



*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, 17 Fenton Way, Devonport, on Monday 15 August 2016, commencing at **5:00pm**.

**The meeting will be open to the public at 5:00pm.**

## 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

**10 August 2016**

**AGENDA FOR A MEETING OF THE PLANNING AUTHORITY COMMITTEE OF  
DEVONPORT CITY COUNCIL HELD ON MONDAY 15 AUGUST 2016  
AT THE COUNCIL CHAMBERS AT 5:00PM**

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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 15, August 2016 commencing at 5:00pm.

**PRESENT**

|          |                        | <b>Present</b> | <b>Apology</b> |
|----------|------------------------|----------------|----------------|
| Chairman | Ald S L Martin (Mayor) |                |                |
|          | Ald C D Emmerton       |                |                |
|          | Ald G F Goodwin        |                |                |
|          | Ald J F Matthews       |                |                |
|          | 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. Members of the public in attendance at the meeting who do not wish for their words to be recorded and/or published on the website, should contact a relevant Council Officer and advise of their wishes prior to the start of the meeting.

**1.0 APOLOGIES**

**2.0 DECLARATIONS OF INTEREST**

### **3.0 DELEGATED APPROVALS**

#### **3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY - 1 JULY 2016-31 JULY 2016**

##### **ATTACHMENTS**

1. Planning Applications Approved under Delegated Authority - 1 July 2016 - 31 July 2016

##### **RECOMMENDATION**

That the list of delegated approvals be received.

|           |                                 |              |   |
|-----------|---------------------------------|--------------|---|
| Author:   | Jennifer Broomhall              | Endorsed By: | Shane Warren                                |
| Position: | Planning Administration Officer | Position:    | Planning & Environmental Health Coordinator |



## Planning Applications Approved Under Delegated Authority – 1 July 2016 – 31 July 2016

| Application No. | Location                        | Description  | Approval Date |
|-----------------|---------------------------------|--|---------------|
| PA2016.0066     | 3 Riverbend Drive, Don          | Residential (single dwelling and shed) - assessment against performance criteria for location and configuration of development | 5/07/2016     |
| PA2016.0072     | 15-19 King St, Devonport        | Vehicle parking and building demolition  | 4/07/2016     |
| PA2016.0079     | 88 North Fenton St, Devonport   | Residential (demolition of existing house and outbuildings) within Local Heritage Conservation area                            | 7/07/2016     |
| PA2016.0081     | 4 Mangana Drive, Tugrah         | Residential (single dwelling and outbuilding) - assessment against performance criteria under clause 13.4.1, 13.4.2 and 13.4.3 | 18/07/2016    |
| PA2016.0082     | 211 Brooke St, East Devonport   | Storage (controlled environment extension) – assessment against performance criteria under clause 26.4.2                       | 20/07/2016    |
| PA2016.0083     | 25 Forest Heights Drive, Tugrah | Subdivision - configuration from 4 lots to 5 lots  | 11/07/2016    |
| PA2016.0084     | 211 Brooke St, East Devonport   | Storage (packing room extension) - assessment against performance criteria under clause 26.4.2                                 | 25/07/2016    |
| PA2016.0086     | 309 Bellamy Rd, Forthside       | Resource development (farm buildings)  | 15/07/2016    |
| PA2016.0087     | 3-11 Jiloa Way, Don             | Education and occasional care (car parking expansion and shelter)  | 25/07/2016    |
| PA2016.0088     | 36-38 Oldaker St, Devonport     | Community meeting and entertainment (church extension)   | 25/07/2016    |
| PA2016.0092     | 20-24 Stony Rise Rd, Quoiba     | Crematoria and Cemeteries (existing works)   | 26/07/2016    |
| PA2016.0093     | 48 Melrose Rd, Aberdeen         | Residential (single dwelling extension)  | 27/07/2016    |

## 4.0 DEVELOPMENT REPORTS

### 4.1 PA2016.0098 - STORAGE (BUILDING EXTENSION INCORPORATING ANCILLARY OFFICES AND AMENITIES) - ASSESSMENT AGAINST PERFORMANCE CRITERIA UNDER CLAUSE 26.4.2 (FRONT SETBACK VARIATION) - 211 & 246 BROOKE STREET EAST DEVONPORT

File: 33059 D433100

#### 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 PA2016.0098.

#### BACKGROUND

|                      |  |
|----------------------|--|
| Planning Instrument: | <i>Devonport Interim Planning Scheme 2013</i>  |
| Applicant:           | Tasmanian Consulting Service P/L   |
| Owner:               | Ms A Forrest, Mr RB Forrest, Bekat Super Pty Ltd   |
| Proposal:            | Storage (building extension incorporating ancillary offices and amenities) – assessment against performance criteria under clause 26.4.2 (front setback variation) |
| Existing Use:        | Rural Industry (Storage & Transport Depot) & Resource Development  |
| Zoning:              | Rural Resource   |
| Decision Due:        | 26/08/2016   |

#### SITE DESCRIPTION

The development application relates to two properties, these being:

- 211 Brooke Street, East Devonport (CT 31881/3); and
- 246 Brooke Street, East Devonport (CT 131587/1)

211 Brooke Street comprises an area of 1.43ha and is square in shape. The site operates as a distribution centre for Costa Berry Exchange.

246 Brooke Street has a total area of 97.65ha and is intersected by Brooke Street which runs through the site in an east/west direction. The existing use of the site is generally characterised by resource development use (agricultural use), with an existing single dwelling and associated outbuildings (farm sheds) located to the south of Brooke Street.

The titles of the properties are enclosed within the submitted planning application documentation which is appended as **Attachment 1**. An aerial image highlighting the subject properties is reproduced as Figure 1 below.



**Figure 1 - Aerial image of subject site with title boundaries highlighted**  
(Geocortex, 2015)

#### **SITE HISTORY**

Over the last few years, Council has considered a number of planning applications for both lots. Furthermore, Council has recently received a development application that is on hold due to a further information request. A short synopsis of the applications is provided below.

#### **Recent Planning Applications for 211 & 246 Brooke Street, East Devonport**

**PA2013.0069** – Rural industry (controlled environment storage) – front & side setback variation – Discretionary

- This application approved a 77m x 23m controlled storage building on the western side of the existing Costa facility within the property confines of 211 Brooke Street. The development never proceeded and the planning permit has now expired.

**PA2013.0103** – Intensive Horticulture – Discretionary

- The permit for intensive horticulture approved the initial polytunnel development at 103 & 209 John Street and 246 Brooke Street. It is noted the polytunnels have yet to be implemented at 246 Brooke Street.

**PA2014.0063** – Storage - Permitted

- This permit granted approval for a modified atmosphere storage building within the confines of 211 Brooke Street. The building is located behind the primary building on the site and has been constructed.

**PA2015.0116** – 2 Lot subdivision – one additional lot for storage and development of purpose built storage building for agricultural use - Discretionary

- A permit was granted last year for a 6ha allotment created off the title of 246 Brooke Street. The lot is located to the immediate east of the Costa Distribution Centre. As part of the application, Council also approved a warehouse that will accommodate a packaging facility. As it currently stands, Council is yet to receive a Final Plan for the subdivision and no building permit has been lodged for the warehouse.

**PA2016.0036** – 2 Lot Subdivision (one additional lot) - Discretionary

- Earlier this year Council approved an additional lot with an area of 3.5ha off 246 Brooke Street. The new lot is located on the north and western sides of the Costa distribution facility and adjacent to the western boundary of the 6ha lot which was approved by PA2015.0116. Advice from the applicant suggests this title will be adhered to 211 Brooke Street to facilitate further expansion of the distribution centre. Council is yet to receive a Final Plan for the subdivision.

**PA2016.0082** – Storage (Controlled Environment extension) – assessment against performance criteria under clause 26.4.2 - Discretionary

- This application was approved in July and was for an extension to the existing modified atmosphere storage building which is located at the rear of 211 Brooke Street, East Devonport.

**PA2016.0084** – Storage (Packing Room extension) - assessment against performance criteria under clause 26.4.2 - Discretionary

- The application for the packing room extension was approved in July this year. It allowed for an extension to the main building along the frontage of Brooke Street. The extension is located within the boundary title of 211 Brooke Street.

**PA2016.0098** - Storage (*Building extension incorporating ancillary offices and amenities*) - assessment against performance criteria under clause 26.4.2

- This report

**PA2016.0099** - Storage (Facility Expansion – Packing & Distribution Centre)

- Council has received an application for a substantial expansion of the Costa Distribution Facility. The proposed works will approximately double the size of the current facility and include the development of new internal roads, car parking facilities and truck loading areas. The application is currently on hold as Council has requested a Traffic Impact Assessment for the proposal. It is likely the application will be recommended for approval appropriate conditions to mitigate off site effects.

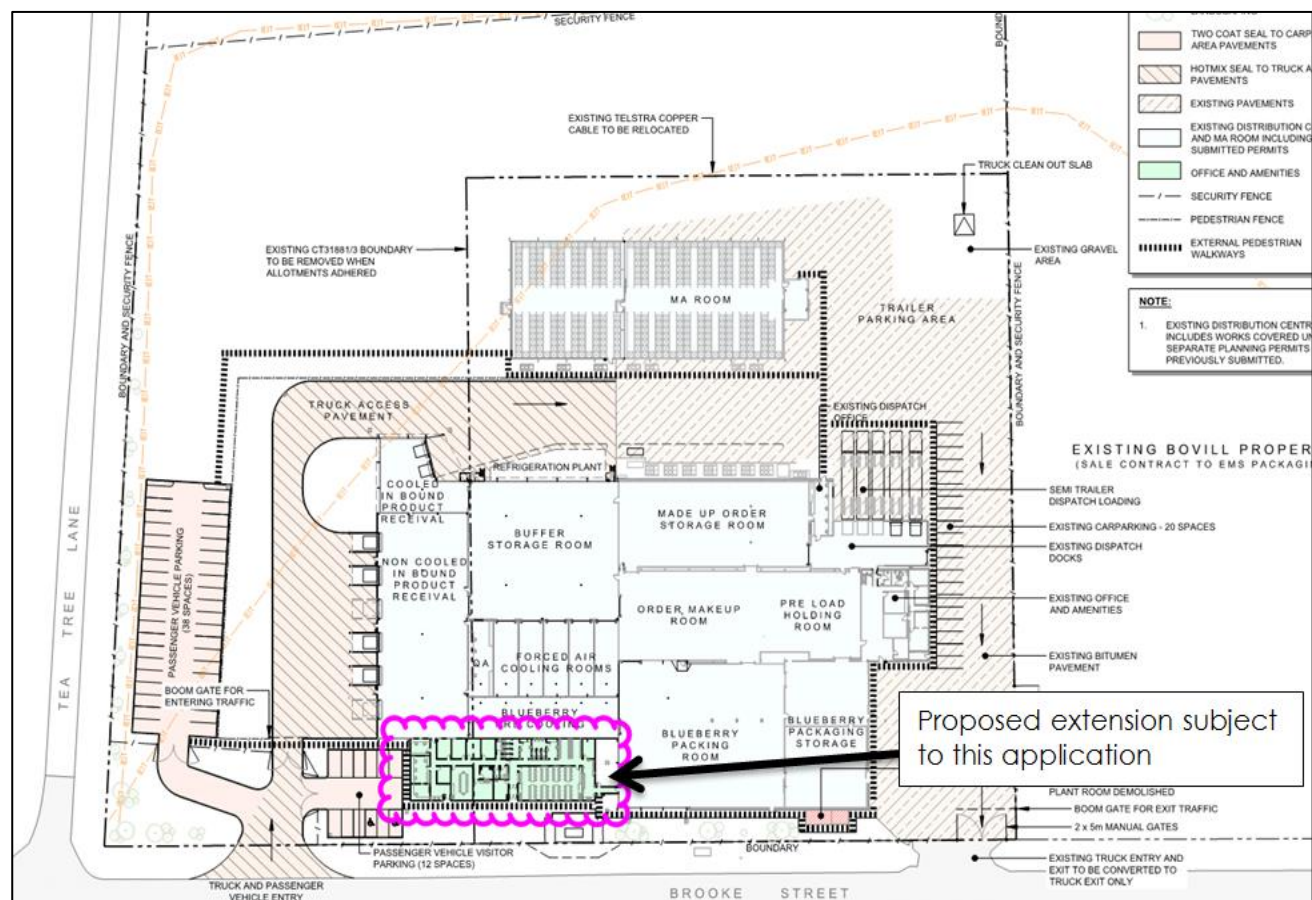
**APPLICATION DETAILS**

The applicant - Tasmanian Consulting Service (TCS) is seeking approval for an extension to an existing Costa distribution building located along the Brooke Street frontage. The extension will incorporate a new office area as well as increased staff amenities to cater for the major facility expansion which is subject to another planning application (PA2016.0099 - currently on hold, refer to *Site History* section of report).

The extension will be clad in colourbond steel and is proposed to be sited 8m to the Brooke Street frontage. This setback is similar to the setbacks of the existing building and the future blueberry packing room extension (approved as part of PA2016.0084).

A copy of the Site Plan submitted by TCS is reproduced as Figure 2. For information purposes, the Site Plan also highlights the proposed major expansion to the distribution centre which is yet to be granted a planning permit by Council. A full copy of the

proposal plans are attached as part of the planning application documentation appended as **Attachment 1**.



**Figure 2 – Site Plan submitted by applicant (TCS)**

## PLANNING ISSUES

The land is zoned Rural Resource under the *Devonport Interim Planning Scheme 2013* (DIPS). The proposed extension to the distribution facility for offices and amenities is considered to be ancillary to the already approved use classifications on the site, these being 'Storage' and 'Transport depot and distribution'. It is noted both these uses are 'Permitted' within the Rural Resource zone.

As part of the planning application documentation, TCS has provided a comprehensive planning submission against the applicable provisions within the DIPS. This is included in **Attachment 1**.

The only discretionary component of the application is the proposed variation to the front setback. The front setback requirement in the Rural Resource zone is 25m. In this case, the facility extension is proposed to be constructed approximately 8m to the Brooke Street road frontage. As a result, the application is assessed against the Performance Criteria for this standard.

A copy of this development standard is reproduced along with comment.



| 26.4.2 Location and configuration of development   |  |
|--|--|
| <b>Objective:</b><br>The location and configuration of development is to provide a reasonable consistency between sites for setback from a boundary, height of buildings, and location within the landscape  |  |
| Acceptable Solutions   | Performance Criteria   |
| <b>A1</b><br><br>A building or a utility structure, other than a crop protection structure for an agricultural use, must be setback –<br><br>(a) not less than 20.0m from the frontage; or<br><br>(b) if the development is for sensitive use on land that adjoins a road specified in the Table to this Clause, not less than the setback specified from that road;<br><br>(c) not less than 10.0m from each side boundary; and<br><br>(d) not less than 10.0m from the rear boundary; or<br><br>(e) in accordance with any applicable building area shown on a sealed plan | <b>P1</b><br><br>The setback of a building or utility structure must be –<br><br>(a) consistent with the streetscape; and<br><br>(b) required by a constraint imposed by –<br><br>(i) size and shape of the site;<br>(ii) orientation and topography of land;<br>(iii) arrangements for a water supply and for the drainage and disposal of sewage and stormwater;<br>(iv) arrangements for vehicular or pedestrian access;<br>(v) a utility; or<br>(vi) any requirement of a conservation or urban design outcome detailed in a provision in this planning scheme;<br>(vii) any lawful and binding requirement –<br><br>a. by the State or a council or by an entity owned or regulated by the State or a council to acquire or occupy part of the site; or<br><br>b. an interest protected at law by an easement or other regulation |

**Figure 3 - Development standard 26.4.2 (A1 & P1) – Location and configuration of development**  
(DIPS, 2016)

In regard to the front setback variation, TCS has provided the following comments against the Performance Criteria within their planning submission:

Response to P1 (a)

*"The offices and amenities annex has an increased setback from Brooke Street than the existing blueberry packing room. The office and amenities setback will be just over 8m.*

*The setback is also consistent with, and greater than, the existing warehouse on the eastern adjacent property."*

Response to P1 (b)

*"the setback for the office and amenities annex is constrained by the existing Distribution Centre location and the building operational requirement to locate the receival offices adjacent to the crop receival area, to provide bio-security by control of entry to the site and to position the amenities adjacent to the blueberry packing room – where the majority of the employees work."*

### Council comment

TCS have satisfactorily demonstrated the front setback variation for extension to the distribution centre complies with Performance Criteria for 26.4.2 P1.

