

13 April 2018

Our ref: TBC
Your ref:

Northern Midlands Council
PO Box 156
Longford
Tasmania 7301

Attn: James Stewart, Consultant Planner

Dear James

Industropark Fuel Stop & Industrial subdivision Comments – Traffic Comments

As discussed, I have reviewed updated information provided for the above development details, with respect to revisiting the original TIA recommendations in order to check against the current/proposed situation for this site (existing permit due for expiry).

The original information contained in the initial Midson Traffic TIA for the proposed fuel stop depot in the original location (North-east access) referred to has not materially changed, despite separate approval granted via the DA process for an alternative fuel stop location to the South (on the midlands off ramp link (South)).

Approved use and development since the original Midson TIA was:

- Approval of a two (2) lot subdivision to split the "Digga Earthworks" site from the balance title (*Noting this did not change the traffic flows or volumes with Digga and quarry both existing operations*)
- Approval of a second (alternative) Fuel Stop (Tas Petroleum) site and two lot subdivision (splitting second Tas Petroleum site from the quarry balance).

As this Tas Petroleum fuel stop is considered as a single proposed site only, that it is only one site or the other is to be developed under either scenario, there appears to be no additional traffic generated by the proposal and in this case the existing Traffic Impact Statement conclusions are considered reasonable and remain sound.

Notwithstanding this assessment, the capacity of both road links based on the small volumes of traffic generated by each use in the unlikely event that both fuel stop developments were pursued concurrently would not create any capacity issues for traffic service on current likely traffic numbers noted by the proponents.

If you require any further details or clarification on any aspect of the above please don't hesitate to contact me by phone on 0438 636 359 or email: ahowell17a@gmail.com

Yours faithfully

Andrew Howell

Civil Engineer

**Northern Midlands Interim
Planning Scheme 2013**



**NORTHERN
MIDLANDS
COUNCIL**

Planning Permit P17-293

In accordance with Division 2 of the *Land Use and Planning Approvals Act 1993*, the Northern Midlands Council (Planning Authority) hereby grants a permit for –

ADDRESS OF LAND:

16523 MIDLAND HIGHWAY, PERTH

Property No: 203300.24;s784
Subdivision No: 27/003/784
CT 170419/1

THIS PERMIT ALLOWS FOR:

The land at 16523 Midland Highway, PERTH to be developed and used for O1: a 2-lot subdivision; within scenic corridor in accordance with application P17-293, and subject to the following conditions:

1 LAYOUT NOT ALTERED

The use and development shall be in accordance with the endorsed plans numbered **P1** (*Woolcott Surveys, 2 Lot Subdivision, Project No: L170613, Edition 4, Dated: 22/09/2017*), **D1** (*Woolcott Surveys, Planning Submission – Proposed Fuel Stop and 2 Lot Subdivision*) and **D2** (*Bushfire Assessment – Proposed Fuel Outlet and 2 Lot Subdivision, Ian Abernethy BFP-124, Dated: Jan 2018 (with advice from TFS)*).

2 COUNCIL'S WORKS DEPARTMENT CONDITIONS

2.1 Access (Rural)

- a) A driveway crossover and apron suitable for use by heavy vehicles shall be constructed in accordance with Council standards. Prior to the commencement of any works the applicant shall provide a detail design of the access showing the pavement details and drainage for approval by Council
- b) **Access works must not commence** until an application for vehicular crossing has been approved by Council.

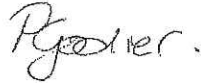
2.2 Works in State road reserve

- a) Prior to undertaking any physical construction works within the State Road reserve (i.e. construction of new accesses onto the Midland Highway service road), the proponent must submit an application for an Access Works Permit to the Department of State Growth.
- b) Application requirements and forms can be found at www.transport.tas.gov.au/road/permits, applications must be submitted at least twenty eight (28) days prior to any scheduled works. No works are permitted in the State Road reserve until a permit has been issued under the provisions of Section 16 of the Roads and Jetties Act 1935.

R. Godier

3 SEALING OF PLANS

All conditions must be complied with prior to sealing of the final plan of survey. Council may, at the developer's request, accept a bond or bank guarantee, for particular works or maintenance, to enable early seal and release of the final plan of survey.



PAUL GODIER
SENIOR PLANNER
02-Mar-2018

Notes:

- A This permit lapses after a period of two years from the date of granting of this permit if the use or development has not substantially commenced within that period.
- B The issue of this planning permit does not certify compliance with the *Building Code of Australia*, the *Disability Discrimination Act 1992* or any other applicable legislation.
- C All new road reservation and/or drainage reserve areas shall be transferred to Council prior to takeover of the subdivision works as council assets at no cost to Council.

