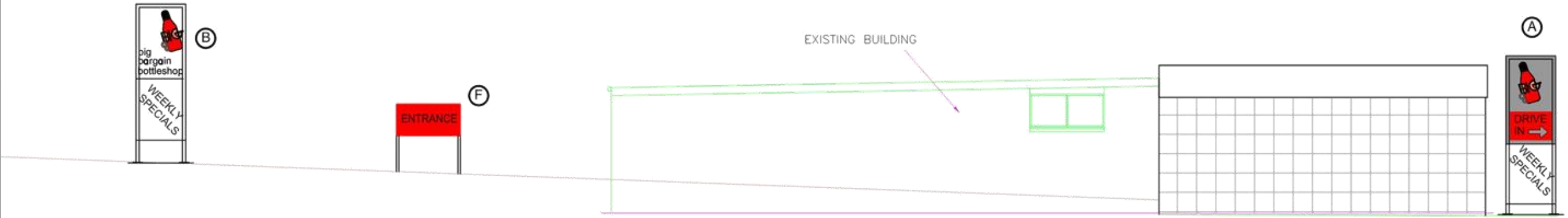




WESTERN ELEVATION




SOUTHERN ELEVATION



NORTHERN ELEVATION

SIGNAGE ELEVATIONS



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DATE	JUL 17
DRAWN	B.J.Y.
CHECKED	
SHEET SIZE	A3
SCALE	1 : 125

GOODSTONE GROUP		
ARGOSY MOTOR INN 221 TARLETON ST. EAST DEVONPORT BOTTLESHOP EXTENSION		
DRAWING No.	217022-17 of 17	REV. 1 DATE DEC 17