### **COMMUNITY ENGAGEMENT**

On 15/07/2016, 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 20/07/2016;
- (b) Making a copy of the proposal available in Council Offices from the 20/07/2016;
- (c) Notifying adjoining property owners by mail on 18/07/2016; and
- (d) Erecting a Site Notice for display from the 19/07/2016.

The period for representations to be received by Council closed on 03/08/2016.

### **REPRESENTATIONS**

Five representations were received within the prescribed 14 day public scrutiny period required by the *Land Use Planning and Approvals Act 1993*.

The representations are appended as **Attachment 2**.

All representations received were from property owners or occupiers located west of the development site in either Brooke Street or Bovill Street. In summary the representations raised concerns about the use of the site in relation to noise, dust and traffic matters.

It is important to clarify that the Planning Authority's role in this application is only to determine whether the lesser setback for the proposed extension satisfies the Performance Criteria. None of the submitted representations have raised concerns in relation to the front setback variation and as a result are considered not to have any validity in regard to this application.

The current planning application on hold (PA2016.0099) is for a major expansion which will result in the Costa facility doubling in size. Unless the plans significantly change for this application it is likely to be assessed as a 'Permitted' use and development. A 'Permitted' application is not required to be advertised to the public and it must be approved by Council, however appropriate conditions can be included on the permit to alleviate likely amenity impacts to neighbouring residential properties. An example includes landscape screening.

### **DISCUSSION**

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 a Planning Appeal is lodged and legal representation is required.

### **RISK IMPLICATIONS**

This report has been prepared in accordance with general practice and with appropriate due diligence. No associated risks are predicted.

### **CONCLUSION**

The application has been investigated and is recommended that the Planning Authority conditionally approve the proposal.

## ATTACHMENTS

1. Application - PA2016.0098 - 211 & 246 Brooke Street East Devonport
2. All representations - PA2016.0098 - 211 & 246 Brooke Street East Devonport

## RECOMMENDATION

That Council, 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 PA2016.0098 and grant a Permit to use and develop land identified as 211 & 246 Brooke Street, East Devonport for the following purposes:

- Storage (building extension incorporating ancillary offices and amenities) – assessment against performance criteria under clause 26.4.2 (front setback variation)

Subject to the following conditions:

1. The Use and Development is to proceed generally in accordance with the submitted plans referenced as Costa Group – Packing & Distribution Centre Facility Expansion - Drawing No. 8409 (180-187), dated 7/07/16 by Tasmanian Consulting Service, copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. The developer is to take all reasonable steps during construction to prevent environmental effects occurring that might result in a nuisance. This includes no immediate off site storage of associated building equipment and materials on public land and the pollutant effects of noise, water and air pollution as the result of any burning of waste.
3. Due to the generation of additional waste water loadings, the existing on-site waste water management system must be reassessed and a new on-site waste water report must be completed by a suitably qualified person and submitted prior to or at the time of lodgement of the Building and Plumbing Permit Application.

Advice: The following is provided for information purposes.

In regard to condition 2 this includes ensuring that noise emitted from portable apparatus and hours of operation are within the scope indicated by the *Environmental Management and Pollution Control Act 1994*.

## THIS IS NOT A BUILDING or PLUMBING PERMIT.

You need to provide a copy of this planning permit to a registered Tasmanian Building Surveyor. WORK CANNOT COMMENCE UNTIL BUILDING AND PLUMBING PERMITS ARE ISSUED.

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

|           |               |              |   |
|-----------|---------------|--------------|---|
| Author:   | Alex Mountney | Endorsed By: | Shane Warren                                |
| Position: | Cadet Planner | Position:    | Planning & Environmental Health Coordinator |



|                         |
|-------------------------|
| 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: 211 Brooke StreetEast DevonportCertificate of Title Reference No.: 31881/3131587/1**Applicant's Details**

Full Name/Company Name: \_\_\_\_\_

Tasmanian Consulting Service PLLPostal Address: PO Box 1047Devonport 7310Telephone: 6424 9085 - Gordon Angillely - 0419 359 637Email: gordon@tascon.com.au**Owner's Details (if more than one owner, all names must be provided)**Full Name/Company Name: CT 31881/3 Richard Barton Forrest,Anne Forrest, Bekal Super PLL, Anne ForrestCT 131587/1 WD Bovill

Postal Address: \_\_\_\_\_

CT 31881/3 3 Elphin Road LauncestonCT 131587/1 246 Brooke Street, East Devonport

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_



ABN: 47 611 446 016  
 PO Box 604 Devonport  
 44-48 Best Street  
 Devonport  
 TAS 7310  
 Telephone 03 6424 0511  
 Facsimile 03 6424 9649  
 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?: Construction of an office and amenities annex  
on the southern side of the Distribution Centre at  
Brooke Street, East Devonport

Description of how the use will operate:

Refer 'Supporting Information Document'

Use Class (Office use only):

Value of use and/or development

\$ 635,000

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

If land is not in applicant's ownership

I, Gordon Angillee of Taemorian Consulting Service 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: *Gordon Angillee*

Date: 8/7/16

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: *Gordon Angillee*

Date: 8/7/16

### 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><br>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><br>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><br>Please contact the Devonport City Council offices on 6424 0511.<br><b>Customer Service hours are between 8.30am and 5.00pm, Monday to Friday.</b> |

Costa Distribution Centre – Office & Amenities  
Brooke Street, East Devonport

8409-w-160429V2  
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## Development Application – Supporting Information

Development: Office & Amenities

Location Brooke Street, East Devonport

Owner: C/T 31881/3  
RB Forrest & A Forrest  
Bekat Super Pty Ltd  
3 Elphin Road, Launceston, 7250

C/T 131587/1  
W D Bovill  
246 Brooke Street, East Devonport, 7310

Developer: Costa Group  
Locked Bag 1000, Sunshine, Victoria, 3020

Authority: Devonport City Council

### Tasmanian Consulting Service Pty Ltd

74 Oldaker Street, Devonport 7310

Document: 8409-w-160429V2  
Issue: V2  
Issued for: Planning Permit  
Issue Date: 7<sup>th</sup> July, 2016

Author: Gordon Angilley



**Tasmanian Consulting Service**  
Engineering. Design. Planning. Management. Construction.  
PO Box 1047, 74 Oldaker St. Devonport Tasmania 7310

p: 03 6424-9085  
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mail@tascon.com.au  
ABN: 40 009 579 453

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Costa Distribution Centre – Office & Amenities  
Brooke Street, East Devonport

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ABN: 40 009 579 453

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Costa Distribution Centre – Office & Amenities  
Brooke Street, East Devonport

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## 1. Property Description

Address: Brooke Street, East Devonport

Property ID: 3318233 & 1882471

Title Reference: CT 131587/1 & CT 31881/3

Planning Instrument *Devonport Interim Planning Scheme 2013*

Scheme Zone Rural Resource  
(Map 13 of 51)

|                  |  |                      |          |          |
|------------------|--|----------------------|----------|----------|
| Scheme Overlays: | Code E5                                | Conservation Area:   | No       | (Map 38) |
|                  | Clause 22                              | Area A:              | No       | (Map 40) |
|                  | Code E9                                | Local Parking Area   | No       | (Map 41) |
|                  | Code E11                               | Reserved Residential | No       | (Map 42) |
|                  | Devonport Airport Operational Airspace |                      | Yes, 15m | (Map 45) |
|                  | Hazards and Landslip                   |                      | No       | (Map 47) |



Location Plan: **Brooke Street, East Devonport** (source: ListMap)



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Brooke Street, East Devonport

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## 2. Site and Surrounds

The proposed development comprises the construction of an office and amenities annex on the southern side of the Distribution Centre on existing Certificate of Title 31881/3 and extending over a separate allotment adjacent to the western and northern boundaries of CT31881/3.

The separate allotment has been granted a Planning Permit for the subdivision of the allotment of approximately 3.5Ha (plus User Road reserve) off existing Certificate of Title CT 131587/1. Drawing 8409-182 attached below indicates a plan layout of the Property Details.

The Costa Group currently have conditional agreements for the purchase of the existing CT 31881/3 and the proposed new allotment to be subdivided off CT 131587/1. It is then proposed to adhere the two parcels of land.

The development is located on the western boundary of the recently approved allotment subdivision and development for EMS Packaging. The EMS Packaging development is for the construction of a packaging storage warehouse and injection moulding machines for packaging forming. The EMS facility will service the agriculture sector and, in particular, the Costa Group berry packing and distribution centre.

Consequently, this development will consolidate the existing distribution centre and, together with the Distribution Centre expansion covered by previous Development Applications submitted to Council, enhance the viability of the local berry industry through enabling the planting of additional hectares generating further capital investment in the local berry industry and jobs growth.

Cadastral parcel information and Plan of Title is included below for both properties.



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mail@tascon.com.au  
ABN: 40 009 579 453

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Costa Distribution Centre – Office & Amenities  
Brooke Street, East Devonport

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### CT 31881/3 Cadastral Parcel Information & Certificate of Title



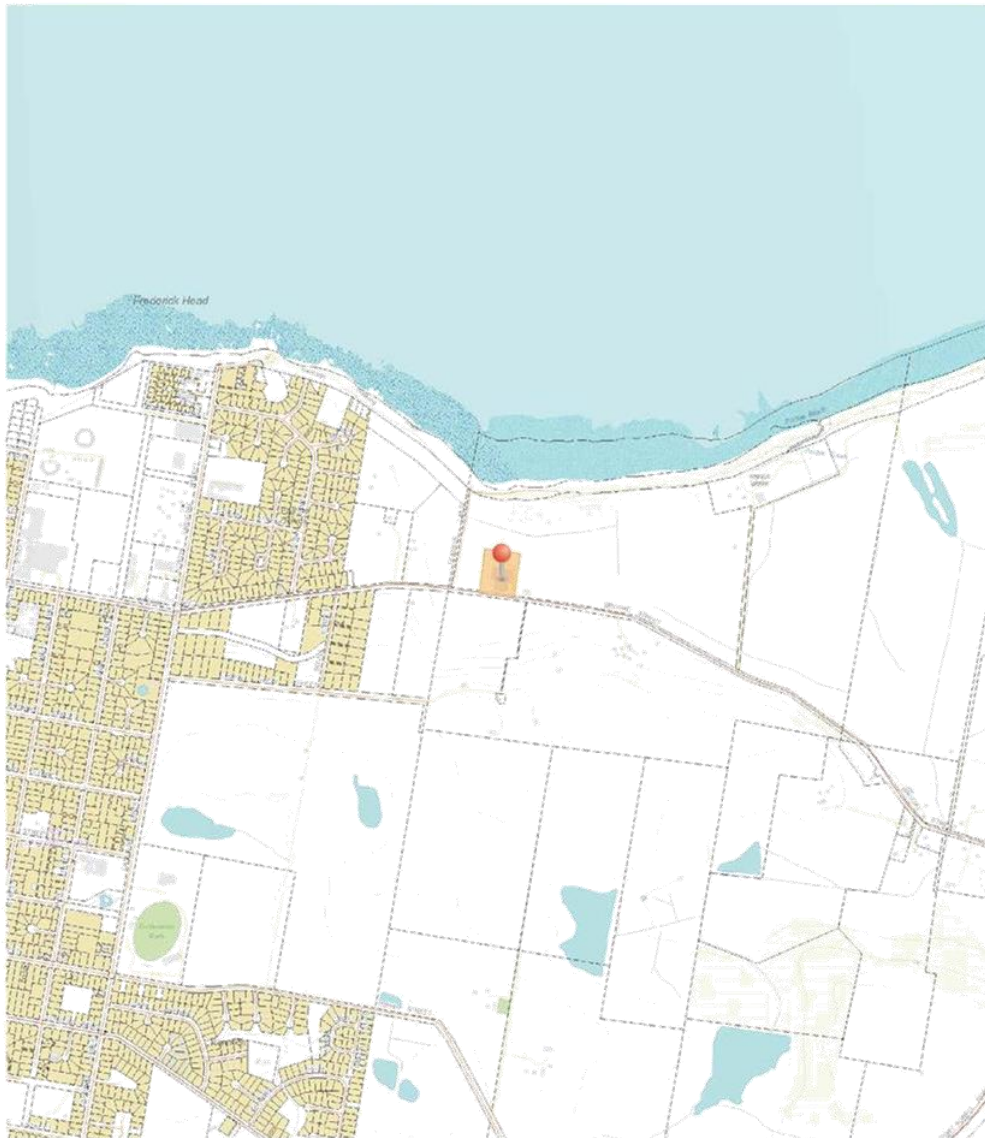
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#### Cadastral Parcels - Owner Information (one feature)

| Feature          |   |
|------------------|---|
| Property Address | 211 BROOKE ST EAST DEVONPORT<br>TAS 7310                                      |
| Property ID      | 1882471   |
| Title Reference  | 31881/3   |
| Owners Name      | RICHARD BARTON FORREST<br>ANNE FORREST<br>ANNE FORREST<br>BEKAT SUPER PTY LTD |
| Owners Address   | 3 ELPHIN RD LAUNCESTON TAS<br>7250  |

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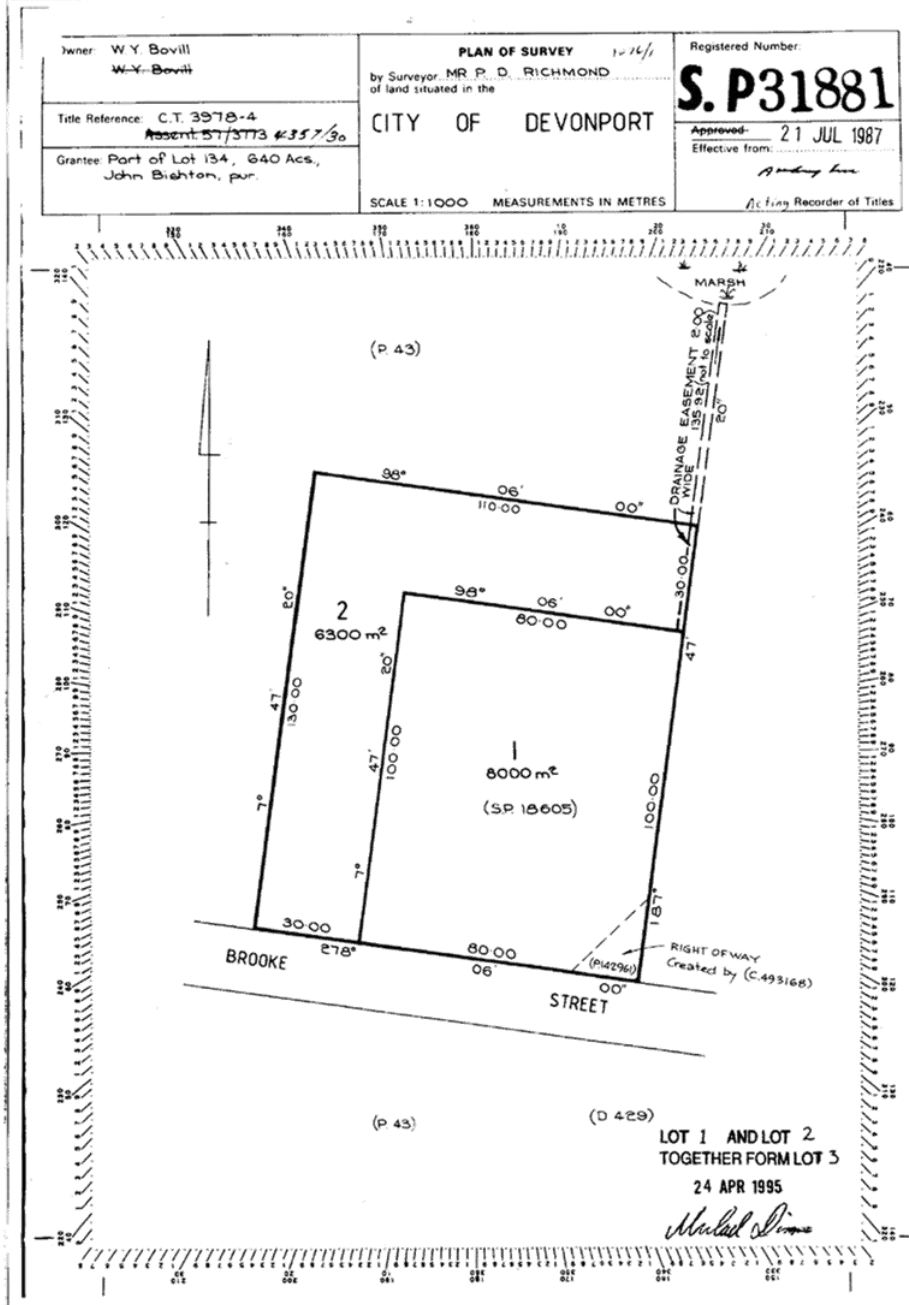
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**FOLIO PLAN**  
RECORDER OF TITLES

