Devonport City Council

PUBLIC NOTICE

APPLICATION FOR PLANNING PERMIT

Section 57(3) Land Use Planning Approvals Act 1993
An application for a planning permit has been made which may affect you.

Application Details

Application Number:	**PA2026.0138**
Proposed Use or Development:	**Education and Occasional Care (use and development of childcare centre)**
Address of the Land:	**5 Friend Street & 88 Stony Rise Road, Stony Rise**
Date of Notice:	**03/10/2026**

You are invited to view the application and any documents and plans accompanying it on the ground floor of the paranaple centre at 137 Rooke Street, Devonport or on Council's website www.devonport.tas.gov.au

Any person may make a representation relating to the application in accordance with section 57(5) of the *Land Use Planning Approvals Act 1993*, during a period of 14 days commencing on the date of this notice.

Your representation must:

- be received by close of business on **19/10/2026**;
- be in writing; and
- addressed to the Chief Executive Officer, Devonport City Council:
    - P.O. Box 604, Devonport, Tasmania, 7310; or
    - townplanning@devonport.tas.gov.au

If you make a representation then Council must consider your submission before making its decision on the application.



5 Friend Street & 88 Stony Rise Road, Stony Rise

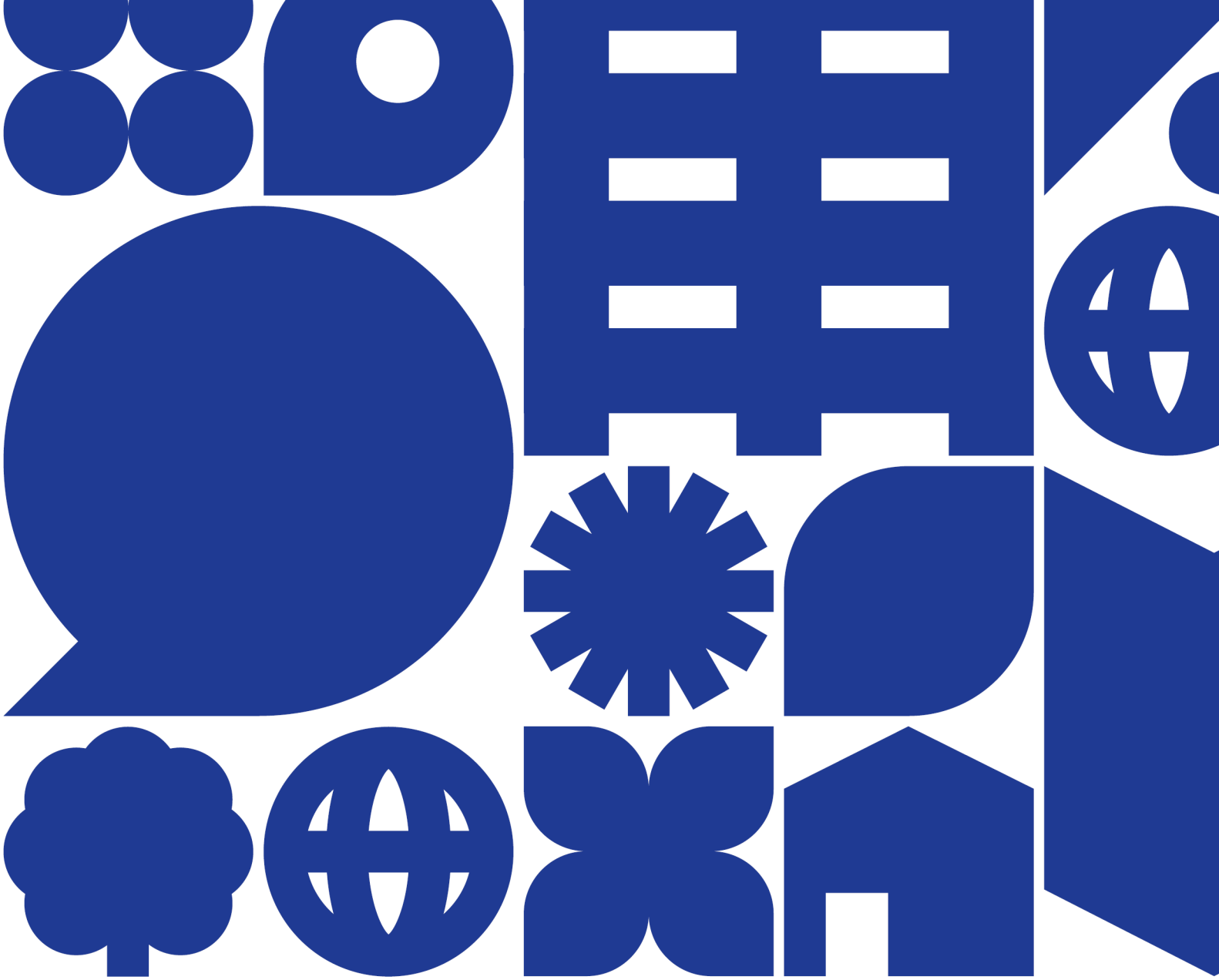
N

This map is made available for the purpose of providing access to Devonport City Council information and not as professional advice. The information contained on the map is diagrammatic only. All information should be verified on site, or with the appropriate State Government Department or Council Office, prior to being used for any purpose.

Copyright © Devonport City Council

Created: 01-10-2026 14:12:24

Devonport City Council



Stony Rise Village Childcare Centre

Planning report

era

Final | August 2026

Era Advisory acknowledge palawa as the Traditional Owners of lutruwita (Tasmania).

They are the original custodians of our land, sky and waters.

We respect their unique ability to care for country and deep spiritual connection to it.

We honour and pay our respect to Elders past and present, whose knowledge and wisdom has and will ensure the continuation of culture and traditional practices.

We acknowledge that their sovereignty has never been ceded.

Always was, always will be.

Era Advisory Pty Ltd

ABN 21 681 443 103

Level 1, 125A Elizabeth St Hobart 7000
(03) 6165 0443

enquiries@era-advisory.com.au
era-advisory.com.au

This document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited

Project	Stony Rise Village Childcare Centre
Document version	Final
Date	August 2026
Author	Grace Elliott
Reviewer	Emma Riley
Job number	2324-023

Certified B® Corporation

Permit overview

Permit application details

Applicant	Era Advisory on behalf of Tipalea No. 24 Pty Ltd
Owner	Tipalea Private No. 24 Pty Ltd Best Street Investments Pty Ltd
Address	5 Friend Street, Stony Rise 88 Stony Rise Road, Stony Rise
Lot description	Folio of the Register 167737, Lot 15 Folio of the Register 173536, Lot 17
Description of proposal	Use and development of a childcare centre.

Relevant Planning Provisions

Applicable planning scheme	*Tasmanian Planning Scheme - Devonport*
Zone(s)	Commercial
Codes	• Signs Code • Parking and Sustainable Transport Code • Road and Railway Assets Code
Discretions	• DEV-S1.7.1 Setbacks (A1/P1) • 17.3.1 All uses (A1/P1) • 17.4.5 Outdoor storage areas (A1/P1) • 17.4.6 Landscaping (A1/P1) • C1.6.1 Design and siting of signs (A1/P1) • C1.6.1 Design and siting of signs (A3/P3) • C1.6.2 Illuminated signs (A1/P1)

Contents

Permit overview i

1 Introduction 1

1.1 Purpose 1

1.2 Enquiries 1

1.3 Planning authority 1

1.4 Planning scheme 1

1.5 Title documentation 1

2 Project description 2

2.1 Overview 2

2.2 Use 2

2.3 Development and built form 2

2.3.1 Childcare 2

2.3.2 Parking and access 2

3 Site and surrounds 3

3.1 The site 3

3.2 Surrounding area 3

4 Planning scheme controls 4

4.1 Zoning and overlays 4

4.2 Relevant codes 4

4.2.1 C16.0 Safeguarding of Airports Code 5

4.3 Use class and status 5

4.3.1 Use class 5

4.3.2 Use status 5

4.4 Assessment against standards 5

5 Specific Area Plan 6

5.1 Application of the SAP 6

5.2 SAP purpose 6

5.3 Applicable standards 7

5.4 DEV-S1.6.1 Floor areas 7

5.5 DEV-S1.7.1 Setbacks 8

5.6 DEV-S1.7.2 Signs 8

5.7 DEV-S1.7.3 Access 9

6 Commercial Zone 10

6.1 Zone purpose 10

6.2 Applicable standards 10
6.3 Use standards 11
6.3.1 Clause 17.3.1 All uses 11
6.4 Development standards for Buildings and Works 12
6.4.1 Clause 17.4.1 Building height 12
6.4.2 Clause 17.4.3 Design 13
6.4.3 Clause 17.4.5 Outdoor storage areas 14
6.4.4 Clause 17.4.6 Landscaping 14
7 Signs Code 15
7.1 Application of the code 15
7.2 Applicable standards 15
7.3 Development standards 15
7.3.1 Clause C1.6.1 Design and siting of signs 15
7.3.2 Clause C1.6.2 Illuminated signs 17
8 Parking and Sustainable Transport Code 19
8.1 Application of the code 19
8.2 Applicable standards 19
8.3 Use standards 20
8.3.1 Clause C2.5.1 Car parking numbers 20
8.3.2 Clause C2.5.2 Bicycle parking numbers 21
8.3.3 Clause C2.5.3 Motorcycle parking numbers 21
8.4 Development standards 22
8.4.1 Clause C2.6.2 Design and layout of parking areas 22
8.4.2 Clause C2.6.5 Pedestrian access 23
9 Road and Railway Assets Code 24
9.1 Application of the code 24
9.2 Applicable standards 24
9.3 Use standards 25
9.3.1 Clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction 25
10 Conclusion 26

Appendix A Title documentation

Appendix B Proposal plans

Appendix C Landscaping plan

Appendix D Traffic impact statement

Tables

Table 1 - Project site description.....1

Table 2 Summary of the applicable standards and whether the proposal relies on the acceptable solution or performance criteria 26

Figures

Figure 1 Aerial photography of the subject site and surrounds (Source: LISTmap) 3
Figure 2 Zoning of the subject site and surrounds. 4
Figure 3 Site (blue) within the boundaries of the Devonport Regional Homemaker Centre and Stony Rise Village SAP (orange) 6

1 Introduction

1.1 Purpose

Era Advisory has been engaged by Tipalea Private No. 24 Pty Ltd to provide a supporting planning report for the use and development of a childcare centre at 5 Friend Street, Stony Rise. This planning report provides relevant background material, proposal details and an assessment against the relevant planning scheme provisions.

1.2 Enquiries

Enquiries relating to this planning application should be directed to:

Grace Elliott
Planner
Era Advisory
enquiries@era-advisory.com.au
(03) 6165 0443

1.3 Planning authority

The relevant planning authority is Devonport City Council.

1.4 Planning scheme

The relevant planning scheme is the *Tasmanian Planning Scheme – Devonport*.

1.5 Title documentation

The site is located at 5 Friend Street, Stony Rise and utilises access through 88 Stony Rise Road.

Table 1 - Project site description

Address	Owner	Title reference	Description
5 Friend Street Stony Rise TAS 7310	Tipalea Private No. 24 Pty Ltd	167737/15	Primary development site
88 Stony Rise Road Stony Rise TAS 7310	Best Street Investments Pty Ltd	173536/17	Access only

The relevant landowners have been notified of the intent to lodge this application in accordance with the requirements of Section 52(1B) of the *Land Use Planning and Approvals Act 1993*.

2 Project description

2.1 Overview

The proposal is for the use and development of a childcare centre at 5 Friend Street, Stony Rise. The childcare centre will form part of the Stony Rise Village Shopping Centre, which was approved under PA2022-0092 and is currently under construction.

2.2 Use

The childcare centre has a capacity of 86 children. A total of 18 staff will be employed at the facility, comprising 14 staff in the childcare rooms and 4 office staff. The childcare centre will open Monday to Friday, between the hours of 6:30 am and 6:30 pm.

2.3 Development and built form

2.3.1 Childcare

The proposed childcare will comprise a new one-storey building on the padsite approved as part of the Stony Rise Village Shopping Centre planning permit.

The proposal includes:

- Reception, administration and offices
- Six childcare rooms
- Sleeping spaces
- Bathrooms, laundry and changing areas
- Kitchen/pantry
- Storage spaces
- Three outdoor play areas with outdoor stores and shade sails
- Bin storage area on the eastern side of the proposed building next to the car park.

2.3.2 Parking and access

The proposal will utilise the car parking arrangement approved for the site under the Stony Rise Village Shopping Centre planning permit. A total of 301 car parks are approved across the site, representing an oversupply of 57 spaces in relation to the approved uses. Car parking for the childcare centre will be accommodated within this existing surplus.

Access to the site is via the approved vehicle crossings at Friend Street and Stony Rise Road via 88 Stony Rise Road.

3 Site and surrounds

3.1 The site

The subject site is located at 5 Friend Street, Stony Rise, with additional access through 88 Stony Rise Road. The site is subject to a planning permit for the Stony Rise Village Shopping Centre which is currently under construction.



Figure 1 Aerial photography of the subject site and surrounds (Source: LISTmap)

3.2 Surrounding area

The site is located approximately 4 kilometres south-west of the Devonport CBD. The surrounding area contains a mix of commercial, large-format retail and residential uses.

The Devonport Homemaker Centre adjoins the site to the north and comprises a large-format retail precinct containing a variety of retail and commercial tenancies. Currently vacant land to the west and south of the site is also zoned Commercial.

Utilities land adjoins the site to the east and contains Aurora Energy infrastructure and the TasNetworks Devonport Substation. General Residential zoned land adjoins the site to the south and is developed for residential purposes.

4 Planning scheme controls

4.1 Zoning and overlays

The site is within the Commercial Zone under the planning scheme, as shown in Figure 2, although is also within the Devonport Regional Homemaker Centre and Stony Rise Village Specific Area Plan area (refer to section 5 of this report). More specifically it is located within the Stony Rise Village Precinct A.



Figure 2 Zoning of the subject site and surrounds.

The site is also subject to the Airport obstacle limitation area overlays. No other overlays apply to the site.

The site is not on the Tasmanian Heritage Register.

4.2 Relevant codes

The following codes from the planning scheme are applicable to the application: (delete those not applicable)

- C1.0 Signs Code
- C2.0 Parking and Sustainable Transport Code
- C3.0 Road and Railway Assets Code

4.2.1 C16.0 Safeguarding of Airports Code

The proposal includes development within an airport obstacle limitation area, triggering the requirement for assessment under the C16.0 Safeguarding of Airports Code. Pursuant to clause C16.4.1, development is exempt from the code if it is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

The AHD specified for the site is 155.1 m AHD. The site has a maximum elevation of approximately 65 AHD. As the building will not exceed 155.1 m AHD, the proposal is exempt from the Safeguarding of Airports Code.

4.3 Use class and status

4.3.1 Use class

The proposal falls into the use class of Educational and Occasional Care, which is defined as:

> *use of land for educational or short-term care purposes. Examples include a childcare centre, day respite centre, employment training centre, kindergarten, primary school, secondary school and tertiary institution.*

The proposal falls into the use subclass of a childcare centre.

4.3.2 Use status

The site is subject to the Devonport Regional Homemaker Centre and Stony Rise Village SAP (DEV-S1.0). The DEV-S1.5 use table substitutes the Commercial Zone use table for this site.

Under the DEV-S1.5 use table, Educational and Occasional Care use is permitted if within Stony Rise Village Precinct A or B. The site is within the Stony Rise Village Precinct A. The proposed use is therefore a Permitted use under the planning scheme.

4.4 Assessment against standards

Regarding assessment against use or development standards clause 5.6 requires that the Project must comply with each applicable standard and that compliance with the standard can be achieved by way of either complying with the acceptable solution or satisfying the performance criteria.

In the following sections each applicable zone, code and specific area plan is addressed. At the front part of the assessment against each of these, applicable standards are identified in a table. A response to the applicable standards follows, identifying if the acceptable solution is achieved or the performance criteria is satisfied. The conclusion at Section 9 of the report summarises all applicable standards.

5 Specific Area Plan

5.1 Application of the SAP

The site is subject to the Devonport Regional Homemaker Centre and Stony Rise Village Specific Area Plan (SAP).



Figure 3 Site (blue) within the boundaries of the Devonport Regional Homemaker Centre and Stony Rise Village SAP (orange).

5.2 SAP purpose

The purpose of the SAP is:

DEV-S1.1.1 To manage the use or development of the Devonport Regional Homemaker Centre and Stony Rise Village site.

The proposal aligns with the purpose of the SAP as it relates to the use and development of the Stony Rise Village site.

It is also noted that the proposed childcare centre use is a permitted use on the site under the SAP.

5.3 Applicable standards

The following standards in the Commercial Zone apply to the proposed use and development.

Clause		Applicability
Use Standards		
DEV-S1.6.1 Floor areas	A1/P1	Applicable.
Development standards for Buildings and Works		
DEV-S1.7.1 Setbacks	A1/P1	Applicable.
DEV-S1.7.2 Signs	A1/P1	Not applicable. The site does not front onto the Bass Highway.
	A2/P2	Applicable.
	A3/P3	Not applicable. The site is not within the setback area from the Stony Rise Road frontage.
DEV-S1.7.3 Access	A1/P1	Applicable.
	A2/P2	Applicable.

5.4 DEV-S1.6.1 Floor areas

Acceptable Solutions	Performance Criteria

Objective

The primacy of the Devonport Central Business District for General Retail and Hire is protected by providing a designated location for large format retail.

A1

The gross floor area of a tenancy within a building must not be less than 500m^2 with the exception of:

(a) Food Services;

(b) a use that relies on more than 50% of the site area for outdoor display of goods for sale; or

(c) a use within Stony Rise Village Precinct A.

P1

The proposed use and development must be consistent with the local area objectives being:

(a) for integrated bulky goods showrooms and trade supplies;

(b) for a neighbourhood centre providing for food retailing and the convenience needs of the local area; or

(c) complements the function of a neighbourhood centre; and

(d) does not unreasonably compromise or distort the role of established activity centres.

Planner Response

The proposed use is within Stony Rise Village Precinct A. The proposal meets the acceptable solution through A1(c).

The acceptable solution (A1) is met.

5.5 DEV-S1.7.1 Setbacks

Acceptable Solutions	Performance Criteria

Objective

Development of land is to minimise:

(a) likelihood for conflict, interference and constraint between the use or development of land in the Devonport Regional Homemaker Centre and Stony Rise Village Specific Area Plan and the use of land in an adjoining zone;

(b) unreasonable impact on the amenity of use on land beyond the boundaries of the Devonport Regional Homemaker Centre and Stony Rise Village Specific Area Plan.

A1

Buildings and parking areas must:

(a) have a setback, or be separated a distance, of not less than 20m from the Bass Highway frontage;

(b) have a setback, or be separated a distance, of not less than 6m from the Stony Rise Road frontage and allow for the Stony Rise Road carriageway to receive at least 5 hours of sunlight on the 21st of June; or

(c) not less than 5.5m from any other road frontage.

P1

Buildings must have a setback from a frontage that provides suitable amenity for intended users and adequate space for landscaping, having regard to:

(a) the topography of the site;

(b) the setback of buildings on adjacent properties; and

(c) the safety of pedestrians and road users.

Planner Response

Buildings and parking areas are separated a distance of more than 20 m from the Bass Highway. A1(a) is satisfied.

Buildings and parking areas are separated a distance of more than 6 m from the Stony Rise Road frontage and will not adversely impact sunlight to the Stony Rise Road carriageway. A1(b) is satisfied.

Buildings and parking areas are generally separated a distance of more than 5.5 m from the Friend Street frontage, with the exception of an outdoor storage area with a setback of 5.4 m. The outdoor storage area requires assessment against the performance criteria.

The setback of the outdoor storage area is sufficient to provide suitable amenity for intended users and adequate space for landscaping. The outdoor storage area is within the boundaries of the pad site which was approved as part of the Stony Rise Village Shopping Centre application. The location of the pad site, together with the associated landscaping treatment, has previously been endorsed by Council and demonstrates that the reduced setback will maintain an appropriate frontage presentation. The location of the outdoor storage area does not adversely affect pedestrian or road user safety and is compatible with the established development pattern of the site.

The performance criteria (P1) are satisfied.

5.6 DEV-S1.7.2 Signs

Acceptable Solutions	Performance Criteria

Objective

That the need for signs is recognised and the impact, size and number is managed.

A2

The height of a sign must be not more than 10m.

P2

No Performance Criterion.

Planner Response

The proposed signage will not have a height of more than 10 m. The signs will be attached to the proposed building which has a maximum building height of 8.05 m.

The acceptable solution (A2) is met.