PROPOSED NEW FUEL STOP LOT 8, 16523 MIDLANDS HIGHWAY, PERTH

DIGGA EXCAVATIONS

BUILDING DRAWINGS

00	DRAWING
01	SITE PLAN
02	FLOOR & ROOF PLANS & ELEVATION
04	SITE 3D

1-380

PLANNING



10 Goodman Court, Invermay Launceston 7248
p+03 6332 3790 f+03 6332 3798
info@primedesign.com.au primedesign.com.au
Accredited Building Practitioner: Frank Geiskus - No CC246A



SEPTEMBER 2017

**Northern Midlands Interim
Planning Scheme 2013**



**NORTHERN
MIDLANDS
COUNCIL**

Planning Permit P15-270

In accordance with Division 2 of the *Land Use and Planning Approvals Act 1993*, the Northern Midlands Council (Planning Authority) hereby grants a permit for –

ADDRESS OF LAND:

16523 MIDLAND HIGHWAY, PERTH

P/N: 203300.24
CT 13242/1

THIS PERMIT ALLOWS FOR:

The land at 16523 Midland Highway, Perth (CT 13242/1), to be developed and used for a fuel canopy, fuel bowsers, storage shed, trans tanks, hardstand & internally illuminated pole sign (Vehicle fuel sales and service), in accordance with application P15-270, and subject to the following conditions:

1 Layout not altered

The use and development must be in accordance with the endorsed plans numbered **P1** (Drawing No. PD15210-01, Revision 7, Dated 02/02/2016); **P2** (Drawing No. PD15210-02, Revision 7, Dated 02/02/2016); **P3** (Drawing No. PD15210-03, Revision 7, Dated 02/02/2016); **P4** (Drawing No. PD15210-04, Revision 7, Dated 02/02/2016); **P5** (Drawing No. PD15210-05, Revision 7, Dated 02/02/2016); **P6** (Drawing No. PD15210-06, Revision 7, Dated 02/02/2016); **P7** (Drawing No. PD15210-07, Revision 7, Dated 02/02/2016); **P8** (part site plan showing access and parking surface type); and **D1** (Bushfire Hazard Management Plan).

2 Access and parking

Prior to commencement of the use, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be constructed in accordance with the endorsed plans.

3 Bushfire hazard management plan

- 3.1 The use and development of the site must accord with the Bushfire Hazard Management Plan (endorsed document D1).
- 3.2 Prior to the commencement of the use, the recommendations of the Bushfire Hazard Management Plan must be implemented.

4 Landscaping

- 4.1 Prior to the commencement of use, landscaping works as shown on the endorsed landscape plan must be completed.
- 4.2 Landscaping works as shown on the endorsed landscape plan must be maintained for the duration of the use.

5 Lighting

Outdoor lighting must be designed, baffled and located to prevent any adverse effect on adjacent land.

6 Signage

The applicant shall liaise with Department of State Growth in relation to the installation of signage restricting the Use of exhaust breaks prior to entry to the site.



