PLEASE QUOTE
Your Ref:
Our Ref: DA 2025/63

Enquiries: Planning Department

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.tas.gov.au
Web: www.burnie.tas.gov.au

BURNIE CITY COUNCIL

NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

Advice to Adjoining Land Owner or Occupier

Application No: -	**DA 2025/63**
Development Site: -	**14 Hale Street SOUTH BURNIE** **CT: 56547/3**
Proposal: -	**Contractors Depot**

Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

Burnie City Council Customer Services Counter
Ground Floor, City Offices,
80 Wilson Street, Burnie

Between the hours of 8.45 am – 4.45 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at www.burnie.tas.gov.au/permits

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

General Manager,
Burnie City Council,
PO Box 973, Burnie 7320

or burnie@burnie.tas.gov.au by no later than 5.00 pm on **13 October 2025.** Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

The Tasmanian Civil and Administrative Tribunal,
GPO Box 1311,
HOBART TAS 7001.

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

Troy McCarthy
PRINCIPAL PLANNER
Date of Notice**:** - **27 September 2025**

BURNIE CITY COUNCIL
PO Box 973, BURNIE, TASMANIA 7320.
Ph : (03) 6430 5700
Email : burnie@burnie.tas.gov.au

Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme

PERMIT APPLICATION

Office use only
Application No _____
Date Received _____
Permit Pathway - *Permitted/Discretionary*

Use or Development Site:

Street Address 14 Hale Street, South Burnie

Certificate of Title Reference CT 56547/3

Applicant

First Name Josh

Second Name

Surname Whiteley as Director of 14 Hale Street SB Pty Ltd

Postal Address:

Phone No:

Mobile:

Email Address:

I/we consent for all giving of information and the serving of notices in relation to this application to be delivered electronically to the above email address? **YES** ◉ **NO** ○

Applicants Signature:

Owner (note – if more than one owner, all names must be indicated)

First Name As above

Second Name

Surname

Postal Address:

Phone No:

Instruction for making a permit application

a) ***Use or development?***

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

"Use" is the purpose or manner for which land is utilised. ‘‘Development" is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

b) ***Required Information***

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

c) ***Applicable Provisions and Standards***

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The

application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg *clause 8.4.3 (A1 – A4, and P5*)

d) ***Discretionary Permits***

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

e) ***If the applicant is not the landowner***

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

f) ***Applicant declaration***

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

g) ***Payment of Fees***

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

Permit Information (NB If insufficient space, please attach separate document)

Proposed Use:

Use Class Storage Use - Contractors Yard

Documents included with the permit application to describe the Use

Supporting Planning Report and detailed plans

Proposed Development

Use class to which the development applies Storage Use - Contractors Yard

Documents included with the permit application to describe the Development

Supporting Planning Report and detailed plans,

Provisions and Standards relied upon for grant of a Permit

Value of use and/or development

Notification of Landowner/s

If land is not in applicant's ownership

I, Joshua Whiteley , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant  Date 12.09.2025

If the permit application involves land owned or administered by the BURNIE CITY COUNCIL

Burnie City Council consents to the making of this permit application.

General Manager (Signature) Date

If the permit application involves land owned or administered by the CROWN

I, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature) Date

Applicant Declaration

I, Joshua Whiteley

declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant  Date 12.09.2025

Office use only

RESULT OF SEARCH

ASSISTANT RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
56547	3
EDITION	DATE OF ISSUE
10	06-Aug-2025

SEARCH DATE : 19-Sep-2025
SEARCH TIME : 11.18 AM

DESCRIPTION OF LAND

City of BURNIE
Lot 3 on Sealed Plan 56547 (formerly being SP2614)
Derivation : Part of 50,000 Acres Gtd. to The Van Diemens Land Co.
Prior CT 2572/72

SCHEDULE 1

N269892 TRANSFER to 14 HALE STREET SB PTY LTD Registered 06-Aug-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
15/3846 CONVEYANCE Made Subject to Exceptions And Reservations in favour of The V.D.L. Co.
15/3846 CONVEYANCE Made Subject to Boundary Fences Condition

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

2567- 57 C7

Owner Emu Bay Railway Co. Ltd.

Title Reference Con. 15/3846

Lot Number	Area	Lot Number	Area
	Areas of Parcels		
1	A. R. P. 0 · 0 · 21 6/10		
2	0 · 0 · 19 8/10		
3	0 · 0 · 21 3/10		
4 ROAD	0 5/10		
Total	A R P 0 · 1 · 23 2/10	Total	

PLAN OF SURVEY

by Surveyor P. N. Anderson

of land situated in the

TOWN OF BURNIE

Grantee: Portion of 50,000 acres granted to the Van Diemans Land Company

Scale 30 Feet to an inch

P1

Registered Number

S.P.2614

For Office Use

Filed by: Mann & Burns

on ... at 10.44

Receipt No. A 01207

Receiving Clerk ...