5.7 DEV-S1.7.3 Access

Acceptable Solutions	Performance Criteria
Objective There is safe vehicular and pedestrian access to the site.	
A1 There must be not more than one vehicular entry to the site across the Bass Highway frontage and the vehicular access must comprise a single left hand turn from the west bound lane of the Bass Highway.	**P1** No Performance Criterion.
Planner Response The site does not front onto the Bass Highway and no new vehicular access to the Bass Highway is proposed. **The acceptable solution (A1) is met.**	
A2 All vehicular access is to be via an existing vehicle crossing.	**P2** Any new vehicular access must be necessary as evidenced by a Traffic Impact Assessment, prepared by a suitably qualified person and approved by the relevant Road Authority.
Planner Response All vehicular access will be via existing vehicle crossings as approved under the Stony Rise Village Shopping Centre application. **The acceptable solution (A2) is met.**	

6 Commercial Zone

6.1 Zone purpose

The purpose of the Commercial Zone is:

17.1.1 To provide for retailing, service industries, storage and warehousing that require:

(a) large floor or outdoor areas for the sale of goods or operational requirements; and

(b) high levels of vehicle access and parking for customers.

17.1.2 To provide for a mix of use and development that supports and does not compromise or distort the role of other activity centres in the activity centre hierarchy.

While the proposed childcare centre is not a retail, storage or warehousing use, it is an Educational and Occasional Care use that is expressly contemplated within the Devonport Regional Homemaker Centre and Stony Rise Village Specific Area Plan as it is a permitted use within Stony Rise Village Precinct A.

The childcare centre will form part of the emerging Stony Rise Village development, which is designed as a mixed-use commercial destination incorporating a supermarket, specialty retail tenancies and associated services.

Childcare centres are a common complementary use within contemporary commercial centres as they provide an important community service that supports employees, customers and visitors using the surrounding commercial area. Additionally, the Stony Rise Shopping Centre is in proximity to the growing residential area around Stony Rise, Miandetta and Spreyton.

Importantly, the childcare centre is a service-based use that does not compete with, duplicate or undermine the retail and commercial functions of the Devonport CBD or other centres within the activity centre hierarchy. Rather, it provides a complementary community service that supports employment and commercial activity within the precinct.

The proposal is consistent with the purpose of the Commercial Zone.

6.2 Applicable standards

The following standards in the Commercial Zone apply to the proposed use and development.

Clause		Applicability
Use Standards		
17.3.1 All uses	A1/P1	Applicable.
	A2/P2	Applicable.

Clause		Applicability
	A3/P3	Not applicable. No commercial vehicle movements associated with proposal.
17.3.2 Discretionary uses	A1/P1	Not applicable. No discretionary use proposed.
17.3.3 Retail impact	A1/P1	Not applicable. Substituted by DEV-S1.6.1 Floor areas.
Development standards for Buildings and Works		
17.4.1 Building height	A1/P1	Applicable.
	A2/P2	Not applicable. No building height within 10 m of a residential zone proposed.
17.4.2 Setbacks	A1/P1	Not applicable. Substituted by DEV-S1.7.1 Setbacks.
	A2/P2	Not applicable. Substituted by DEV-S1.7.1 Setbacks.
	A3/P3	Not applicable. Substituted by DEV-S1.7.1 Setbacks.
17.4.3 Design	A1/P1	Applicable.
17.4.4 Fencing	A1/P1	Not applicable. No fencing within 4.5 m of a frontage proposed.
	A2/P2	Not applicable. No common boundary fence with a residential zone proposed.
17.4.5 Outdoor storage areas	A1/P1	Applicable.
17.4.6 Landscaping	A1/P1	Applicable.
Development standards for Subdivision		
17.5 Development standards for Subdivision	A1/P1	Not applicable. No subdivision proposed.

6.3 Use standards

6.3.1 Clause 17.3.1 All uses

Acceptable Solutions	Performance Criteria
Objective	
That uses do not cause an unreasonable loss of residential amenity to residential zones.	
A1	**P1**
Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low	Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must not

Acceptable Solutions	Performance Criteria
Density Residential Zone, or Rural Living Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.

Planner Response

The site is within 50 m of the General Residential Zone.

The childcare centre will operate from 6:30am to 6:30pm, Monday to Friday. This exceeds the hours of operation required by the acceptable solution and requires assessment against the performance criteria.

While the site is within 50 m of a General Residential Zone, the siting of the proposed childcare is approximately 85 m from the nearest residence. As discussed in the traffic impact statement prepared by Ratio Consultants (Appendix D), the proposed increase in traffic is very minor in the context of the overall Stony Rise Village Shopping Centre development. The proposal is not expected to generate noise, traffic or lighting impacts that would cause an unreasonable loss of amenity to the residential zone.

The performance criteria (P1) are satisfied.

A2 External lighting for a use, excluding Natural and Cultural Values Management or Passive Recreation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must: (a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and (b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.	**P2** External lighting for a use, excluding Natural and Cultural Values Management or Passive Recreation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the level of illumination and duration of lighting; and (b) the distance to habitable rooms of an adjacent dwelling.

Planner Response

Lighting will be confirmed at the detailed design phase. It is recommended that a condition is placed on the permit to ensure compliance with this standard.

The acceptable solution (A2) is met subject to condition.

6.4 Development standards for Buildings and Works

6.4.1 Clause 17.4.1 Building height

Acceptable Solutions	Performance Criteria
Objective That building height: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential zones.	
A1 Building height must be not more than 12m.	**P1** Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site;

Acceptable Solutions	Performance Criteria
	(b) the height, bulk and form of existing building on the site and adjacent properties; (c) the bulk and form of proposed buildings; (d) the apparent height when viewed from the adjoining road and public places; and (e) any overshadowing of public places.

Planner Response

The proposed building has a maximum building height of 8.05 m.

The acceptable solution (A1) is met.

6.4.2 Clause 17.4.3 Design

Acceptable Solutions	Performance Criteria
Objective That building design is compatible with the streetscape.	
A1 Buildings must be designed to satisfy all the following: (a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site; (b) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places; (c) roof-top mechanical plant and service infrastructure, excluding lift structures, must be contained within the roof or screened from public spaces and adjoining properties; (d) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places; (e) provide awnings over a public footpath if existing on the site or on adjoining properties; and (f) provide external lighting to illuminate external vehicle parking areas and pathways.	**P1** Buildings must be designed to be compatible with the streetscape, having regard to: (a) how the main pedestrian access to the building addresses the street or other public places; (b) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places; (c) minimising the visual impact of roof-top service infrastructure, excluding lift structures; (d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and other alternatives are not practical; (e) the need for provision of awnings over a public footpath; and (f) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.

Planner Response

The proposal includes a pedestrian entrance to the building that is visible from the car park. A1(a) is met.

Mechanical plant and other service infrastructure is to be screened from the street and other public places. This will be confirmed at the detailed design phase and can be confirmed by way of condition.

Roof-top mechanical plant and service infrastructure will be contained within the roof or screened from public spaces and adjoining properties. This will be confirmed at the detailed design phase.

The proposal does not include security shutters or grilles over windows or doors. A1(d) is met.

Awnings do not exist on the site or on adjoining properties. A1(e) is not applicable.

External lighting will be provided to illuminate external vehicle parking areas and pathways. Lighting will be confirmed at the detailed design phase.

It is recommended that a condition is placed on the planning permit to ensure compliance with this standard.

The acceptable solution (A1) is met subject to condition.

6.4.3 Clause 17.4.5 Outdoor storage areas

Acceptable Solutions	Performance Criteria

Objective

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

A1	P1
Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.	Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.

Planner Response

The proposal includes outdoor storage areas associated with the outdoor play areas. Outdoor storage will be visible from the north, west and south elevations. The storage areas will be particularly visible from Friend Street on the west elevation. Assessment against the performance criteria is required.

The outdoor storage areas are incorporated into the architectural design of the childcare centre and will be used to display the childcare signage on the west elevation. The storage areas will not cause an unreasonable loss of visual amenity to Friend Street, which is characterised by commercial development.

The performance criteria (P1) are satisfied.

6.4.4 Clause 17.4.6 Landscaping

Acceptable Solutions	Performance Criteria

Objective

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

A1	P1
If a building is set back from a road, landscaping treatment must be provided along the frontage of the site: (a) to a depth of not less than 5.5m; or (b) not less than the frontage of an existing building if it is a lesser distance.	If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to: (a) the width of the setback; (b) the width of the frontage; (c) the topography of the site; (d) existing vegetation on the site; (e) the location, type and growth of the proposed vegetation; and (f) the character of the streetscape and surrounding area.

Planner Response

The minimum proposed building setback from the Friend Street frontage is 5.4 m, representing a slight reduction from the acceptable solution. The proposal requires assessment against the performance criteria.

Landscaping treatment is to be provided along the Friend Street frontage in line with the attached landscaping plan.

The performance criteria (P1) are satisfied.

7 Signs Code

7.1 Application of the code

The Signs Code applies to all development for signs unless an exemption applies. There are no applicable exemptions and the Signs Code is applicable.

7.2 Applicable standards

The following standards in the Signs Code apply to the proposed development.

Clause		Applicability
Development Standards for Buildings and Works		
C1.6.1 Design and siting of signs	A1/P1	Applicable.
	A2/P2	Applicable.
	A3/P3	Applicable.
C1.6.2 Illuminated signs	A1/P1	Applicable.
	A2/P2	Applicable.
C1.6.3 Third party sign	A1/P1	Not applicable. No third party sign proposed.
C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts	A1/P1	Not applicable. Not within a local heritage place, local heritage precinct or local historic landscape precinct.

7.3 Development standards

7.3.1 Clause C1.6.1 Design and siting of signs

Acceptable Solutions	Performance Criteria

Objective

That:

(a) signage is well designed and sited; and

(b) signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.

A1

A sign must:

(a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and

(b) meet the sign standards for the relevant sign type set out in Table C1.6,

(c) excluding for the following sign types, for which there is no Acceptable Solution:

(i) roof sign;

(ii) sky sign; and

(iii) billboard.

P1.1

A sign must:

(a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and

(b) be compatible with the streetscape or landscape, having regard to:

(i) the size and dimensions of the sign;

(ii) the size and scale of the building upon which the sign is proposed;

(iii) the amenity of surrounding properties;

(iv) the repetition of messages or information;

(v) the number and density of signs on the site and on adjacent properties; and

(vi) the impact on the safe and efficient movement of vehicles and pedestrians.

P1.2

If a roof sign, sky sign or billboard, the sign must:

(a) be located within the applicable zone for the relevant sign type set out in Table C1.6;

(b) meet the sign standards for the relevant sign type in Table C1.6; and

(c) not contribute to visual clutter or cause unreasonable loss of amenity to the surrounding area, having regard to:

(i) the size and dimensions of the sign;

(ii) the size and scale of the building upon which the sign is proposed;

(iii) the amenity of surrounding properties;

(iv) the repetition of messages or information;

(v) the number and density of signs on the site and on adjacent properties; and

(vi) the impact on the safe and efficient movement of vehicles and pedestrians.

Planner Response

The proposed signs are wall signs. The Commercial Zone is an applicable zone for wall signs.

Under Table C1.6, a wall sign:

(a) must not extend beyond the wall or above the top of the wall to which it is attached;

(b) have a maximum area of 4.5m²; and

(c) must not occupy more than 25% of the wall area.

The signage will not extend beyond the wall or above the top of the wall to which it is attached. However, due to the size of the proposed signage, assessment against the performance criteria is required.

The proposed signs are business identification signs associated with the childcare centre and are located within an established commercial precinct. The signage is integrated into the building façades and retaining walls, rather than being freestanding advertising structures, and is proportionate to the scale of the single-storey childcare building. The signs contribute to wayfinding and identification of the use while remaining subordinate to the built form. Although the Green Leaves branding is repeated on a number of elevations, this is necessary to provide visibility from different approaches to the site and is not excessive given the scale of the development and the broader Stony Rise Village commercial environment. The signage will not adversely impact the amenity of surrounding properties and will not affect the safe and efficient movement of vehicles or pedestrians.

No roof sign, sky sign or billboard is proposed. P1.2 is not applicable.

The performance criteria (P1) are satisfied.

A2

A sign must be not less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.

P2

A sign must not cause an unreasonable loss of amenity to adjoining residential properties, having regard to:

(a) the topography of the site and the surrounding area;

(b) the relative location of buildings, habitable rooms of dwellings and private open space;

(c) any overshadowing; and

(d) the nature and type of the sign.

Planner Response

There is no proposed signage within 2 m from the boundary of any lot in a residential zone.

The acceptable solution (A2) is met.

A3

The number of signs for each business or tenancy on a road frontage of a building must be no more than:

(a) 1 of each sign type, unless otherwise stated in Table C1.6;

(b) 1 window sign for each window;

(c) 3 if the street frontage is less than 20m in length; and

(d) 6 if the street frontage is 20m or more,

excluding the following sign types, for which there is no limit:

(i) name plate; and

(ii) temporary sign.

P3

The number of signs for each business or tenancy on a street frontage must:

(a) not unreasonably increase in the existing level of visual clutter in the streetscape, and where possible, reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs; and

(b) not involve the repetition of messages or information.

Planner Response

The proposal includes multiple wall signs on the east, west and south building elevations. Assessment against the performance criteria is required.

The signage strategy provides a reasonable number of business identification signs for the childcare centre, with signage distributed across key building elevations to ensure visibility from different approaches to the site. The signs are integrated into the architectural design of the development and do not result in an unreasonable level of visual clutter within the streetscape. While the Green Leaves branding is repeated across several signs, the signage does not contain excessive advertising messages, and the repetition is limited to identifying the same tenancy from different viewing directions. Given the size of the site, the extensive street frontage and the commercial setting of the Stony Rise Village development, the number and arrangement of signs is considered appropriate and will not detract from the visual amenity of the area.

The performance criteria (P3) are satisfied.

7.3.2 Clause C1.6.2 Illuminated signs

Acceptable Solutions	Performance Criteria

Objective

That:

(a) illuminated signs are compatible with the streetscape;

(b) the cumulative impact of illuminated signs on the character of the area is managed, including the need to avoid visual disorder or clutter of signs; and

(c) any potential negative impacts of illuminated signs on road safety and pedestrian movement are minimised.

A1

No Acceptable Solution.

P1

An illuminated sign must not cause an unreasonable loss of amenity to adjacent properties or have an

	unreasonable effect on the safety, appearance or efficiency of a road, and must be compatible with the streetscape, having regard to: (a) the location of the sign; (b) the size of the sign; (c) the intensity of the lighting; (d) the hours of operation of the sign; (e) the purpose of the sign; (f) the sensitivity of the area in terms of view corridors, the natural environment and adjacent residential amenity; (g) the intended purpose of the changing message of the sign; (h) the percentage of the sign that is illuminated with changing messages; (i) proposed dwell time; and (j) whether the sign is visible from the road and if so the proximity to and impact on an electronic traffic control device.

Planner Response

The proposed signage includes face illumination of the leaf motif as well as halo lit wording.

There is no acceptable solution. Assessment of the signage against the performance criteria is required.

The illuminated signage is limited to business identification signage integrated into the building façades of the childcare centre. The signs are modest in scale relative to the size of the building and commercial context of the Stony Rise Village development, and are intended solely to identify the childcare centre rather than function as advertising signage. The site is located within a commercial precinct characterised by large-format retail and commercial uses. While portions of the signage are illuminated, there will be no animated, flashing or changing message displays. The signage will not adversely affect the safety, appearance or efficiency of the adjoining road network.

The performance criteria (P1) are satisfied.

A2	**P2**
An illuminated sign visible from public places in adjacent roads must not create the effect of flashing, animation or movement, unless it is providing direction or safety information.	No Performance Criterion.

Planner Response

The proposed signage will not create the effect of flashing, animation or movement.

The acceptable solution (A2) is met.

8 Parking and Sustainable Transport Code

8.1 Application of the code

The Parking and Sustainable Transport Code applies to all use and development.

8.2 Applicable standards

The following standards in the Parking and Sustainable Transport Code apply to the proposed use and development.

Clause		Applicability
Use Standards		
C2.5.1 Car parking numbers	A1/P1	Applicable.
C2.5.2 Bicycle parking numbers	A1/P1	Applicable.
C2.5.3 Motorcycle parking numbers	A1/P1	Applicable.
C2.5.4 Loading bays	A1/P1	Not applicable pursuant to Clause C2.2.3.
C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone	A1/P1	Not applicable. Not within the General Residential Zone or Inner Residential Zone.
Development Standards for Buildings and Works		
C2.6.1 Construction of parking areas	A1/P1	Not applicable. No additional car parking proposed.
C2.6.2 Design and layout of parking areas	A1/P1	Applicable.
C2.6.3 Number of accesses for vehicles	A1/P1	Not applicable. Substituted by DEV-S1.7.3 Access.
	A2/P2	Not applicable. Substituted by DEV-S1.7.3 Access.
C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	A1/P1	Not applicable. Not within the General Business Zone or Central Business Zone.
C2.6.5 Pedestrian access	A1/P1	Applicable.
C2.6.6 Loading bays		Not applicable. No loading bay proposed.

Clause	Applicability
C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	Not applicable. Not within the General Business Zone or Central Business Zone.
C2.6.8 Siting of parking and turning areas	Not applicable. Not within a relevant zone.
Parking Precinct Plan	
C2.7.1 Parking precinct plan	Not applicable. No parking precinct plan.

8.3 Use standards

8.3.1 Clause C2.5.1 Car parking numbers

Acceptable Solutions	Performance Criteria

Objective

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

A1

The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:

(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;

(b) the site is contained within a parking precinct plan and subject to Clause C2.7;

(c) the site is subject to Clause C2.5.5; or

(d) it relates to an intensification of an existing use or development or a change of use where:

(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or

(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:

N = A + (C- B)

N = Number of on-site car parking spaces required

A = Number of existing on site car parking spaces

P1.1

The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:

(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;

(b) the ability of multiple users to share spaces because of:

(i) variations in car parking demand over time; or

(ii) efficiencies gained by consolidation of car parking spaces;

(c) the availability and frequency of public transport within reasonable walking distance of the site;

(d) the availability and frequency of other transport alternatives;

(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;

(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;

(g) the effect on streetscape; and

(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.

P1.2

The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:

(a) the nature and intensity of the use and car parking required;

(b) the size of the dwelling and the number of bedrooms; and

B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1

C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

(c) the pattern of parking in the surrounding area.

Planner Response

As specified in Table C2.1 of the planning scheme, an Educational and Occasional Care use requires one car parking space per employee, plus one space per six tertiary education students. The maximum number of staff onsite at any time is expected to be 18, generating a requirement for 18 car parking spaces. There will be no tertiary education students associated with the use.

No additional car parking spaces at the site are proposed as part of this application. The proposal will utilise the car parking arrangement approved for the site under the Stony Rise Village Shopping Centre planning permit. A total of 301 car parks are approved across the site, representing an oversupply of 57 spaces in relation to the previously approved uses. Car parking for the childcare centre will be accommodated within this existing surplus.

A total of 29 car parking spaces will be allocated to childcare use, comprising 15 staff spaces and 14 visitor spaces.

The acceptable solution (A1) is met.

8.3.2 Clause C2.5.2 Bicycle parking numbers

Acceptable Solutions	Performance Criteria

Objective

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

A1 Bicycle parking spaces must: (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1.	**P1** Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to: (a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and (b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.

Planner Response

As specified in Table C2.1 of the planning scheme, an Educational and Occasional Care use requires one bicycle parking space per five employees and tertiary education students. The maximum number of staff onsite at any time is expected to be 18, generating a requirement for four bicycle parking spaces. There will be no tertiary education students associated with the use.

Four bicycle parking spaces (in the form of two double-sided bicycle hoops) will be provided near the building entrance.

The acceptable solution (A1) is met.

8.3.3 Clause C2.5.3 Motorcycle parking numbers

Acceptable Solutions	Performance Criteria

Objective

That the appropriate level of motorcycle parking is provided to meet the needs of the use.

A1

The number of on-site motorcycle parking spaces for all uses must:

(a) be no less than the number specified in Table C2.4; and

(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.

P1

Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:

(a) the nature of the proposed use and development;

(b) the topography of the site;

(c) the location of existing buildings on the site;

(d) any constraints imposed by existing development; and

(e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.

Planner Response

Table C2.4 specifies that there is no motorcycle parking requirement for uses that generate a requirement for 0-20 car parking spaces. No motorcycle parking spaces are required for the use and no additional motorcycle parking spaces are proposed as part of this application.

The acceptable solution (A1) is met.