big bargain  
bottleshop

## Argosy Motor Inn - Signage Mockups



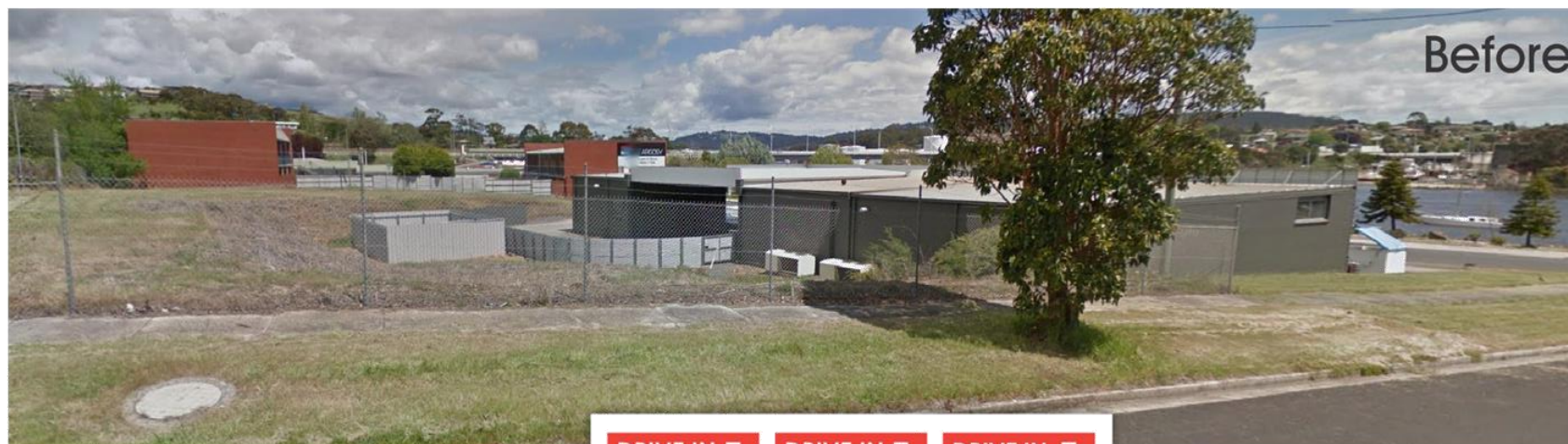
Before



After



## Argosy Motor Inn - Signage Mockups







big bargain  
bottleshop

## Argosy Motor Inn - Signage Mockups





**big bargain  
bottleshop**

## Argosy Motor Inn - Signage Mockups







## Argosy Motor Inn - Signage Mockups



Before



Pylon sign double sided with lightbox at top



DRIVE IN →



After



WATER | ENERGY & RESOURCES | ENVIRONMENT | PROPERTY & BUILDINGS | TRANSPORTATION

## Table of contents

1.	Introduction.....	1
1.1	Background.....	1
1.2	Purpose of This Report.....	1
1.3	Scope and Limitations.....	1
1.4	Subject Site.....	1
1.5	Referenced Materials.....	2
2.	Existing Conditions.....	3
2.1	Site Layout.....	3
2.2	Transport Network.....	3
2.3	Road Safety Performance.....	5
3.	Proposal.....	7
3.1	Proposed Redevelopment.....	7
3.2	Traffic Generation.....	8
3.3	Traffic Distribution.....	8
4.	Car Parking Assessment.....	9
4.1	Site Access Arrangements.....	9
4.2	Service Vehicle Access.....	9
4.3	Pedestrian Access.....	9
4.4	Car Parking Supply.....	9
4.5	Car Park Design.....	9
5.	Transport Impacts.....	10
5.1	Traffic Efficiency.....	10
5.2	Road Safety.....	11
6.	Conclusion.....	12

## Table index

Table 1	Crash History (2012 to 2017).....	6
Table 2	Adopted Traffic Generation.....	8
Table 3	Traffic Distribution.....	8

## Figure index

Figure 1	Subject Site.....	2
Figure 2	Existing Site Layout.....	3



Figure 3 Tarleton Street (Looking North) .....4

Figure 4 Tarleton Street (Looking South).....4

Figure 5 Tarleton Street Traffic Volumes (2016).....5

Figure 6 Proposed Site Plan .....7

Figure 7 Tarleton Street / Riverview Avenue Turning Movements .....10

Figure 8 Turn Lane Warrant Assessment .....10

Appendices

Appendix A – Swept Path Assessment

# 1. Introduction

## 1.1 Background

GHD were engaged by The Goodstone Group to prepare a Transport Impact Assessment for the proposed redevelopment of the Argosy Motor Inn Big Bargain Bottle Shop, East Devonport.

## 1.2 Purpose of This Report

The purpose of this report is to investigate the potential traffic and road safety impacts of the proposal in the context of the existing road network.

## 1.3 Scope and Limitations

This report has been prepared by GHD for The Goodstone Group and may only be used and relied on by The Goodstone Group for the purpose agreed between GHD and the The Goodstone Group as set out in this report.

GHD otherwise disclaims responsibility to any person other than The Goodstone Group arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

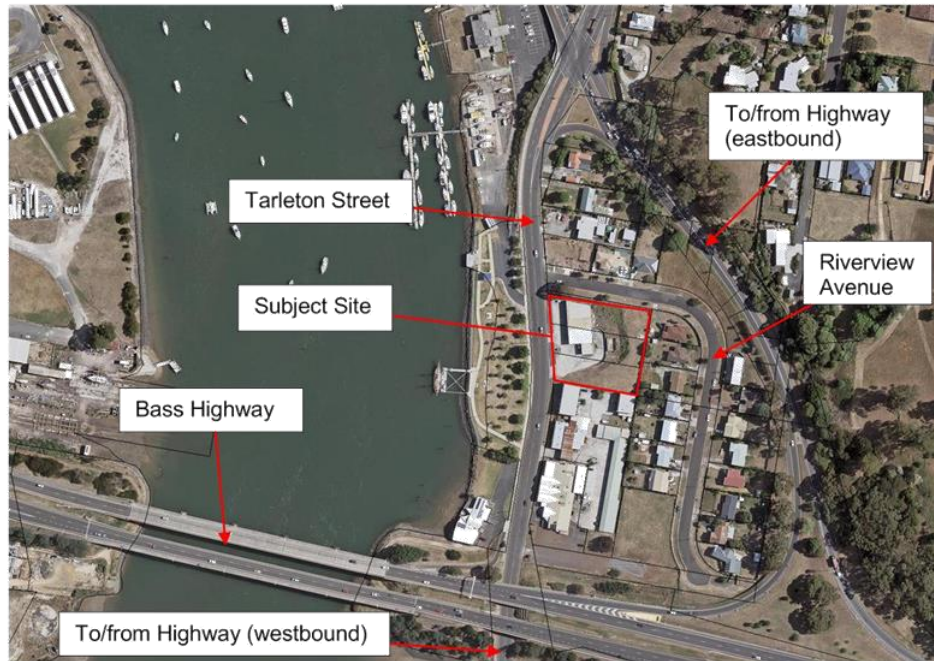
The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by The Goodstone Group and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

## 1.4 Subject Site

The subject site is the existing Big Bargain Bottle Shop, located at the northern end of 215-221 Tarleton Street, East Devonport, on the corner of Tarleton Street and Riverview Avenue. The site and surrounds are presented in Figure 1.