Effective from 8-1-1970

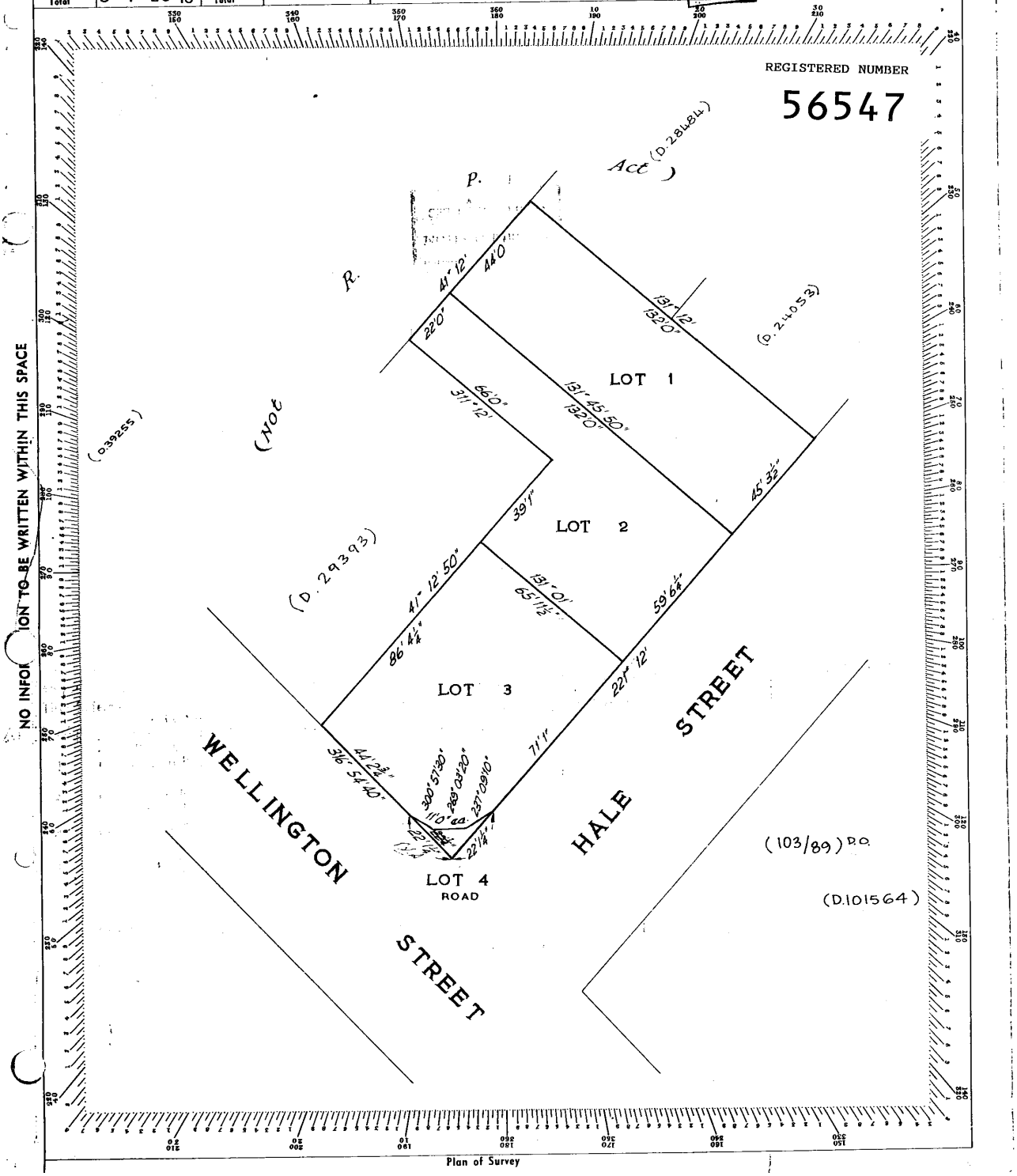
J. Whitbread

Recorder of Titles / Registrar of Deeds

REGISTERED NUMBER

56547

NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE



Plan of Survey

7

SCHEDULE OF EASEMENTS PLAN NO. S.P. 2614

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

No Easements Profits a prendre or Covenants are created to benefit or burden the land shown on the Plan

THE COMMON SEAL of the EMU BAY RAILWAY COMPANY LIMITED was hereunto affixed by authority of the Directors this 14th day of August 1969 in the presence of :

Director

Secretary

Certified correct for the purposes of the Real Property Act, 1862.

CRISP HUDSON & MANN

Solicitors for the Emu Bay Railway Company Limited.

This is the schedule of easements attached to the plan of Emu Bay Railway Company

.....comprising part of the land in

Conveyance 15/3846

(Insert Title Reference)

Sealed by .....Burnie Municipal Council..... on 2nd September 19 69

14882

.....

Council Clerk/~~Town Clerk~~

19 September 2025

Supporting Planning Statement

14 Hale Street, SOUTH BURNIE

Sally Pearce
PEARCE PLANNING
VERSION 1

THE PROPOSAL

The applicant proposes to establish a Storage use through the development of a Contractors Yard for a building contractor with an integral and subservient office and staff amenities, on vacant land at 14 Hale Street, South Burnie.

The use is a Storage use, with a Contractors Yard being a subset within the use class, a Permitted use within the Commercial zone.

The proposed building has an area of 317.64m^2, comprising of open plan storage area, with a ground floor office, lunchroom and amenities and an internal mezzanine with a first-floor office. The wall height is 6.108m and the apex height is 7.338m. The site is a corner allotment, with access from both frontages. There are two oversized roller doors and a personal entry door proposed on the south-eastern elevation and one oversized roller door and personal entry door on the south-western elevation.

Two redundant sheds, concrete slabs and most of the existing boundary fencing is proposed to be removed as part of this development as associated works.

A new dual width access is proposed onto Hale Street and the existing access onto Wellington Street is to be retained.

Discretion is invoked on landscaping and development within a flood-prone area.

TITLE DETAILS

Address	Title Reference	Property ID
14 Hale Street, SOUTH BURNIE	56547/3	6138270

TASMANIAN PLANNING SCHEME ASSESSMENT

17.3 Use Standards

17.3.1 All uses

Objective:

That uses do not cause an unreasonable loss of residential amenity to residential zones.

A1 – Not Applicable

The site is setback greater than 50m to land assigned to the General Residential, Low Density or Rural Living zones.

A2 – Not Applicable

The site is setback greater than 50m to land assigned to the General Residential, Low Density or Rural Living zones.

A3 – Not Applicable

The site is setback greater than 50m to land assigned to the General Residential, Low Density or Rural Living zones.

17.3.2 Discretionary uses

Objective:

That uses listed as Discretionary do not compromise or distort the activity centre hierarchy.

P1 – Not Applicable

The proposed Storage use for a Contractors Yard is a permitted use.

17.3.3 Retail impact

Objective:

That Bulky Goods Sales do not compromise or distort the activity centre hierarchy.

A1 – Not Applicable

The application is for a Storage use for a Contractors Yard.

17.4 Development Standards

17.4.1 Height

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 – Acceptable Solution

Building height must be not more than 12m.

A1 – Complies

The proposed apex height of the building is 7.338m, excluding blockwork as required by the Flood Assessment, still well under 12m in overall height.

A2 – Acceptable Solution

Building height:

(a) within 10m of a General Residential Zone, Low Density Residential Zone or Rural Living Zone must be not more than 8.5m; or
(b) within 10m of an Inner Residential Zone must be not more than 9.5m.

A2 – Not Applicable

The site is setback greater than 10m to land assigned to the General Residential, Low Density or Rural Living zones.

17.4.2 Setbacks

Objective:

That building setback:
(c) is compatible with the streetscape; and
(d) does not cause an unreasonable loss of amenity to adjoining residential zones.

A1 – Acceptable Solution

Buildings must have a setback from a frontage of:

(a) not less than 5.5m;
(b) not less than existing buildings on the site; or
(c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.

A1 – Complies

The site is a corner allotment and has two frontages to consider and meets A1(c).
The setback proposed from Wellington Street is the same minimum setback distance to the adjoining property at 11 Wellington Street.
The setback proposed from Hale Street is not more than the minimum setback and is the same maximum setback to the adjoining property at 12 Hale Street.