8.4 Development standards

8.4.1 Clause C2.6.2 Design and layout of parking areas

Acceptable Solutions	Performance Criteria

Objective

That parking areas are designed and laid out to provide convenient, safe and efficient parking.

A1.1

Parking, access ways, manoeuvring and circulation spaces must either:

(a) comply with the following:

(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;

(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;

(iii) have an access width not less than the requirements in Table C2.2;

(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;

(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;

(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and

(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or

(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.

P1

(a) All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:

(b) the characteristics of the site;

(c) the proposed slope, dimensions and layout;

(d) useability in all weather conditions;

(e) vehicle and pedestrian traffic safety;

(f) the nature and use of the development;

(g) the expected number and type of vehicles;

(h) the likely use of the parking areas by persons with a disability;

(i) the nature of traffic in the surrounding area;

(j) the proposed means of parking delineation; and

(k) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off- -street commercial vehicle facilities.

A1.2

Parking spaces provided for use by persons with a disability must satisfy the following:

(a) be located as close as practicable to the main entry point to the building;

(b) be incorporated into the overall car park design; and

(c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.

Planner Response

Parking, access ways, manoeuvring and circulation spaces that will be utilised by the proposal have been approved under the Stony Rise Village Shopping Centre planning permit. Further assessment against A1.1 is not required.

The proposed parking space for use by persons with a disability is located as close to the main entry to the childcare as possible, is incorporated into the overall car park design, and will be constructed in accordance with AS/NZS 2890.6:2009.

The acceptable solution (A1) is met.

8.4.2 Clause C2.6.5 Pedestrian access

Acceptable Solutions	Performance Criteria

Objective

That pedestrian access within parking areas is provided in a safe and convenient manner.

A1.1

Uses that require 10 or more car parking spaces must:

(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:

  (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or

  (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and

(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.

A1.2

In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.

P1

Safe and convenient pedestrian access must be provided within parking areas, having regard to:

(a) the characteristics of the site;

(b) the nature of the use;

(c) the number of parking spaces;

(d) the frequency of vehicle movements;

(e) the needs of persons with a disability;

(f) the location and number of footpath crossings;

(g) vehicle and pedestrian traffic safety;

(h) the location of any access ways or parking aisles; and

(i) any protective devices proposed for pedestrian safety.

Planner Response

The traffic impact assessment prepared by Ratio Consultants provides an assessment against this standard.

The approved car park layout for the site includes pedestrian pathways, with zebra crossings provided where pedestrian pathways cross parking aisles of circulation roadways. Additionally, a pathway will be provided along the frontage of the childcare to provide access from spaces that will be utilised by users of the site.

The pathway has a gradient of 1:20 and a width not less than 1.5 m, connecting the accessible car parking space to the building entrance.

The acceptable solution (A1) is met.

9 Road and Railway Assets Code

9.1 Application of the code

The Road and Railway Assets Code applies to use and development that:

(a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;

(b) will require a new vehicle crossing, junction or level crossing; or

(c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.

The proposal is expected to increase the amount of vehicular traffic using the existing vehicle crossings associated with the Stony Rise Village Shopping Centre. The Road and Railway Assets Code is applicable.

9.2 Applicable standards

The following standards in the Road and Railway Assets Code apply to the proposed use and development.

Clause		Applicability
Use Standards		
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction	A1/P1	Applicable.
Development Standards for Buildings and Works		
C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area	A1/P1	Not applicable. Not within a road or railway attenuation area.
Development Standards for Subdivision		
C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area	A1/P1	Not applicable. No subdivision proposed.

9.3 Use standards

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

Acceptable Solutions	Performance Criteria

Objective

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

A1.1

For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:

(a) a new junction;

(b) a new vehicle crossing; or

(c) a new level crossing.

A1.2

For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.

A1.3

For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.

A1.4

Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:

(a) the amounts in Table C3.1; or

(b) allowed by a licence issued under Part IVA of the *Roads and Jetties Act 1935* in respect to a limited access road.

A1.5

Vehicular traffic must be able to enter and leave a major road in a forward direction.

P1

Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:

(a) any increase in traffic caused by the use;

(b) the nature of the traffic generated by the use;

(c) the nature of the road;

(d) the speed limit and traffic flow of the road;

(e) any alternative access to a road;

(f) the need for the use;

(g) any traffic impact assessment; and

(h) any advice received from the rail or road authority.

Planner Response

Access is not via a category 1 road or limited access road. A1.1 is not applicable.

No new junction, vehicle crossing or level crossing is proposed. A1.2 is not applicable.

The proposal does not affect the rail network. A1.3 is not applicable.

The traffic impact assessment prepared by Ratio Consultants provides an assessment against A1.4. It states that expected traffic generated by the childcare represents around a 4% increase in total traffic to and from the site, which is less than the amount specified in Table C3.1. The proposed increase in traffic is deemed to be very minor in the context of the overall development.

Access to the site is not via a major road. A1.5 is not applicable.

The acceptable solution (A1) is met.

10 Conclusion

The proposal is for a childcare centre at 5 Friend Street, as part of the separately approved Stony Rise Village Shopping Centre.

An assessment against all relevant standards of the planning scheme is contained in section 5 through to section 9. The Project is for a Permitted use within the Devonport Regional Homemaker Centre and Stony Rise Village SAP.

In addition, a total of 22 different use and development standards are applicable to the Project. The relevant standards and whether the Project complies with the acceptable solution or relies on the performance criteria is outlined in Table 2.

Table 2 Summary of the applicable standards and whether the proposal relies on the acceptable solution or performance criteria

Clause		Acceptable solution or performance criteria
Devonport Regional Homemaker Centre and Stony Rise Village SAP		
DEV-S1.6.1 Floor areas	A1/P1	Complies with A1
DEV-S1.7.1 Setbacks	A1/P1	Relies on P1
DEV-S1.7.2 Signs	A2/P2	Complies with A2
DEV-S1.7.3 Access	A1/P1	Complies with A1
	A2/P2	Complies with A2
Commercial Zone		
17.3.1 All uses	A1/P1	Relies on P1
	A2/P2	Complies with A2 (subject to condition)
17.4.1 Building height	A1/P1	Complies with A1
17.4.3 Design	A1/P1	Complies with A1 (subject to condition)
17.4.5 Outdoor storage areas	A1/P1	Relies on P1
17.4.6 Landscaping	A1/P1	Relies on P1
Signs Code		
C1.6.1 Design and siting of signs	A1/P1	Relies on P1

Clause		Acceptable solution or performance criteria
	A2/P2	Complies with A1
	A3/P3	Relies on P3
C1.6.2 Illuminated signs	A1/P1	Relies on P1
	A2/P2	Complies with A2
Parking and Sustainable Transport Code		
C2.5.1 Car parking numbers	A1/P1	Complies with A1
C2.5.2 Bicycle parking numbers	A1/P1	Complies with A1
C2.5.3 Motorcycle parking numbers	A1/P1	Complies with A1
C2.6.2 Design and layout of parking areas	A1/P1	Complies with A1
C2.6.5 Pedestrian access	A1/P1	Complies with A1
Road and Railway Assets Code		
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction	A1/P1	Complies with A1

ERA Advisory
Level 1, 125A Elizabeth St
Hobart 7000

(03) 6165 0443
enquiries@era-advisory.com.au
era-advisory.com.au



Appendix A Title documentation

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
167737	15
EDITION	DATE OF ISSUE
4	19-Aug-2022

SEARCH DATE : 24-Aug-2026
SEARCH TIME : 01.42 pm

DESCRIPTION OF LAND

City of DEVONPORT
Lot 15 on Sealed Plan 167737
Derivation : Part of Lot 4579, (107A-2R-0P) Gtd. to Andrew Murray Milligan, Part of Lot 278 Gtd. to Jocelyn Thomas & Part of Lot 39748 (4208m2) Gtd. to the Director of Housing
Prior CT 166236/1

SCHEDULE 1

M964039 TRANSFER to TIPALEA PRIVATE NO. 24 PTY LTD Registered 19-Aug-2022 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP167737 EASEMENTS in Schedule of Easements
SP167737 FENCING PROVISION in Schedule of Easements
SP173536 BENEFITING EASEMENT: a signage easement over the Signage Easement 'WW' 3.00 wide (SP173536) on SP167737
SP 29582 FENCING COVENANT in Schedule of Easements
SP159930, SP161441 & SP163878 FENCING PROVISION in Schedule of Easements
SP 29582 COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962
92056 BOUNDARY FENCES CONDITION in Transfer
135041 FENCING CONDITION in Transfer
D5930 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 04-May-2012 at noon
E384754 CAVEAT by Woolworths Group Limited affecting those parts of the land on the plan annexed hereto Registered 05-Oct-2024 at noon

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended easements pursuant to Request to Amend No. E45303 made under Section 103 of the Local Government (Building and

Miscellaneous Provisions) Act 1993. Search Sealed Plan No. 167737 Lodged by DOUGLAS & COLLINS on 26-June-2017 BP: 173536

OWNERS: LAUNCESTON GASWORKS PTY. LTD.

FOLIO REFERENCE: FR 166236-1, FR 163878-5

GRANTEE: PART OF LOT 4579 (107a-2r-0p) GRANTED TO ANDREW MURRAY MILLIGAN, PART OF LOT 278 GRANTED TO JOCELYN THOMAS, PART OF LOT 39748 (4208m2) GRANTED TO THE DIRECTOR OF HOUSING

PLAN OF SURVEY

BY SURVEYOR M.R.ROSE OF 2/3 WALDEN STREET, NEWSTEAD 7250

LOCATION CITY OF DEVONPORT

SCALE 1: 1000 LENGTHS IN METRES

REGISTERED NUMBER

SP167737

~~APPROVED~~ 6 JUN 2014

EFFECTIVE FROM

Alice Kava

Recorder of Titles

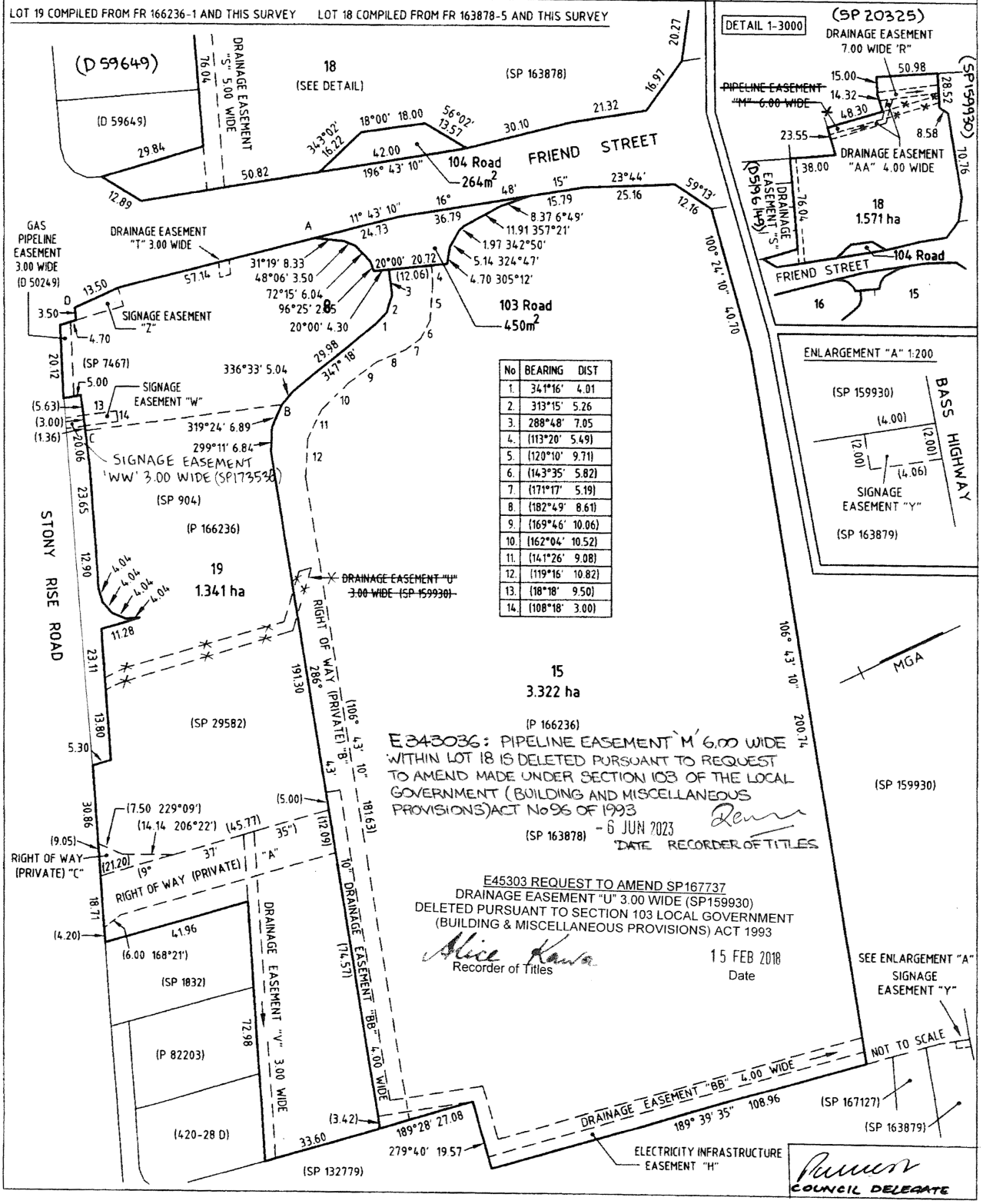
MAPSHEET MUNICIPAL CODE No: 108 (4443 - 12)

LAST UPI No:

LAST PLAN: P 166236, SP 163878

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 19 COMPILED FROM FR 166236-1 AND THIS SURVEY LOT 18 COMPILED FROM FR 163878-5 AND THIS SURVEY



No	BEARING	DIST
1.	341°16'	4.01
2.	313°15'	5.26
3.	288°48'	7.05
4.	(113°20'	5.49)
5.	(120°10'	9.71)
6.	(143°35'	5.82)
7.	(171°17'	5.19)
8.	(182°49'	8.61)
9.	(169°46'	10.06)
10.	(162°04'	10.52)
11.	(141°26'	9.08)
12.	(119°16'	10.82)
13.	(18°18'	9.50)
14.	(108°18'	3.00)

E343036: PIPELINE EASEMENT 'M' 6.00 WIDE WITHIN LOT 18 IS DELETED PURSUANT TO REQUEST TO AMEND MADE UNDER SECTION 103 OF THE LOCAL GOVERNMENT (BUILDING AND MISCELLANEOUS PROVISIONS) ACT No 96 OF 1993

- 6 JUN 2023

DATE RECORDER OF TITLES

E45303 REQUEST TO AMEND SP167737
DRAINAGE EASEMENT "U" 3.00 WIDE (SP159930)
DELETED PURSUANT TO SECTION 103 LOCAL GOVERNMENT (BUILDING & MISCELLANEOUS PROVISIONS) ACT 1993

Alice Kava
Recorder of Titles

15 FEB 2018
Date

COUNCIL DELEGATE

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 167737

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

DEFINITIONS

SIGNAGE EASEMENT means:

The right to erect and install and maintain an illuminated sign of a height no greater than 10 metres on the designated servient land and at all times thereafter:

a) to lay and maintain electric cabling to the said sign and to cause or permit electrical energy to flow through the said cabling/wiring;

b) to enter into and upon the servient land for the purposes of examining, operating, maintaining, repairing, modifying, adding to or replacing the sign without doing unnecessary damage to the servient land and making good all damage occasioned thereby; and

c) to erect a fence or barrier or other protective structure upon the servient land around the sign if in the opinion of the owner of the dominant tenement these are necessary for reason of safety.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REF: C.T. 166236-1, C.T. 163878-5 SOLICITOR & REFERENCE: Douglas & Collins (G.W. Arnott)	PLAN SEALED BY: Devonport City Council DATE: 20th February 2014. PA2013.0147 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 7 PAGES	Registered Number SP 167737
SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REFERENCE: C.T. 166236-1, C.T. 163878-5	

ELECTRICITY INFRASTRUCTURE EASEMENT means:

Firstly all the full and free right and liberty for Aurora Energy Pty Ltd and its successors and its and their servants agents and contractors (hereinafter called "Aurora") at all times hereafter:

a) To maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "electricity infrastructure") of such materials and type as Aurora may determine above, on or under the land marked ELECTRICITY INFRASTRUCTURE EASEMENT on the Plan (hereinafter called the "servient land");

b) To enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby;

c) To erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of Aurora these are necessary for reasons of safety;

d) To cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure;

e) To enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land;

f) Nothing herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land provided that such use does not derogate from this grant or, in the

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 7 PAGES	Registered Number SP 167737
SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REFERENCE: C.T. 166236-1, C.T. 163878-5	

opinion of Aurora compromise the safe operation of Aurora electricity infrastructure located on, above or under the servient land.

Secondly the benefit of a covenant for Aurora and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures or objects within the said easement without the prior written consent of Aurora to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement hereinbefore described.

"TasWater" means:

Tasmanian Water and Sewerage Corporation (North Western Region) Pty. Ltd. (A.C.N. 133 655 008) and/or its successor and assigns.

Right of Carriageway means and includes the following conditions:

a) the Grantor grants the Grantee the full and free right for the Grantee, in common with the Grantor and all others having the like right, to go, pass and repass across and over the Right of Carriageway at all times for all purposes with or without vehicles or both, to and from the Lot benefited or to any part of the Lot benefited;

b) the Grantor must keep the Right of Carriageway in good and proper trafficable repair and in a condition suitable for the purpose of the grant under this easement. However, where the Grantee has caused or contributed to any damage to the Right of Carriageway, then the Grantee is liable for all reasonable costs of repair works attributed to the rectification of that damage and the Grantee must pay or reimburse the Grantor for those costs on demand.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 7 PAGES	Registered Number SP 167737
SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REFERENCE: C.T. 166236-1, C.T. 163878-5	

EASEMENTS

Lot 15 on the Plan is together with a Right of Carriageway over that part of Lot 19 marked Right of Way (Private) "A" shown on the Plan.

Lot 15 on the Plan is together with a Signage Easement over that part of Lot 19 marked Signage Easement "W" shown on the Plan.

Lot 15 on the Plan is subject to an ~~existing~~ Electricity Infrastructure Easement in favour of Aurora Energy Pty Ltd as shown on P166236 and SP163878 and shown as Electricity Infrastructure Easement "H" on the Plan.

Lot 15 on the Plan is subject to a Right of Carriageway (appurtenant to Lot 19) over the land marked Right of Way (Private) "B" shown on the Plan.

~~Lot 15 is subject to a right of drainage in favour of TasWater over that area marked Drainage Easement "U" 3.00 wide shown on SP159930 and on the Plan.~~

Drainage Easement "U" hereon deleted by me pursuant to Request to Amend No. E45303 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

Alice Kava — Recorder of Titles — 15 FEB 2018 — Date

Lot 15 on the Plan is subject to a right of drainage in favour of TasWater over the area marked Drainage Easement "BB" 4.00 wide shown on the Plan.

Lot 15 on the Plan is subject to a right of drainage in favour of the Devonport City Council over the area marked Drainage Easement "BB" 4.00 wide shown on the Plan.

Lot 15 on the Plan is together with a Right of Carriageway over that part of Lot 19 marked Right of Way (Private) "C" shown on the Plan.

~~Lot 15 on the Plan is subject to an existing right of drainage in favour of TasWater over the area marked Drainage Easement "U" 3.00 wide on P166236 and SP163878 and as shown on the Plan.~~

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 7 PAGES	Registered Number SP 167737
SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REFERENCE: C.T. 166236-1, C.T. 163878-5	

Lot ~~15~~ 19 is subject to an ~~existing~~ Gas Supply Easement in favour of Tas Gas Networks Pty. Ltd. over the land marked "Gas Pipeline Easement 3.00 wide" on P166236 and as shown on the Plan. and as created by and more fully set forth in D50249.

Lot 19 on the Plan is together with a Right of Carriageway over that part of Lot 15 marked Right of Way (Private) "B" shown on the Plan.

Lot 19 on the Plan is subject to a Signage Easement (as hereinafter defined) (appurtenant to Lot 15) over the area marked Signage Easement "W" shown on the Plan.

Lot 19 on the Plan is subject to an ~~existing~~ right of drainage in favour of TasWater over the area marked Drainage Easement "T" 3.00 wide on P166236 and SP163878 and as shown on the Plan.

~~Lot 19 on the Plan is subject to an existing right of drainage in favour of TasWater over the area marked Drainage Easement "U" 3.00 wide on P166236 and SP163878 and as shown on the Plan.~~

Lot 19 on the Plan is subject to an ~~existing~~ Signage Easement (appurtenant to the lands comprised in Lots 2 and 3 on SP 159930 and Lot 1 on SP 161441) over the area marked Signage Easement "Z" shown on the Plan.