DUNCAN PAYTON

PLANNING & DEVELOPMENT MANAGER

Date of Decision: 15-Feb-2016

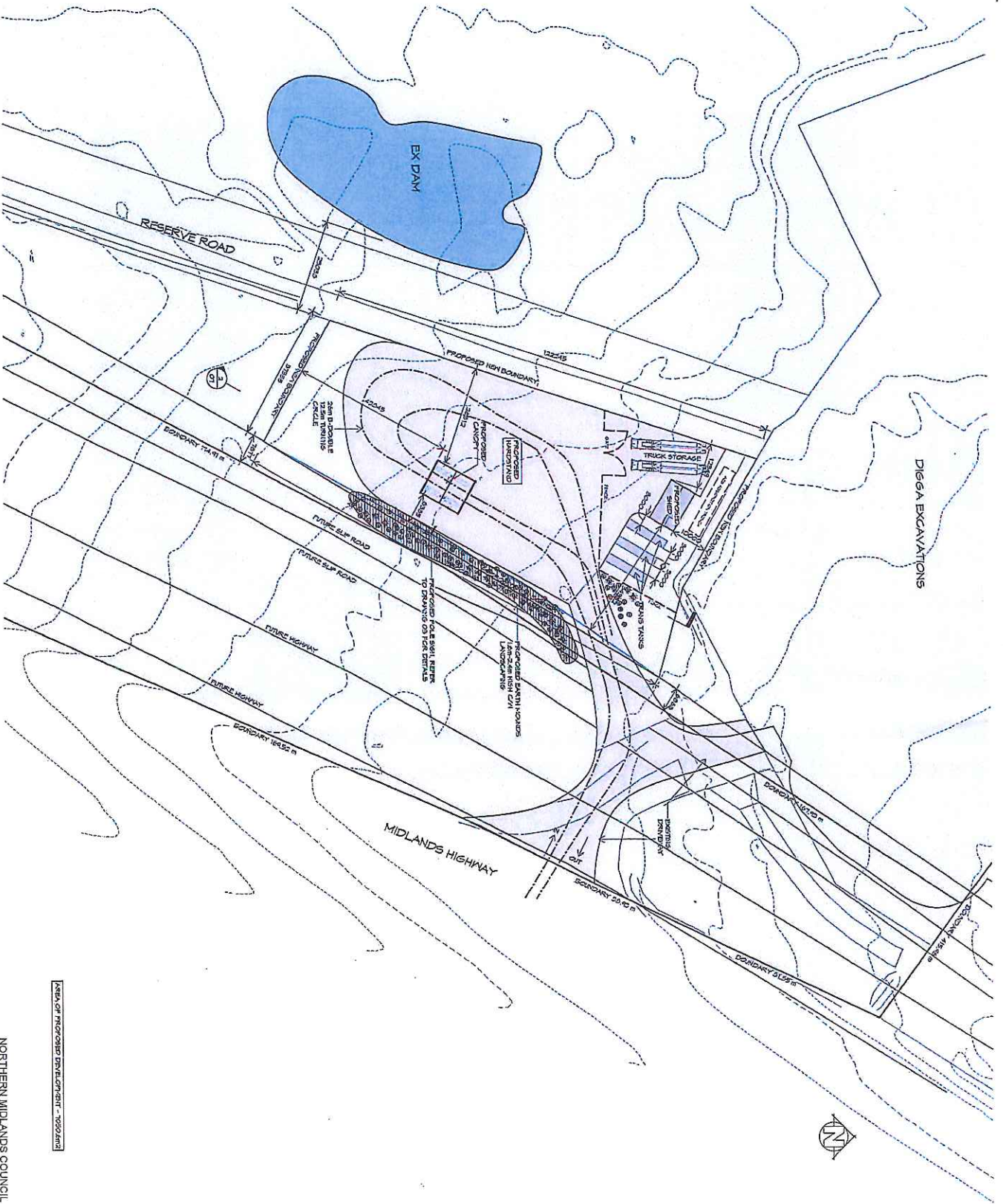
Date of Permit: 19-Feb-2016

THIS IS NOT A BUILDING PERMIT

Notes:

- A The use allowed by this permit is defined as *Vehicle fuel sales and service* under the *Northern Midlands Interim Planning Scheme 2013*. This is a discretionary use within the *Rural Resource zone* and the *Scenic Management Code*.
- B Attention is directed to Sections 61 and 62 of the *Land Use Planning and Approvals Act 1993* (as amended) which relate to appeals. These provisions should be consulted directly, but the following provides a guide as to their content:
 - A planning appeal may be instituted by lodging a notice of appeal with the Resource Management & Planning Appeal Tribunal (phone 6165 6794 or see the Tribunal's website at www.rmpat.tas.gov.au).
 - Any planning appeal must be instituted within 14 days of the date the Council serves notice of the decision on the applicant.
 - Inspection of Public Notices during the appeal period is required on Wednesdays and Saturdays, for notification of appeals which have been lodged.
- C This permit lapses after a period of two years from the date of granting of this permit if the use or development has not substantially commenced within that period.
- D A copy of the Council report prepared in relation to this application is available upon request.
- E This permit does not imply that any other approval required under any other by-law or legislation has been granted.
- F. The issue of this planning permit does not certify compliance with the *Building Code of Australia*, the *Disability Discrimination Act 1992* or any other applicable legislation. An application for a building permit will be required from Council prior to any works, under the *Building Act 2000*.
- G This permit does not constitute authority to erect or construct buildings or works over or upon any drain or sewer vested in the Council or upon any drainage or other easement whether registered or statutory.
- H Substantial commencement is considered as the commencement of physical works on site for a project. This does not include clearing the site or minor excavations.
- I The issue of this planning permit does not certify compliance with the *Building Code of Australia*, the *Disability Discrimination Act 1992* or any other applicable legislation. An application for a building permit will be required from Council prior to any works, under the *Building Act 2000*.

PART SITE PLAN - STAGE 1
1:500



AREA OF PROPOSED DEVELOPMENT - 10000sqm

NORTHERN MIDLANDS COUNCIL
This document forms part of
Planning Permit P15-270
Issued on 19-Feb-2016
(P1 - P8)