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Search Date: 15 Mar 2016

Search Time: 01:28 PM

Volume Number: 31881

Revision Number: 02

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## RESULT OF SEARCH

RECORDER OF TITLES

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### SEARCH OF TORRENS TITLE

|                        |                                     |
|------------------------|-------------------------------------|
| VOLUME<br><b>31881</b> | FOLIO<br><b>3</b>                   |
| EDITION<br><b>12</b>   | DATE OF ISSUE<br><b>18-Jul-2014</b> |

SEARCH DATE : 15-Mar-2016

SEARCH TIME : 01.27 PM

### DESCRIPTION OF LAND

City of DEVONPORT  
Lot 3 on Sealed Plan 31881  
(Formerly Lots 1 & 2 on Sealed Plan 31881)  
Derivation : Part of Lot 134 (640 Acres) Gtd. to J Bishton  
Prior CT 4383/60

### SCHEDULE 1

M473366 TRANSFER to RICHARD BARTON FORREST and ANNE FORREST  
(jointly as between themselves) of four undivided  
1/12 shares, ANNE FORREST of four undivided 1/12  
shares and BEKAT SUPER PTY LTD of four undivided 1/12  
shares as tenants in common Registered 18-Jul-2014  
at 12.02 PM

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 31881 EASEMENTS in Schedule of Easements  
SP'S 18605 & 31881 FENCING COVENANT in Schedule of Easements  
C493168 BURDENING EASEMENT: a right of carriageway  
(appurtenant to Lot 1 on Plan 131587) over the Right  
of Way shown on Sealed Plan 31881 Registered  
28-Jan-2005 at noon

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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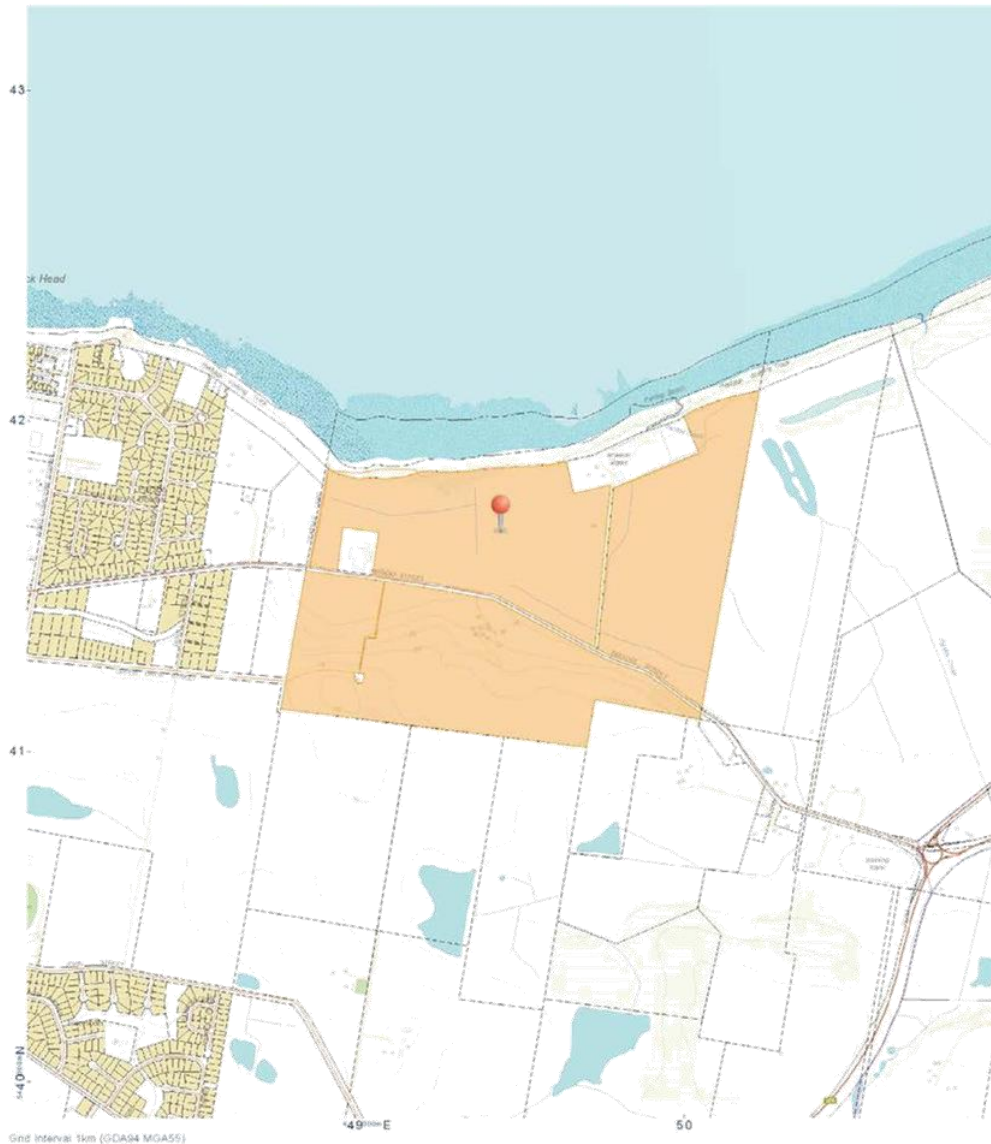
### CT 131587/1 Cadastral Parcel Information & Certificate of Title



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### Cadastral Parcels - Owner Information (one feature)

| Feature                 |  |
|-------------------------|--|
| <b>Property Address</b> | 'THORNHILL' - 246 BROOKE ST EAST<br>DEVONPORT TAS 7310 |
| <b>Property ID</b>      | 3318233  |
| <b>Title Reference</b>  | 131587/1   |
| <b>Owners Name</b>      | WILLIAM DAVID BOVILL                                   |
| <b>Owners Address</b>   | THORNHILL BROOKE ST EAST<br>DEVONPORT TAS 7310         |

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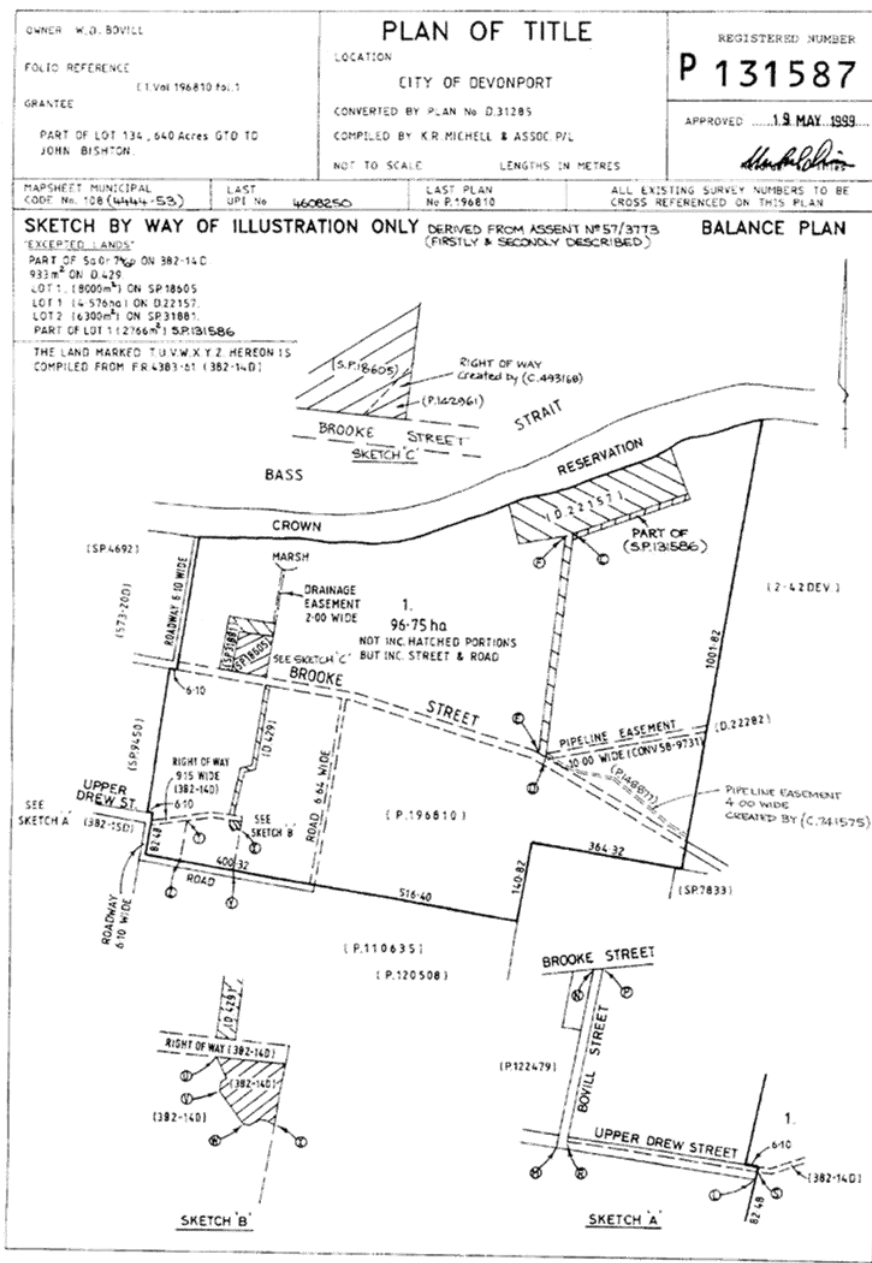


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Volume Number: 131587

Revision Number: 03

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## RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



### SEARCH OF TORRENS TITLE

|         |               |
|---------|---------------|
| VOLUME  | FOLIO         |
| 131587  | 1             |
| EDITION | DATE OF ISSUE |
| 3       | 27-Aug-2007   |

SEARCH DATE : 14-Apr-2014

SEARCH TIME : 02.17 PM

### DESCRIPTION OF LAND

City of DEVONPORT  
Lot 1 on Plan 131587  
Derivation : Part of Lot 134 Gtd to J Bishton  
Prior CT 196810/1

### SCHEDULE 1

C136849 ASSENT to WILLIAM DAVID BOVILL Registered  
07-Oct-1998 at 12.01 PM (MF:25370/50)

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
BENEFITING EASEMENT: (Appurtenant to all the said land within described excepting thereout the land marked T.U.V.W. X.Y.Z. on Plan No. 131587) A right of carriageway over the Right of Way 10.00 wide marked C.D.E.F. on Plan No. 131587  
BENEFITING EASEMENT: The right for the Commonwealth of Australia its successors and assigns and the owners and occupiers for the time being of the land marked T. U.V.W.X.Y.Z. on Plan No. 131587 and as appurtenant thereto to erect lay use and maintain power control cables and to lay gravel tracks through over under and along the strips of land marked "Right of Way 9.15 wide" and L.M.N.P.R.S. on Plan No. 131587 together with the right to enter into and upon the said strips of land by its workmen servants and others with or without horses and other animals carts and other vehicles for the purpose of excavating erecting laying amending or repairing such power and control cables and tracks and together with the right to go pass and repass with or without horses and other animals carts and other vehicles through over and along the said strips of land  
BURDENING EASEMENT: The right for the Commonwealth of Australia its successors and assigns and the owners and occupiers for the time being of the land in Folio

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Brooke Street, East Devonport

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## RESULT OF SEARCH

### RECORDER OF TITLES

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of the Register Vol. 3145 Fol. 39 to erect lay use and maintain power and control cables and to lay gravel tracks through over under and along the strip of land marked Right of Way 9.15 wide on Plan No. 131587 together with the right to enter into and upon the said strip of land by its workmen servants and others with or without horses and other animals carts and other vehicles for the purpose of excavating erecting laying amending or repairing such power and control cables and tracks and together with the right to go pass and repass with or without horses and other animals carts and other vehicles through over and along the said strip of land

BURDENING EASEMENT: A right of drainage (appurtenant to Lot 1 on Sealed Plan No. 18605) over the Drainage Easement 2.00 wide on Plan No. 131587

58/9731 GRANT - BURDENING EASEMENT: Water supply rights for the North West Regional Water Authority over the Pipeline Easement 10.00 wide on Plan No. 131587

C493168 BENEFITING EASEMENT: a right of carriageway over the Right of Way shown on Plan 131587 Registered 28-Jan-2005 at noon

C741575 BURDENING EASEMENT: a pipeline rights in favour of The Latrobe Council over the land marked "Pipeline Easement 4.00 wide" on P.131587 Registered 27-Aug-2007 at noon

B80899 FENCING PROVISION in Transfer

B80900 ADHESION ORDER under Section 477A of the Local Government Act 1962 Registered 08-May-1987 at noon

### UNREGISTERED DEALINGS AND NOTATIONS

C947180 TASMANIAN WATER & SEWERAGE CORPORATION (NORTH-WESTERN REGION) PTY LTD Lodged by Cradle Mountain Water, PO Box 3147DC Ulverstone Tas 7315 on 29-Apr-2010 BP: C947195

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Brooke Street, East Devonport

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### 3. Existing Use & Land Class

The existing CT 31881/3 comprises approximately 1.43Ha of rural land which is currently utilized for berry fruit receiveal, cooling, packing, storage, distribution to customers and for small scale berry fruit growing.

The subdivision allotment to CT 131587/1, approved under separate Planning Permit comprises approximately 3.5Ha of rural land which is currently used for minor grazing activity in the southern section, whilst the northern section is unsuitable for rural use.

The land capability class varies across the property site as noted below:

- a) Class 5 land situated along the northern boundary adjacent to the foreshore of the allotment from CT 131587/1. This section is noted on Devonport Planning Scheme Map B as a 'wetland' area. However, whilst some of this area is still a wetland, the northern section has been filled with construction rubble/excavated pavement and similar materials – presumably to facilitate the construction of the sewer rising main to the treatment plant (refer photo 1). This section of land is not utilized as part of the rural activities.
- b) Class 4 land extending from the Class 5 in the north to well south of the Brooke Street boundary of both allotments. This section of land is currently used for grazing over a section of the land and for berry fruit receiveal, cooling, packaging, storage, distribution to customers and for small scale berry fruit growing.

Included below is the List Map detail of land capability class for the area.



Photo 1



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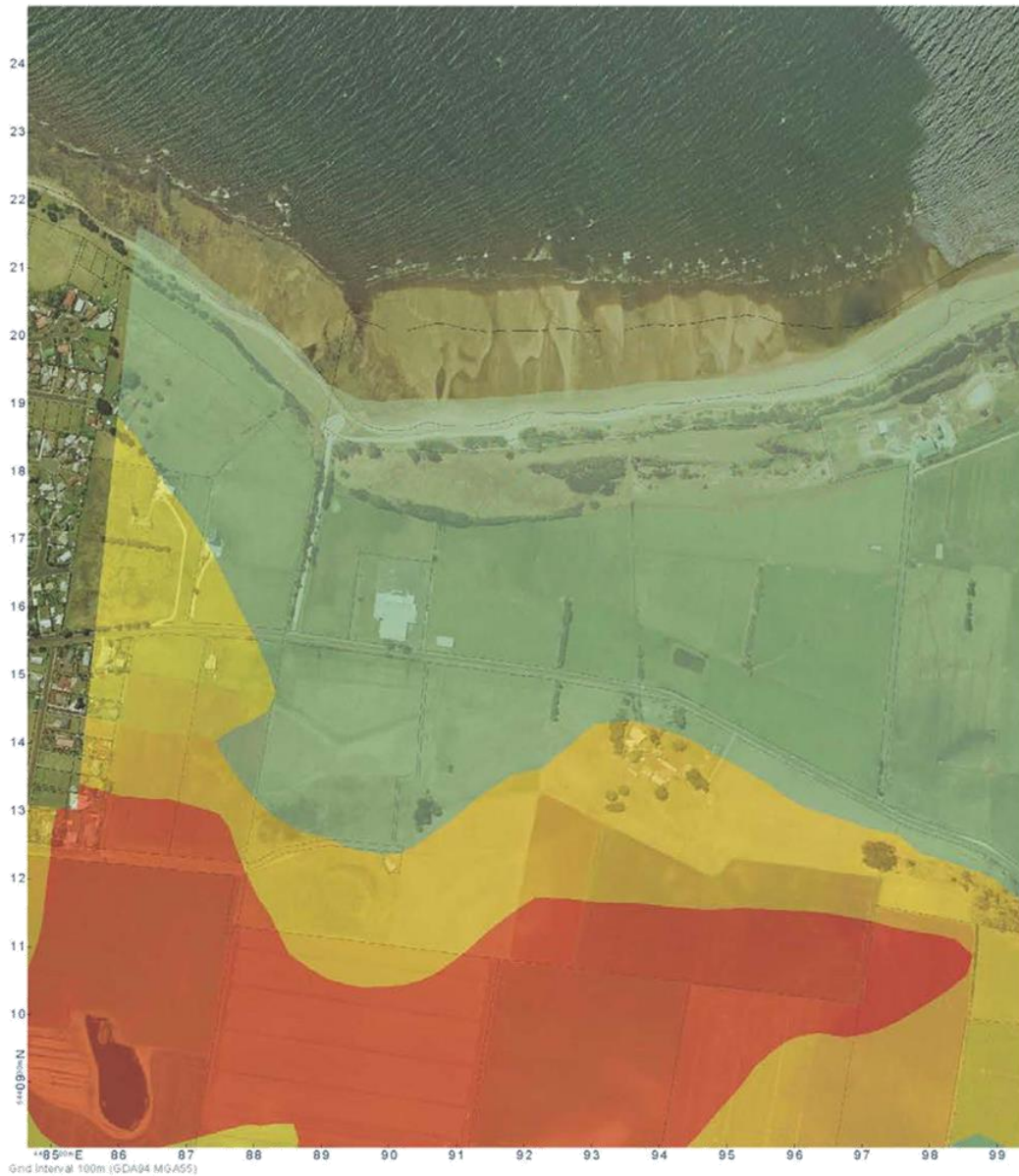
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## Listmap 246 Brooke St - Land Capability Class

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# Listmap 246 Brooke St - Land Capability Class

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## Legend

### Land Capability

- 1
- 1+2
- 2
- 2+1
- 2+3
- 3
- 3+2
- 3+4
- 4
- 4+3
- 4+5
- 5
- 5+4
- 5+6
- 6
- 6+5
- 6+7

7

7+6

Cadastral Parcels



State Orthophoto



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#### 4. Proposed Development

The proposed development includes the construction of a new office and amenities annex to provide appropriate facilities for the increased staff associated with the Distribution Centre expansion permitted under separate Planning Permit Application.