A2 – Acceptable Solution

Buildings must have setback from an adjoining property within a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone of not less than:

(a) 4m; or
(b) half the wall height of the building, whichever is the greater.

A2 – Not Applicable

The site does not adjoin a property assigned to the General Residential, Low Density or Rural Living zones.

A3 – Acceptable Solution

Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone.

A3 – Complies

The site is setback greater than 10m to land assigned to the General Residential, Low Density or Rural Living zones.

17.4.3 Design

Objective:

That building design is compatible with the streetscape.

A1 – Acceptable Solution

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.

A1 – Complies

The proposed building is designed as follows:

(a) A personal entry door is proposed on the south-western and south-eastern elevations with one door visible from Wellington Street and the other door visible from Hale Street;
(b) There are no external mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like proposed. The meter board is to be located on the inside of the return wall and the switchboard is located internally;
(c) There are no roof-top mechanical plant and service infrastructure proposed;

(d) There are no security shutters or grilles over windows or doors on the two facades facing Wellington Street and Hale Street;
(e) The site is vacant (other than two redundant sheds) and currently does not have an awning over the public footpaths or on either adjoining properties and no awning is proposed; and
(f) The external vehicle parking accessible from Hale Street will have external lighting installed.

17.4.4 Fencing

Objective:

That fencing:
(a) is compatible with the streetscape; and
(b) does not cause an unreasonable loss of residential amenity to adjoining residential zones.

A1 – Acceptable Solution

No Acceptable Solution.

P1 – Not Applicable.

There is no new fencing proposed as part of this permit application. The existing frontage fence on Hale Street is to be removed and part of the existing frontage fence on Wellington Street will be retained, with the remainder removed (as shown on the Site Plan).

17.4.5 Outdoor storage areas

Objective:

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

A1 – Acceptable Solution

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.

A1 – Complies.

There is no outdoor storage areas proposed.

17.4.6 Landscaping

Objective:

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

A1 – Acceptable Solution

If a building is setback 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.

A1 – Does not Comply.

Due to the size of the lot and being a corner allotment with two frontages landscaping to a depth of not less than 5.5m greatly reduces the buildable area of the site.

P1 – Performance Criteria

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.

P1 – Complies.

The building is setback from the road and provides for landscaping treatment along both frontages, having regard to:

(a) The size of the site is relatively small being 538.70m^2. Once allowance for essential paved areas has been made, the remaining area has been dedicated to landscaping;
(b) The width of the Wellington Street frontage is 16.83m and the width of the Hale Street frontage is 25.019m. Both frontages have landscaping treatment along the frontage to enhance the amenity and appearance of the streetscape as the building is setback from the frontages;
(c) The site is relatively flat and able to contain landscaping;
(d) The site is vacant land (other than two redundant sheds) and has overgrown vegetation and weeds to be removed, with new planned landscaping to be installed;
(e) Landscaped areas are shown on the Site Plan and Floor Plan. Vegetation is proposed to be low level, drought proof native shrubs with one exotic mature tree on the corner of Hale/Wellington Streets for visual impact;

Figure 1: Streetscape on Wellington Street (Source: LISTMap)

Figure 2: Streetscape on Wellington Street (Source: LISTMap)

Figure 3: The site on the corner of Wellington and Hale Streets (Source: LISTMap)

Figure 4: Streetscape on Hale Street (Source: LISTMap)

Figure 5: Streetscape on Hale Street (Source: LISTMap)

(f) The above figures 1 – 5 inclusive, evidence that the character of the streetscape and surrounding area is mixed. Some commercial properties are built to the frontage and do not provide for any landscaping; some have buildings setback from the frontage and do not provide for any landscaping; and other buildings that are setback from the frontage have some landscaping treatments. This is largely due to the surrounding area being fully developed before landscaping requirements were introduced into the Commercial zone. The surrounding area also has the South Burnie Bowls Club which is assigned to the Recreation zone and south of the railway line is land assigned to the General Residential zone. Landscape treatment is proposed along both frontages and will enhance the amenity and appearance of the streetscape.

CODES

C1.0 SIGN CODE

Not applicable – There is no signage proposed as part of this permit application.

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

C2.5 Use Standards

C2.5.1 Car parking numbers

Objective:

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

A1 – Acceptable Solution

The number of on-site car parking spaces must be no less than the number specified in Table C2.1, 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:
        a. N = A + (C- B)
        b. N = Number of on-site car parking spaces required
        c. A = Number of existing on site car parking spaces
        d. B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1
        e. C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

A1: Complies. In accordance with Table C2.1 the proposed Storage requires one (1) onsite parking space per 200m^2 of the site area or 1 space per 2 employees, whichever is the greater.

The site area is 538.70m^2 requiring 3 spaces and with up to six employees proposed this also requires 3 spaces.

Three parking spaces are proposed external to the building and at least one parking space will also be utilised inside the Storage Building as materials are loaded and unloaded directly to and from the vehicle, with a total of at least four (4) parking spaces onsite.

C2.5.2 Bicycle parking numbers

Objective:

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

A1 – Acceptable Solution

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.

A1: Not Applicable. No bicycle spaces are required for a Storage use under Table C2.1

C2.5.3 Motorcycle parking numbers

Objective:

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

A1 – Acceptable Solution

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.

A1: Not Applicable. Clause is not applicable to Storage use.

C2.5.4 Loading Bays

Objective:

That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows.

A1 – Acceptable Solution

A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.

A1: Not Applicable. Floor area is less than 1000m².

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

Objective:

To:

(a) facilitate the reuse of existing non-residential buildings within the General Residential Zone and Inner Residential Zone; and
(b) to not cause an unreasonable impact on residential amenity by the car parking generated by that reuse.

A1 – Acceptable Solution

Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for:

(a) Food Services uses up to 100m² floor area or 30 seats, whichever is the greater; and
(b) General Retail and Hire uses up to 100m² floor area,

provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.

A1: Not Applicable. Site is zoned Commercial.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Objective:

That parking areas are constructed to an appropriate standard.

A1 – Acceptable Solution

All parking, access ways, manoeuvring and circulation spaces must:

(a) be constructed with a durable all weather pavement;
(b) be drained to the public stormwater system, or contain stormwater on the site; and
(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.

A1: Complies. All parking, access ways, manoeuvring and circulation spaces are constructed with a durable all weather pavement, drained to the public stormwater system and concrete pavement.

C2.6.2 Design and layout of parking areas

Objective:

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

A1.1 – Acceptable Solution

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*.