Lot 19 on the Plan is subject to a Right of Carriageway (appurtenant to Lot 15) over the area marked Right of Way (Private) "A" shown on the Plan.

Lot 19 on the Plan is subject to an ~~existing~~ right of drainage in favour of TasWater over the area marked Drainage Easement "V" 3.00 wide shown on P166236 and SP163878 and as shown on the Plan.

Lot 19 on the Plan is subject to a Right of Carriageway (appurtenant to Lot 15) over the area marked Right of Way (Private) "C" shown on the Plan.

Drainage Easement "U" hereon deleted by me pursuant to Request to Amend No. E45303 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

Alice Kava
Recorder of Titles

15 FEB 2018
Date

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 7 PAGES	Registered Number SP 167737
SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REFERENCE: C.T. 166236-1, C.T. 163878-5	

Lots 15, 18, ~~and~~ 19 & 103 & 104 on the Plan are together with a~~n existing~~ Signage Easement over the area marked Signage Easement "Y" shown on P166236 and SP163878 and as shown on the Plan.

Lot 18 on the Plan is subject to a Right of Drainage ~~n existing Drainage Easement~~ in favour of the Devonport City Council and TasWater over the area marked Drainage Easement "AA" 4.00 wide on SP163878 and as shown on the Plan.

Pipeline Easement "M" 6.00 wide hereon deleted by me pursuant to Request to Amend No. E343036 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

Recorder of Titles — 6 JUN 2023 Date

~~Lot 18 on the Plan is subject to an existing Pipeline Easement in favour of TasWater over the area marked Pipeline Easement "M" 6.00 wide on SP163878 and shown on the Plan.~~

Lot 18 on the Plan is subject to a Right of Drainage ~~n existing Drainage Easement~~ in favour of the Devonport City Council and TasWater over the area marked Drainage Easement "R" 7.00 wide passing through that Lot shown on SP163878 and as shown on the plan.

Lot 18 on the Plan is subject to a Right of Drainage ~~n existing Drainage Easement~~ in favour of the Devonport City Council and TasWater over the area marked Drainage Easement "S" 5.00 wide passing through that Lot shown on SP163878 and as shown on the plan.

~~COVENANTS~~

~~The owner of Lot 19 covenants with the owner of Lot 15 to the intent that the burden of this covenant runs~~ with and binds every part of the covenantor's Lot except the areas marked Signage Easement "W" and Signage Easement "Z" to observe the following stipulation:

Not to construct or ~~erect~~ any buildings or like structures or improvements within the area marked ~~ABCD~~ on the Plan.

COVENANTS CONTINUED ON PAGE 7

FENCING PROVISION

In respect to the Lots on the Plan the vendor (Launceston Gasworks Pty. Ltd.) shall not be required to fence.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 7 PAGES	Registered Number SP 167737
SUBDIVIDER: Launceston Gasworks Pty. Ltd. FOLIO REFERENCE: C.T. 166236-1, C.T. 163878-5	

EXECUTED by **LAUNCESTON GASWORKS PTY. LTD.** being the registered proprietor in Folios of the Register volume 166236 folio 1 and volume 163878 folio 5 pursuant to Section 127(1) of the Corporations Act by its attorney GEOFFREY WILLIAM ARNOTT pursuant to Power of Attorney Registered Number PA80227 (and the said Geoffrey William Arnott declares that he has received no notice of revocation of the said Power) in the presence of:

Witness
Full name DEBBIE MAREE GULLIDGE
Address 9-13 GEORGE STREET
Occupation LAUNCESTON TAS 7250
LAW CLERK

COVENANTS

The owner of Lot 19 on the plan covenants with the owner of Lot 15 to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit shall be annexed to and devolve with each and every part of the said Lot 15 shown on the plan to observe the following stipulation, namely:

Not to construct or erect any buildings or like structures or improvements within the area marked ABCD on the plan except within the areas marked Signage Easement "W" and Signage Easement "Z" on the plan.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
173536	17
EDITION	DATE OF ISSUE
3	06-Aug-2026

SEARCH DATE : 12-Aug-2026
SEARCH TIME : 04.03 pm

DESCRIPTION OF LAND

City of DEVONPORT
Lot 17 on Sealed Plan 173536
Derivation : Part of Lot 4579, 107A-2R-0P Gtd. to Andrew Murray Milligan
Prior CT 167737/19

SCHEDULE 1

N171137 TRANSFER to BEST STREET INVESTMENTS PTY LTD Registered 06-Aug-2026 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP173536 EASEMENTS in Schedule of Easements
SP159930, SP161441, SP163878 & SP167737 FENCING PROVISION in Schedule of Easements
SP 29582 FENCING COVENANT in Schedule of Easements
SP 29582 COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962
92056 BOUNDARY FENCES CONDITION in Transfer
135041 FENCING CONDITION in Transfer
D5930 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 04-May-2012 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER LAUNCESTON GASWORKS PTY LTD

FOLIO REFERENCE
F/R 167737-19, F/R.7467-2
F/R 61873-4, F/R.61873-5

GRANTEE
PART OF LOT 4579, 107a.2r.0p GTD TO ANDREW MURRAY MILLIGAN
~~PART OF LOT 278, 500 ACRES GTD TO JOCELYN THOMAS~~
~~PART OF LOT 39748, 4208m² GTD TO THE DIRECTOR OF HOUSING~~

PLAN OF SURVEY

BY SURVEYOR PAUL HODGETTS of MICHELL HODGETTS & ASSOC. P/L
Po.Box 712 DEVONPORT, 7310

LOCATION

CITY OF DEVONPORT

SCALE 1: 1000 LENGTHS IN METRES

REGISTERED NUMBER
SP173536

APPROVED
EFFECTIVE FROM 15 FEB 2018

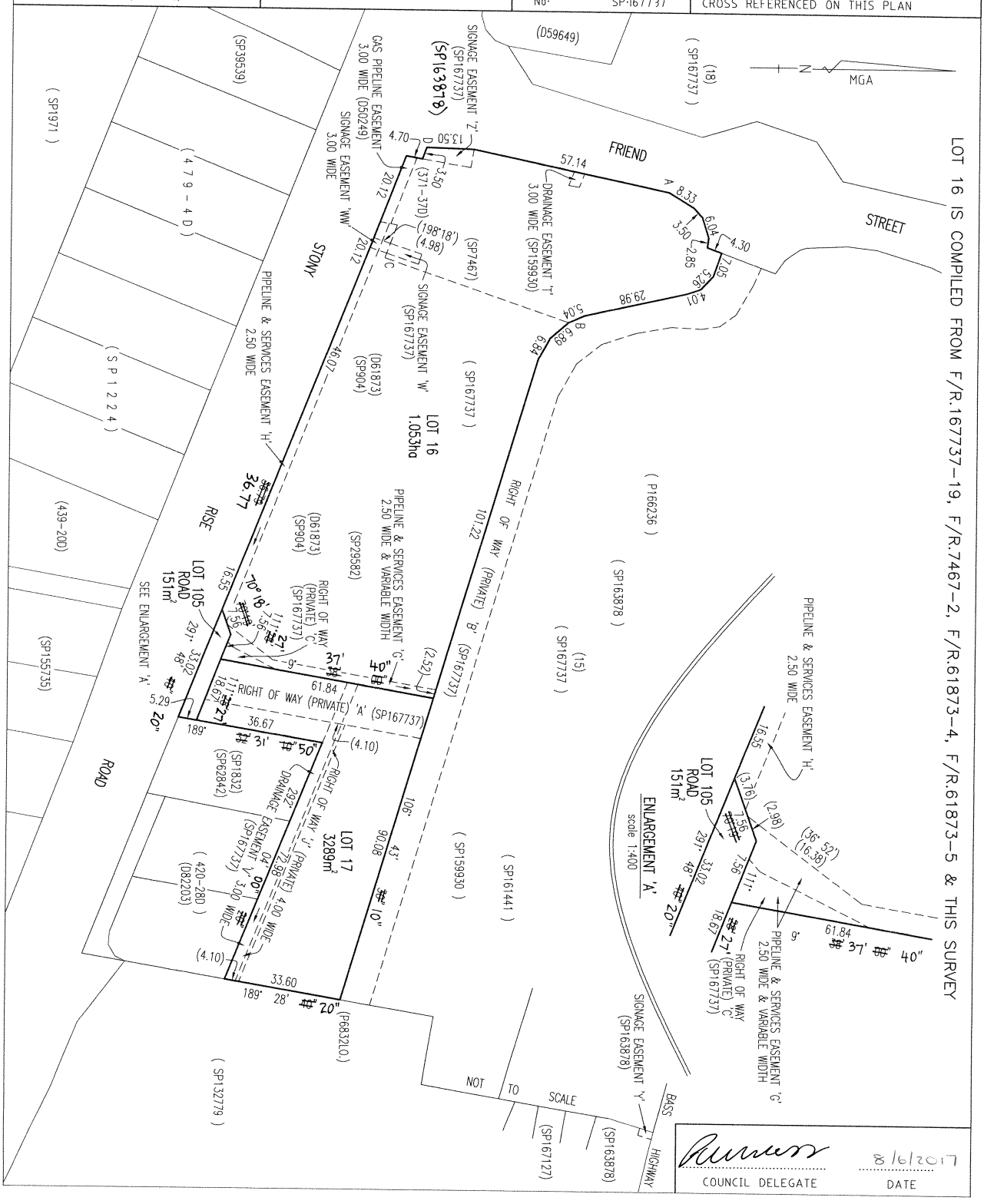
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 108 (4443-12)

LAST UPI No.

LAST PLAN No. SP-167737

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



COUNCIL DELEGATE 8/6/2017 DATE

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 173536

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

DEFINITIONS

"Easement Land" means any Lot on the Plan that is expressed as being subject to a Gas Supply Easement in this Schedule.

"Fixtures" includes fixtures or personal property installed by Tas Gas including the pipes and ancillary facilities associated with Tas Gas' supply of gas, including without limitation vehicle access tracks and equipment, storage facilities, mainline vales, scraper stations, cathodic protection facilities, meter stations, sales taps and communication systems;

"gas" means anything that may be conveyed through pipes and is a gas within the meaning of the *Gas Act*;

"Gas Act" means the *Gas Act* 2000 (Tas);

"Gas Supply Easement" means the following rights and powers at all times -

(a) a right of carriage way over the Easement Land and the right to enter and remain upon the Easement Land for the purposes of laying, constructing, maintaining, inspecting, repairing, renewing, enlarging, replacing, altering or removing the Fixtures or works as the case may be and opening up the soil of the Easement Land and make any accessway, cuttings, fillings,

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Launceston Gasworks Pty Ltd FOLIO REF: 167737-19, 7467-2, 61[illegible]73-4, 61873-5 SOLICITOR & REFERENCE: Douglas & Collins [illegible].W. Arnott)	PLAN SEALED BY: Devonport City Council DATE: 27 November 2017 PA2013.0147 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP173536
SUBDIVIDER: Launceston Gasworks Pty Ltd FOLIO REFERENCE: 167737-19, 7467-2, 61873-4, 61873-5	

grades, batters or trenches and to re-open the same and generally to do and perform such acts or things upon the Easement Land as may be necessary to enable Tas Gas to receive the full free use and enjoyment of the rights and privileges granted hereunder;

(b) to lay, construct, maintain, inspect, repair, renew, enlarge, replace, alter and remove the Fixtures and works on, in, over and under the soil of the Easement Land provided that such Fixtures and works shall be of a sufficient internal diameter and material suitable for the Tas Gas' use; and

(c) to use the Fixtures and works in and upon the Easement Land for the purpose of conveying gas without interruption or impediment.

"Signage Easement" has the same meaning as that given to it in SP167737.

"Tas Gas" means Tas Gas Networks Pty Ltd ACN 104 499 569, its successors and assigns.

"TasWater" means Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns.

EASEMENTS

Lot 16 on the Plan is subject to a Signage Easement as herein defined (appurtenant to Lot 15 on SP167737 over the area marked "Signage Easement W" shown on the Plan.

Lot 16 on the Plan is subject to a Signage Easement as herein defined (appurtenant to Lot 15 on SP167737 over the area marked "Signage Easement WW 3.00 wide" shown on the Plan.

Lot 16 on the Plan is subject to a Signage Easement as herein defined (appurtenant to Lots 2 and 3 on SP159930 and Lot 1 on SP~~16441~~ 161441) over the area marked "Signage Easement Z" shown on the Plan.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 173536
SUBDIVIDER: Launceston Gasworks Pty Ltd FOLIO REFERENCE: 167737-19, 7467-2, 61873-4, 61873-5	

Lot 16 on the Plan is subject to a Gas Supply Easement in favour of Tas Gas Networks Pty Ltd over the land marked "Gas Pipeline Easement 3.00 wide) on P166236 and as shown on the Plan and as created by and more fully set forth in D50249.

Lot 16 on the Plan is subject to a Gas Supply Easement in favour of Tas Gas Networks Pty Ltd over the land marked "Pipeline and Services Easement H 2.50 wide" as shown on the Plan.

Lot 16 on the Plan is subject to a Right of Drainage in favour TasWater over the area marked "Drainage Easement T 3.00 wide" on P166236, SP163878 and SP167737 and as shown on the Plan.

That part of Lot 16 on the Plan formerly comprised in Lot 19 on SP167737
~~Lot 16 on the Plan~~ is together with a Signage Easement over the area marked "Signage Easement Y" shown on P166236, SP163878 and SP167737 and as shown on the Plan.

Lot 16 on the Plan is subject to a Right of Drainage in favour of TasWater over the area marked "Pipeline & Services Easement G 2.50 wide and variable width" as shown on the Plan.

Lot 16 on the Plan is subject to a Right of Drainage in favour of TasWater over the area marked "Pipeline & Services Easement H 2.50 wide" as shown on the Plan.

Lot 17 on the Plan is subject to a Right of Carriageway (appurtenant to Lot 15 on SP167737) over the area marked "Right of Way (Private) A" as shown on the Plan.

Lot 17 on the Plan is subject to a Right of Drainage in favour of TasWater over the area marked "Drainage Easement V 3.00 wide" as shown on the Plan.

Lot 17 on the Plan is subject to a Right of Carriageway (appurtenant to the land in folios of the register volume 82203 folio 1 and 2 and volume 62842 folio 1) over the area marked "Right of Way J (Private) 4.00 wide" as shown on the Plan.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP173536
SUBDIVIDER: Launceston Gasworks Pty Ltd FOLIO REFERENCE: 167737-19, 7467-2, 61873-4, 61873-5	

Lot 17 on the Plan is subject to a Right of Carriageway (appurtenant to the land in folios of the register volume 82203 folio 1 and 2 and volume 62842 folio 1) over the area marked "Right of Way (Private) A" as shown on the Plan.

That part of Lot 16 on the Plan formerly comprised in Lot 19 on SP167737 & Lot 17 are each ~~Lots 16 and 17 on the Plan are~~ together with a Right of Carriageway over that part of Lot 15 on SP167737 marked "Right of Way (Private) B" as shown on SP167737 and as shown on the Plan.

Lot 16 on the Plan is subject to a Right of Carriage Way (appurtenant to Lot 15 on SP167737) over the area marked "Right of Way (Private) C" as shown on the Plan.

COVENANTS

The owner of Lot 16 on the Plan covenants with the owner of Lot 15 on SP167737 to the intent that the burden of this covenant may run with and bind the covenantor's Lot and every part thereof and that the benefit shall be annexed to and evolve with each every other part of the said Lot 15 to observe the following stipulation, namely:

Not to construct or erect any buildings or like structures or improvements within the area marked "ABCD" on the Plan except within the areas marked "Signage Easement W", "Signage Easement WW" and "Signage Easement "Z" as shown on the Plan.

EXECUTED by **LAUNCESTON GASWORKS PTY. LTD.** being the registered proprietor in Folios of the Register volume 167737 folio 19, volume 7467 folio 2, volume 61873 folio 4 and volume 61873 folio 5 pursuant to Section 127(1) of the Corporations Act by being signed by the sole director and secretary:

.....Dougeray.....
Douglas John Gray

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Appendix D Traffic impact statement

Client	Date
Tipalea	28 July 2026

Traffic Impact Statement

Proposed Childcare

5 Friend Street, Stony Rise

Planning
Transport
Urban Design
Waste Management
Landscape Architecture
Civil Engineering

ratio:

ratio.com.au

Project
5 Friend Street, Stony Rise

Prepared for
Tipalea

Our reference
22383T-REP03

Directory path	https://ratioconsultants1.sharepoint.com/sites/22383T/Shared Documents/Work/Reports/22383T-REP03-F02.docx

Version	Date	Issue	Prepared by
F01	22/07/2026	Final Report	M. Petrusma
F02	28/07/2026	Updated Plan	M. Petrusma

Ratio Consultants Pty Ltd

This work is copyright. Apart from any use as permitted under Copyright Act 1968, no part may be reproduced without written permission of Ratio Consultants Pty Ltd.

Disclaimer: neither Ratio Consultants Pty Ltd nor any member or employee of Ratio Consultants Pty Ltd takes responsibility in anyway whatsoever to any person or organisation (other than that for which this report is being prepared) in respect of the information set out in this report, including any errors or omissions therein. Ratio Consultants Pty Ltd is not liable for errors in plans, specifications, documentation or other advice not prepared or designed by Ratio Consultants Pty Ltd.

Acknowledgement of Country

We acknowledge the Traditional Owners of the land we work, live and travel on, and appreciate the rich cultures of the Aboriginal and Torres Strait Islander Peoples and their enduring connection to country.

Table of Contents

Section		Page No.
1.	Introduction	4
1.1.	Background	4
1.2.	The Proposal	5
1.3.	Scope and Purpose of This Report	6
2.	Parking	7
2.1.	Car Parking Supply	7
2.2.	Bicycle Parking Supply	7
2.3.	Motorcycle Parking Supply	7
2.4.	Loading Bays	7
3.	Site Layout and Design	8
3.1.	Carpark Layout	8
3.2.	Pedestrian Access	9
4.	Traffic Impact	10
4.1.	Traffic Generation	10
4.2.	Impact Assessment	10
5.	Conclusions	12

Table of Figures

Figure 1-1: Approved Development – Stony Rise Village	4
Figure 1-2: Proposed Site Plan – Including Childcare Centre	5
Figure 1-3: Proposed Ground Floor Plan	5
Figure 3-1: Proposed Childcare – Proposed Parking	8

Figure 3-2: Pedestrian Paths 9

Table of Tables

Table 2-1: Car Parking Requirements 7

Table 4-1: Proposed Traffic Generation 10

1. Introduction

1.1. Background

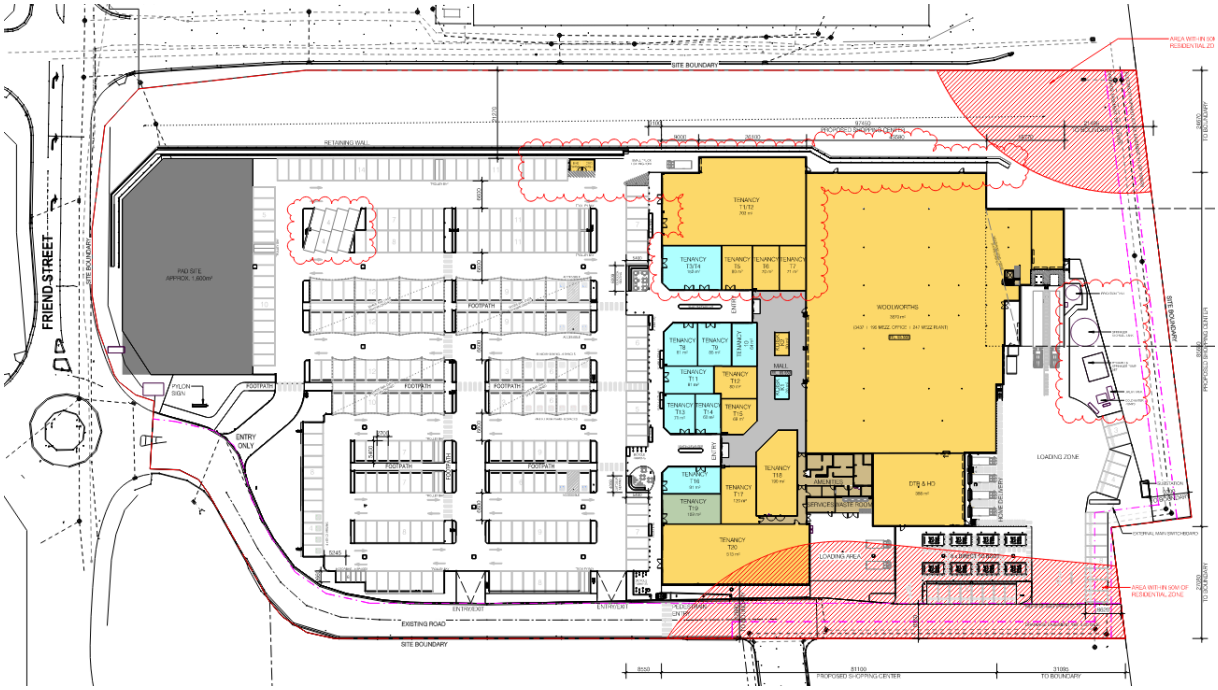
Ratio Consultants were engaged by Tipalea to prepare a Traffic Impact Statement for the proposed 86-place childcare centre at 5 Friend Street, Stony Rise.