**Figure 1 Subject Site**

Base imagery obtained from TheLIST © State of Tasmania

## 1.5 Referenced Materials

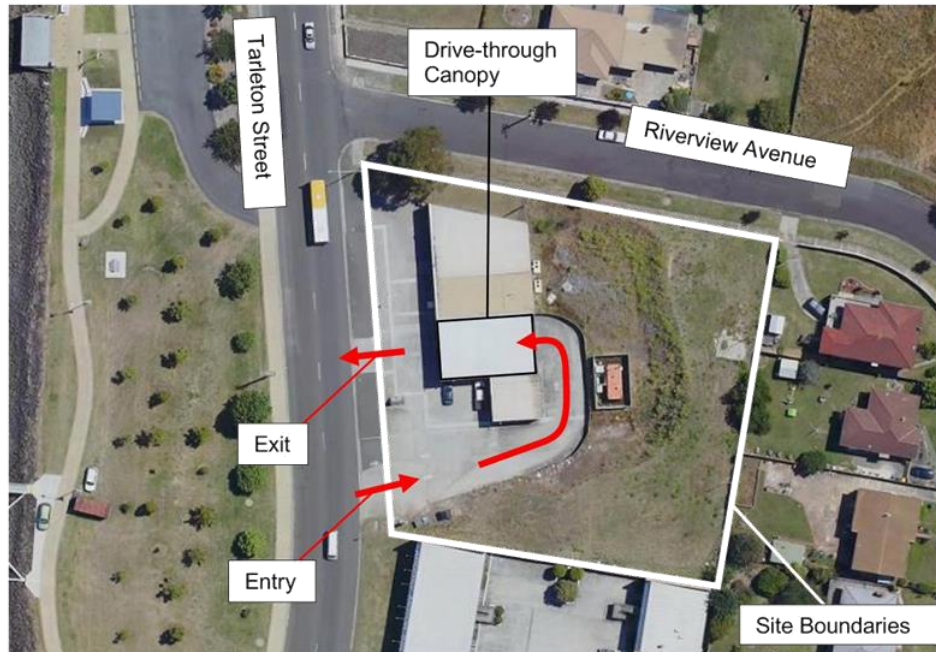
A number of documents and materials were referred to during the preparation of this report including the following:

- *Devonport Interim Planning Scheme 2013* (the Planning Scheme)
- *Devonport Road Network Strategy 2016*
- Australian / New Zealand Standard, AS/NZS 2890.1, *Parking facilities – Part 1: Off-street car parking*, 2004
- Australian Standard, AS/NZS 2890.2, *Parking facilities – Part 2: Off-street commercial vehicle facilities*, 2002

## 2. Existing Conditions

### 2.1 Site Layout

The site has two existing accesses on Tarleton Street, with entry and exit separated by approximately 11 metres. The existing site layout is shown in Figure 2.



**Figure 2 Existing Site Layout**

Base image source: LISTMap, DPI/PWE

### 2.2 Transport Network

For the purpose of this assessment the transport network comprises the following roads:

- Tarleton Street
- Riverview Avenue

Each of the above roads are examined in detail in the following sections.

#### 2.2.1 Tarleton Street

Tarleton Street is identified as an Arterial road in the *Devonport Road Network Strategy 2016*. It connects from the westbound Bass Highway interchange ramps (south of the Highway) to Melrose Street at the northern end of East Devonport. The eastbound Bass Highway interchange ramps connect to Tarleton Street and Wright Street at a signalised intersection located approximately 150 metres north of the subject site. Tarleton Street also provides the sole access road for the residential suburb of Ambleside, located south of Bass Highway.

Tarleton Street is a two-way, two-lane road with a width of around 12 metres. Footpaths are provided on both sides of Tarleton Street north of the subject site, and along the site frontage, and on the western side of the road only, to the south of the subject site. The posted speed limit is 60 km/h.



The view along Tarleton Street looking north and south from the subject site frontage is provided in Figure 3 and Figure 4.