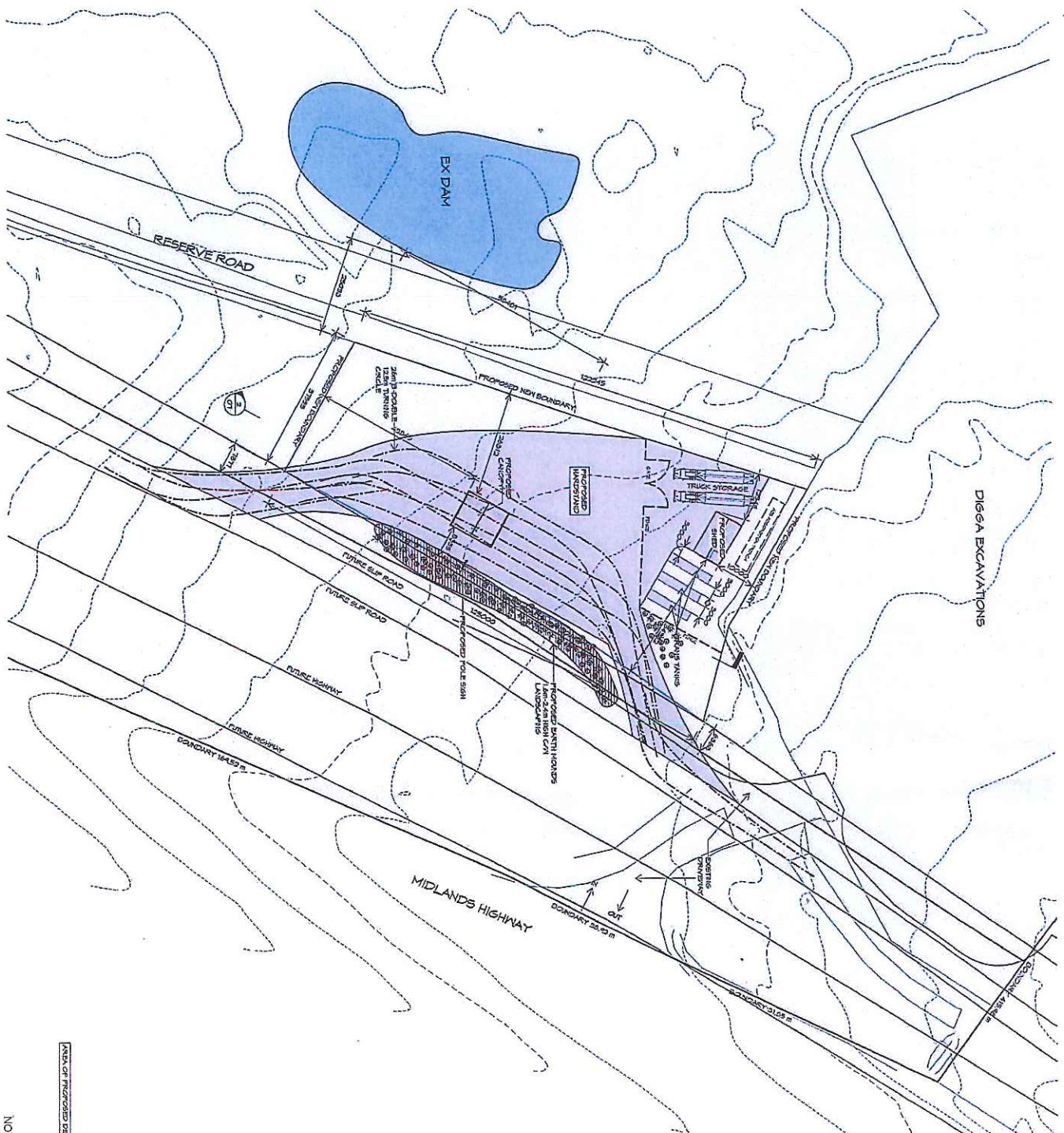
bd
Bridges & Design
ARCHITECTS
PDI5210-02 07

PRIME DESIGN
Rn 8322102
19 Rossall Road, Inveray WA 918
Asbestos Building Inspector
TRN 18795-30-000000
PROPOSED OWNER
MIDLANDS HIGHWAY
PERTH
JOHN'S Pty Ltd
PART SITE PLAN - STAGE 1

Design	Approved
Drawn	Approved
000020018	1:500/0A1
PDI5210-02	07

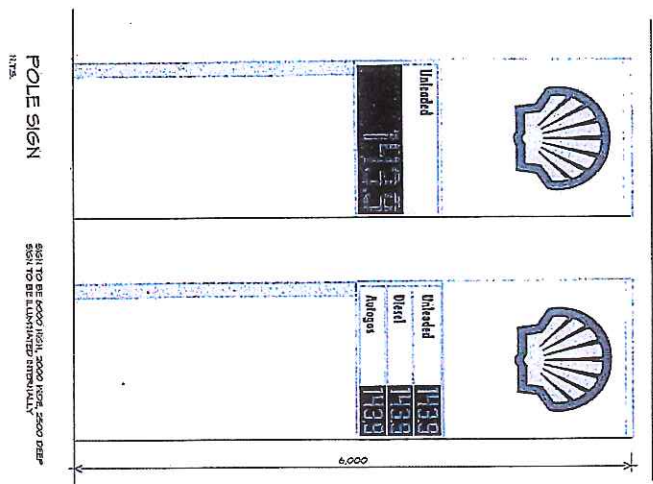
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