The site is currently vacant, but has an approved shopping centre development (Stony Rise Village) comprising a supermarket, specialty stores, food services, and office/medical uses.

The approved development would provide a total of 301 car parking spaces, 6 motorcycle parking spaces and 24 bicycle parking spaces.

A site plan of the approved development is provided in Figure 1-1.

Figure 1-1: Approved Development – Stony Rise Village



i2c Architects, Dwg No. 2025-134-DA04 Proposed Overall Site Plan, Issue B (13/04/26)

1.2. The Proposal

It is proposed to develop the 1,600 m^2 padsite identified on the approved site plan for an 86-place childcare centre, with up to 18 staff. No new car parking will be provided, and the proposal will rely on parking provided in the broader shopping centre carpark.

A site plan is provided in Figure 1-2.

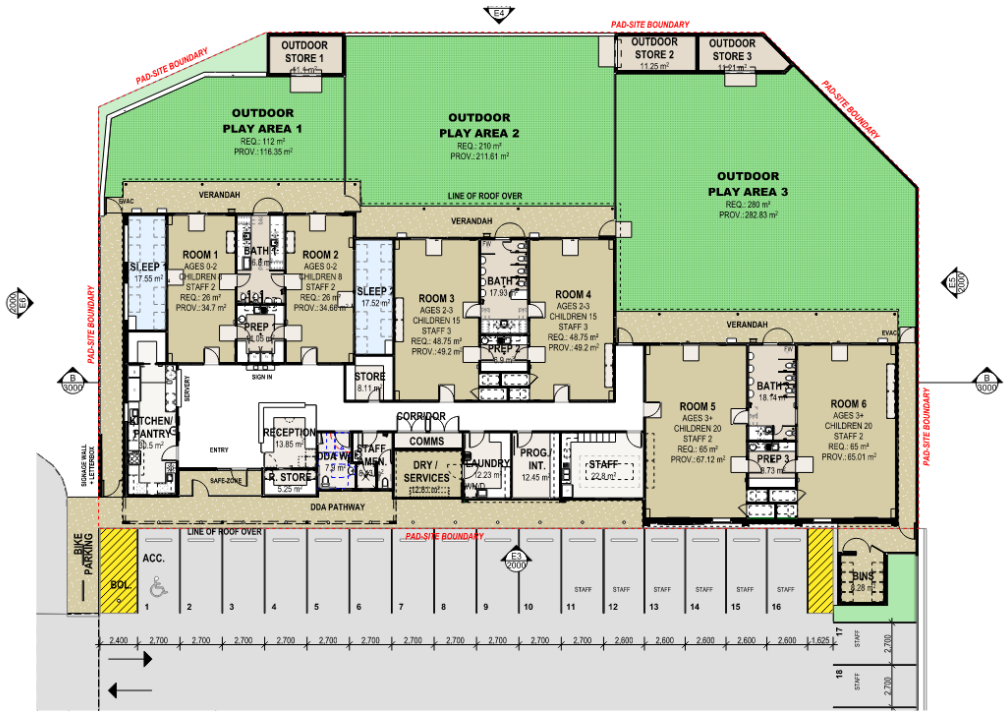
Figure 1-2: Proposed Site Plan – Including Childcare Centre



Source: Stony Rise Village, Devonport – Master Lease Plan – 03.07.2026

The proposed floor plan is provided in Figure 1-3.

Figure 1-3: Proposed Ground Floor Plan



Source: Raunik Design Group, Stony Rise ELC, Ground Floor Plan Rev B, dated 24/07/2026

1.3. Scope and Purpose of This Report

The purpose of this Traffic Impact Statement report is to consider the inclusion of a childcare centre development on the site and:

— Review the car parking supply on the site against the Planning Scheme requirement.

— Review the design and layout of car parking and pedestrian access.

— Estimate the likely additional traffic generation in the context of the approved development.

2. Parking

2.1. Car Parking Supply

The approved development has a substantial surplus of car parking calculated by Table C2.1 of the Tasmanian Planning Scheme, providing a total of 301 car parking spaces against a requirement of 244 spaces.

The car parking requirement for the proposed development is provided in Table 2-1.

Table 2-1: Car Parking Requirements

Land Use	Table C2.1 Rate	Measure	No. of Spaces
Approved Development			244
Education and Occasional Care	1 space per employee	18 staff	18
Total			***262***

The site provides 301 car parking spaces, against a total requirement of 262 car parking spaces, and therefore the proposed development complies with the acceptable solution of *Clause C2.5.1-A1 Car Parking Numbers* with a surplus of 39 spaces.

2.2. Bicycle Parking Supply

The proposed childcare development will require additional bicycle parking to be provided, within close proximity of the proposed building. Based on the Table C2.1 rate of *'1 space per 5 employees'* four bicycle parking spaces are required. These are shown on the ground floor plan in the form of two double-sided bicycle hoops.

The proposal therefore complies with *Clause C2.5.2-A1 Bicycle Parking Numbers.*

2.3. Motorcycle Parking Supply

No additional motorcycle parking is required. The number of motorcycle parking spaces for the extension of an existing development is based on the extension as per *Clause C2.5.3-A1(b) Motorcycle Parking Numbers.* The proposed requirement for 18 car parking spaces does not trigger a requirement to provide additional motorcycle parking.

2.4. Loading Bays

There is no requirement to provide loading bays for the education and occasional care land use.

3. Site Layout and Design

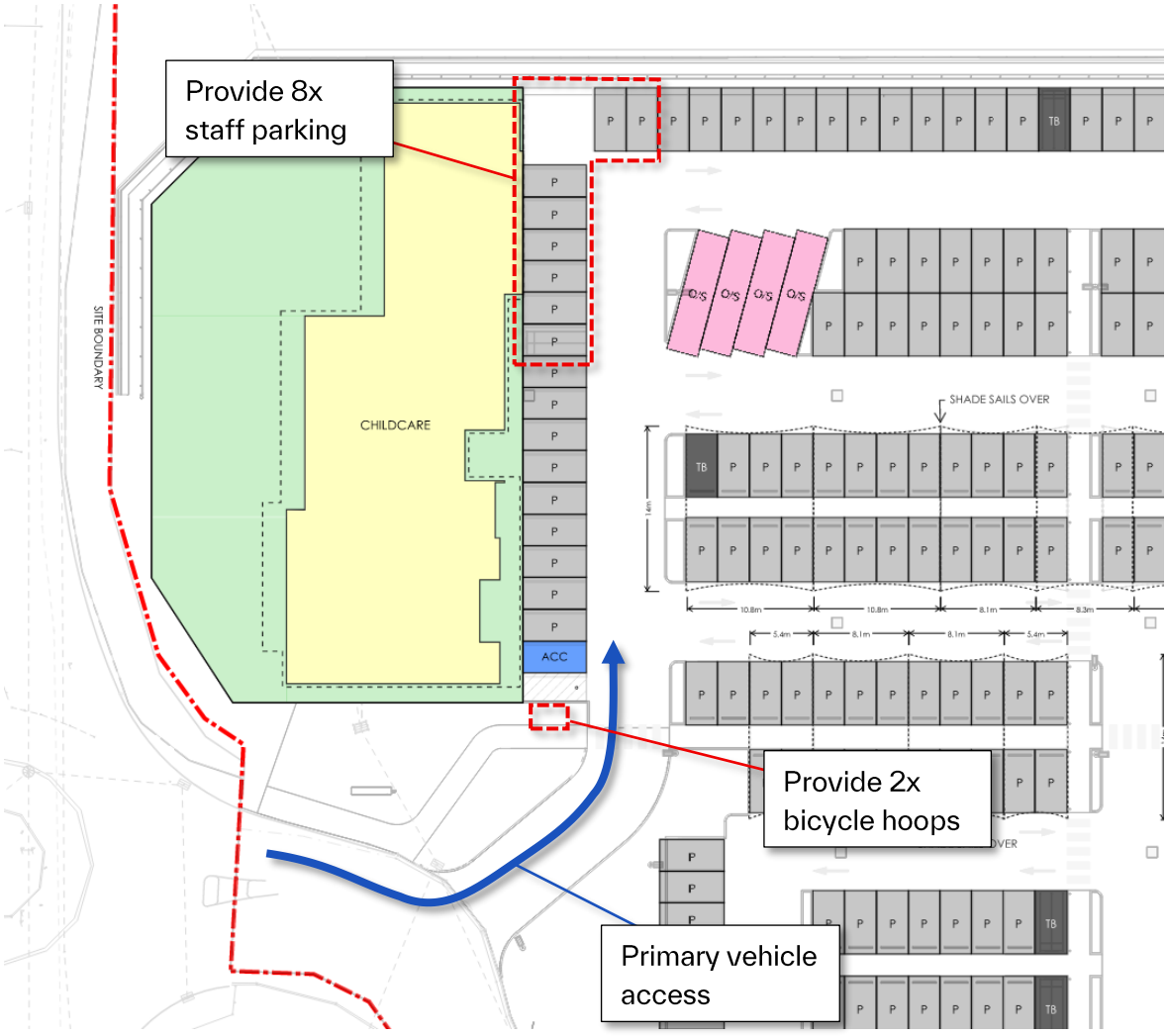
3.1. Carpark Layout

The proposed development will not include any changes to the carpark layout. There are 16 car parking spaces which will front the childcare centre and would likely be preferenced by staff and/or parents dropping off children. Of the 16 spaces, six would be specifically designated for staff with an additional two staff spaces along the northern site boundary .

One accessible car parking space would be provided adjacent to the proposed childcare complete with shared area and bollard in compliance with Australian Standard AS 2890.6.

Parking arrangements are shown indicatively in Figure 3-1.

Figure 3-1: Proposed Childcare – Proposed Parking



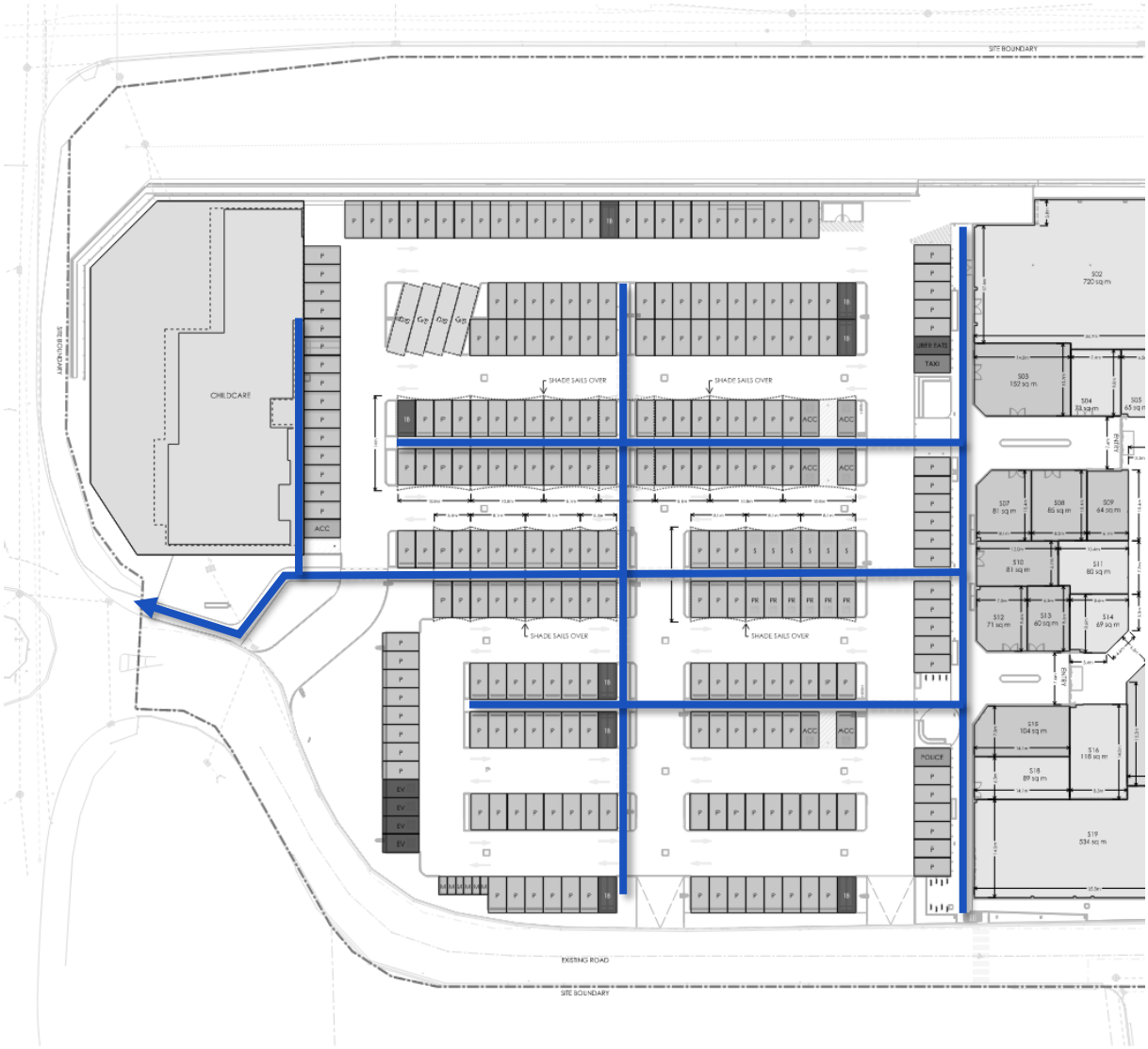
Source: Stony Rise Village, Devonport – Master Lease Plan – 03.07.2026

3.2. Pedestrian Access

The approved carpark layout includes pedestrian pathways internal to the carpark, and with connectivity to the external footpath network. Where pedestrian pathways cross parking aisles or circulation roadways, formal pedestrian (zebra) crossings are provided.

A footpath would be provided along the frontage of the childcare site, to provide access from parking spaces (including accessible parking) as indicated in Figure 3-2.

Figure 3-2: Pedestrian Paths



Source: Stony Rise Village, Devonport – Master Lease Plan – 03.07.2026

The proposed arrangements for pedestrians are considered safe, efficient and convenient and generally in compliance with *Clause C2.6.5-A1.1 and A1.2 Pedestrian Access.*

4. Traffic Impact

4.1. Traffic Generation

The Transport for NSW publication, *Guide to Transport Impact Assessment* (2024), provides survey-based traffic generation rates for childcare centres. For a standard 'long day care centre' the vehicle trip generation rates are as follows:

— Network AM peak hour 0.64 per child place

— Network PM peak hour 0.39 per child place

— Daily 2.97 per child place

Based on a total of 86 child placements, the expected traffic generation due to the proposed childcare centre is as follows:

Table 4-1: Proposed Traffic Generation

Period	Vehicle trips		
	Inbound	Outbound	Two-way
Daily	128 veh/day	128 veh/day	256 veh/day
AM Peak	30 veh/hr	25 veh/hr	55 veh/hr
PM Peak	15 veh/hr	18 veh/hr	33 veh/hr

4.2. Impact Assessment

The proposed increase in traffic is very minor in the context of the overall development.

The expected traffic generation due to the approved shopping centre development is in the order of 6,000 to 7,000 vehicles per day, with peak hour volumes of up to 850-950 vehicles per hour (two-way). The proposed development therefore represents around a 4% increase in total traffic to and from the site and complies with the acceptable solution of *Clause C3.5.1-A1.4 Traffic Generation at a Vehicle Crossing, Level Crossing or New Junction.*

It is further noted that:

— The proposed childcare development is located within a larger shopping centre, and the likelihood of shared and multi-purpose trips is high such that the overall additional traffic generated will likely be lower than the above estimates.

— The intersection of Stony Rise Road and Friend Street, which will form the primary access route to the site, is proposed to be signalised to provide safe ingress and egress to the subject site and the broader Devonport Homemaker Centre precinct.

— Egress is also available via the left-in/left-out connection at Stony Rise Road, thereby allowing departing traffic to bypass the intersection at Friend Street if desired.

— Alternative transport modes are well catered for with public transport in close proximity, ample motorcycle parking on the site, and additional bicycle parking as recommended in this report.

5. Conclusions

This Traffic Impact Statement report has reviewed the traffic and parking implications of a proposed 86-place childcare centre at 5 Friend Street, Stony Rise. The proposal would be located within the 1,600 m^2 padsite identified on the approved Stony Rise Village site plan.

The key findings of this report are as follows:

— No new car parking will be provided, however there is ample surplus parking within the existing site to accommodate the increase demand.

— Pedestrian access to and from the proposed building is well supported by the various pedestrian pathways within the site, and externally.

— The expected increase in traffic due to the proposed childcare represents less than 5% of the traffic to and from the approved development on the site and is unlikely to cause any significant performance issues in the surrounding area.

— The proposed development provides 2x bicycle hoops (4x total spaces) outside the childcare building to cater for cycling.

— A pedestrian path will be provided along the front of the building, providing access to car parking spaces.

Based on the findings of this report, the proposed development is supported on traffic grounds.