A1.2 – Acceptable Solution

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.* [S35]

Footnotes
[S35] Requirements for the number of accessible car parking spaces are specified in part D3 of the National Construction Code 2016.

A1.1: Complies. All parking, access ways, manoeuvring and circulation spaces comply with *Australian Standards As 2890 – Parking Facilities, Parts 1-6,* in accordance with A1.1(b).

A1.2: Complies. One (1) parking space is provided for use by a person with a disability; and is located as close as practicable to the main entry point; is incorporate into the overall car park design; and is designed in accordance with *Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.*

C2.6.3 Number of accesses for vehicles

Objective:

That:

(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
(c) the number of accesses minimise impacts on the streetscape.

A1 – Acceptable Solution

The number of accesses provided for each frontage must:

(a) be no more than 1; or
(b) no more than the existing number of accesses,

whichever is the greater.

A1: Complies. There is 1 access provided for each frontage.

C3.0 ROAD AND RAILWAY ASSETS CODE

C3.5 Use Standards

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

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.

Acceptable Solutions

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.

A1.1: Not Applicable. Wellington Street and Hale Street are not a category 1 road or a limited access road.

A1.2: Complies. Application is made to create a new vehicle access onto Hale Street. Application has been to the Road Authority requesting a Statement of Compliance to demonstrate achievement of A1.2.

A1.3: Not Applicable. There is no railway infrastructure involved.

A1.4: Complies. It is proposed to utilise the existing access onto Wellington Street. The site is vacant with no current use established on the site, therefore there can be no increase in movements. Application has been to the Road Authority requesting a Statement of Compliance to demonstrate achievement of A1.4.

A1.5: Not Applicable. Wellington Street and Hale Street are not a major road, however vehicles can leave the site in a forward motion.

C4.0 ELECTRICITY TRANSMISSION INFRASTRUCTURE PROTECTION CODE

Not Applicable – The site is not on land within an electricity transmission corridor, communication station buffer or substation facility buffer area.

C5.0 TELECOMMUNICATIONS CODE

Not Applicable – The use and development does not involve telecommunications.

C6.0 LOCAL HISTORIC HERITAGE CODE

Not Applicable – The site is not subject to the Local Historic Heritage Code.

C7.0 NATURAL ASSETS CODE

Not Applicable – The site is not subject to a waterway and coastal protection area, or future coastal refugia area or priority vegetation area.

C8.0 SCENIC PROTECTION CODE

Not Applicable – The site is not within a scenic protection area or scenic road corridor.

C9.0 ATTENUATION CODE

Not Applicable – The site is not within an activity listed in Table C9.1 and C9.2.

C10.0 COASTAL EROSION HAZARD CODE

Not Applicable – The site is not within a coastal erosion hazard area.

C11.0 COASTAL INUNDATION HAZARD CODE

Not Applicable – The site is not within a coastal inundation hazard area.

C12.0 FLOOD-PRONE AREAS HAZARD CODE

Part of the site is subject to flood and the Code applies.

C12.5 Use Standards

C12.5.1 Uses within a flood-prone hazard area

Objective:

That a habitable building can achieve and maintain a tolerable risk from flood.

A1 – Acceptable Solution

No Acceptable Solution.

Assessment against the performance criteria is required.

P1.1 – Performance Criteria

A change of use that, converts a non-habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to:

a) the location of the building;

b) the advice in a flood hazard report; and
c) any advice from a State authority, regulated entity or a council.

P1.2 – Performance Criteria

A flood hazard report also demonstrates that:

a) any increase in the level of risk from flood does not require any specific hazard reduction or protection measures; or
b) the use can achieve and maintain a tolerable risk from a 1 % annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.

P1.1 Not Applicable: Not a change of use, vacant land with no use established for greater than 2 years, seeking to establish a Storage use.

P1.2 Not Applicable: Not a change of use, vacant land with no use established for greater than 2 years, seeking to establish a Storage use.

C12.5.2 Critical use, hazardous use or vulnerable use

Objective:

That critical, hazardous and vulnerable uses, located within a flood-prone hazard area can achieve and maintain a tolerable risk from flood.

A1 – Acceptable Solution

No Acceptable Solution.

Assessment against the performance criteria is required.

P1 – Performance Criteria

A critical, hazardous, or vulnerable use within a flood-prone hazard area must achieve a tolerable level of risk from flood, having regard to:

a) the type form and duration of the use; and
b) a flood hazard report that demonstrates that:
   (i) any increase in the level of risk from flood does not warrant any specific hazard reduction or protection measures; or
   (ii) the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.

P1 – P4 Not Applicable: Not a critical, hazardous or vulnerable use.

C12.6 Development Standards for Building and Works

C12.6.1 Buildings and works within a flood-prone hazard area

Objective:

That:

a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and
b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.

A1 – Acceptable Solution

No Acceptable Solution

Assessment against the performance criteria is required.

P1.1 – Performance Criteria

Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:

a) the type, form, scale and intended duration of the development;
b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;

c) any advice from a State authority, regulated entity or a council; and
d) the advice contained in a flood hazard report.

P1.2 – Performance Criteria

A flood hazard report also demonstrates that the building and works:

a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and
b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.

P1.1 Complies:

The Flood Hazard Assessment undertaken by Noyce Environmental Consulting, for 14 Hale Street, South Burnie is attached and forms part of the permit application.

The Flood Hazard Assessment determines that a tolerable level of risk from flood is achieved, taking into consideration the type, form and scale and intended duration of the development.

It is recommended that floor levels are built to RL 10.15m AHD for the floor to provide adequate freeboard to flooding.

Capability Statement is also provided to evidence that the author is suitably qualified.

P1.2 Assessment: Assessment

The Flood Hazard Assessment undertaken by Noyce Environmental Consulting, for 14 Hale Street, South Burnie is attached and forms part of the permit application.

The Flood Hazard Assessment determines that *the proposed development of a 300m2 commercial shed will have negligible impacts on flood flow behaviour and will not adversely affect neighbouring properties based on the recommended offsets proposed in this report. 2d modelling based on real world blockage of buildings shows that the subject site would be classified as "safe" according to the ARR flood hazard rating where v x d is below 0.3. Risk of flooding is tolerable in our opinion.*

Capability Statement is also provided to evidence that the author is suitably qualified.

C13.0 BUSHFIRE-PRONE AREAS CODE

Not Applicable – The site is not within a bushfire-prone area.

C14.0 POTENTIALLY CONTAMINATED LAND CODE

Not Applicable – The site is not on potentially contaminated land.