PART SITE PLAN - STAGE 2
1:1000



AREA OF PROPOSED DEVELOPMENT - 10500M²

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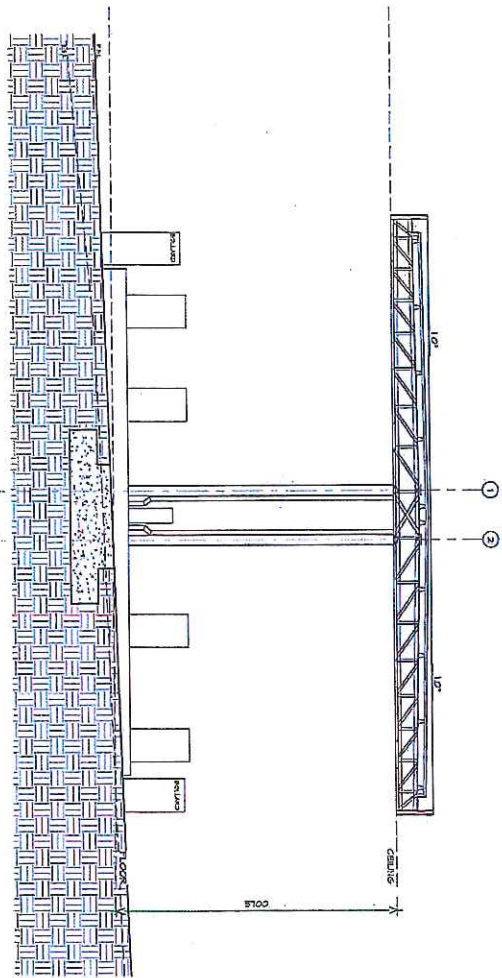


PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

PRIME DESIGN
 Planning & Design Services
 18/23 MIDLANDS HIGHWAY
 DONKEY HILLS VIC 3084
 PH: 03 9321 1111
 WWW.PRIMEDSIGN.COM.AU

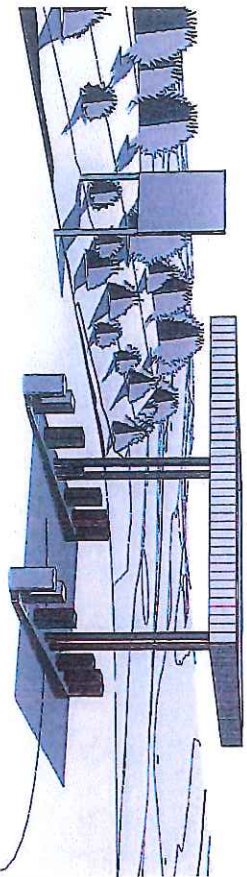
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Client: JORDAN'S PTY LTD
 Project: PART SITE PLAN - STAGE 2
 Date: 11/02/2016
 Drawing No: PD15210-03
 Revision: 07

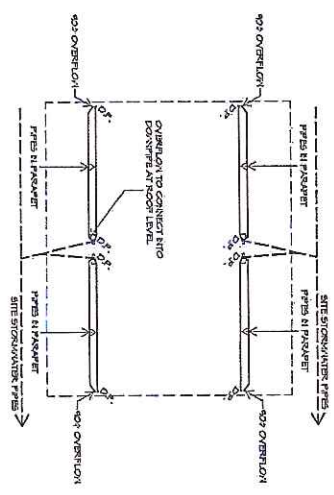


PLEASE REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF THE STRUCTURE. THE STRUCTURE IS TO BE Sited IN ACCORDANCE WITH THE LOCAL AUTHORITY'S REQUIREMENTS. TO OBTAIN ANY CONSENT, REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF THE STRUCTURE. REFER TO SOIL REPORT FOR CLASSIFICATION & SITE INQUIRY REQUIREMENTS.

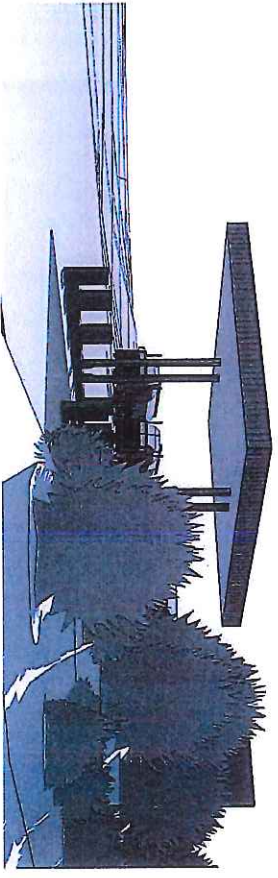
SECTION 1:150
A



PLUMBING PLAN
1:100



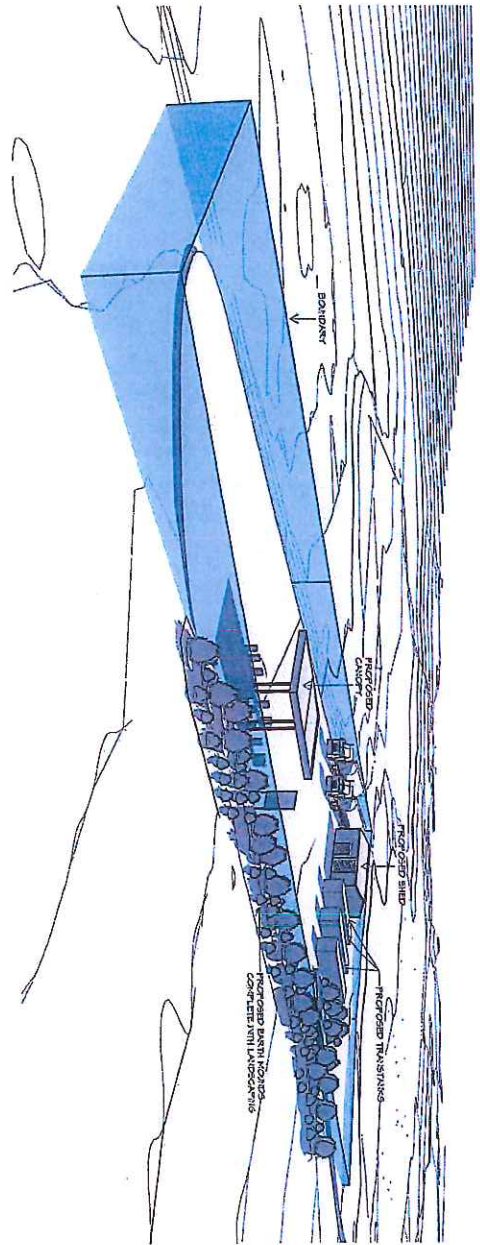
THIS DRAWING IS PRELIMINARY AND IS SUBJECT TO REVISIONS TO ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY AND MUST BE CARRIED OUT BY A LICENSED PROFESSIONAL CIVIL ENGINEER.