Appendix B Proposal plans

STONY RISE ELC CHILDCARE

DEVELOPMENT APPLICATION

STONY RISE VILLAGE, FRIEND ST STONY RISE TAS 7310
FOR TIPALEA PARTNERS



ARTIST IMPRESSION ONLY

PROJECT NUMBER: 25212

DATE: 3/08/2026

DRAWING LIST

SHEET	DRAWING NAME
25212_DA-0000...	COVERPAGE
25212_DA-0300...	SITE ANALYSIS
25212_DA-0350...	SITE ANALYSIS
25212_DA-0400...	DESIGN INTENT
25212_DA-1040...	SITE PLAN
25212_DA-1300...	FLOOR PLAN
25212_DA-1400...	ROOF PLAN
25212_DA-2000...	ELEVATIONS - 1
25212_DA-2050...	ELEVATIONS - 2
25212_DA-3000...	SECTIONS
25212_DA-8200...	SIGNAGE
25212_DA-8210...	MATERIALS
25212_DA-9000...	PERSPECTIVES - 1
25212_DA-9010...	PERSPECTIVES - 2

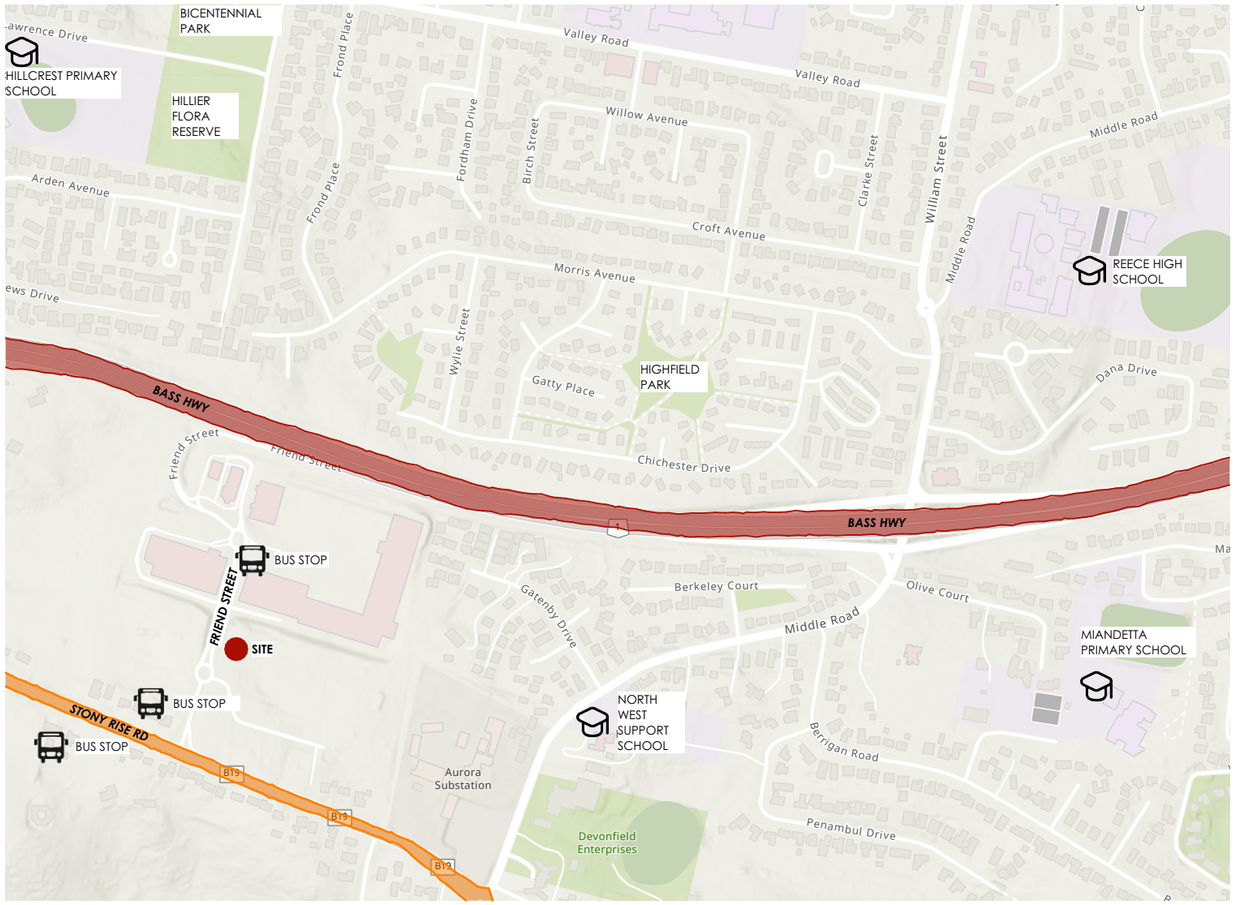
RAUNIK design group ARCHITECTS

+61 7 5531 6430
www.raunikdesign.com.au
architects@raunikdesign.com.au
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 39 680 144 370

Member Australian Institute of Architects

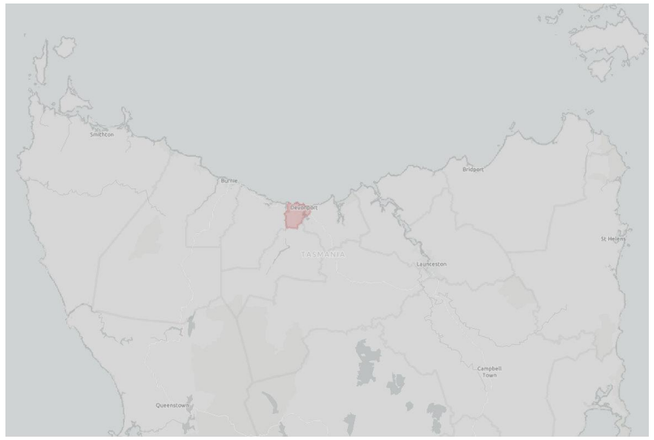
Nominated Architect: FRANK RAUNIK, FRAIA
***BOAQ** 2843 | **NSWARB** 11433 | **ARBV** 18521 | **TASBOAT** 1535 | **ARBWA** 3214*

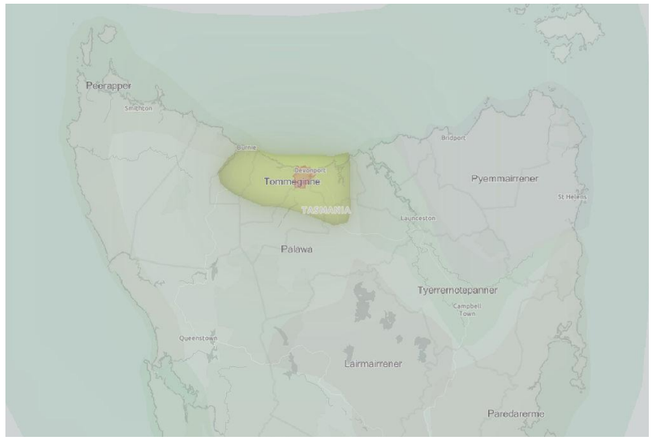
RAUNIK DESIGN GROUP ARCHITECTS ACKNOWLEDGES THE TRADITIONAL CUSTODIANS OF THE COUNTRIES ON WHICH WE WORK.
WE PAY RESPECTS TO ELDERS PAST AND PRESENT.

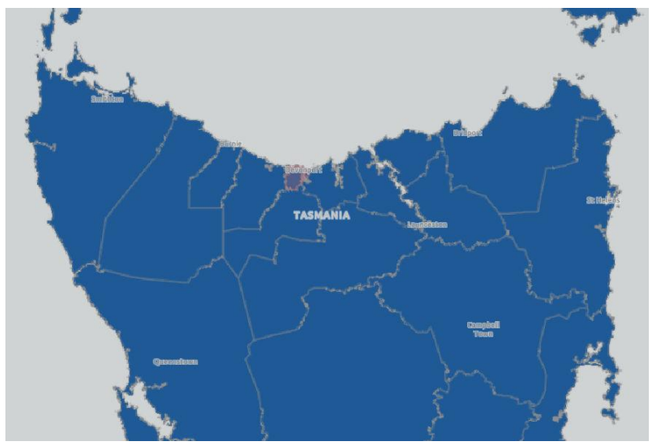


SITE CONTEXT - NTS

N







REGIONAL CONTEXT

REGION:
NORTH WEST TASMANIA

LGA:
DEVONPORT CITY COUNCIL

PLANNING SCHEME:
TASMANIAN PLANNING SCHEME - DEVONPORT LOCAL PROVISIONS SCHEDULE

INDIGENOUS CONTEXT

INDIGENOUS LAND:
TOMMEGINNE

The site is located on the Country of the Tommeginne people, one of the Aboriginal nations of lutruwita/Tasmania. For thousands of years, Aboriginal people have maintained enduring cultural, spiritual and economic connections to this landscape, its waterways and surrounding coastal environments. These connections continue today through Tasmanian Aboriginal communities. The project acknowledges the continuing custodianship of Country and seeks to respect the cultural heritage of the site and its broader landscape.

CLIMATE ZONE CLASSIFICATION

CLIMATE ZONE:
7 - COOL TEMPERATURE

DESIGN OBJECTIVES:
MAXIMISE NORTHERN SOLAR ACCESS, PROVIDE WEATHER PROTECTION FROM PREVAILING WINDS, AND ENSURE GOOD THERMAL INSULATION.

MEAN YEARLY TEMPERATURES-
MINIMUM: **6°C** MAXIMUM: **22°C**

MEAN YEARLY RAINFALL:
980mm

RAUNIK design group ARCHITECTS
+61 7 5531 6430
www.raunikdesign.com.au
architects@raunikdesign.com.au
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 39 680144 370
Member Australian Institute of Architects
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535 NZ 5972

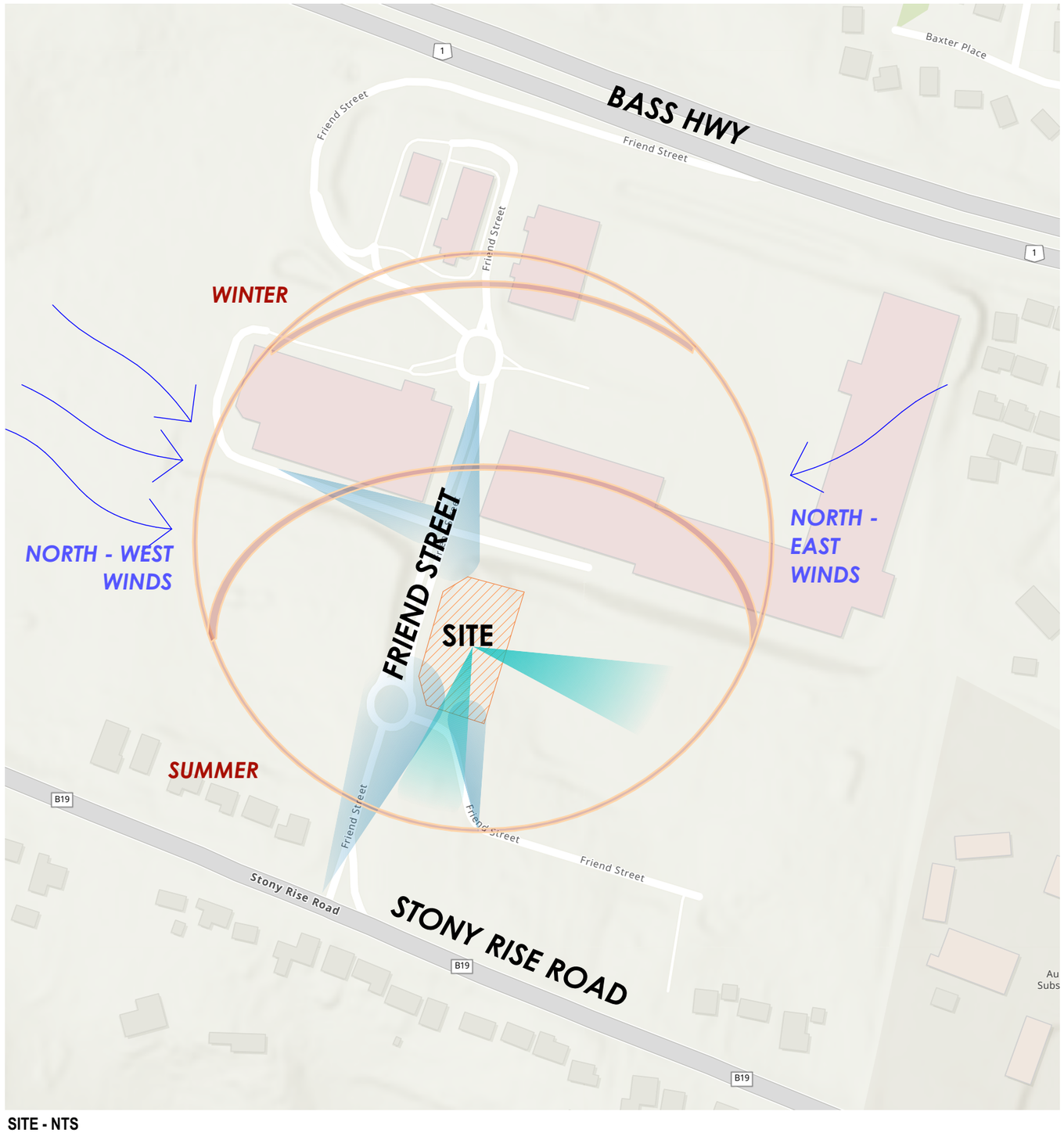
STONY RISE ELC
STONY RISE VILLAGE, FRIEND ST STONY RISE TAS 7310
For **TIPALEA PARTNERS**

green leaves

DA ISSUE
NOT FOR CONSTRUCTION

SITE ANALYSIS

Date	Scale	Page	Revision
24/07/2026	@A3	**25212_DA-0300_A**	



SITE - NTS

SITE CONTEXT

LOT NO.:
LOT 15

PLAN NO.:
SP 167737

BUILT ENVIRONMENT TYPOLOGIES:
Commercial/large format retail and low density residential neighbourhood character

GEO-ENVIRONMENTAL CONDITIONS:
Exposure to coastal conditions

DESIGN OBJECTIVES:

- Maximise northern solar access to enhance daylight, winter comfort and energy efficiency.
- Provide sheltered entry/exit points and outdoor environments through protection from rain and prevailing winds.
- Promote healthy, comfortable learning environments with natural light, ventilation and thermal design.
- Create safe, engaging indoor and outdoor spaces that encourage children's healthy development and connection with nature.
- Integrate durable materials and landscape design that respond to the local climate and enhance the site's character.

LEGEND

VIEW CORRIDOR (EXTERNAL):

VIEW CORRIDOR (INTERNAL):

SUN PATH:

RAUNIK design group ARCHITECTS
+61 7 5531 6430
www.raunikdesign.com.au
architects@raunikdesign.com.au
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 39 680144 370
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535 NZ 5972
Member Australian Institute of Architects

STONY RISE ELC
STONY RISE VILLAGE, FRIEND ST STONY RISE TAS 7310
For **TIPALEA PARTNERS**

green leaves

DA ISSUE
NOT FOR CONSTRUCTION

SITE ANALYSIS

Date	Scale	Page	Revision
24/07/2026	@A3	**25212_DA-0350_A**	



LIGHTWEIGHT CLADDING



MODERN BUILT FORM - LOW SCALE



CONTEMPORARY DESIGN



FACADE ARTICULATION



SAFE ARRIVAL AND DEPARTURE



HIGH QUALITY INTERIORS



LANDSCAPE BUFFERS



ENGAGING OUTDOOR PLAYSCAPES

RAUNIK design group ARCHITECTS

+61 7 5531 6430
www.raunikdesign.com.au
architects@raunikdesign.com.au
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 39 680144 370

FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535 NZ 5972
Member Australian Institute of Architects

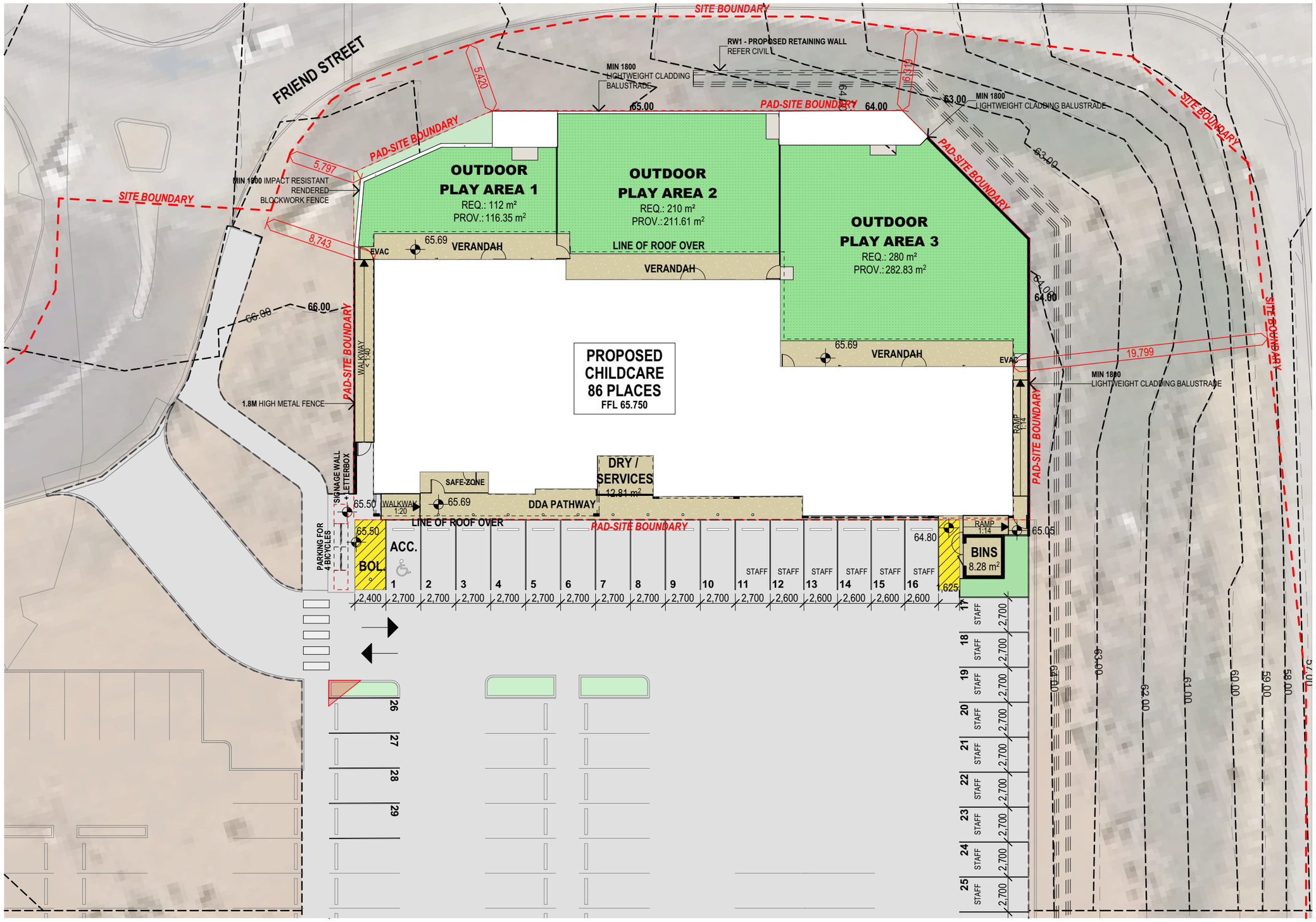
STONY RISE ELC
STONY RISE VILLAGE, FRIEND ST STONY RISE TAS 7310
For **TIPALEA PARTNERS**

green leaves

DA ISSUE
NOT FOR CONSTRUCTION

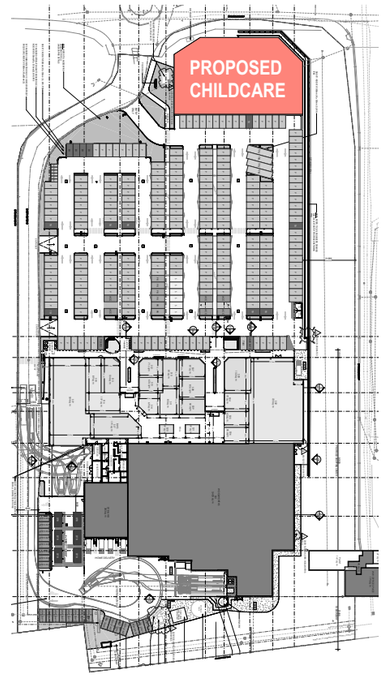
DESIGN INTENT

Date	Scale	Page	Revision
24/07/2026	@A3	**25212_DA-0400_A**	



AREA SCHEDULE

SITE COVER:	**59.0%**
SITE COVER:	928.28m²
SITE AREA:	1572m²
GBA	
CHILDCARE:	
GROUND LEVEL	724.47m²
PLAY AREAS:	
TOTAL	645.24m²
UNENCUMBERED	610.34m²
OUTDOOR STORES:	42.45m²
SERVICE AREA / BIN STORE	24.09m²
POPULATION:	
CHILDREN:	86
FULL-TIME EQUIVALENT STAFF:	14
CAR PARKING REQUIRED:	
1 PER FTE STAFF + 1 PER 6 PLACES	29
CAR PARKING PROVIDED: (INCLUDES 1 ACCESSIBLE SPACE)	**29**



STONY RISE VILLAGE KEY PLAN

SITE PLAN
1:300

RAUNIK design group ARCHITECTS
+61 7 5531 6430
www.raunikdesign.com.au
architects@raunikdesign.com.au
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 39 680144 370
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535 NZ 5972
Member Australian Institute of Architects