The Distribution Centre services the rural sector berry industry as the main facility for the receipt, cooling, packing and distribution (to customers) of fresh berries.

The Distribution Centre expansion as detailed by separate Planning Permits previously submitted to Council, enables an increase of approximately 100% of the berry receipt, packing and dispatch capacity in order to meet the projected growth to 2020. The increased capacity, together with other upgrades to the Distribution Centre, will create an additional 25 full time equivalent positions at the centre. The increased capacity will also enable planting of additional hectares on farms located within the North-West Region. The additional hectares to be planted will generate an estimated 105 full time equivalent positions in addition to those created by the Distribution Centre extension.

The office and amenities development proposed under this Development Application will provide upgraded facilities for both the permanent Distribution Centre employees and the seasonal employees. The facility location and design has been developed to satisfy criteria dictated by current OH&S, biosecurity and food hygiene requirements. This includes, but is not limited to, the following features:-

- close proximity to visitor carpark and hence ability to monitor presence of non-employees
- close proximity to employee carpark and safe walking paths with limited interaction with vehicular traffic
- secure and controlled personnel entry into the receipt, cooling, packing and storage areas
- increased change room, ablution and wash areas
- increased crib areas

The office arrangement is designed to enable the transfer of all general office personnel to the new area – eg. all office staff with the exception of Dispatch and QA staff. The current proposal is for this component of the facility to be constructed on two stages.

The size and scale of the office and amenities extension, compared with the distribution centre building, will improve the streetscape aspect by creating a transition profile to the distribution centre buildings. It is also proposed to clad the visible external walls (southern and western walls) in a weatherboard material to provide a 'rural cottage' aspect to the street scape.

This Development Application also includes the removal of existing refrigeration plant from the southern plant room and demolition of the plant room. This plant room is currently set back from the southern (Brooke Street) boundary by approximately 3m. Demolition of the plant room will mean that the setback for the remaining existing section of the Distribution Centre will be increased to approximately 6m.

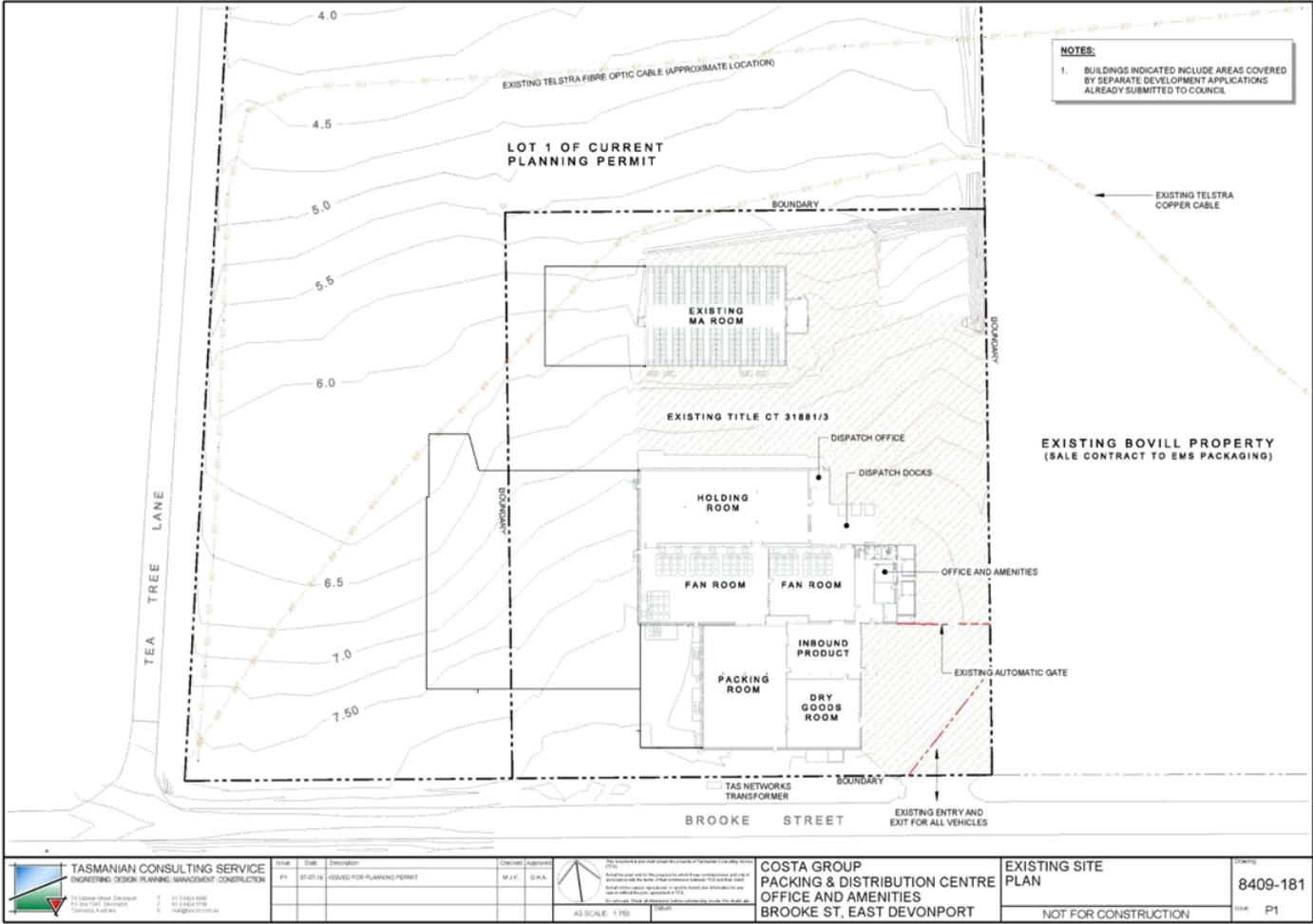
Drawings 8409-181 and 183 below show the plan of the existing site and the plan of the proposed extension.



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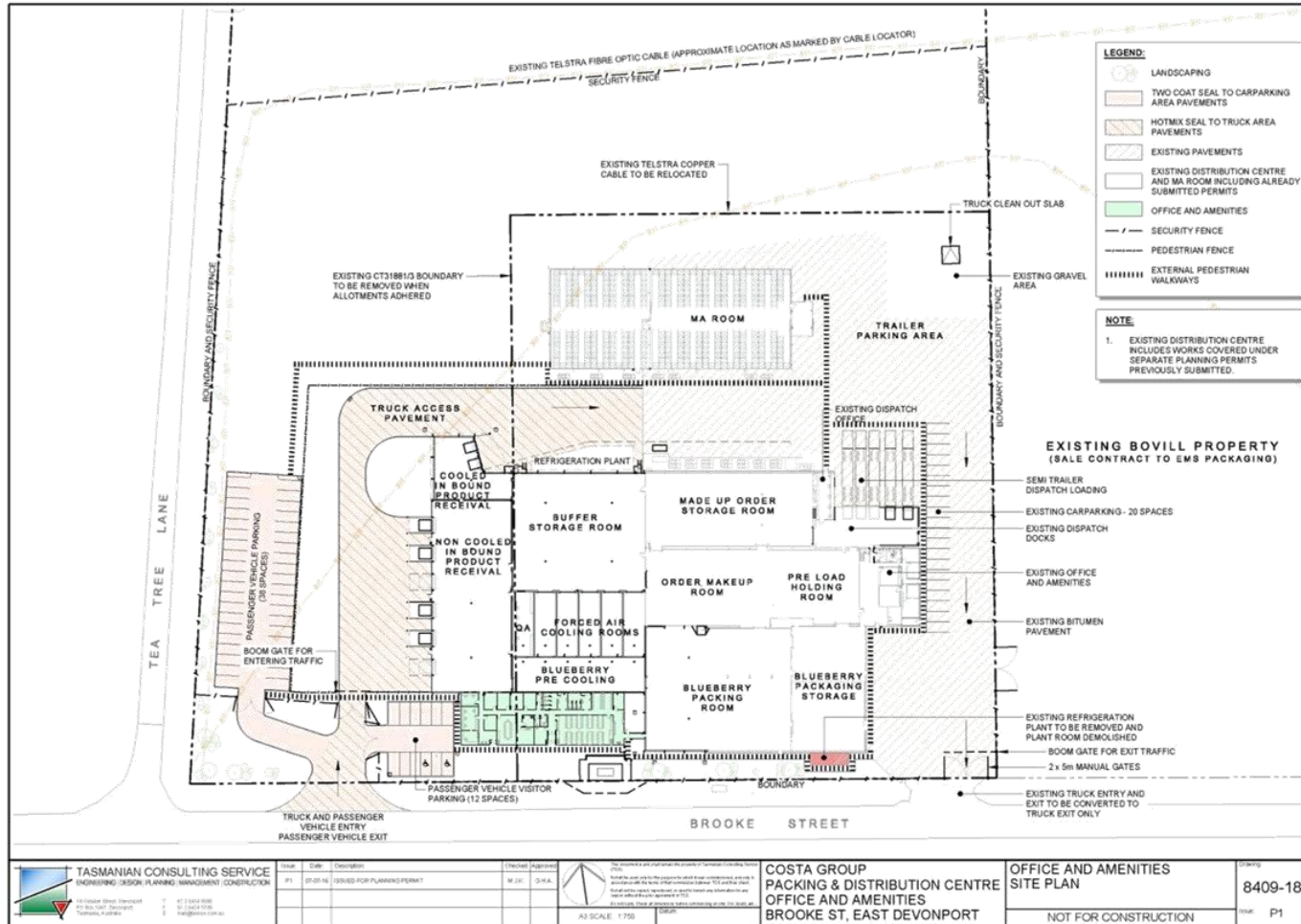
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## 5. Planning Scheme Compliance

### 5.1 Scheme Reference

This application is made in accordance with the Devonport Interim Planning Scheme 2013, including referenced maps 1 to 51 inclusively.

### 5.2 Zone

The existing property is zoned rural resource for the majority of the site. The northern section adjacent to the foreshore is zoned environmental management (reference maps 12 and 13).

### 5.3 Rural Resource Zone Compliance

#### Section 26.2 Use Table

The proposed development is for an extension of the existing blueberry packing room and an upgrade of the offices and amenities and forms part of the expansion of the existing Distribution Centre. The Distribution Centre is an ancillary activity to the Rural Resource Zone

| Use Class                               | Qualification   | This Application Compliance |
|---|---|-----------------------------|
| <b>Permitted Use Storage</b>            | <i>If –</i>   |                             |
|   | <i>a) A depot for the storage of plant, machinery, equipment, materials, and other goods if required for primary industry use on land in the zone; or</i>   | Yes                         |
|   | <i>b) A warehouse primarily or exclusively used for storage and handling of the products of primary industry use produced or required on land in the zone pending distribution for sale or use on another site; and</i> | Yes                         |
|   | <i>c) Not be a liquid fuel depot or a solid fuel depot</i>  | Yes                         |
| <i>Transport depot and distribution</i> | <i>If for goods and materials of a primary industry use produced or required on land in the zone</i>  | Yes                         |

#### Section 26.3 - Use Standards

##### Section 26.3.1 Requirement for discretionary non-residential use to locate on rural resource land.

Not applicable this Application – Distribution Centre is a Permitted Use.

#### Section 26.4 – Development Standards

##### Section 26.4.2 Location and configuration of development

##### Objective

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

| Requirements   | This Application                                  |
|--|---|
| <b>Performance Criteria P1</b><br><i>The setback of a building or utility structure must be-</i><br><i>a) Consistent with the streetscape;</i> | Satisfies – the office and amenities annex has an |



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| Requirements  | This Application  |
|---|---|
| and   | increased setback from Brooke Street than the existing blueberry packing room. The office and amenities setback will be just over 8m.   |
| b) Required by a constraint imposed by-   | The setback is also consistent with, and greater than, the existing warehouse on the adjacent eastern property.   |
| (i) Size and shape of the site;   | Satisfies – the setback for the office and amenities annex is constrained by the existing Distribution Centre location and the building operational requirement to locate the receival offices adjacent to the crop receival area, to provide bio-security by control of entry to the site and to position the amenities adjacent to the blueberry packing room – where the majority of the employees work. |
| (ii) Orientation and topography of land;  |   |
| (iii) Arrangements for vehicular or pedestrian access;  |   |
| (iv) Arrangements for a water supply and for the drainage and disposal of sewerage and stormwater;                                  | N/A   |
| (v) A utility; or   | N/A   |
| (vi) Any requirement of a conservation or urban design outcome detailed in a provision in this Planning Scheme;                     | N/A   |
| (vii) Any lawful and binding requirement-   | N/A   |
| a. By the State or a Council or by an entity owned or regulated by the State or a Council to acquire or occupy part of the site; or |   |
| b. An interest protected at law by an easement or other regulation.   |   |
| <b>Acceptable Solution A2</b><br>Building height must not be more than 8.5m   |   |
| <b>Acceptable Solution A3</b><br>A building or utility structure must be –  | Complies  |
| a) Not less than 15m below the level of any adjoining ridgeline;  | Complies  |
| b) Not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland;                                |   |



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| Requirements  | This Application                              |
|---|---|
| c) <i>Below the canopy level of any adjacent forest or woodland vegetation; and</i> | N/A   |
| d) <i>Clad and roofed in non-reflective materials</i>                               | Complies – Colorbond sheetmetal roof cladding |

## 5.4 Bushfire-Prone Areas Code E1

### E1.2 Application of this Code

|  |                                 |
|--|---------------------------------|
| <i>This code applies to:</i>   |                                 |
| (a) <i>Development on land that is located within a bushfire-prone area, consisting of the subdivision of land or the construction of habitable buildings; and</i> | This requirement may apply.     |
| (b) <i>A use, on land that is located within a bushfire-prone area, that is vulnerable use or hazardous use.</i>   | This requirement does not apply |

### E1.3 Definition of terms in this Code

|   |   |
|---|---|
| <i>In this Code, unless the contrary intention appears:</i>   |   |
| <u><b>Bushfire-prone area</b></u><br><i>Means land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; and Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on an overlay on such a map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare</i> | The group C shrubland contained in the wetlands at the northern end of the allotment is less than 1ha within 100m of the development. |
| <u><b>Bushfire-prone vegetation</b></u><br><i>Means contiguous vegetation including grasses and shrubs, but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.</i>   | Pasture on the underdeveloped area of the allotment and on the balance allotment will exceed 1ha.                                     |
| <u><b>Contiguous</b></u><br><i>Means separated by less than 20m</i>   |   |