**Figure 3 Tarleton Street (Looking North)**

Photo obtained from Google Earth Pro © 2017 Google, imagery date November 2016



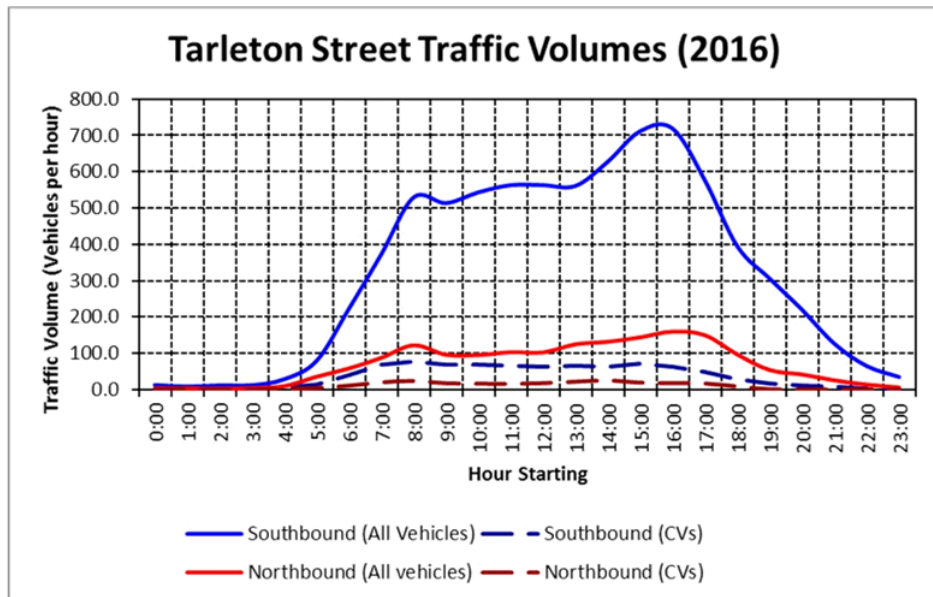
**Figure 4 Tarleton Street (Looking South)**

Photo obtained from Google Earth Pro © 2017 Google, imagery date November 2016

Traffic count data provided by Devonport City Council suggests that the section of Tarleton Street, between Riverview Avenue and Wright Street, carries around 9,500 vehicles per day with a two-way peak traffic flow of up to 880 vehicles per hour in the evening peak period. There is a heavy directional flow in the *southbound* direction due to the nature of the Bass Highway interchange. Traffic travelling between East Devonport and Devonport would typically use this section of Tarleton Street in the southbound direction.

Commercial vehicles (Austroads Class 4 and above) make up around 12% of all northbound traffic and 10% of all southbound traffic.

The daily traffic profile is provided in Figure 5.



**Figure 5 Tarleton Street Traffic Volumes (2016)**

Data obtained from Devonport City Council, collected November 2016

### 2.2.2 Riverview Avenue

Riverview Avenue is a minor residential cul-de-sac connecting to Tarleton Street and providing access to 17 dwellings. It has a width of around 7.5 metres and footpaths are provided on both sides of the road. Traffic volume data was not available for Riverview Avenue, however based on a nominal rate of 10 vehicles per dwelling per day, traffic volumes are likely in the order of 170 vehicles per day, with 17 vehicle movements per hour during peak periods.

### 2.3 Road Safety Performance

Crash data was obtained from the Department of State Growth for the most recent 5 year time period (1 November 2012 to 30 September 2017) for Tarleton Street, between River Road and Wright Street, and for the full length of Riverview Avenue. The results are presented in Table 1.

**Table 1    Crash History (2012 to 2017)**

Location	Number of Crashes		Dominant Crash Type(s)
	Total	Casualty	
River Road / Tarleton Street	2	2	Right turning (2)
Tarleton Street (Mid-block)	7	2	Rear end (3), Off carriageway (2)
Wright Street / Tarleton Street	11	4	Rear end (8)
<b>Total</b>	<b>20</b>	<b>8</b>	

The crash rates are considered representative of the high traffic volumes using Tarleton Street, particularly to connect to and from Bass Highway and does not indicate any specific road safety deficiencies associated with the existing road environment or the operation of the existing bottle shop.



### 3. Proposal

#### 3.1 Proposed Redevelopment

The proposed redevelopment involves extending the existing bottle shop and modifying access arrangements such that entry to the drive-through is via Riverview Avenue, rather than Tarleton Street. The existing exit point on Tarleton Street would be retained.

A site plan of the proposed development is provided in Figure 6.



**Figure 6 Proposed Site Plan**

Source: Yaxley Design & Drafting, Bottleshop Extension Site Plan, Rev 0, July 17

The labelled features are as follows:

1. 8 m wide access
2. 8.8 m long x 3.5 m wide service bay
3. 1 m wide pedestrian walkway
4. Express lane
5. Express lane
6. Browsing lane (5 spaces)

### 3.2 Traffic Generation

There are no recognised, survey-based sources for the traffic generation of drive-through bottle shops in Australia. The RMS publication, *Guide to Traffic Generating Developments*, 2002, recommends use of the *ITE Trip Generation Manual* for comparable rates from the United States. However, the most recent version of the Manual does not provide any analytical research for this land use.