C15.0 LANDSLIP HAZARD CODE

Not Applicable – The site has no identified landslip hazard.

C16.0 SAFEGUARDING OF AIRPORTS CODE

Not Applicable – The site is not subject to an airport noise exposure area or land within an airport obstacle limitation area.

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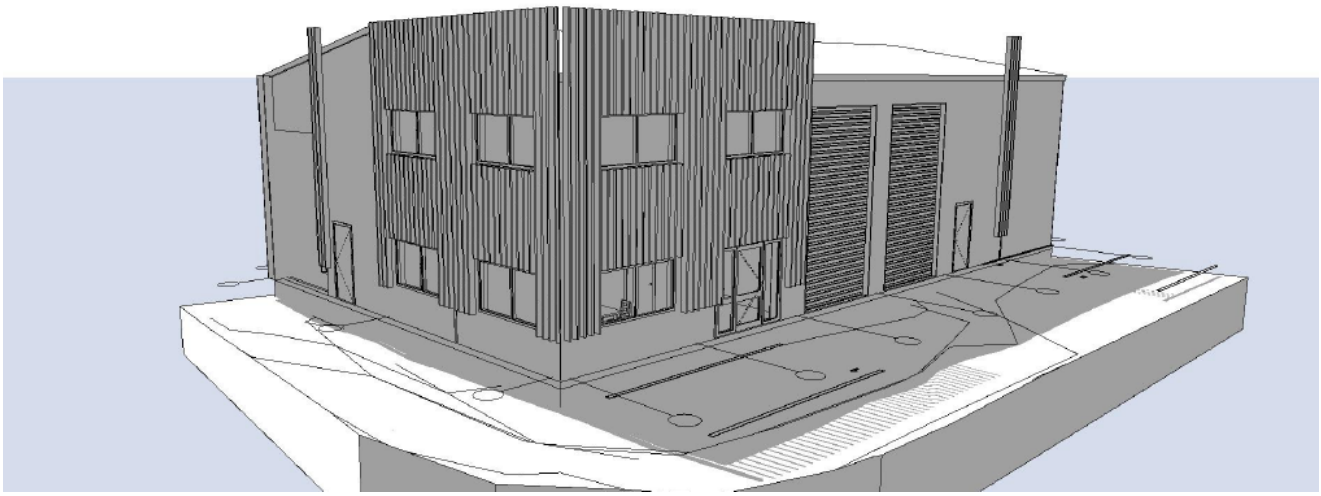
14 Hale Street

South Burnie, Tas 7320

Flood Hazard Assessment



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1 Introduction

Noyce Environmental Pty Ltd was engaged to provide a review of the flood impacts for the proposed development of a property at 14 Hale Street, South Burnie, Tas 7320.

This assessment outlines the impact on flood behaviour of the proposed development on the subject site and adjacent properties.

One and two dimensional hydraulic modelling has been undertaken to characterise the catchment flows of the existing scenario for flood events up to the 1% AEP.

Input flood hydrographs for the Romaine Creek have been provided by the SES Tasmania's Flood Policy Unit which undertook detailed catchment analysis in 2022. The Romaine Creek catchment is significant and results in overland flows upstream of the site when the current culvert capacity is exceeded.

A comparison between the current and developed conditions is presented to demonstrate that the proposed works do not adversely impact neighbouring properties in times of peak flood flow compared to the existing condition.

The following sections step through the detailed analysis undertaken which concludes with recommended actions for development of the subject site.

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2 Subject Site Description

The subject development site is located at 14 Hale Street, South Burnie.

The total subject development site area is approximately 541.69m2 or 0.0542ha.

Municipality: Burnie City Council

Centre co-ordinates: -41.061240 Lat, 145.908990 Long

Figure 1: General Site Location

The subject site is bounded by residential housing to the north, Wellington Street to the west and Hale Street to the east.

Figure 1 shows the site as a recently cleared development site, however for the purpose of comparison, it's built form was a 152m2 residential property.

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Figure 2: Previous Development

The site has two small sheds remaining totalling approximately 32m2 in roof area.

3 Strategic Context and Targets

3.1 Council Policy

The current legislative framework for urban stormwater management is the Urban Drainage act 2013.

Under the Act, Council is a stormwater service provider (a council or an agent engaged to act on behalf of the council that operates and maintains the public stormwater system within a municipal area). As such Council has responsibility for meeting its obligations under the Act.

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In terms of development, Council has a policy to review development and ensure that future development does not expose people, property and infrastructure to increased risk.

Risk / Issue / Opportunity	Discussion	Risk Concerns	Responsibility	Mitigation Options
Development within Catchments	Additional development increases system flows. Development may occur on lands subject to stream, riverine flooding or overland flow.	System performance is impacted. Localised flooding. Exposing new group of people, property and infrastructure to flood risk.	BCC	Individual catchment modeling to understand impacts of additional development (majority of catchments assessed). Review of proposed designs and design criteria. Input in to development approvals process.

3.2 Flood Hazard Report Requirements

The specific criteria for the scope of this report is based on the Tasmanian Planning code C12.3:

(d) conclusions based on consideration of the proposed use or development:

(i) as to whether the use or development is likely to cause or contribute to the occurrence of flood on the site or on adjacent land;

(ii) as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the use or development, having regard to:

a. the nature, intensity and duration of the use;

b. the type, form and duration of any development;

c. the likely change in the level of risk across the intended life of the use or development;

d. the ability to adapt to a change in the level of risk;

e. the ability to maintain access to utilities and services;

f. the need for flood reduction or protection measures beyond the boundary of the site;

g. any flood management plan in place for the site and/or adjacent land; and

h. any advice relating to the ongoing management of the use or development; and

(iii) any matter specifically required by Performance Criteria in this code (namely: P1.1 & P1.2)

P1.1

Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:

(a) the type, form, scale and intended duration of the development;

(b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;

(c) any advice from a State authority, regulated entity or a council; and

(d) the advice contained in a flood hazard report.

P1.2

A flood hazard report also demonstrates that the building and works:

(a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and

(b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.

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3.3 2009 Flood Study

External flows and general catchment boundaries have been derived initially by a study in 2009 by Hydro Tasmiania Consulting and subsequently by the SES Flood Mapping Unit.

A catchment plan prepared for the 2009 Study was undertaken using 1:25,000 maps and the Romaine Creek catchment was delineated into 4 main sub catchments shown in Figure 4.