### E1.5 Use Standards

|                       |  |
|-----------------------|--|
| <i>Vulnerable Use</i> | N/A – future Distribution Centre is not vulnerable use |
| <i>Hazardous Use</i>  | N/A – future Distribution Centre is not hazardous use  |



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N/A Subdivision permit previously granted

#### E1.6.2.1 Approved Lots: Provision of hazard management areas for habitable buildings

*Hazard management areas, where appropriate, for habitable buildings on approved lots:*

- Provide sufficient separation from bushfire-prone vegetation, taking into consideration the nature and scale of the vegetation;
- Reduce the radiant heat levels, direct flame attack and ember attack likely to be experienced at the site of habitable buildings in the event of a bushfire;
- Provide an area which offers protection to fire fighters and occupants exposed to bushfire while defending property; and
- Are maintained in a minimum fuel condition

[illegible]

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### E1.6.2.2 Approved Lots: Private access

#### Objective

*Private access on approved lots:*

- (a) *Allows safe access to and from the road network for occupants, fire fighters, and emergency service personnel;*
- (b) *Provides access to ensure that fire fighting equipment can reach all parts of habitable buildings;*
- (c) *Are designed and constructed to allow for fire fighting vehicles to be manoeuvred; and*
- (d) *Provides access to water supply points, including hardstand areas for fire fighting vehicles.*

| Requirements  | This Application  |
|---|---|
| <b>A1</b><br><i>d) Plans demonstrate that private access will be provided to within 30m of the furthest part of a habitable building measured as a hose lay</i>   | Complies – proposed development includes existing access pavements and hardstand to the west and south of the building and Brooke Street is adjacent to the southern boundary |
| <b>A2</b><br><i>Private access must be provided to all static water supply points:</i><br><i>b) By providing private access to a hardstand area within 3m of the static water supply point</i>  | Complies  |
| <b>A3</b><br><i>Construction of a private access, if required to provide access to habitable buildings and static water supply points, must as appropriate to the circumstances meet the requirements of Table E3 as follows:</i><br><i>b) A private access road longer than 100m must be provided with a driveway encircling the building or a hammerhead 'T' or 'Y' turning head 4m wide and 8m long, or a trafficable circular turning area of 10m radius;</i> | Complies  |

### E1.6.2.3 Approved Lots: Provision of water supply for fire fighting purposes

#### Objective

*Adequate, accessible and reliable water supply for fire fighting purposes on approved lots is available to allow for the protection of life and property.*

| Requirements  | This Application |
|---|------------------|
| <b>A1</b><br><i>It must be demonstrated in one of the following ways that there is adequate access to a water supply for fire fighting purposes in relation to habitable buildings:</i> |                  |



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| Requirements  | This Application   |
|---|--|
| a) <i>All external parts, of the habitable buildings, that are at ground level are within reach of a 120m long hose (measured as a hose lay) connected to a fire hydrant with a minimum flow rate of 600 litres per minute and minimum pressure of 200kPa; or</i> | Complies – Existing property CT 31881/3 connected to TasWater infrastructure |

## 5.5 Airport Impact Management Code – E2

### E2.2 Application of this Code

| Requirements   | This Application                 |
|--|----------------------------------|
| <i>This Code applies for use or development of land within and adjacent to the Devonport airport that is</i> |                                  |
| (a) <i>Beneath or within operation airspace;</i>   | This requirement applies.        |
| (b) <i>Within the 20 Airport Noise Exposure Forecast (ANEF) contour;</i>                                     | This requirement applies.        |
| (c) <i>Within the airport public safety area; and</i>  | This requirement does not apply. |
| (d) <i>Within or beneath an aviation facility's operational sensitive area</i>                               | This requirement does not apply. |

### E2.5 Use Standards

#### E2.5.1 Exposure to Aircraft Noise

##### Objective

- (a) *The likelihood for aircraft noise to cause harm to human health or to unreasonably interfere with the amenity of non-airport use is to be minimized; and*
- (b) *Non-airport use is to minimize likely interference or constrain on the operation of an airport.*

| Requirements   | This Application  |
|--|---|
| <b>A1</b>  |   |
| (a) <i>The use must be –</i>   |   |
| (i) <i>An 'Acceptable' use class for the applicable ANEF noise exposure level as shown on the Table to this clause</i>   | Complies – We have received from TasPorts a series of drawings detailing the noise exposure contours (DAP PPL 02000-D025, -D026, -D027 and -D028). The most critical case is for the 'revised jet' and drawing is included below. This details the proposed site as being situated between 20 and 25.<br>The proposed development user class in accordance with table to Clause E1.5.1 is group 3, and this is 'acceptable; for ANEF ≤ 30.<br>Accepted as a Permit Condition. |
| (b) <i>Building construction must satisfy AS2021 (2000) with respect to interior noise levels for the use class; and</i> |   |



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| Requirements  | This Application                |
|---|---------------------------------|
| (c) <i>The owner of the site has given written consent for an agreement in accordance with Part 5 of the Land Use Planning and Approvals Act 1993 to be registered on the title indicating likely exposure of use or development to noise nuisance from operations at the airport</i> | Accepted as a Permit Condition. |

## E2.6 Development Standards

### E2.6.2 Protection of operational airspace

#### Objective

*Development is to maintain –*

- (a) *Efficient operation and safety of aircraft in operational airspace; and*
- (b) *Function of aviation facilities*

| Requirements  | This Application   |
|---|--|
| <b>A1</b><br><i>Use or development must not –</i><br>(a) <i>Penetrate the Obstacle Limitation Surface (OLS); or</i><br>(b) <i>Interfere with operation of aviation facilities</i> | Complies – Map 45 details operational air space as 15m above natural surface.<br>The 15m limit is accepted as a Permit condition<br>Complies – no aviation facilities in the vicinity. |

### E2.6.3 Public Safety Areas

#### Objective

*The likelihood for risk to use from the effect of aircraft accidents near the end of a runway in association with take-off or landing is to be minimized.*

Not applicable – Site is 2.3km from the western end of the runway.



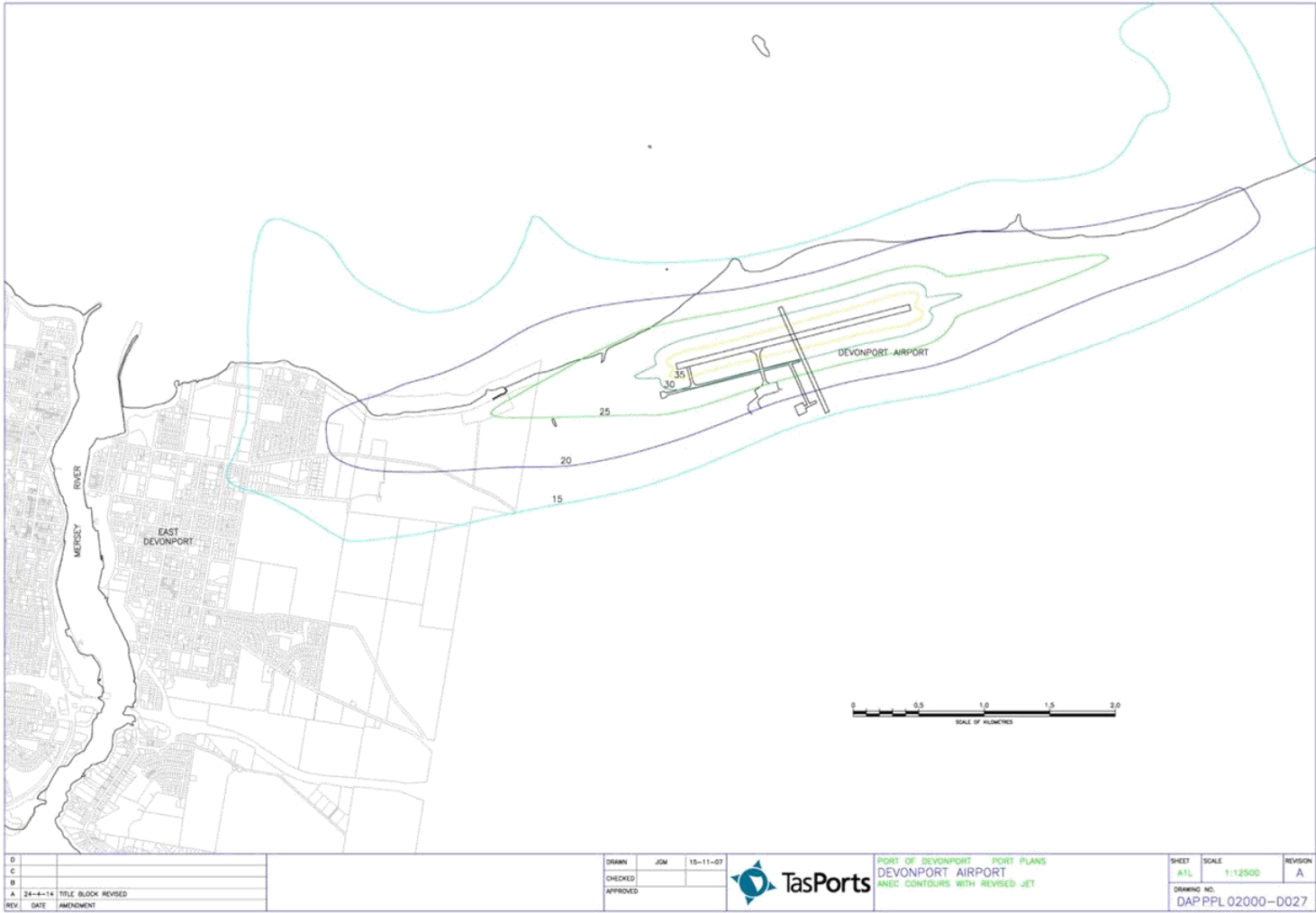
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## 5.6 Change in Ground Level Code – E4

### E4.2 Application of this Code

This Code applies if use or development results in a change in existing ground level or natural ground level by cut or fill.

### E4.6 Development Standards

#### E4.6.1 Change in existing ground level or natural ground level

##### Objective

*Change in the existing ground level or the natural ground level by cut or fill is to minimize –*

- (a) *Likely adverse impact on the physical, environmental, cultural, aesthetic, and amenity features of land; and*
- (b) *Risk from a natural hazard*

| Requirements   | This Application  |
|--|---|
| <b>A1</b>  |   |
| <i>Cut or fill must –</i>  |   |
| (a) <i>Not be on land within the Environmental Living zone or the Environmental Management zone;</i>                                       | N/A<br>Complies – No earthworks in this zone.   |
| (b) <i>Be required to –</i>  |   |
| (i) <i>Provide a construction site for building and structures;</i>  | Applies.  |
| (ii) <i>Facilitate vehicular access;</i>   | Does not apply.   |
| (iii) <i>Mitigate exposure to a natural or environmental hazard;</i>   | Does not apply.   |
| (iv) <i>Facilitate provision of a utility;</i>   | Does not apply.   |
| (v) <i>Assist the consolidation or intensification of development; or</i>  | Does not apply.   |
| (vi) <i>assist stormwater management</i>   | Complies.   |
| (c) <i>Not result in a modification of surface stormwater water flow to increase –</i>   |   |
| (i) <i>Surface water drainage onto adjacent land;</i>  | Complies.   |
| (ii) <i>Pooling of water on the site or on adjacent land; or</i>   | Complies.   |
| (iii) <i>The nature or capacity of discharge from land upstream in a natural or artificial drainage channel;</i>                           | Complies.   |
| (d) <i>Not destabilize any existing building or increase the requirements for construction of any potential building on adjacent land;</i> | Complies.   |
| (e) <i>Manage disposal of intersected ground water</i>   | Complies.   |
| (f) <i>Safeguard the quality of receiving waters through measures to minimize erosion and release of sediments and other contaminants</i>  | Complies – Silt traps to be utilized to filter run-off during any development construction. |



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| Requirements   | This Application   |
|--|--|
| <p>during each of the site preparation, construction and rehabilitation phase in accordance with Soil and Water Management on Building and Construction Sites 2009;</p> <p>(g) Not require a retaining or support structure that would result in a 'line of influence' of more than 450mm into any adjacent land unless the owner of adjacent land has provided written consent to enter into an agreement under Part 5 Land Use Planning and Approvals Act 1993 registered on the title of adjacent land to provide for the level of constraint; and</p> <p>(h) Not encroach upon or expose, disturb, or reduce cover over an underground utility to less than 1.0m unless the relevant regulatory entity has advised</p> | <p>Complies.</p> <p>Complies – No underground utilities in the vicinity of the development</p> |

## 5.7 Hazard Management Code E6

### E6.5.1 Use on potentially contaminated land

#### Objective

*There is a tolerable risk to health of people, property, and the environment for use on land likely to be contaminated as a consequence of a previous use.*

| Requirements   | This Application   |
|--|--|
| <p><b>A1</b><br/>Use must not occur on land potentially contaminated by a previous use for an activity listed in the Table to this clause unless -</p> | <p>Does not apply – Previous use grazing (not part of the list in the Table)</p> |

### E6.5.2 Use likely to be exposed to a natural hazard

#### Objective

The level of likely risk from exposure to a natural hazard is tolerable for the nature and duration of a use.

| Requirements  | This Application  |
|---|---|
| <p><b>A1</b><br/>If a use is on land within an area of unacceptable risk from exposure to a natural hazard as shown on a map forming part of this planning scheme -</p> | <p>Does not apply</p> <p>-Map 47 shows site clear of hazards and landslip</p> <p>-List Map – Coastal Foreshore Hydrodynamics Risk (extent of moderate risk does not extend to the property) refer map below</p> |



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| Requirements | This Application   |
|--------------|--|
|              | <p>-List Map – Projected Storm Tide (storm tides do not extend to the property) refer map below</p> <p>-List Map – Projected Sea Level Rise (sea level rise does not extend over the proposed allotment) refer map below</p> |

## E6.6 Development Standards

### E6.6.1 Development on potentially contaminated land

#### Objective

*The level of likely risk from contamination is tolerable for the type, scale, and intensity of development.*

| Requirements  | This Application  |
|---|---|
| <p><b>A1</b><br/><i>Development must not occur on land potentially contaminated by a previous use for an activity listed in the Table to this clause unless -</i></p> | <p><i>Does not apply – Previous use grazing (not part of the list in the Table)</i></p> |

### E6.6.2 Development on land exposed to a natural hazard

#### Objective

*The level of likely risk from exposure to a natural hazard is to be tolerable for the type, form, scale and duration of each development.*

| Requirements  | This Application   |
|---|--|
| <p><b>Acceptable Solutions</b><br/><b>A1</b><br/><i>If the site is within an area of unacceptable risk shown on a natural hazard map forming part of this planning scheme -</i></p> | <p>Does not apply</p> <p>-Map 47 shows site clear of hazards and landslip</p> <p>-List Map – Coastal Foreshore Hydrodynamics Risk (extent of moderate risk does not extend to the property) refer map below</p> <p>-List Map – Projected Storm Tide (storm tides do not extend to the property) refer map below</p> <p>-List Map – Projected Sea Level Rise (sea level rise does not extend over the proposed allotment) refer map below</p> |



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## Foreshore Hydrodynamics Risk

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# Listmap Foreshore Hydrodynamics Risk

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## Legend

### Contours (5 metres)

- 5m Contours
- 25m Index Contours
- 5m Depression Contours
- 25m Index Depression Contours

### Foreshore Hydrodynamics Risk NRM North-NW

- Negligible Risk
- Low Risk
- Moderate Risk
- High Risk
- Extreme Risk

### Cadastral Parcels - Owner Information



### State Aerial Photo



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## Projected Storm Tide

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## Projected Storm Tide

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### Legend

#### Contours (5 metres)

-  5m Contours
-  25m Index Contours
-  5m Depression Contours
-  25m Index Depression Contours

#### DPAC Projected Storm Tide

-  Stormtide 1% AEP by 2010
-  Stormtide 1% AEP by 2050
-  Stormtide 1% AEP by 2100

-  Tamar Valley Further Research Area

#### Cadastral Parcels - Owner Information



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## Projected Sea Level Rise

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8409-w-160429V2  
Page: 37 of 45



## Projected Sea Level Rise

Generated at: 15:19 on 20-August-2015

User: mail@tascon.com.au

Page: 2 of 2

### Legend

#### Contours (5 metres)

- 5m Contours
- 25m Index Contours
- 5m Depression Contours
- 25m Index Depression Contours

#### DPAC Projected Sea Level Rise

- Sea Level Rise by 2050 (0.2 m)
- Sea Level Rise by 2075 (0.4 m)
- Sea Level Rise by 2100 (0.8 m)