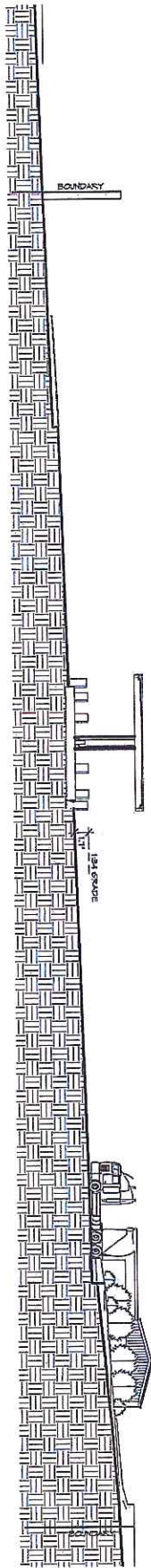
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issued on 19-Feb-2016
(P1 - P8)

PS
PLANNING SERVICES
PDI0210 - 05
07

PRIME DESIGN
ARCHITECTS
19 Rosslyn Court, Spring Hill QLD
4051
PROPOSED COMPANY
FERNHILL INDUSTRIAL HIGHWAY
GIVEN
JOB IS BY LTD
CONCEPT SECTION & PLUMBING PLAN



SITE SECTION
1:200



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issued on 19-Feb-2016
(P1 - P8)



Project No.	P7
Address	15623 MIDLAND HIGHWAY
City	PERTH
Reference No.	PDI5210-07
Scale	1:200
Date	02/02/2016
Drawn	07