GHD have assessed a number of bottle shops around northern Tasmania in recent years, such as West Tamar Highway Riverside and Hobart Road Kings Meadows, which included evening peak hour surveys. It is acknowledged that the traffic generation is dependent on a range of factors including:

- Catchment characteristics
- Frontage road volume
- Trading floor area
- Drive through area

The typical evening peak period traffic generation rate of sites similar to the existing site (trading area of 200 m<sup>2</sup> on an arterial road) is around 70 entries per hour. Daily traffic generation has been assumed at around 5x that during the evening peak period. The proposed development will effectively increase the trading area and drive through area by around 50% compared to the existing situation.

While a full 50% increase in total customers is unlikely due to no major change in the catchment area, it is likely that there would be some increase in traffic generated by the proposed extension due to the increased offerings available at the store with the increased trading area. The Goodstone Group have suggested a modest increase in customers of around 10-15% is expected. For the purpose of this assessment, a 'worst case scenario' of +25% has been adopted resulting in the following traffic generation.

**Table 2 Adopted Traffic Generation**

	Existing	Proposed	Change
Evening Peak	140 vph	175 vph	+35 vph
Daily	700 vpd	875 vpd	+175 vpd

### 3.3 Traffic Distribution

Bottle shops and other drive-in type developments are typically reliant on pass-by traffic for around 50% of overall traffic generation. During the evening peak period, pass-by traffic would typically be travelling from Devonport and therefore would enter the site from the north (left-in) and exit the site either towards East Devonport (right-out) or Ambleside (left-out).

The remainder of traffic (i.e. dedicated trips) would be either to/from the north (East Devonport) or to/from the south (Ambleside).

On the basis of the above, an indicative traffic distribution for the site is as follows:

**Table 3 Traffic Distribution**

Left-in (from North)	Right-out (to North)	Right-in (from South)	Left-out (to South)
40%	40%	10%	10%

## 4. Car Parking Assessment

### 4.1 Site Access Arrangements

The proposed development involves realignment of the existing drive-through to provide entry via a new 6 metre crossover on Riverview Avenue, approximately 40 metres east of the Tarleton Street junction. The proposed arrangements comply with the minimum requirements and design principles detailed in AS2890.1.

Note that it is recommended that the existing entry crossover on Tarleton Street be removed as part of this development to prevent direct entry from Tarleton Street and consolidate all entry to the bottle shop site via Riverview Avenue.

#### 4.1.1 Sight Distance

No changes are proposed for the site exit point. Tarleton Street is straight and there are no major obstructions to sight distance for passing vehicles. The available sight distance is considered to comply with the requirements of AS2890.1 for the prevailing vehicle speeds (85 metres for a frontage road speed of 70 km/h).

### 4.2 Service Vehicle Access

A 3.5 m x 8.8 m service bay is provided for service vehicles in accordance with the requirements of AS2890.2. The swept path for the design vehicle (8.8 metre MRV) has been assessed and is demonstrated in Appendix A.

### 4.3 Pedestrian Access

The proposal provides a 1.0 metre wide footpath between the building entrance and the drive-through with removable bollards provided at the main liquor store entrance. The proposal is considered to provide adequate protection for pedestrians travelling to and from the site.

### 4.4 Car Parking Supply

Table E9.1 of the Planning Scheme gives the following minimum parking space requirements for bottle shops:

- Drive-through lane with capacity for 1 x space / 30 m<sup>2</sup> gross floor area

Given a gross floor area of around 545 m<sup>2</sup>, the parking requirement is 19 spaces. The expanded drive-through provides 5x "stop and browse" parking spaces plus capacity for an additional 8 vehicles within the express lanes. The driveway has capacity to store a further 7-8 vehicles if required. Therefore, the total capacity within the proposed drive-through will be 20-21 parking spaces, which exceeds the requirements of Table E9.1 of the Planning Scheme.

The separation of browsing lanes and express lanes will maximise the turnover and accessibility of convenient car parking spaces within the drive-through.

### 4.5 Car Park Design

It is recommended that the proposed "stop and browse" car parking spaces be fully signed and line-marked with dimensions as follows:

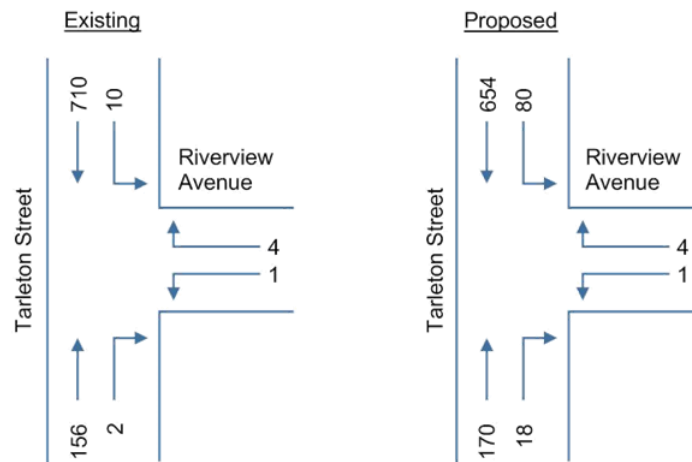
- Width 2.5 metres
- Length 5.4 metres

## 5. Transport Impacts

### 5.1 Traffic Efficiency

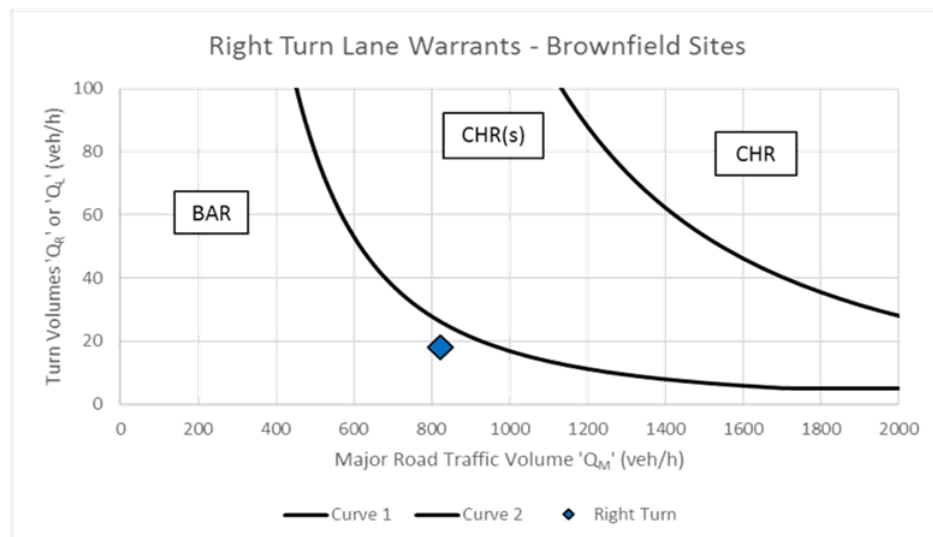
The primary impacts due to the proposed development would be at the intersection of Riverview Avenue and Tarleton Street. Due to the relocation of the entry point from Tarleton Street to Riverview Avenue, there would be a significant increase in the number of turning movements at this junction.

The existing and proposed evening peak hour turning movements are presented in Figure 7.



**Figure 7 Tarleton Street / Riverview Avenue Turning Movements**

The traffic volume warrants for the provision of right turning treatments at existing (brownfield) sites are presented in Figure 8. Based on the warrants, a right turn lane should not be required on Tarleton Street for turns into Riverview Avenue as a result of this proposed development.



**Figure 8 Turn Lane Warrant Assessment**

Source: Sullivan, Arndt & Gough, *Expanded warrants for Unsignalised intersection turn treatments*, 2015, which supersedes the warrants published in the *Austroads Guide to Road Design* (based on Arndt & Troutbeck 2006)

Given that there will be a significant increase in the number of vehicles turning into Riverview Crescent, it is recommended that all statutory line-marking and signage be provided at the Tarleton Street / Riverview Avenue junction including give-way signs, holding line and centre-line. These features will reduce incidence of vehicles cutting the corner while turning into the side road. No-entry and Give-way signage should also be provided at the Tarleton Street exit to ensure traffic flow through the site is one way.

It is unlikely that there would be significant impact on residential amenity (considering traffic volume and traffic noise) for dwellings on Riverview Avenue given the relatively close proximity of the proposed access to the Tarleton Street intersection. There is only one residence (213 Tarleton Street) that might experience increased passing traffic.

## 5.2 Road Safety

No significant detrimental road safety impacts are anticipated for the project. This is based on the following assessment:

- There is sufficient sight distance at the existing egress point to comply with Australian Standard requirements.
- The increase in traffic due to the proposal is negligible in the context of the existing traffic volume and function of Tarleton Street.
- The proposed relocation of the bottle shop entry from Tarleton Street to Riverview Avenue will reduce conflicts on the arterial road by consolidating access points.
- The crash history does not indicate any existing road safety deficiencies that might be exacerbated by the proposed development.