- Tamar Valley Further Research Area

#### Cadastral Parcels - Owner Information



#### State Aerial Photo



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## 5.8 Traffic generating use and parking Code – E9

### E9.5 Use Standards

#### E9.5.1 Provision for parking

##### Objective

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

| Requirements  | This Application   |                |              |                |              |                    |     |            |            |          |     |            |  |          |       |             |            |        |  |      |     |
|---|--|----------------|--------------|----------------|--------------|--------------------|-----|------------|------------|----------|-----|------------|--|----------|-------|-------------|------------|--------|--|------|-----|
| <b>A1</b><br><i>Provision for parking must be-</i><br>a) <i>The minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table E9A;</i>  | Table E9A<br>Interpretation: <ul style="list-style-type: none"><li>• Areas are for the total site including this application</li><li>• Amenities floor areas not considered to contribute to car parking requirements</li><li>• Blueberry packing assessed as manufacturing and processing</li><li>• Office and meetings rooms considered as offices</li><li>• Remaining areas of distribution centre considered as storage</li></ul> <table><tr><th>Assessment</th><th>m2</th><th>Parking Spaces</th><th>Loading Area</th></tr><tr><td>-Blueberry packing</td><td>965</td><td>/75 = 12.9</td><td>/800 = 1.2</td></tr><tr><td>-Offices</td><td>802</td><td>/40 = 20.1</td><td></td></tr><tr><td>-Storage</td><td>5,966</td><td>/300 = 19.9</td><td>/800 = 7.5</td></tr><tr><td>Totals</td><td></td><td>52.9</td><td>8.7</td></tr></table> <p>-Complies – number of existing parking spaces provided = 70</p> | Assessment     | m2           | Parking Spaces | Loading Area | -Blueberry packing | 965 | /75 = 12.9 | /800 = 1.2 | -Offices | 802 | /40 = 20.1 |  | -Storage | 5,966 | /300 = 19.9 | /800 = 7.5 | Totals |  | 52.9 | 8.7 |
| Assessment  | m2   | Parking Spaces | Loading Area |                |              |                    |     |            |            |          |     |            |  |          |       |             |            |        |  |      |     |
| -Blueberry packing  | 965  | /75 = 12.9     | /800 = 1.2   |                |              |                    |     |            |            |          |     |            |  |          |       |             |            |        |  |      |     |
| -Offices  | 802  | /40 = 20.1     |              |                |              |                    |     |            |            |          |     |            |  |          |       |             |            |        |  |      |     |
| -Storage  | 5,966  | /300 = 19.9    | /800 = 7.5   |                |              |                    |     |            |            |          |     |            |  |          |       |             |            |        |  |      |     |
| Totals  |  | 52.9           | 8.7          |                |              |                    |     |            |            |          |     |            |  |          |       |             |            |        |  |      |     |
| b) <i>Motor bike parking at a rate of 1 space for every 20 vehicle parking spaces;</i><br>c) <i>Parking spaces for people with disabilities at the rate of 1 space for every 20 parking spaces or part thereof; and</i><br>d) <i>Bicycle parking at the rate of 1 space for every 20 vehicle parking spaces or part thereof</i> | <p>-Complies – two required and provided by excess car parking spaces.</p> <p>-Complies – three required and provided by the excess car parking spaces.</p> <p>-Complies – three required and provided by excess car parking spaces.</p>   |                |              |                |              |                    |     |            |            |          |     |            |  |          |       |             |            |        |  |      |     |



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### E9.5.2 Provision for loading and unloading of vehicles

#### Objective

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

| Requirements  | This Application   |
|---|--|
| <b>A1</b><br><i>There must be provision within a site for-</i>  |  |
| a) <i>On-site loading area in accordance with the requirement in Table E9A; and</i>   | Complies – refer above, total of 9 loading areas required<br>- Total of 13 dedicated loading docks/bays plus additional hard stand areas |
| b) <i>Passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of 1 space for every 50 parking spaces</i> | Complies – total of 1 space required. Covered by the excess vehicle parking spaces   |

### E9.6 Development Standards

#### E9.6.1 Road access

#### Objective

*Arrangements for vehicular access to a road and for junctions with a road are to protect safety and operation of a road.*

| Requirements   | This Application                         |
|--|--|
| <b>A1</b><br><i>There must be an access to the site from a carriageway of a road R36 –</i><br>(a) <i>Permitted in accordance with the Local Government (Highways) Act;</i> | Complies – Access is from Brooke Street. |

#### E9.6.2 Design of vehicle parking and loading areas

#### Objective

*Vehicle circulation, loading, and parking areas –*

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

| Requirements  | This Application |
|---|------------------|
| <b>A1</b><br><i>The layout of a vehicle parking area, loading area, circulation aisle, and maneuvering area must –</i><br>a) <i>Be in accordance with AS/NZS2890.1 (2004) – Parking</i> | Complies         |



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| Requirements   | This Application |
|--|------------------|
| <i>Facilities – Off Street Car Parking;</i>  |                  |
| b) <i>Be in accordance with AS/NZS2890.2 (2002) Parking Facilities – Off Street Commercial Vehicles;</i>   | Complies         |
| c) <i>Be in accordance with AS/NZS2890.3 (1993) Parking Facilities – Bicycle Parking Facilities;</i>   | Complies         |
| d) <i>Be in accordance with AS/NZS2890.6 Parking Facilities – Off Street Parking for People with Disabilities;</i>   | Complies         |
| e) <i>Each parking space must be separately accessed from the internal circulation aisle within the site;</i>  | Complies         |
| f) <i>Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space;</i>                               | Complies         |
| g) <i>Be formed and constructed with compacted sub-base and surfaced with an all-weather dustless surface, such as bitumen, concrete, or brick or permeable paving blocks; and</i> | Complies         |
| h) <i>Provide for the collection, drainage, and disposal of stormwater</i>   | Complies         |

## 5.9 Other Considerations

### a) Coastal Vegetation and Significance

The attached List Map shows that coastal vegetation that has a significant classification is contained entirely within the environmental management zone and will not be impacted by this development.

### b) Flora and Fauna Observations

The attached List Map shows that there are no areas of threatened flora or conservation significance flora and fauna. Hence, there is not impact from the proposed development.



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# Listmap Coastal Vegetation & Significance

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# Listmap Coastal Vegetation & Significance

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Page: 2 of 2

## Legend

|                                 |     |     |     |     |                    |
|---------------------------------|-----|-----|-----|-----|--------------------|
| Contours (5 metres)             | DGL | WOL | ASS | GSL | State Aerial Photo |
| — 5m Contours                   | DOB | WVI | SCH | GTL |                    |
| — 25m Index Contours            | DPU | RLS | SSC | FAG |                    |
| — 5m Depression Contours        | DOV | NAD | SCA | FPF |                    |
| — 25m Index Depression Contours | DOW | NAF | SHL | FMG |                    |
| Coastal Vegetation Significance | DSC | NAL | SHW | FRG |                    |
| <all other values>              | DSG | NAR | SBR | FSM |                    |
| Endangered                      | DSO | NAV | SMP | FPL |                    |
| Vulnerable                      | DTD | NBA | SMR | FWU |                    |
| Non-Threatened                  | DTO | NCR | SLW | FPE |                    |
| Non-Native                      | DVC | NLE | SRC | FUM |                    |
| Coastal Vegetation              | DVG | NLM | SRI | FUR |                    |
| DAC                             | DVS | NME | SDU | OAO |                    |
| DAD                             | WRE | AWU | SAC | ORO |                    |
| DAM                             | WBR | AHL | MBS | OSM |                    |
| DAS                             | WGL | AHS | GCL | OSM |                    |
| DAZ                             | WNL | ASF | GHC | OSM |                    |
| DNI                             | WOB | ARS | GPL | OSM |                    |

Cadastral Parcels -  
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## Flora & Fauna Observations

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## Flora & Fauna Observations

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Page: 2 of 2

### Legend

#### Contours (5 metres)

— 5m Contours

— 25m Index Contours

— 5m Depression Contours

— 25m Index Depression Contours

#### Threatened Fauna Point



#### Threatened Flora Point



#### Raptor Nests



#### Conservation Significance Flora Point



#### Conservation Significance Fauna Point



#### Cadastral Parcels - Owner Information



#### State Aerial Photo



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## 6. Drawings

The drawings listed below help describe the proposed development and are attached to this document.

| Drawing Number | Drawing Description           |
|----------------|-------------------------------|
| 8409-180       | Cover Page & Drawing Schedule |
| 8409-181       | Existing Site; Plan           |
| 8409-182       | Property Details; Plan        |
| 8409-183       | Office & Amenities Site Plan  |
| 8409-184       | Office & Amenities; Plan      |
| 8409-185       | Southern Elevation            |
| 8409-186       | Western Elevation             |
| 8409-187       | Section A                     |

Bound Separately





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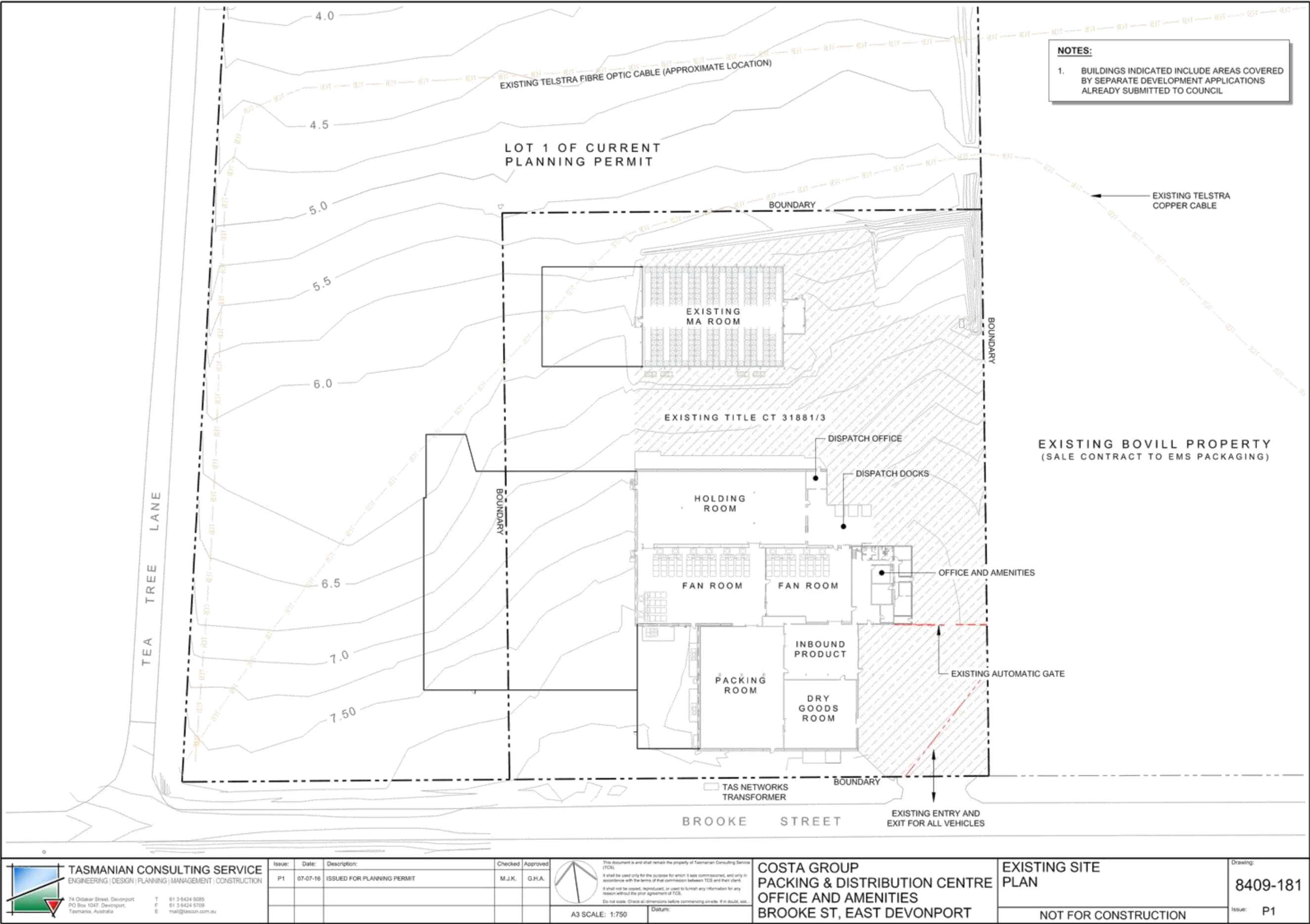
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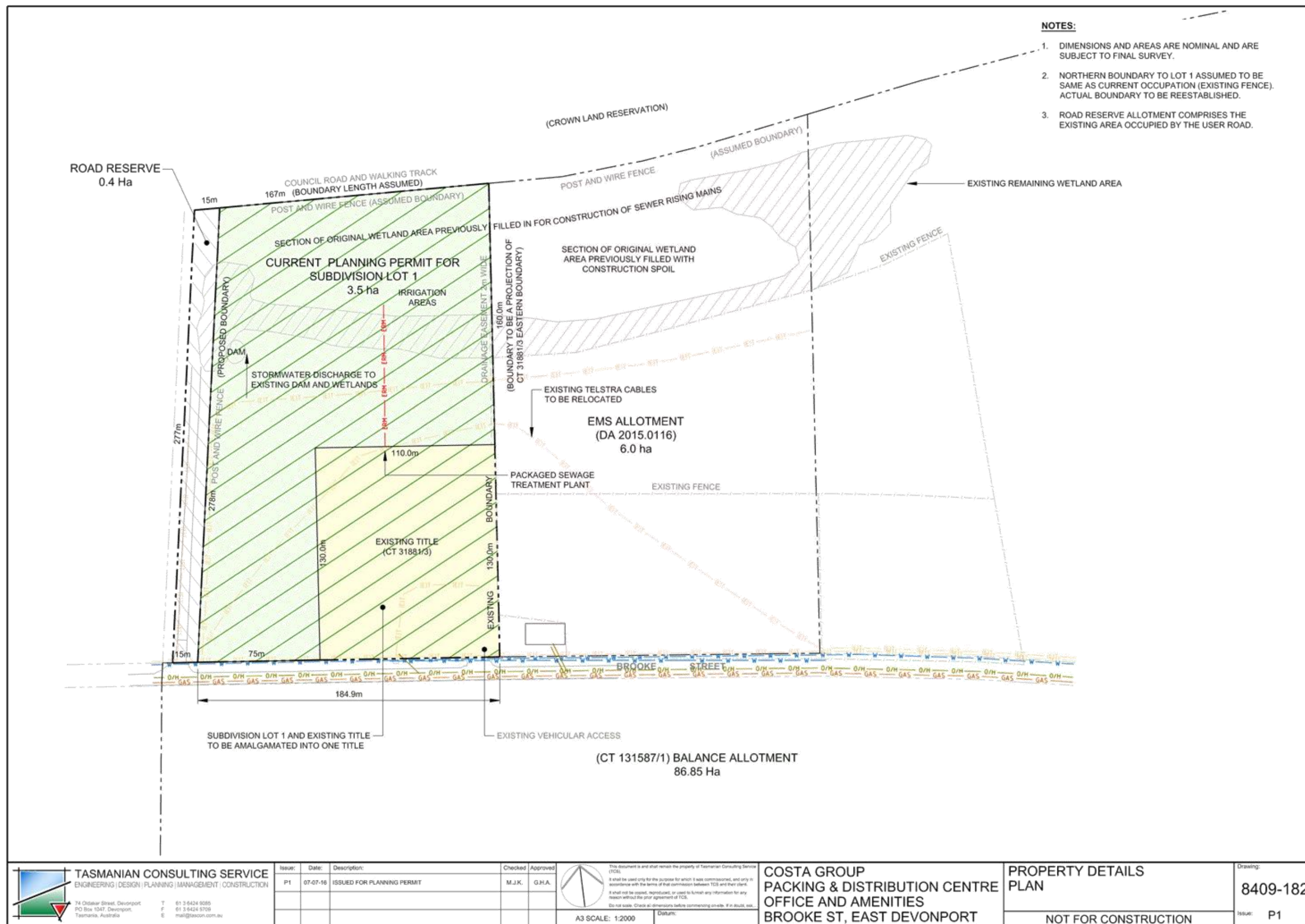
COSTA GROUP  
PACKING AND DISTRIBUTION CENTRE  
OFFICE AND AMENITIES  
BROOKE STREET, EAST DEVONPORT

| DRAWING<br>NUMBER | DRAWING DESCRIPTION             | ISSUE<br>P1 | ISSUE<br>- | ISSUE<br>- |
|-------------------|---------------------------------|-------------|------------|------------|
| 8409-180          | COVER PAGE & DRAWING SCHEDULE   | 07-07-16    |            |            |
| 8409-181          | EXISTING SITE; PLAN             | 07-07-16    |            |            |
| 8409-182          | PROPERTY DETAILS; PLAN          | 07-07-16    |            |            |
| 8409-183          | OFFICE AND AMENITIES; SITE PLAN | 07-07-16    |            |            |
| 8409-184          | OFFICE AND AMENITIES; PLAN      | 07-07-16    |            |            |
| 8409-185          | SOUTHERN ELEVATION              | 07-07-16    |            |            |
| 8409-186          | WESTERN ELEVATION               | 07-07-16    |            |            |
| 8409-187          | SECTION A                       | 07-07-16    |            |            |