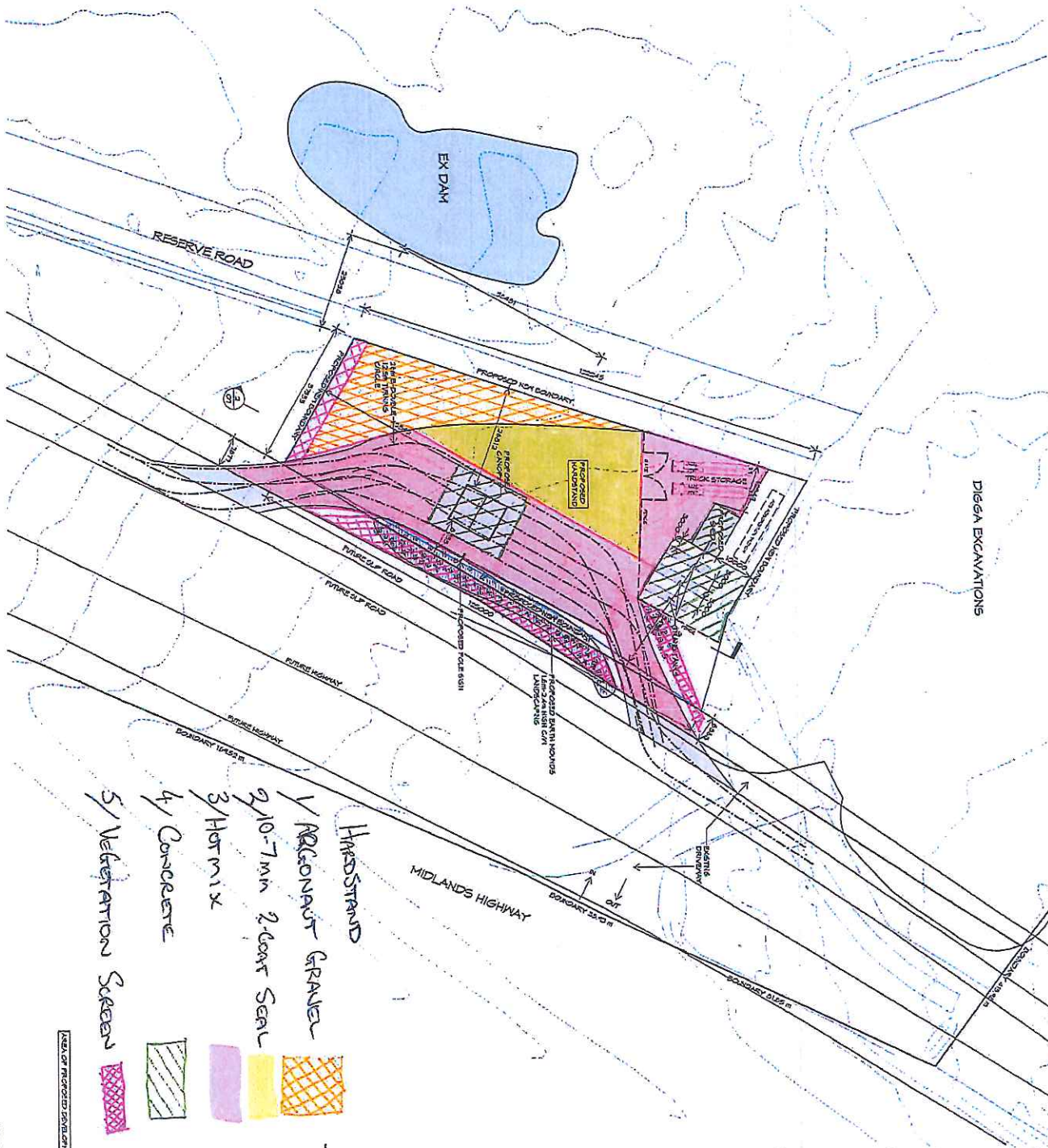
PRIME DESIGN

15623 MIDLAND HIGHWAY
PERTH
WESTERN AUSTRALIA 6100
TEL: 08 9447 1234
WWW.PRIMEDESIGN.COM.AU

PROJECT NO. PDI5210-07
DATE: 02/02/2016
SCALE: 1:200

DESIGNER: PRIME DESIGN
DRAWN BY: JONES PYLVA
CHECKED BY: JONES PYLVA

PART SITE PLAN - STAGE 2
1:500

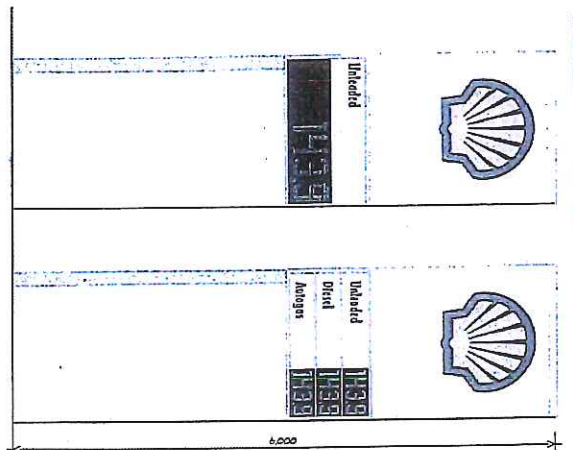


- 1/ Aggregate GRAVEL
- 2/ 10-7mm 2-coat SEAL
- 3/ HORMIX
- 4/ CONCRETE
- 5/ Vegetation Screen

AREA OF PROPOSED DEVELOPMENT - 2820sqm

POLE SIGN
HTZ.

SIGN TO BE 600 HIGH, 2000 WIDE, 3500 DEEP
SIGN TO BE DIMENSIONED IN METRES



NORTHERN MIDLANDS COUNCIL
This document forms part of
Planning Permit P15-270
issued on 19th Feb 2016
(P1 - P9)

P8

PRIME DESIGN
 3rd Floor, 111 Collins Street
 Melbourne, VIC 3000
 Tel: (03) 9246 9400
 Fax: (03) 9246 9401
 Email: info@prime-design.com.au
 Website: www.primedesign.com.au