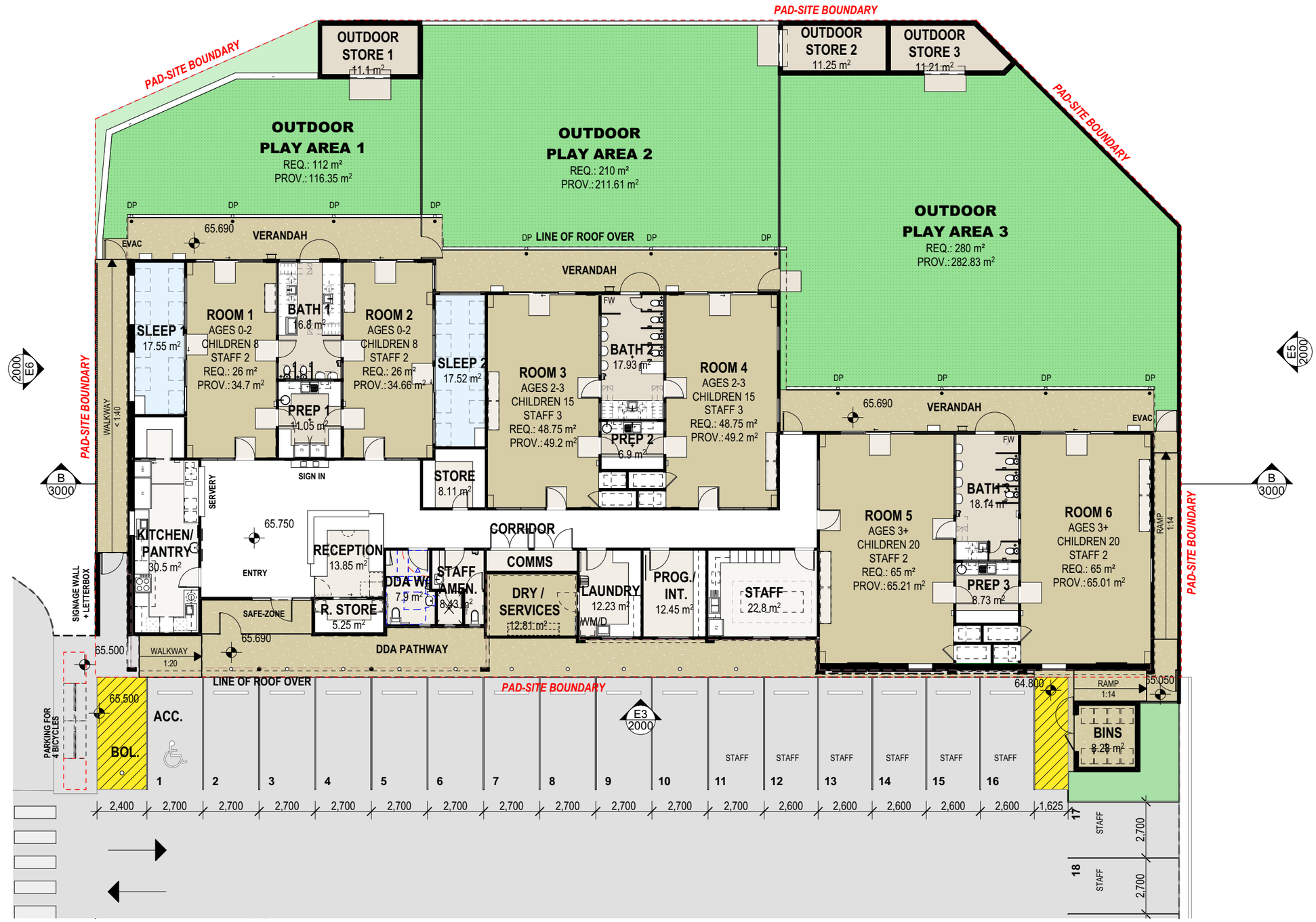
STONY RISE ELC
STONY RISE VILLAGE, FRIEND ST STONY RISE TAS 7310
For **TIPALEA PARTNERS**

green leaves

DA ISSUE
NOT FOR CONSTRUCTION

SITE PLAN

Date	Scale	Page	Revision
3/08/2026	1:300, 1:8.33@A3	25212_DA-1040_C	



GROUND FLOOR PLAN
1:200

RAUNIK design group ARCHITECTS
+61 7 5531 6430
www.raunikdesign.com.au
architects@raunikdesign.com.au
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 39 680144 370
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535 NZ 5972
Member Australian Institute of Architects

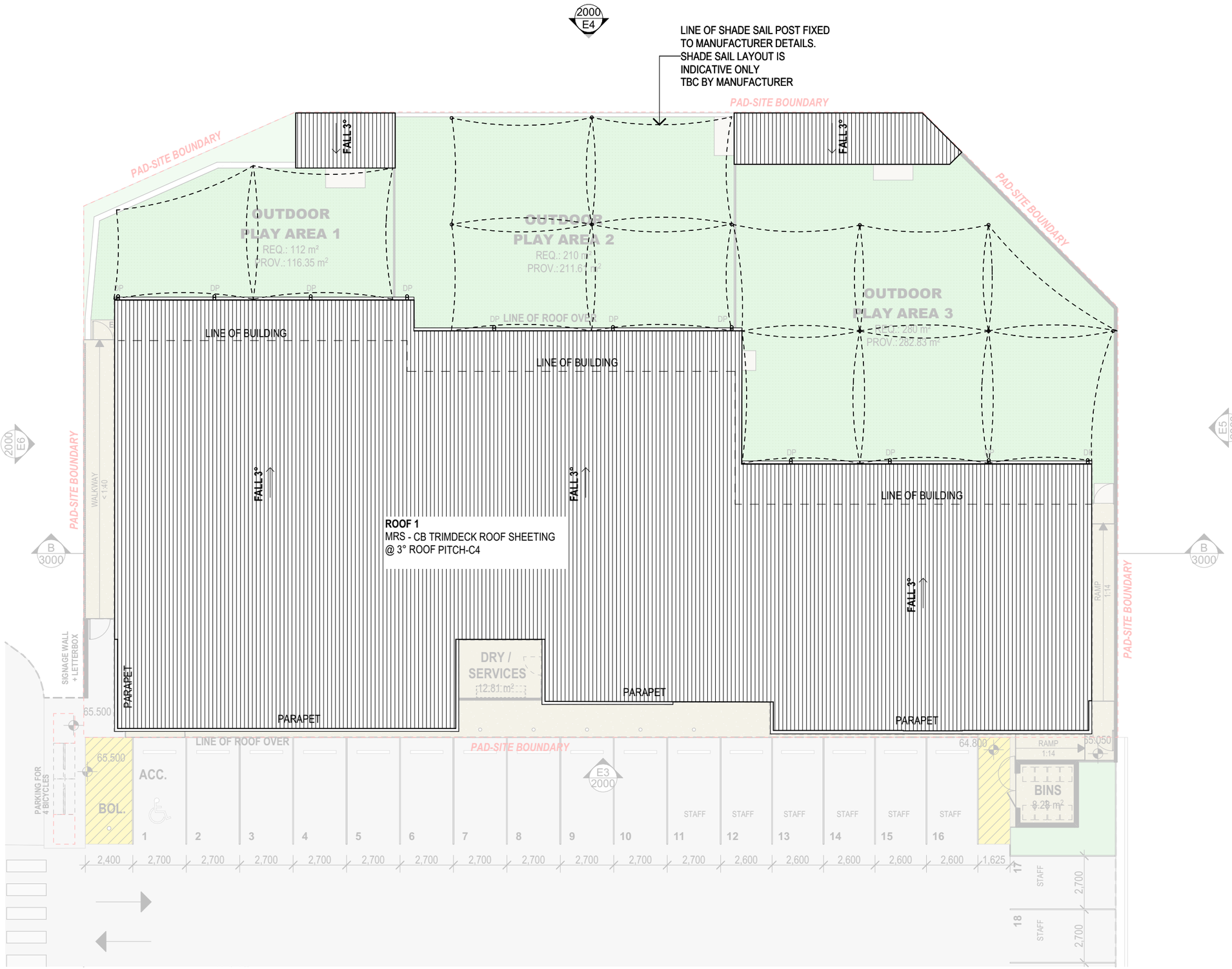
STONY RISE ELC
STONY RISE VILLAGE, FRIEND ST STONY RISE TAS 7310
For **TIPALEA PARTNERS**

green leaves

DA ISSUE
NOT FOR CONSTRUCTION

FLOOR PLAN

Date	Scale	Page	Revision
3/08/2026	1:200@A3	25212_DA-1300_C	



ROOF PLAN
1:200

RAUNIK design group ARCHITECTS
+61 7 5531 6430
www.raunikdesign.com.au
architects@raunikdesign.com.au
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 39 680144 370
Member Australian Institute of Architects
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535 NZ 5972

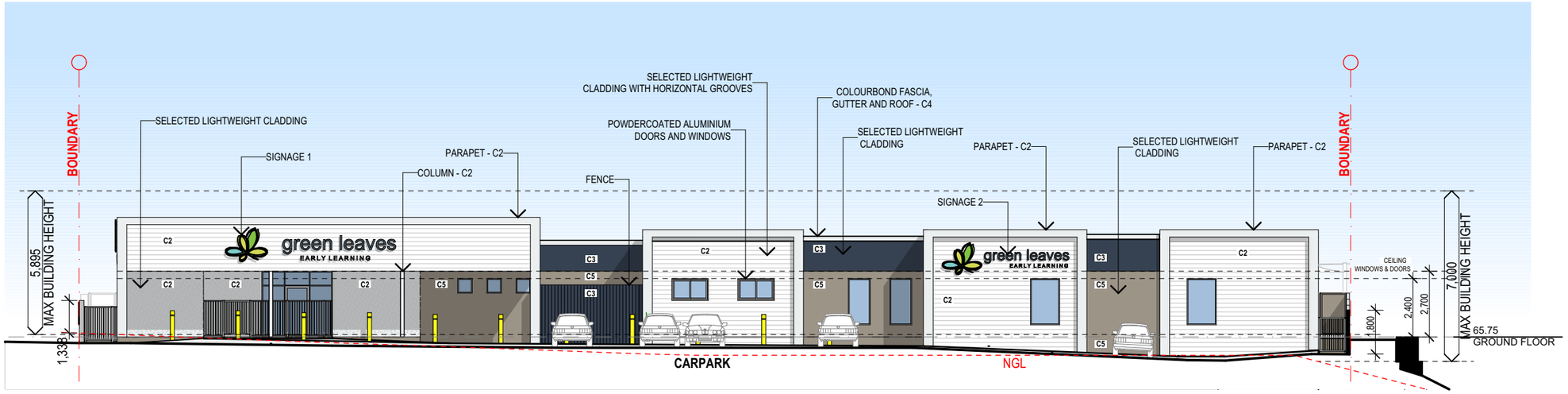
STONY RISE ELC
STONY RISE VILLAGE, FRIEND ST STONY RISE TAS 7310
For **TIPALEA PARTNERS**

green leaves

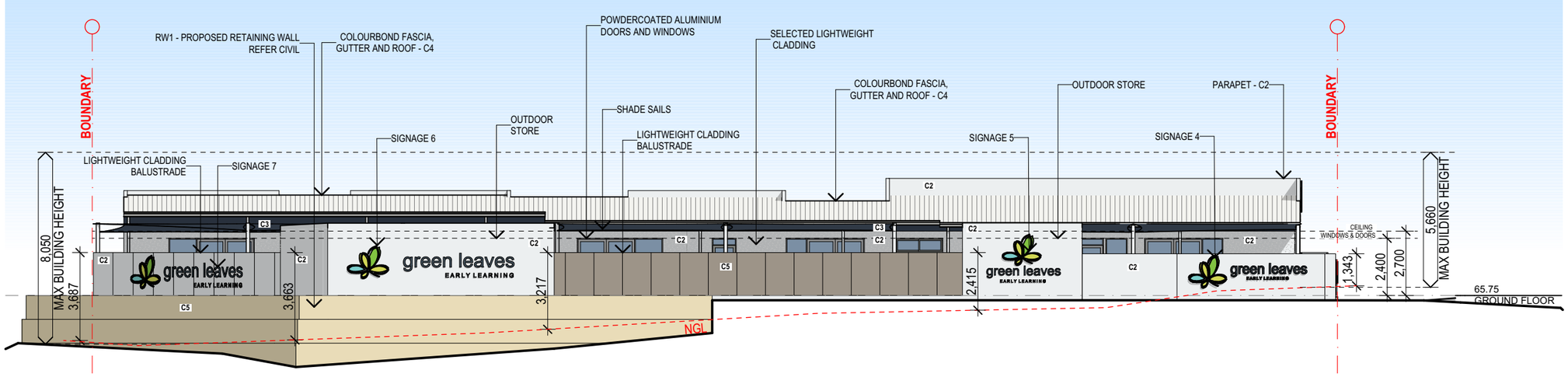
DA ISSUE
NOT FOR CONSTRUCTION

ROOF PLAN

Date	Scale	Page	Revision
3/08/2026	1:200@A3	25212_DA-1400_A	



EAST ELEVATION
1:200



WEST ELEVATION
1:200

RAUNIK design group ARCHITECTS
+61 7 5531 6430
www.raunikdesign.com.au
architects@raunikdesign.com.au
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 39 680144 370
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535 NZ 5972
Member Australian Institute of Architects

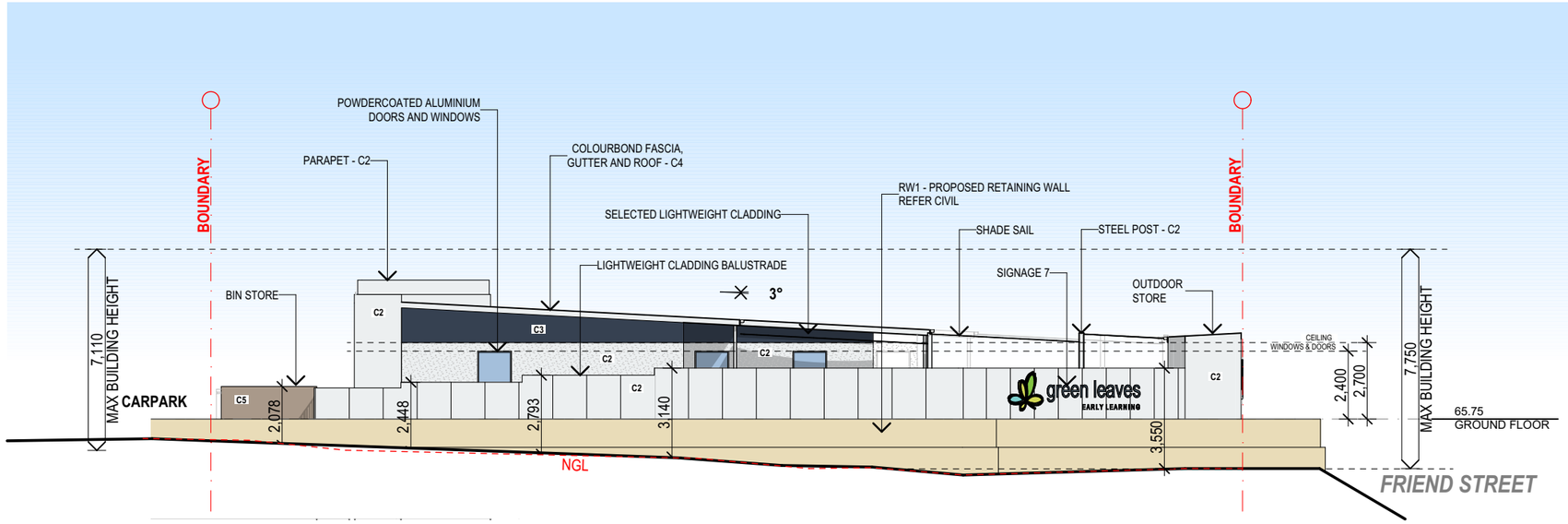
STONY RISE ELC
STONY RISE VILLAGE, FRIEND ST STONY RISE TAS 7310
For **TIPALEA PARTNERS**

green leaves

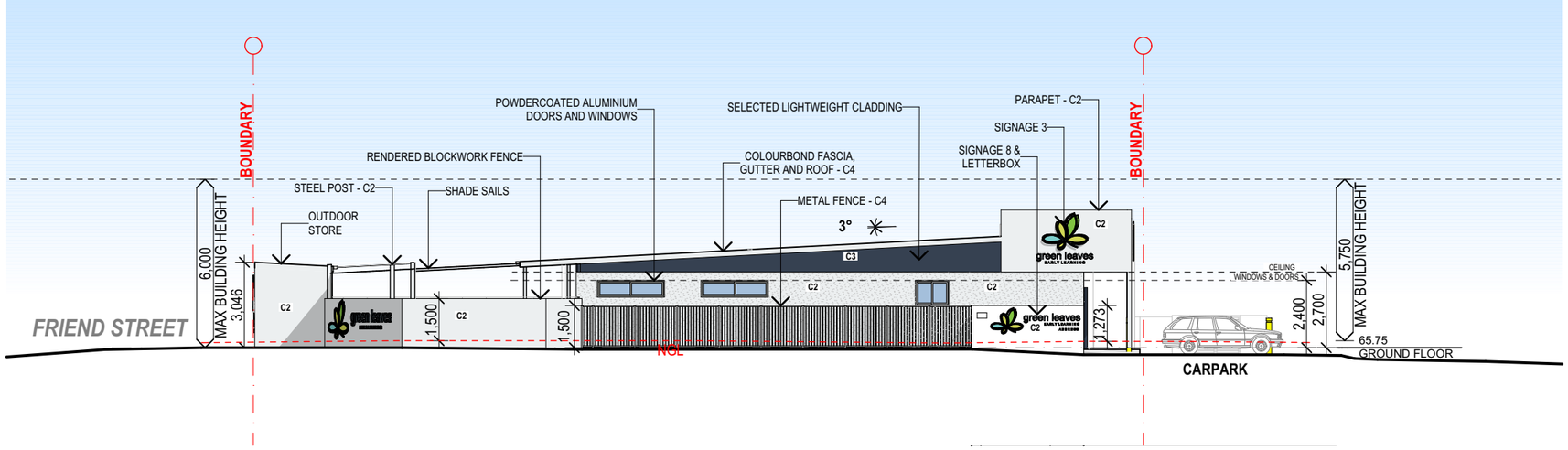
DA ISSUE
NOT FOR CONSTRUCTION

ELEVATIONS - 1

Date	Scale	Page	Revision
3/08/2026	1:200@A3	25212_DA-2000_C	



NORTH ELEVATION
1:200



SOUTH ELEVATION
1:200

RAUNIK design group ARCHITECTS
+61 7 5531 6430
www.raunikdesign.com.au
architects@raunikdesign.com.au
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 39 680144 370
Member Australian Institute of Architects
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535 NZ 5972

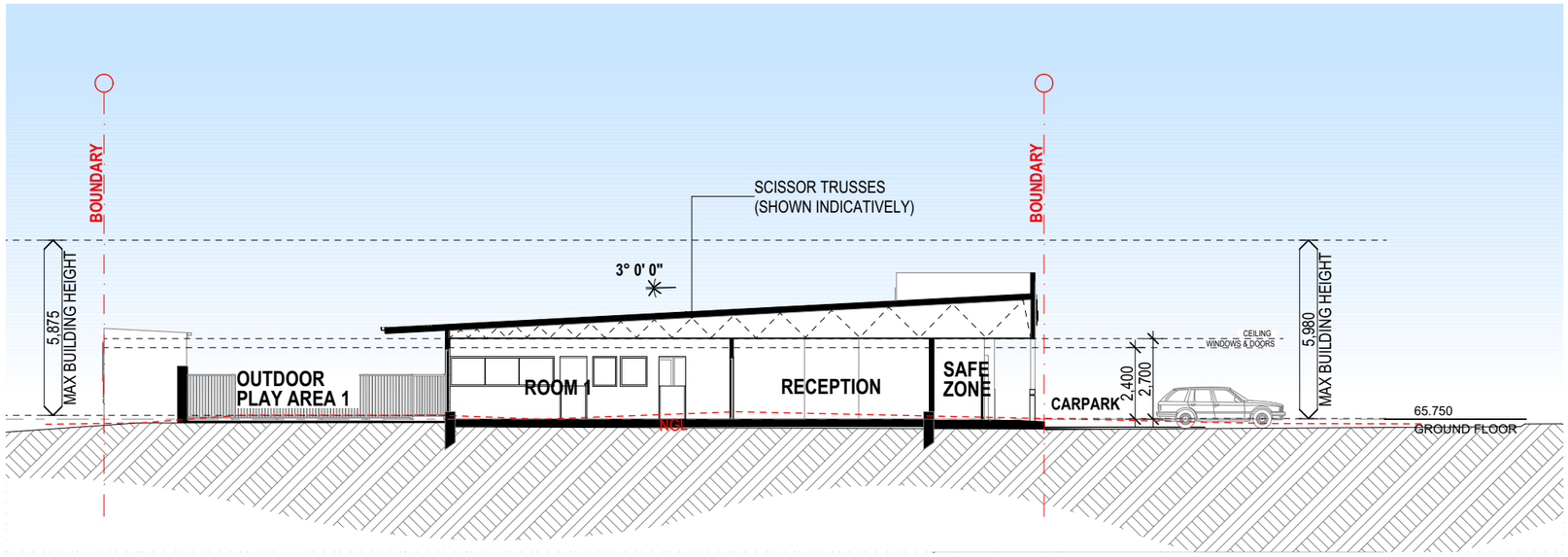
STONY RISE ELC
STONY RISE VILLAGE, FRIEND ST STONY RISE TAS 7310
For **TIPALEA PARTNERS**

green leaves

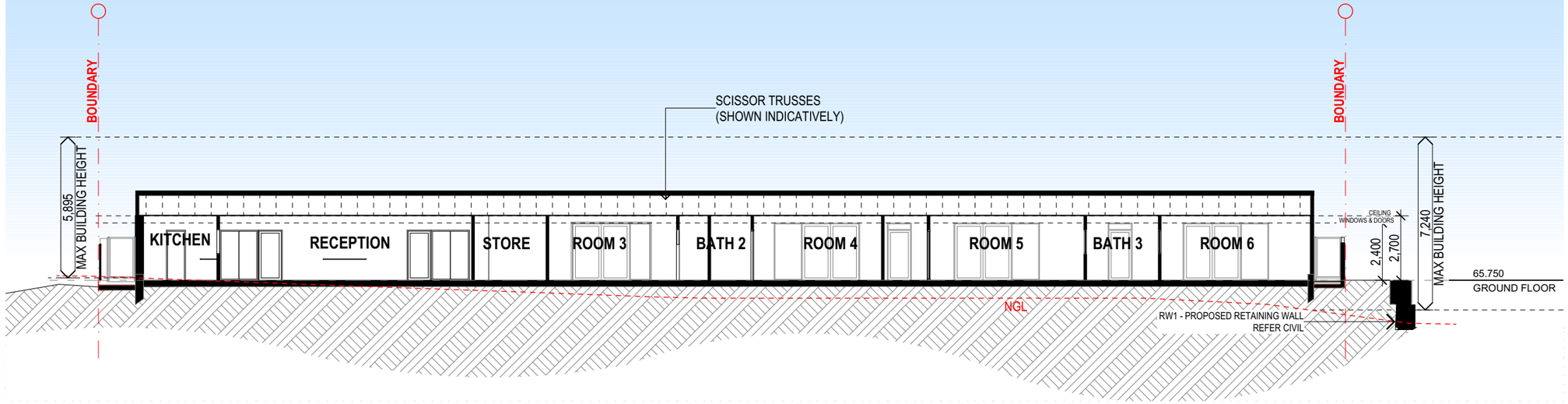
DA ISSUE
NOT FOR CONSTRUCTION

ELEVATIONS - 2

Date	Scale	Page	Revision
3/08/2026	1:200@A3	25212_DA-2050_C	



SECTION A-A
1:200



SECTION B-B
1:200

RAUNIK design group ARCHITECTS
+61 7 5531 6430
www.raunikdesign.com.au
architects@raunikdesign.com.au
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 39 680144 370
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535 NZ 5972
Member Australian Institute of Architects