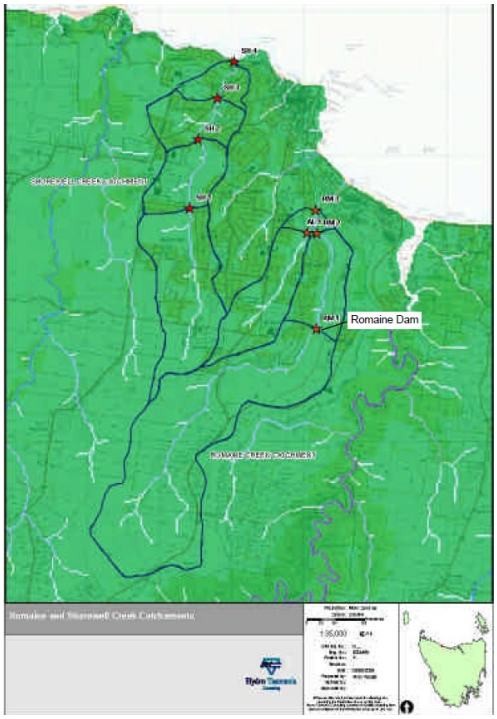

Figure 3: External Catchment 2009

A combination of 1d and 2d methods including spreadsheet calculations were undertaken to derive the peak flow of 21.01m3/s for the 1% AEP event (1 in 100year event notation in 2009).

The pipe flow capacity was stated to be designed to be 14.2m3/s which resulted in an overland flow estimate of 6.8m3/s at the railway crossing and entrance to the main culvert system.

The 2d component of the flood mapping was undertaken using MIKE21 software.

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3.4 2023 Flood mapping

Flood mapping was updated for the Emu River Catchment Model prepared by the SES and included the South Burnie area.

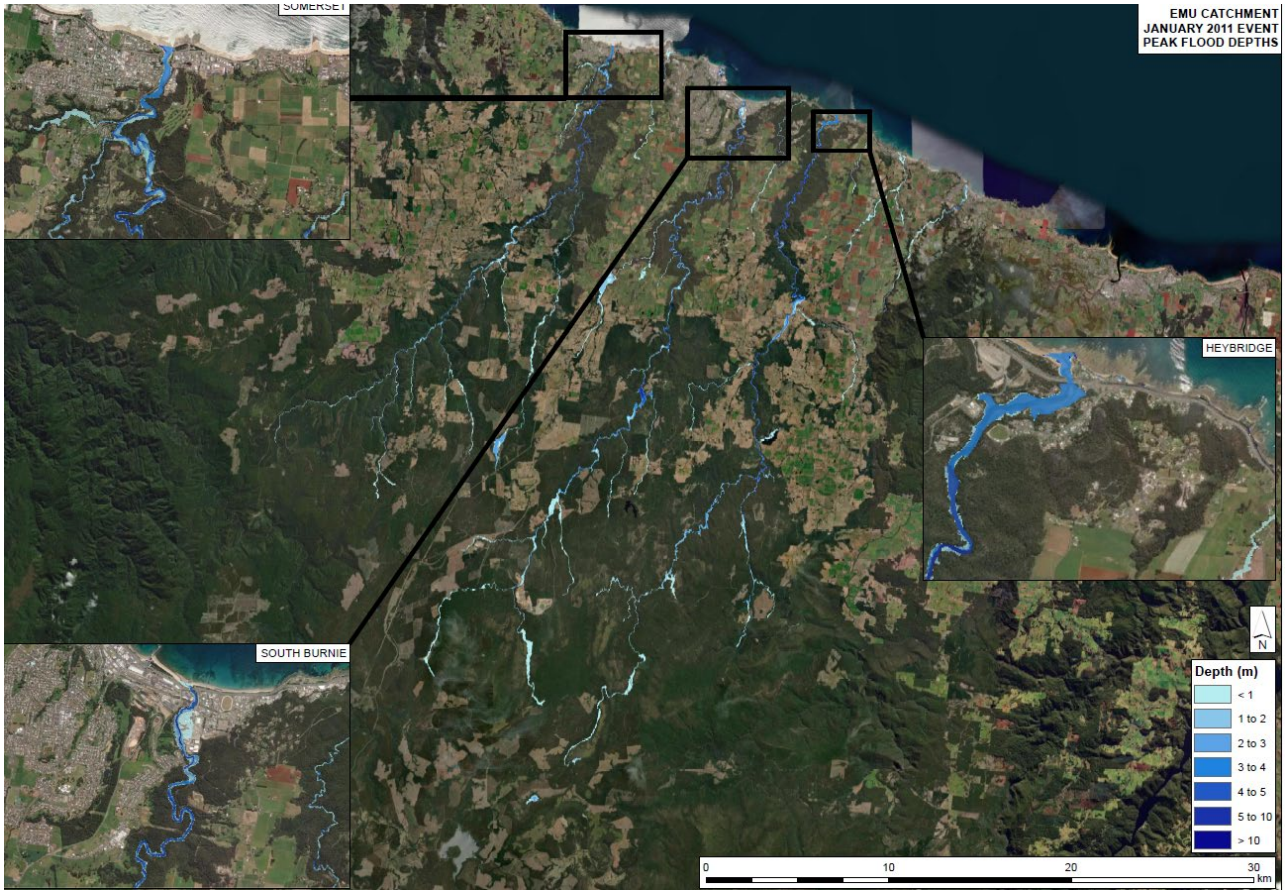

Figure 4: 2023 Flood Mapping

Flood mapping for the Romaine Creek system is not shown in the above due to the scale of the mapping undertaken.

ARR2016 methods were used and a new 2d mesh grid applied to the large catchment area.

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The SES Flood Mapping Unit provided updated results from their model for flows at the end of Romaine Creek:

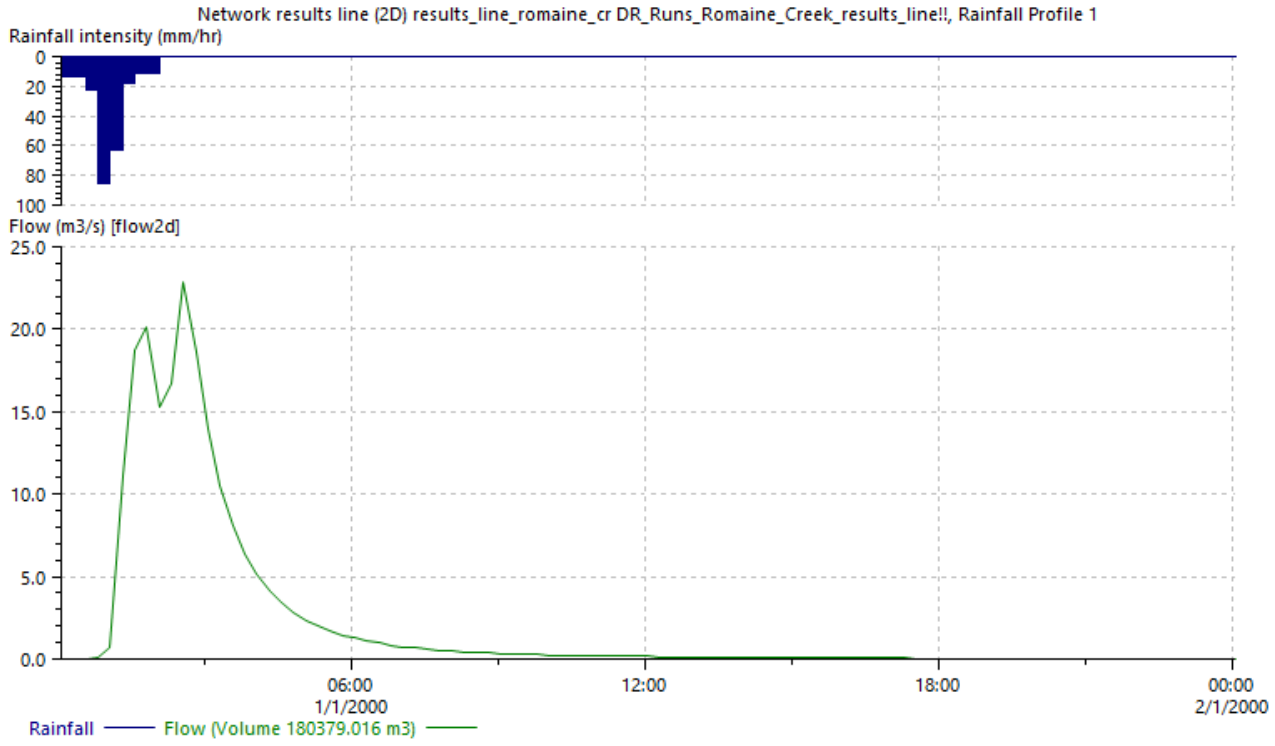

Figure 5: 2023 Romaine Creek Flow Peak Flow

The latest peak flow occurs at the 3 hour time period and has a 23m3/s maximum flow rate.

Given the rigour and latest information, it is proposed that the upstream flow value provided by the SES Flood Mapping Unit be adopted as the existing external flow input.

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4 Proposed Development

The proposed development is a 300m2 commercial shed with an associated small front administration area.

The proposed development is not residential and therefore for the purpose of this flood assessment, no person will be sleeping at the premises and therefore it is not considered a dwelling.

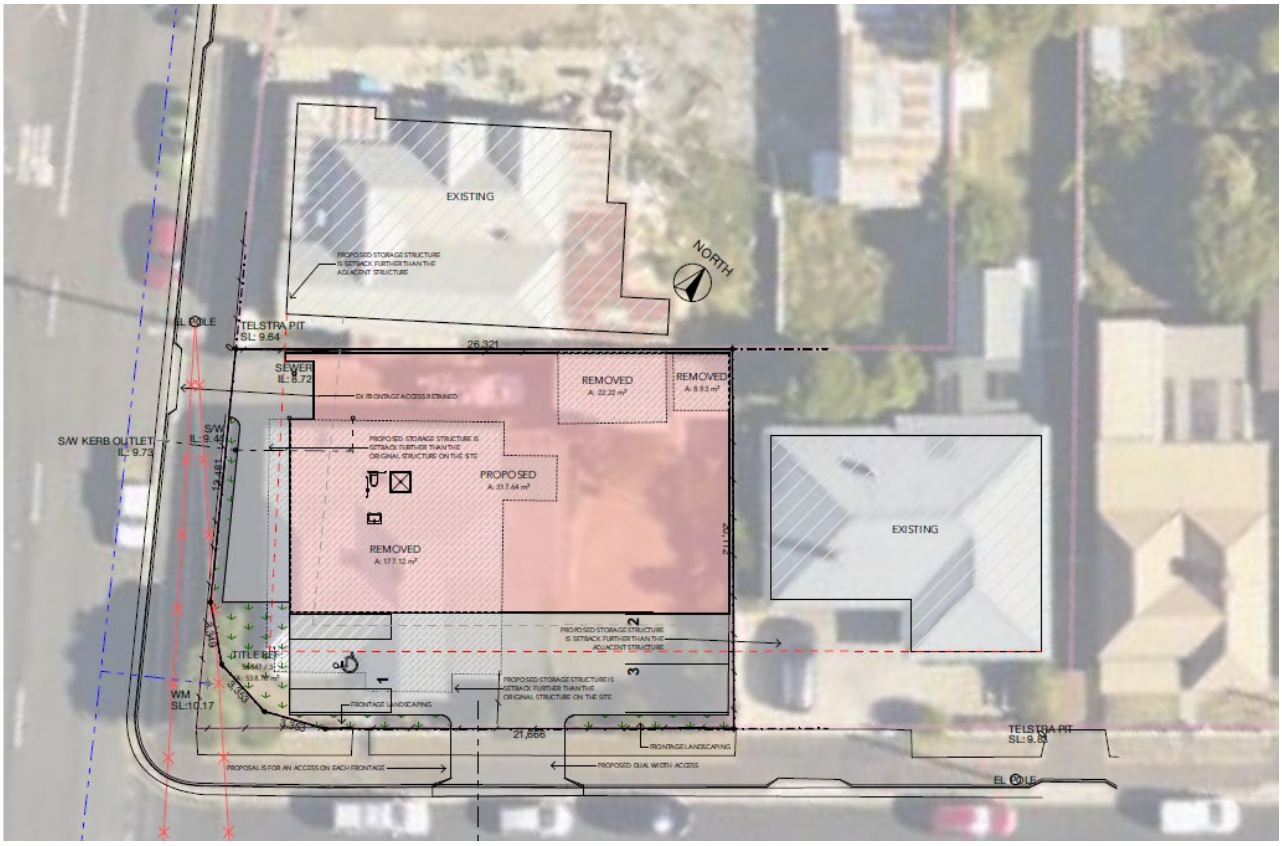

Figure 6: Proposed Development Layout

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5 Hydraulic Assessment of Proposed Development

To assess the proposed development's performance, a 2d flood model was developed for the existing and proposed development cases.

1m Lidar data was obtained for the site and surrounding areas to develop a 2d mesh grid for the subject site and surrounding area incorporating a section of the upstream Romaine Creek catchment.