## 6. Conclusion

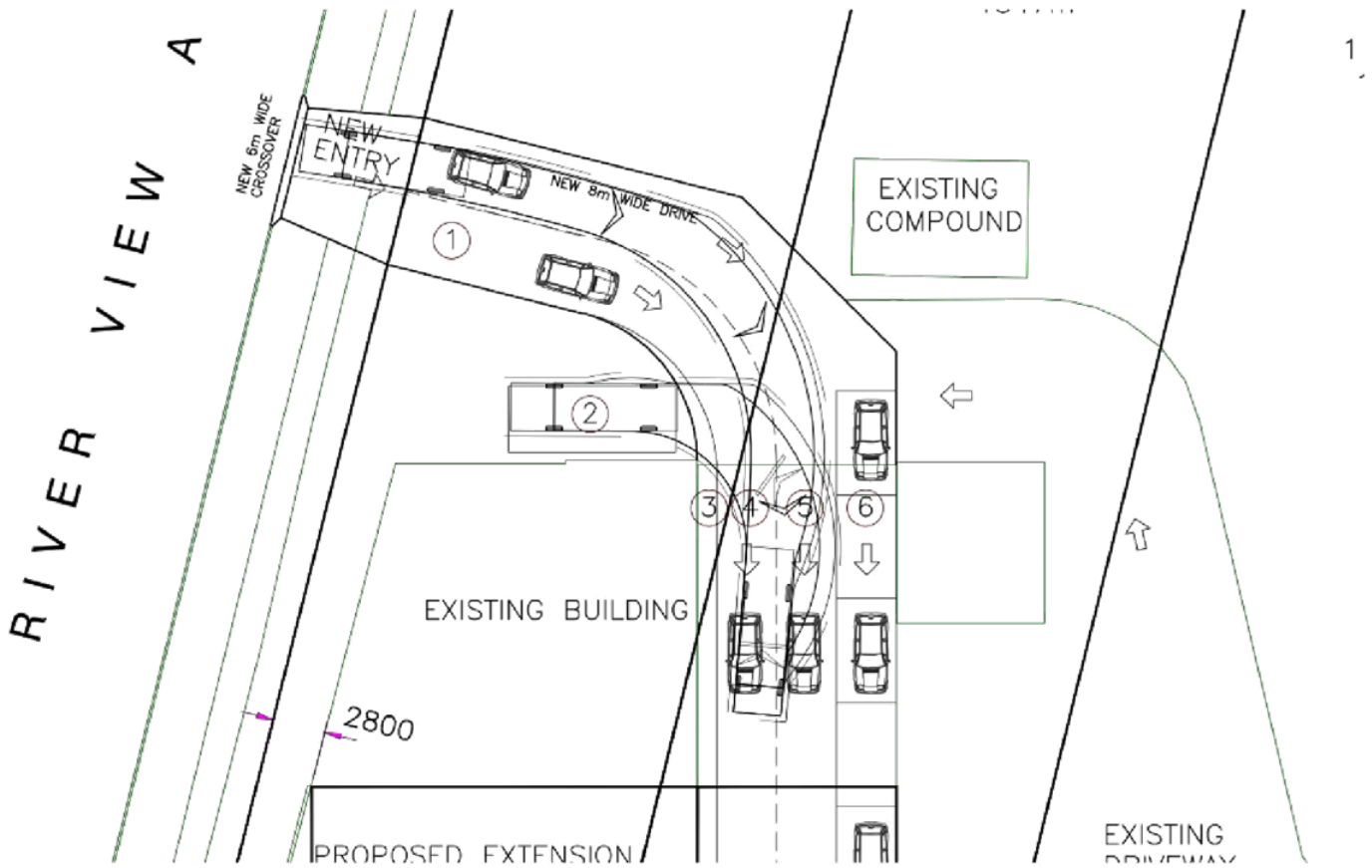
This Transport impact Assessment has investigated the potential traffic and road safety impacts of the proposed extension to the Argosy Motor Inn Bottle Shop. The proposal is supported on traffic grounds subject to the following recommendations:

- The existing entry crossover on Tarleton Street should be removed to prevent direct entry from Tarleton Street and consolidate all entry to the bottle shop via the proposed access on Riverview Avenue.
- The proposed "stop and browse" car parking spaces should be fully signed and line-marked with dimensions as follows:
  - Width                      2.5 metres
  - Length                    5.4 metres



## Appendices

## **Appendix A** – Swept Path Assessment



GHD

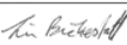
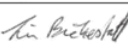
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Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
0	M. Petrusma	T. Bickerstaff		T. Bickerstaff		8.12.17

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Our Ref: (EN-EM-EV-BY-105858\_3: H224132)tm