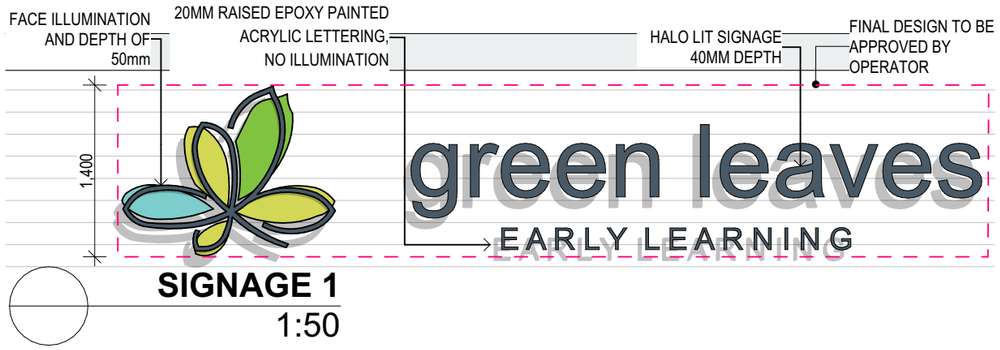
STONY RISE ELC
STONY RISE VILLAGE, FRIEND ST STONY RISE TAS 7310
For **TIPALEA PARTNERS**

green leaves

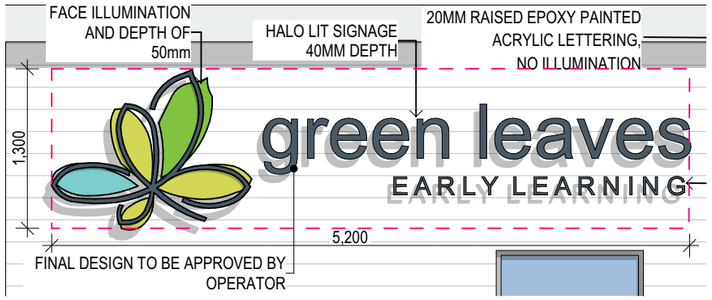
DA ISSUE
NOT FOR CONSTRUCTION

SECTIONS

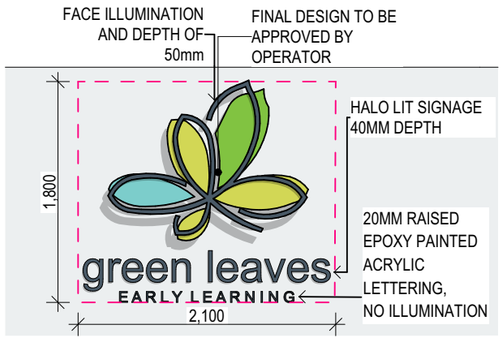
Date	Scale	Page	Revision
3/08/2026	1:200@A3	25212_DA-3000_C	



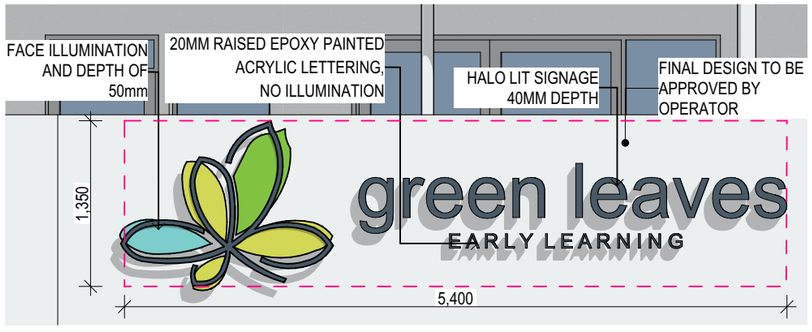
SIGNAGE 1
1:50



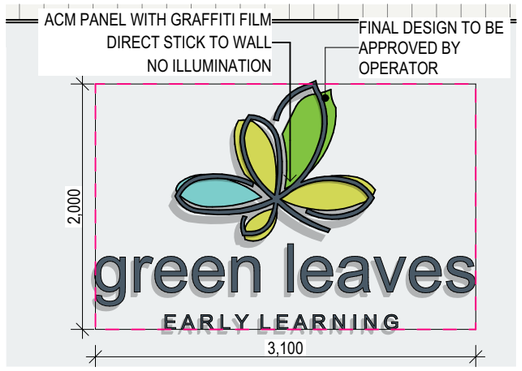
SIGNAGE 2
1:50



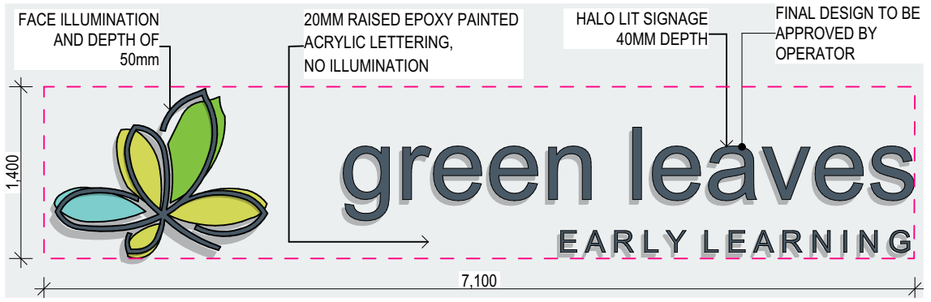
SIGNAGE 3
1:50



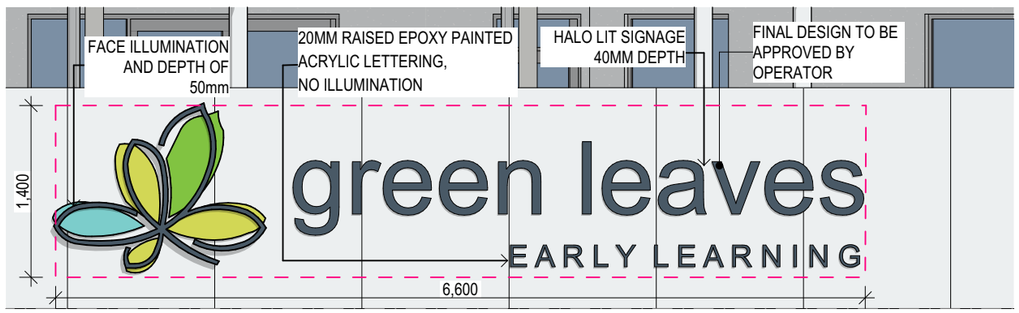
SIGNAGE 4
1:50



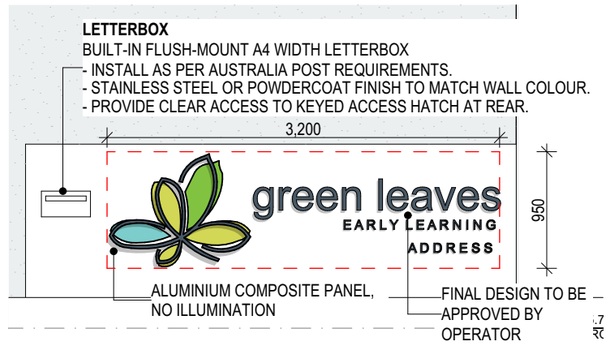
SIGNAGE 5
1:50



SIGNAGE 6
1:50



SIGNAGE 7
1:50



SIGNAGE 8 AND LETTERBOX
1:50

RAUNIK design group ARCHITECTS
+61 7 5531 6430
www.raunikdesign.com.au
architects@raunikdesign.com.au
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 39 680144 370
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535 NZ 5972
Member Australian Institute of Architects

STONY RISE ELC
STONY RISE VILLAGE, FRIEND ST STONY RISE TAS 7310
For **TIPALEA PARTNERS**

green leaves

DA ISSUE
NOT FOR CONSTRUCTION

SIGNAGE

Date	Scale	Page	Revision
3/08/2026	1:50@A3	**25212_DA-8200_B**	

EXTERNAL WALLS

TYPICAL

DULUX
MUDPACK
S14B4
C5

FEATURE

DULUX
WHITE ON WHITE
SW1E2
C2

DULUX
COLORBOND - DEEP OCEAN
C24
C3

SOFFITS

PAINT FINISH

DULUX
WHITE ON WHITE
SW1E2
C2

STRUCTURAL STEEL

WEATHERMAX HBR FINISH

White
N14

ROOFING INCL. GUTTERS, GUTTER GUARDS & DOWNPIPES

DULUX
COLORBOND - SURFMIST
C1
C4

FENCES AND BARRIERS

POWDERCOAT FINISH

DURATEC ZEUS
WHITE
MATT
90Z1110M
C10

PAINT FINISH (TIMBER AND RENDERED BLOCKWORK)

DULUX
WHITE ON WHITE
SW1E2
C2

DULUX
MUDPACK
S14B4
C5

DOOR & WINDOW FRAMES (INTERNAL & EXTERNAL)

TYPICAL

DURATEC ETERNITY
CITI SILVER PEARL
MATT
90T7024M

FOR LUMINANCE CONTRAST

DURATEC ZEUS
GREY
SATIN
90Z7768S

RAUNIK design group ARCHITECTS
+61 7 5531 6430
www.raunikdesign.com.au
architects@raunikdesign.com.au
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 39 680144 370
FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535 NZ 5972
Member Australian Institute of Architects

STONY RISE ELC
STONY RISE VILLAGE, FRIEND ST STONY RISE TAS 7310
For **TIPALEA PARTNERS**

green leaves

DA ISSUE
NOT FOR CONSTRUCTION

MATERIALS

Date	Scale	Page	Revision
3/08/2026	@A3	**25212_DA-8210_A**	



ARTIST IMPRESSION ONLY

RAUNIK design group ARCHITECTS

+61 7 5531 6430
www.raunikdesign.com.au
architects@raunikdesign.com.au
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 39 680144 370

FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535 NZ 5972
Member Australian Institute of Architects

STONY RISE ELC
STONY RISE VILLAGE, FRIEND ST STONY RISE TAS 7310
For **TIPALEA PARTNERS**

green leaves

DA ISSUE
NOT FOR CONSTRUCTION

PERSPECTIVES - 1

Date	Scale	Page	Revision
3/08/2026	@A3	**25212_DA-9000_B**	





ARTIST IMPRESSION ONLY

RAUNIK design group ARCHITECTS

+61 7 5531 6430
www.raunikdesign.com.au
architects@raunikdesign.com.au
44 Ashmore Road Bundall Qld 4217
PO Box 7404 GCMC QLD 9726
ABN 39 680144 370

FRANK RAUNIK
QLD 2843 NSW 11433 WA 3214 VIC 18521 TAS 1535 NZ 5972
Member Australian Institute of Architects

STONY RISE ELC
STONY RISE VILLAGE, FRIEND ST STONY RISE TAS 7310
For **TIPALEA PARTNERS**

green leaves

DA ISSUE
NOT FOR CONSTRUCTION

PERSPECTIVES - 2

Date	Scale	Page	Revision
3/08/2026	@A3	**25212_DA-9010_B**	

Appendix C Landscaping plan

5 Friend Street, Devonport
Tasmania 7310

LANDSCAPE INTENT PLAN

PRELIMINARY



14 AUGUST 2026

GREEN SYNTHESIS DESIGN

Po Box 3563 Robina Town Centre,
4230, Queensland Australia
Ph: 0755 625223 M: 0414949851
E: info@gsdesign.com.au

COPYRIGHT
GSDesign, Green Synthesis Design. All rights reserved. This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photocopying) without the written permission of GSDesign, Green Synthesis Design pty ltd. Any license, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between GSDesign, Green Synthesis Design pty ltd, and the instructing party.

FRIEND STREET

RW1 - PROPOSED RETAINING WALL
REFER CIVIL

LEGEND:

1 – FRONTAGE-PERIMETRE EXTERNAL CORNER PLANTING TO INCORPORATE A COMBINATION OF OVER HEAD CANOPY TREE AND PALM SPECIES, ACCENT SHRUBS AND MASS PLANTING GROUND COVERS. SCREENING SPECIES ALONG FENCE LINE ALLOWING FOR FULL VIEW OF SIGNAGE WHERE APPLICABLE..
2 - INDICATIVE PLANTING THROUGHOUT PLAYSPACE AREA (TO FUTURE DETAILS)
3 - OVER HEAD SHADE SAILS LOCATED THROUGHOUT PLAY AREA (TO FUTURE DETAILS)
4 - NORTH AND WESTERN PERIMETRE PLANTING ALONG THE RETAINING WALL ALIGNMENT TO INCORPORATE ACCENT SHRUBS, SCREENING PLANTS AND CASCADING VEGETATION SPECIES TO SOFTEN BUILT STRUCTURES.
5 - CAR PARK PLANTING TO OFFER GREENERY AND VEGETATION TO SOFTEN BUILT FORM. CREEPING VINES TO GROW UP AND ONTO BIN STORE FACADE. PLANTING TO BE LOCATED WITHIN FULLY MULCHED GARDEN BED.
6 - CARPARK AREA VEGETATION TO INCORPORATE CLEAR TRUNCKED TREE SPECIES FOR MAXIMUM SIGHT LINES VISUALS AND LOWER GROUND COVERS.

OUTDOOR STORE
OUTDOOR PLAY AREA 1
REQ.: 112 m²
PROV.:116.35 m²
OUTDOOR PLAY AREA 2
PLAY SPACE AREAS 1 m²
OUTDOOR STORE
OUTDOOR PLAY AREA 3
REQ.: 280 m²
PROV.:282.83 m²
LINE OF ROOF OVER
65.69 VERANDAH
EVAC
VERANDAH
ROOM 1 AGES 0-2 CHILDREN 8 STAFF 2 REQ.: 26 m² PROV.:34.7 m²
BATH 1 16.8 m²
ROOM 2 AGES 0-2 CHILDREN 8 STAFF 2 REQ.: 26 m² PROV.:34.66 m²
SLEEP 1 17.55 m²
SLEEP 2 17.52 m²
ROOM 3 AGES 2-3
BATH 2 17.93 m²
ROOM 4 AGES 2-3 CHILDREN 15 STAFF 3 REQ.: 48.75 m² PROV.:49.2 m²
PREP 1 11.05 m²
PROPOSED CHILDCARE 86 PLACES FFL 65.750
CHILDCARE CENTRE REFER TO ARCHITECTURAL DOCUMENTATION
SIGN IN
SERVERY
KITCHEN/ PANTRY 30.5 m²
65.750
ENTRY
RECEPTION 13.85 m²
CORRIDOR
DDA WC 7.9 m²
STAFF AMEN. 8.43 m²
COMMS
DRY / SERVICES 12.81 m²
LAUNDRY 12.23 m² WM/D
PROG./ INT. 12.45 m²
STAFF 22.8 m²
R. STORE 5.25 m²
SAFE-ZONE
65.50 WALKWAY 1:20
65.69 DDA PATHWAY
ROOM 5 AGES 3+ CHILDREN 20 STAFF 2 REQ.: 65 m² PROV.:65.21 m²
BATH 3 18.14 m²
PREP 3 8.73 m²
ROOM 6 AGES 3+ CHILDREN 20 STAFF 2 REQ.: 65 m² PROV.:65.01 m²
RAMP 1:14
64.80
BINS 8.28 m²
PAD-SITE BOUNDARY
PARKING FOR 4 BICYCLES
65.50
ACC.
BOL.
1 2,400
2 2,700
3 2,700
4 2,700
5 2,700
6 2,700
7 2,700
8 2,700
9 2,700
10 2,700
11 STAFF 2,700
12 STAFF 2,600
13 STAFF 2,600
14 STAFF 2,600
15 STAFF 2,600
16 STAFF 2,600
17 STAFF 2,700
18 STAFF 2,700
19 STAFF 2,700
1,625
VEHICLE CARRIAGE WAY
SIGNAGE WALL + LETTERBOX
WALKWAY 1:40
66.00
65.00
63.00
64.00
LIGHTWEI
1 2 3 4 5 6

FOR APPROVAL ONLY

North

GREEN SYNTHESIS DESIGN
Po Box 3563 Robina Town Centre,
4230, Queensland Australia
Ph: 0755 625223 M: 0414949851
E: info@gsdesign.com.au

5 Friend Street, Devonport Tasmania 7310

LANDSCAPE INTENT/PLAY AREA PLAN - GROUND FLOOR

14 AUG 2026
240726 L-STO-LIP-01B
SCALE 1:200@ A3

RECOMMENDED TREE SPECIES:



Acmena smithii



Cupaniopsis anacardioides



Elaeocarpus eumundi



Flindersia australis



Grevillea robusta



Lophostemon confertus



Tristaniopsis laurina



Waterhousea floribunda

GREEN SYNTHESIS DESIGN

Po Box 3563 Robina Town Centre,
4230, Queensland Australia
Ph: 0755 625223 M: 0414949851
E: info@gsdesign.com.au

5 Friend Street, Devonport Tasmania 7310

TREE PLANTING PALETTE

7 AUG 2026

240726 L-STO-LIP-02A

RECOMMENDED PLANT SPECIES:

Casuarina glauca - Cousin It plant
Dichondra argentea - Silver falls
Ficus pumila - Creeping fig
Gardenia radicans - Dwarf gardenia
Liriope muscari - Evergreen giant
Liriope variegata - Stripey white
Lomandra confertifolia - Cracjer jack
Lomandra longifolia - Matt rush
Melaleuca linariifolia - Claret tops
Rhaphiolepis indica snow maiden
Scaevola humilis - Purple Fusion
Viburnum odoratissimum - Sweet vibrunum



Casuarina glauca



Dichondra argentea



Gardenia radicans



Liriope muscari



Ficus pumila (used on fence)



Liriope variegata



Lomandra confertifolia rubiginosa



Lomandra longifolia



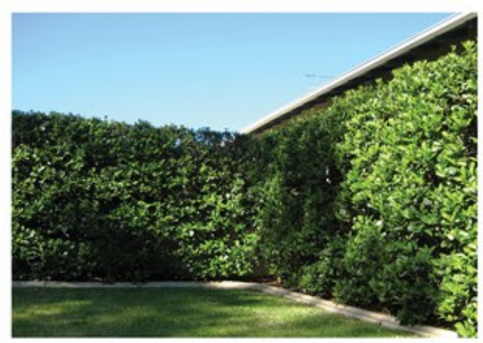
Melaleuca linariifolia



Rhaphiolepis indica



Scaevola humilis



Viburnum odoratissimum

GREEN SYNTHESIS DESIGN
Po Box 3563 Robina Town Centre,
4230, Queensland Australia
Ph: 0755 625223 M: 0414949851
E: info@gsdesign.com.au

5 Friend Street, Devonport Tasmania 7310

SHRUB PLANTING PALETTE

7 AUG 2026
240726 L-STO-LIP-03A