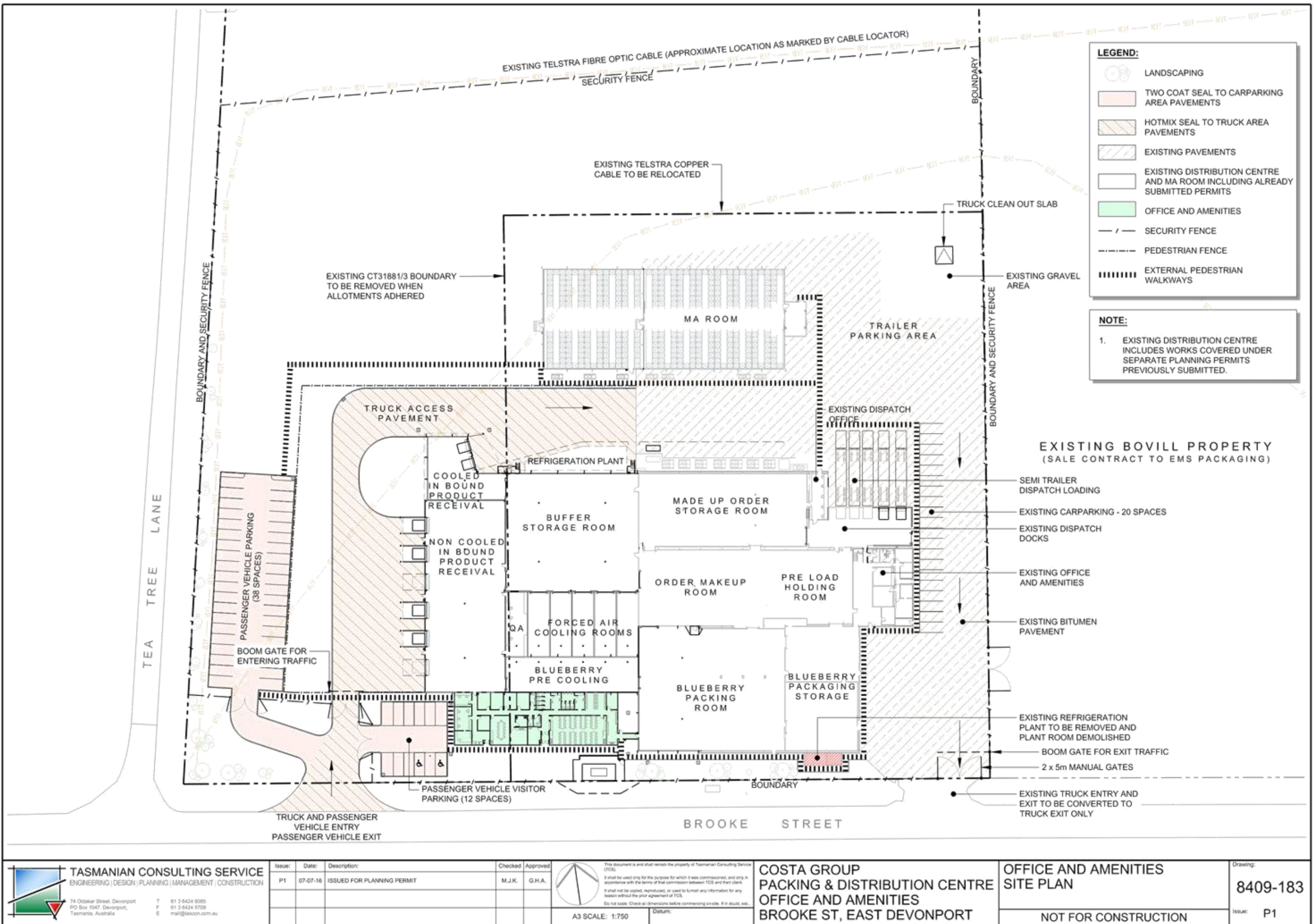
|  |        |          |                            |          |           |  |   |  |                 |
|--|--------|----------|----------------------------|----------|-----------|--|---|--|-----------------|
|  <b>TASMANIAN CONSULTING SERVICE</b><br>ENGINEERING   DESIGN   PLANNING   MANAGEMENT   CONSTRUCTION<br><small>74 Oldaker Street, Devonport<br/>PO Box 1047, Devonport,<br/>Tasmania, Australia</small><br><small>T 61 3 6424 9065<br/>F 61 3 6424 5709<br/>E mail@tascon.com.au</small> | ISSUE: | Date:    | Description:               | Checked: | Approved: |  <small>This document is and shall remain the property of Tasmanian Consulting Service (TCS).<br/>It shall be used only for the purpose for which it was commissioned, and only in accordance with the terms of that commission between TCS and their client.<br/>It shall not be copied, reproduced, or used to furnish any information for any reason without the prior agreement of TCS.<br/>Do not scale. Check all dimensions before commencing on-site. If in doubt, ask.</small> | <b>COSTA GROUP<br/>PACKING &amp; DISTRIBUTION CENTRE<br/>OFFICE AND AMENITIES<br/>BROOKE ST, EAST DEVONPORT</b> | <b>COVER PAGE AND<br/>DRAWING SCHEDULE</b><br><br>NOT FOR CONSTRUCTION | Drawing:        |
|  | P1     | 07-07-16 | ISSUED FOR PLANNING PERMIT | M.J.K.   | G.H.A.    |  |   |  | <b>8409-180</b> |
|  |        |          |                            |          |           |  |   |  | Issue: P1       |





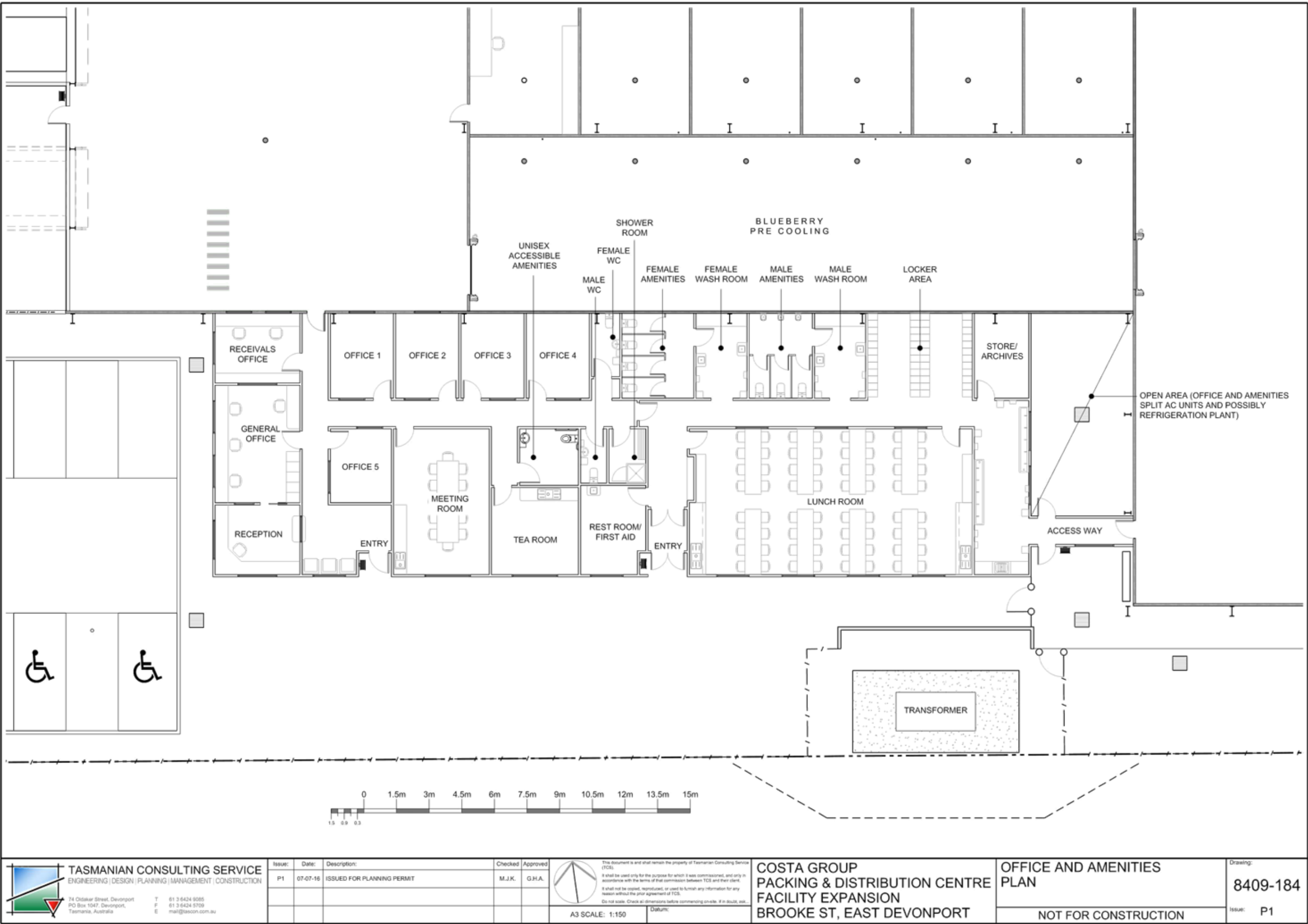


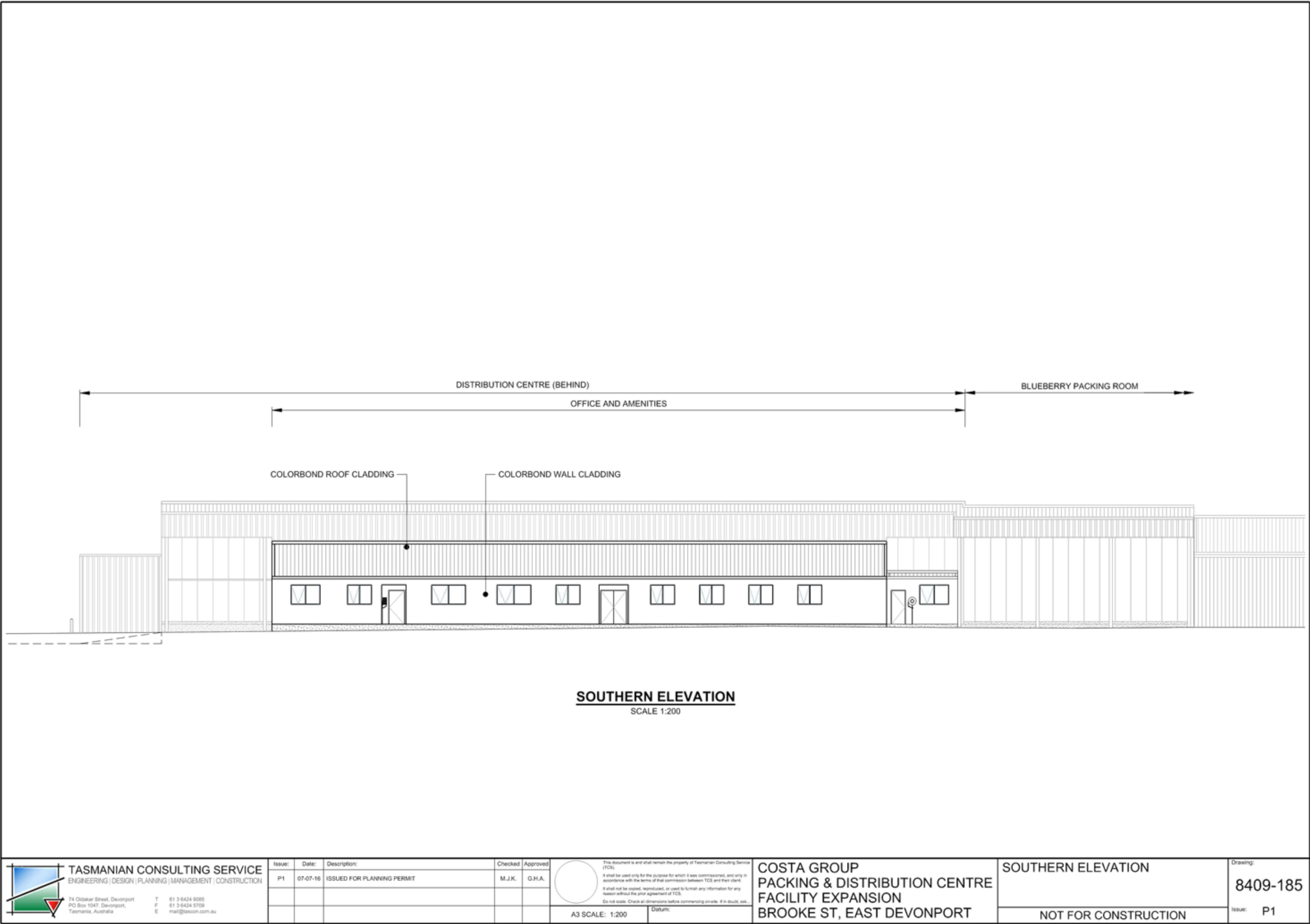




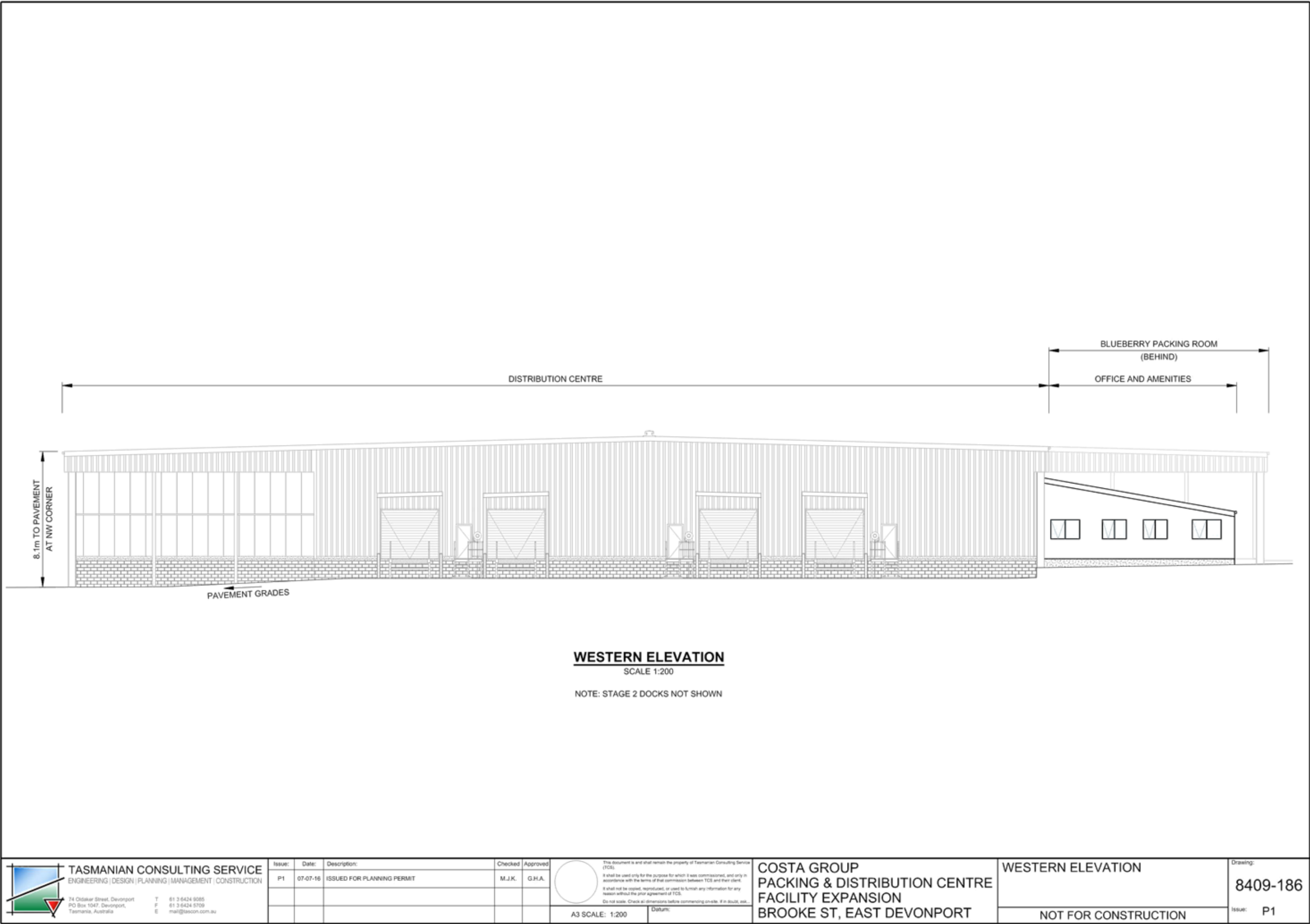


|  |  |           |                |   |                 |                  |  |  |   |  |   |  |                                |
|--|--|-----------|----------------|---|-----------------|------------------|--|--|---|--|---|--|--------------------------------|
|  <b>TASMANIAN CONSULTING SERVICE</b><br>ENGINEERING   DESIGN   PLANNING   MANAGEMENT   CONSTRUCTION |  | Issue: P1 | Date: 07-07-16 | Description: ISSUED FOR PLANNING PERMIT | Checked: M.J.K. | Approved: G.H.A. | <br>A3 SCALE: 1:750 |  | <b>COSTA GROUP</b><br><b>PACKING &amp; DISTRIBUTION CENTRE</b><br><b>OFFICE AND AMENITIES</b><br><b>BROOKE ST, EAST DEVONPORT</b> |  | <b>OFFICE AND AMENITIES</b><br><b>SITE PLAN</b><br><br>NOT FOR CONSTRUCTION |  | Drawing: 8409-183<br>Issue: P1 |
|--|--|-----------|----------------|---|-----------------|------------------|--|--|---|--|---|--|--------------------------------|