28 January 2014

Ms Kim Macmillan  
Retail Sales Manager – Australia & New Zealand  
Mobil Oil Australia Pty Ltd  
12 Riverside Quay  
SOUTHBANK VIC 3006

Attention: Luis Eduardo Cifuentes, CTC Program Manager, ExxonMobil Environmental Services

Dear Ms Macmillan

**215-219 TARLETON STREET, EAST DEVONPORT, TASMANIA  
REVOCATION OF ENVIRONMENT PROTECTION NOTICE**

Mobil Oil Australia Pty Ltd has been regulated by the EPA as the person(s) responsible for the contamination at 215-219 Tarleton Street, East Devonport, Tasmania ('the site'). Statutory regulation has been through Environment Protection Notice No. 7578/1 ('the EPN') issued on 27 February 2008.

I acknowledge receipt of your request for revocation of the EPN. The following documents were received in support of your request:

- Letter from Mark Davey, Asia Pacific Commercial Advisor for Mobil entitled *Environmental Protection Notice (EPN 7578/1) Removal Request – 215 - 219 Tarleton Street, East Devonport, Tasmania* and dated 16 December 2013;
- 'No Further Action (NFA) Report – Mobil ID: TN9344 217 – 219 Tarleton Street, East Devonport, Tasmania' prepared by Tonkin & Taylor Environmental Pty Ltd for Kleinfelder Australia Pty Ltd and dated November 2013.

The NFA report has been reviewed in regard to compliance with the EPN. The information provided is considered to have met the requirements of the Final Report as defined in condition 24 of EPN 7578/1.

Based on the information provided and the report's conclusion, I have decided not to take any further regulatory action at the site. This decision does not infer that there are no contaminants in soil and/or groundwater on the site; or some areas off-site. Rather, it is considered that based on the information provided and the current and intended land use(s), the current levels of contaminants do not pose an unacceptable risk to the environment or human health. The EPN has therefore been revoked and a revocation certificate is attached. The EPN will subsequently be removed from the land title.

However, should the site be redeveloped or use of the site change, further assessment may be required by the Planning Authority to ensure that there is no unacceptable risk to the environment or human health based on the intended use. A copy of the NFA report will be provided to Devonport City Council to support this process and other information held by the EPA Division may be provided to Council on request.

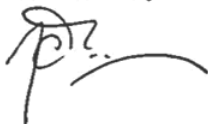
Any groundwater bores that exist on or off-site, that are no longer required for groundwater monitoring, are to be decommissioned in accordance with appropriate standards and guidelines.

Please note that in the event that further information becomes available, to indicate that the site is, or is likely to be, a contaminated site, the owner or occupier will be required to notify the EPA under Section 74B of the *Environmental Management and Pollution Control Act 1994* (EMPCA). Please refer to Information Bulletin 101 on the EPA's website for further information, which is available at <http://epa.tas.gov.au/regulation/duty-to-notify>.

In accordance with the *Environmental Management and Pollution Control (General Fees) Regulations 2007*, and with Section 74(N) of the EMPCA, you are required to pay a fee of \$672.33 for the review of reports and monitoring of compliance as well as removal of the notice from the land title. An invoice is enclosed.

I appreciate your efforts to meet the requirements of the notice. If you require any further information in relation to the matters above, please contact the EPA Division on the details provided at the head of this correspondence.

Yours sincerely



John Mollison  
DELEGATE FOR THE DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY

Attachments:

- Revocation Certificate
- Invoice

cc: Mr Matthew Atkins, Acting General Manager, Devonport City Council, PO Box 604,  
DEVONPORT TAS 7310

cc: Donoj Pty Ltd, 42 Reibey Street, ULVERSTONE TAS 7315



## ENVIRONMENT PROTECTION NOTICE REVOCATION CERTIFICATE

Issued under the *Environmental Management and Pollution Control Act 1994*, Section 44 (5).

Environment Protection Notice Number: **7578/1**

Date of Issue: **27 February 2008**

Issued to: **Mobil Oil Australia Pty Ltd**

Activity: **in relation to the environmentally relevant activity of the storage of dangerous goods environmental harm has occurred and remediation of that environmental harm is required.**

I, John Mollison, Delegate for The Director, Environment Protection Authority, hereby revoke the above Environment Protection Notice in accordance with Section 44(5) of the *Environmental Management and Pollution Control Act 1994*.

*This revocation certificate should not be taken as evidence that the Environment Protection Notice to which it relates either has or has not been complied with.*

..... [Signature]

John Mollison

Delegate for the Director, Environment Protection Authority:

Date of Revocation: 28 January 2014

## **5.0 CLOSURE**

There being no further business the Chairman declared the meeting closed at      pm.