Prepared by:
P8
 PROPOSED CONVEY PERMIT
 PORT SPITHEAD - STAGE 2

Date: 02/02/2016
 Scale: 1:500M1
 Drawn by: 07
 Checked by: 07

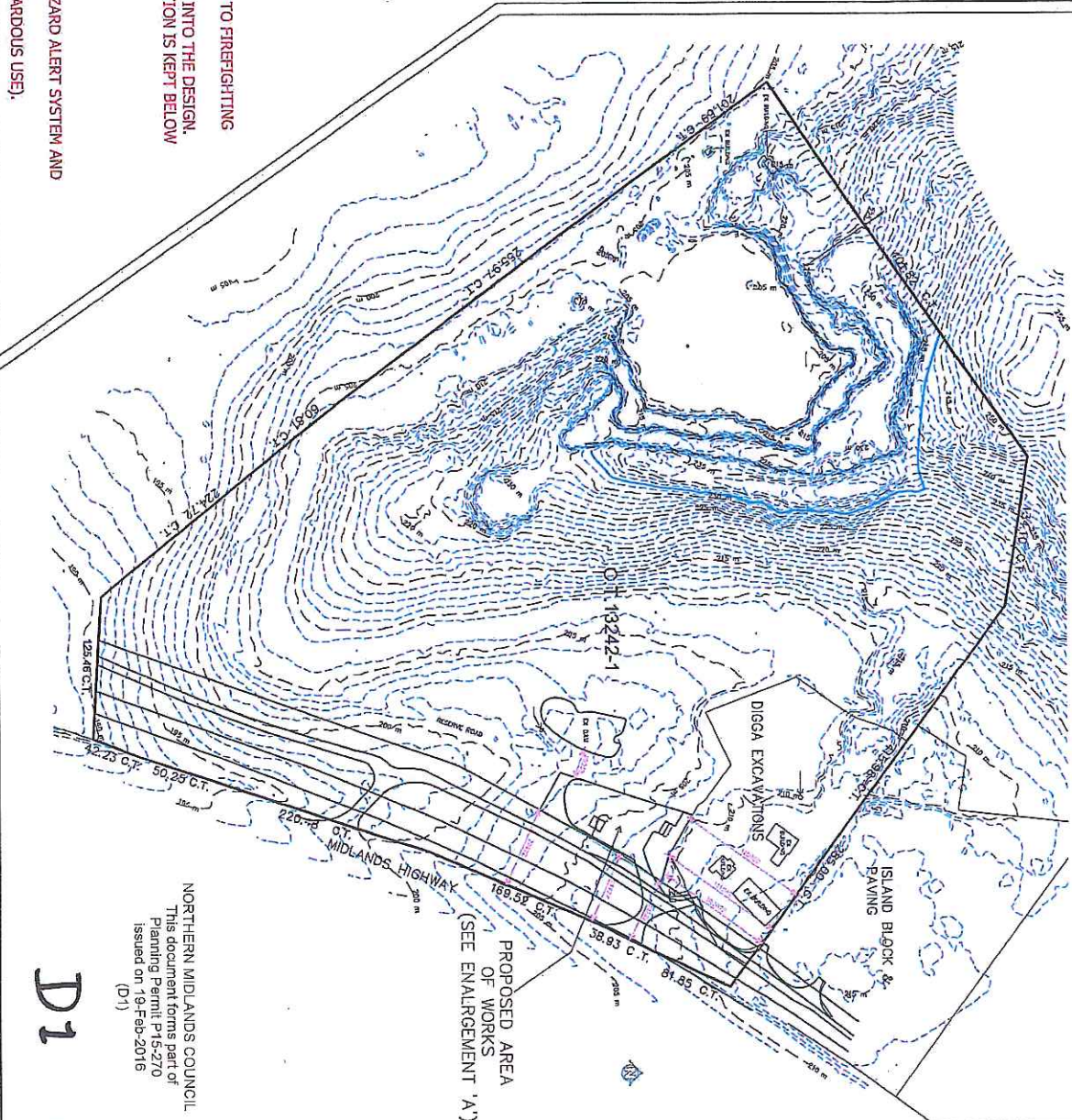
PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

ENLARGEMENT 'A': 1:2500

KEYPLAN: 1:4000

LEGEND

- DENOTES FUEL MANAGED ZONE: MAINTAIN 3m HARDSTAND AROUND SHED AND TRAMSTANKS FREE OF GRASS.



- RECOMMENDATIONS**
- 2 X 10,000L NON-COMBUSTIBLE WATER TANKS FOR FIRE FIGHTING ONLY.
 - MEET THE FULL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AS THEY RELATE TO FIRE FIGHTING MEASURES AND THE PROPOSED USE.
 - A MINIMUM 3m WIDE SEALED PERIMETER ACCESS ROADWAY SHALL BE INCORPORATED INTO THE DESIGN. A CLEARED AREA SHALL BE PROVIDED AS SPECIFIED AS FOLLOWS WHERE THE VEGETATION IS KEPT BELOW 100mm IN LENGTH:
 - NORTH - UPSLOPE - 100m
 - SOUTH - 3.5 DEGREES - 50m
 - WEST - FLAT - (CONTOUR - 50m)
 - EAST - 3 DEGREES - 100m
 - DEVELOPMENT OF A BUSHFIRE/FIRE MANAGEMENT PLAN FOR THE SITE, INCLUDING HAZARD ALERT SYSTEM AND RESPONSE PROCEDURES.
 - THE BAL RATING FOR THIS DEVELOPMENT ON THIS SITE IS BAL LOW (DUE TO THE HAZARDOUS USE).

D1

NORTHERN MIDLANDS COUNCIL
This document forms part of
Planning Permit P15-270
Issued on 19-Feb-2016
(D1)

**BUSHFIRE HAZARD MANAGEMENT PLAN,
TAS PETROLEUM FUEL CANOPY AND SHED,
(VEHICLE FUEL SALES SITE)**
16523 MIDLAND HIGHWAY, PERTH, C.T.13242-1

Drawn	File name	Date	Scale	Edition	Sheet
CSS	2014-20_BRHNP_131215	17/12/15	A5 SHOWN	1	1
WOOLCOTT SURVEYS		10 GOODMAN COURT, INVERARY P.O. Box 593, NEWBERRY HEIGHTS, TAS Phone (03) 6332-3760 Email: admin@woolcottsurveys.com.au		Job Number 2014-20	