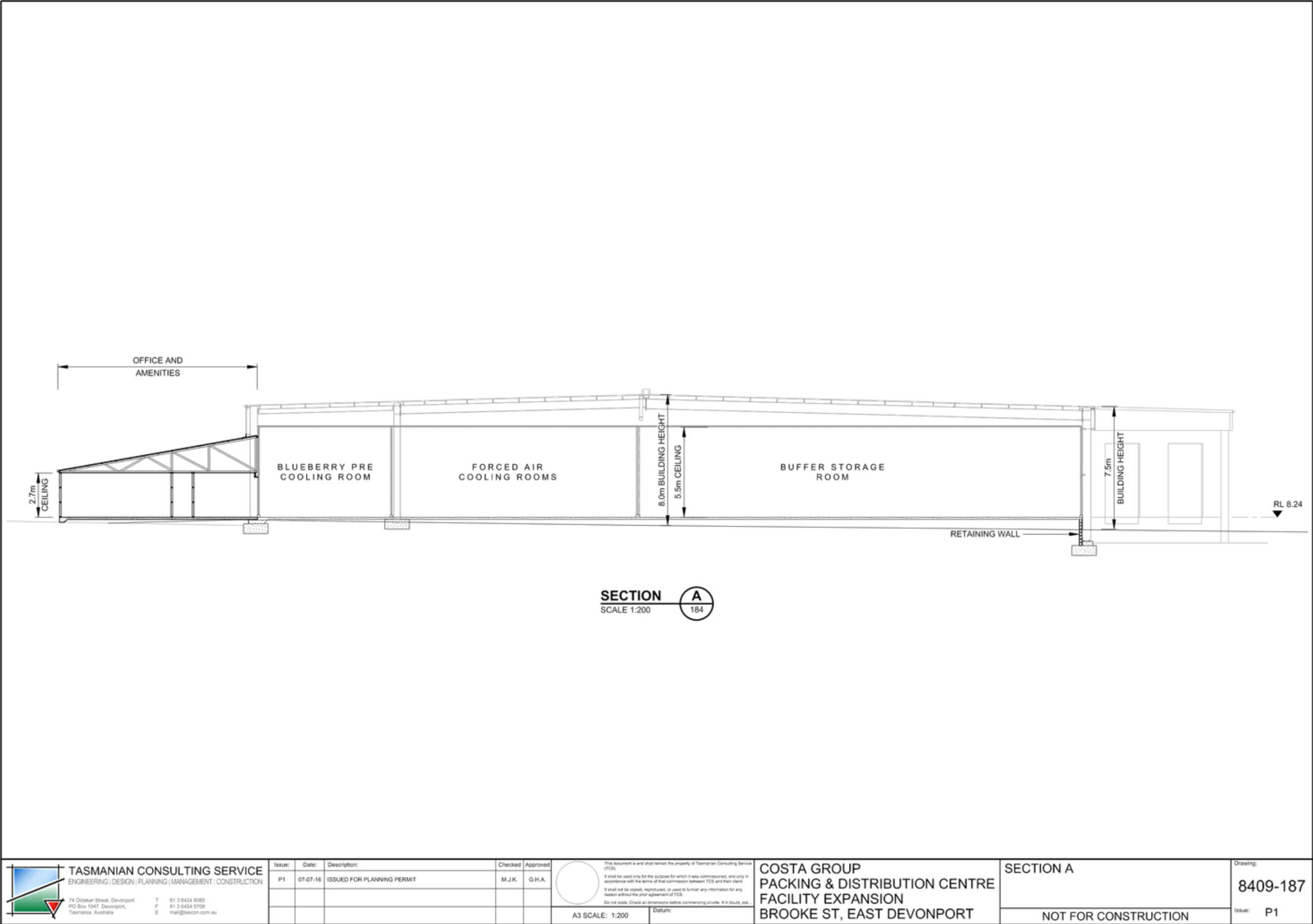







ITEM 4.1

|  |        |          |                            |          |           |  |   |  |  |
|--|--------|----------|----------------------------|----------|-----------|--|---|--|--|
|  <b>TASMANIAN CONSULTING SERVICE</b><br>ENGINEERING   DESIGN   PLANNING   MANAGEMENT   CONSTRUCTION<br><small>T4 Oldaker Street, Devonport<br/>PO Box 1047, Devonport,<br/>Tasmania, Australia</small><br><small>T 61 3 6424 9085<br/>F 61 3 6424 5709<br/>E mail@tascon.com.au</small> | ISSUE: | Date:    | Description:               | Checked: | Approved: |  <small>This document is and shall remain the property of Tasmanian Consulting Service (TCS).<br/>It shall be used only for the purpose for which it was commissioned, and only in accordance with the terms of that commission between TCS and their client.<br/>It shall not be copied, reproduced, or used to furnish any information for any reason without the prior agreement of TCS.<br/>Do not scale. Check all dimensions before commencing on-site. If in doubt, ask.</small> | <b>COSTA GROUP<br/>PACKING &amp; DISTRIBUTION CENTRE<br/>FACILITY EXPANSION<br/>BROOKE ST, EAST DEVONPORT</b> | <b>WESTERN ELEVATION</b><br><br>NOT FOR CONSTRUCTION | Drawing:<br><b>8409-186</b><br><br>Issue: P1 |
|  | P1     | 07-07-16 | ISSUED FOR PLANNING PERMIT | M.J.K.   | G.H.A.    |  |   |  |  |
|  |        |          |                            |          |           |  |   |  |  |



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|--|--------|----------|----------------------------|----------|-----------|---|---|--|--|
|  <div><b>TASMANIAN CONSULTING SERVICE</b><br/>ENGINEERING   DESIGN   PLANNING   MANAGEMENT   CONSTRUCTION<br/><br/>74 Oldaker Street, Devonport<br/>PO Box 1047, Devonport,<br/>Tasmania, Australia<br/><br/>T 61 3 6424 9085<br/>F 61 3 6424 5709<br/>E mail@tascon.com.au</div> | Issue: | Date:    | Description:               | Checked: | Approved: | <div><div></div><p>This document is and shall remain the property of Tasmanian Consulting Service (TCS).<br/>It shall be used only for the purpose for which it was commissioned, and only in accordance with the terms of that commission between TCS and their client.<br/>It shall not be copied, reproduced, or used to furnish any information for any reason without the prior agreement of TCS.<br/>Do not scale. Check all dimensions before commencing on-site. If in doubt, ask.</p></div> <div>A3 SCALE: 1:200</div> <div>Datum:</div> | <b>COSTA GROUP<br/>PACKING &amp; DISTRIBUTION CENTRE<br/>FACILITY EXPANSION<br/>BROOKE ST, EAST DEVONPORT</b> | <b>SECTION A</b><br><br>NOT FOR CONSTRUCTION | Drawing:<br><b>8409-187</b><br><br>Issue: P1 |
|  | P1     | 07-07-16 | ISSUED FOR PLANNING PERMIT | M.J.K.   | G.H.A.    |   |   |  |  |
|  |        |          |                            |          |           |   |   |  |  |

**From:** Kaz <divakaz@bigpond.com>  
**Sent:** Thursday, 28 July 2016 4:48 PM  
**To:** council  
**Subject:** RE: PLANNING PERMIT PA2016,0098

To Whom It May Concern,

I live at 23 Bovill Street and received a planning proposal letter on the 19th July. I then went onto the website and looked at the plan.

I have grave concerns about noise levels with increased trucks and workers cars coming and going at all times of the day and night, also the cool store with its constant hum.

I would also like to mention that Bovill Street hill is degenerating with the increased traffic using it.

The red mud that is continuously left on the road Bovill Street and Brooke Street is firstly dangerous and secondly an eyesore to the neighbourhood.

Thank you for your time,

Karen Parker

**From:** Dianne Smith [<mailto:myrtlevalestud@bigpond.com>]  
**Sent:** Tuesday, 2 August 2016 9:43 AM  
**To:** council  
**Subject:** Planning permit PA2016.0098

P.O. Box 95E  
East Devonport 7310  
2/08/2016

General Manager  
Devonport City Council

Re Planning application number PA 2016.0098  
211 & 246 Brooke Street, East Devonport.

We are neighbours bordering Tea Tree Lane. We wish to reiterate our objection to the proposed application. We wish for Costas to be taken to task by Devonport City Council over their complete disregard and non-compliance of stipulations in regard to their proposal PA 2013.0069. In the previous application the company were to establish a vegetative screen of trees on the western side of the block in question.

**No attempt has been made by the company to implement this.**

The access road has not been sealed with an all weather surface on the western side of the complex which leads to dust issues.

**No attempt has been made by the company to address this.**

As neighbours we have been subjected to noise pollution, ie reversing beepers on trucks, and significant noise from vehicle movements at shift changes at 3am.

This does not allow for our rest and peaceful enjoyment of our residence.

**We propose this be addressed with a curfew for traffic movement at night.**

Our land adjoining this development is zoned Closed Residential and when we built in 2009 the development land was zoned Rural.

Our land will be severely devalued by the development in such close proximity.

Yours faithfully,

Rodney and Dianne Smith.

**From:** Julie Binns <J.Binns@anglicare-tas.org.au>  
**Sent:** Tuesday, 2 August 2016 10:03 AM  
**To:** council  
**Subject:** Planning Application PA2016.0098 File 33059 - please acknowledge receipt of this email

02.08.2016

The General Manager  
Devonport City Council  
Planning Application PA2016.0098 File 33059

Dear Sir/Madam

As a resident of Brooke Street, near Tea Tree Lane, I am concerned about the expansion & nearby development of Costa's packing & distribution Plant.

I have a son with a disability & we find the noise from workers finishing shifts during picking season, particularly in the early hours of the morning, disturbing & distressing. Some of the workers are verbally noisy, singing out to each other & yelling, there is often loud music from vehicles in the car park & as they leave & regular unnecessary revving of cars, often "drag racing" their way from the site into East Devonport. This is of real concern if the car park is to be located even closer to residences & there is no noise buffer, which would be a considerate requirement of an industry located so close to a residential area. It is my understanding that buffer zones & other requirements from previous planning applications have not been fulfilled. If this is the case perhaps this should be a requirement prior to any further application for development is considered.

Since moving to the area last year I have been very concerned about the speed at which west bound traffic on Brooke Street approaches East Devonport. Although there is a 60kph limit this is not adhered to by a considerable number of vehicles. I (along with visitors & neighbours) witness daily vehicles travelling at 100kph & sometimes faster in the 60 & 80 zones as the eastern end of Brooke Street is straight & seen by some as an opportunity to speed. Additional traffic to & from Costa is a concern if this limit is not reduced further east of Costa and policed more regularly, as is the 60 limit not being enforced as the Driftwood Sands subdivision progresses. My son is collected by various carers & 3 days per week by a Community Transport bus & as some drivers prefer to back onto Brooke Street speeding traffic is a real concern.

Other issues of concern are heavy, wide vehicles travelling between the Brooke Street plant & the berry farm in Upper Drew Street down Bovil Street, which is steep & narrow. Apart from being hazardous they often leave red mud on the road as the berry farm parking areas & yards are not all gravelled or sealed as I understand it.

The expansion is a real concern & stress under the current noise level & traffic arrangements.

Julie Binns  
PO Box 325  
East Devonport Tas 7310



**From:** Carla <carla@facebar.net.au>  
**Sent:** Tuesday, 2 August 2016 5:18 PM  
**To:** council  
**Subject:** 211&246 Brooke street east Devonport Carla Pizzirani

Hello

I am writing about the above application permit for Brooke street, I am the owner of the new subdivision "Driftwood", I am concerned about the costa packing and distribution centre and how the noise level may hamper our ability to sell our land? The noise from the loading bays of the trucks constant reversing noise from the truck and passenger cars from the staff does travel and will make this tranquil area quiet noisy.

If it could be designed a bit better with the noisiest areas away from residential and a buffer if trees in the teatree land area this would help which is the western side .

The sealing of car parks would also be appreciated as a lot of red mud is travelling up into the new road that we had had to do there, so I think if these things were address it may be more appropriate Thankyou regards. Carla Puzzirani-Rand

Sent from my iPhone

**From:** Bob @ D-Signs & Promotional [<mailto:bob@d-signs.com.au>]  
**Sent:** Wednesday, 3 August 2016 4:58 PM  
**To:** council  
**Subject:** Re: Brooke St Development - Application Number: PA2016.0098  
**Importance:** High

Re: Application Number: PA2016.0098  
Proposed Use or Development: Storage (building extension incorporating ancillary offices and amenities) – assessment against performance criteria under clause 26.4.2 (front setback variation) Address of the Land: 211 & 246 Brooke Street East Devonport  
Date of Notice: 20/07/2016  
Attn: Paul West,  
General Manager, Devonport City Council

Dear Mr. West,

This email is to communicate our concerns for the proposed development at 211 to 246 Brooke Street, East Devonport.

We own and reside at a neighbouring property to the development which is 101B Brooke Street.

The main concern we have is for the additional noise that will be created by extra vehicles using the car park on the Tea Tree Lane boundary and the trucks using the new proposed access on the western side of the development.

From the increased vehicular traffic we know the most annoying noise will be from the trucks reversing up to the proposed loading bays on the western side from the reverse beepers.

Two of our occupied children's bedrooms face directly across to the development and therefore ask that a period of 9pm to 7am be noted where there is to be no truck movements of reversing to the loading docks within these times.

We know the noise is quite noticeable in these bedrooms from when the existing MA Room was constructed within the time we have owned the property from cranes and trucks loading and unloading.

We currently don't have any issues with the noise as it all takes place on the opposite (eastern) side of the complex.

Safety concerns that may need to be addressed from our opinion:

Move the current 60kmh speed limit sign further East on Brooke St to slow vehicles before getting to the development as we have noticed traffic quite often still doing approx. 80kmh at the top of the crest past our driveway.

Widening of Brooke Street outside the development to allow safe passing of vehicles travelling East and West while vehicles are entering and leaving the property.

We have noticed during peak times of harvesting that people are dropped off on the roadside and due to there being no roadside parking area that vehicles have to move over in to the oncoming lane to avoid stopping while drop offs take place.

One other safety concern that needs addressing with the proposed development and the existing site is the amount of mud that is left on the road surface from vehicles coming and going from the farm site.

We look forward to the council taking our concerns on board and we are happy to assist with any further information that may be required.

Kind Regards,

Robert (Bob) Kolody and Catherine McClintock  
101B Brooke Street  
East Devonport TAS 7310  
Ph. 0422 550 280

## **5.0 CLOSURE**

There being no further business the Chairman declared the meeting closed at <insert time> pm.