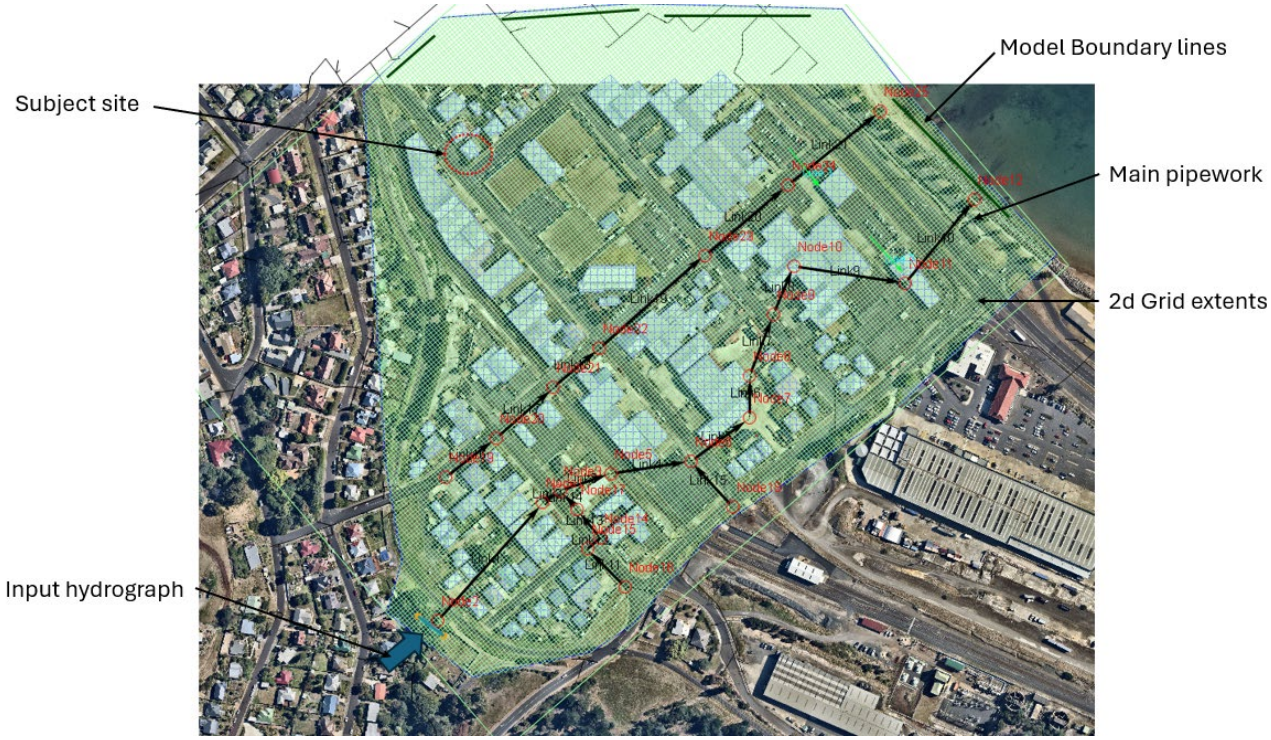

Figure 7: Model 2d Grid Extents

Surface roughness values were delineated for the 2d surface according to the main categories of:

- Commercial
- Road
- Grass

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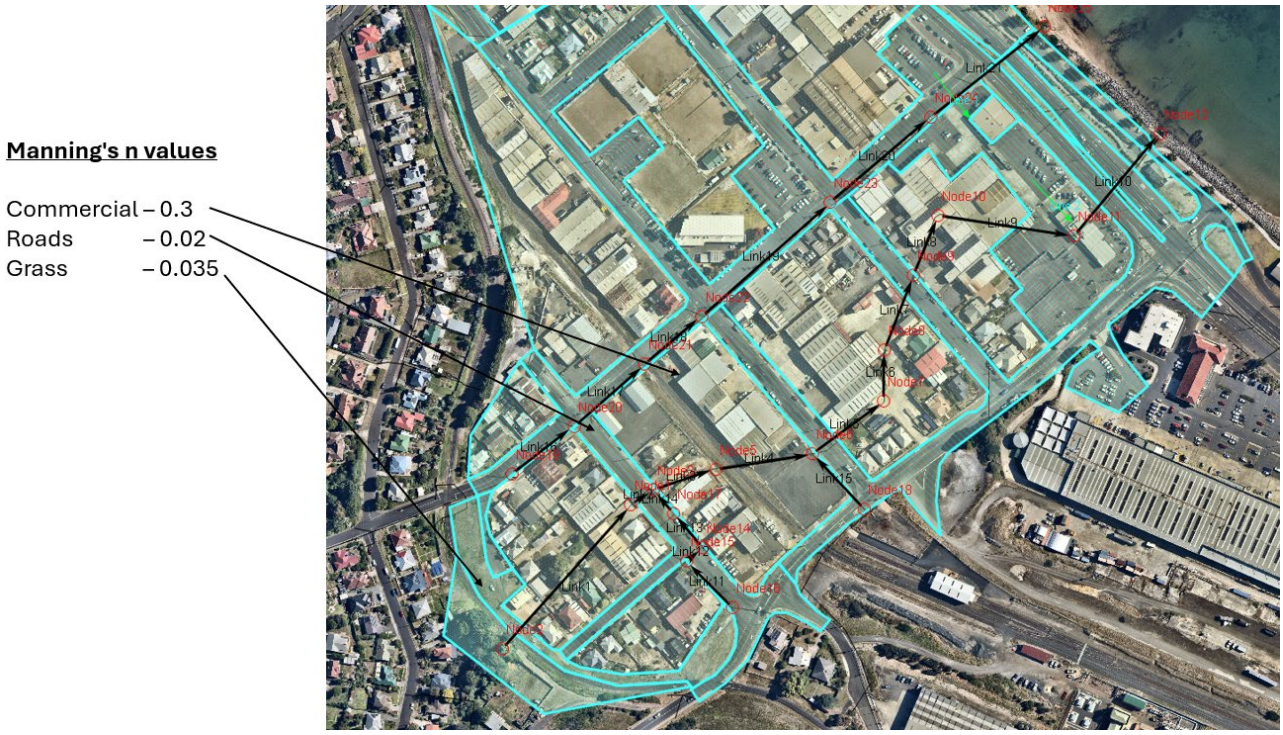

Figure 8: Roughness Areas

Pipe alignments follow the Council supplied GIS data.

Buildings were blocked out from the surface to represent the real world conditions of overland flow.

In addition to the Romaine Creek input, two local catchments were added and shown in dark green.

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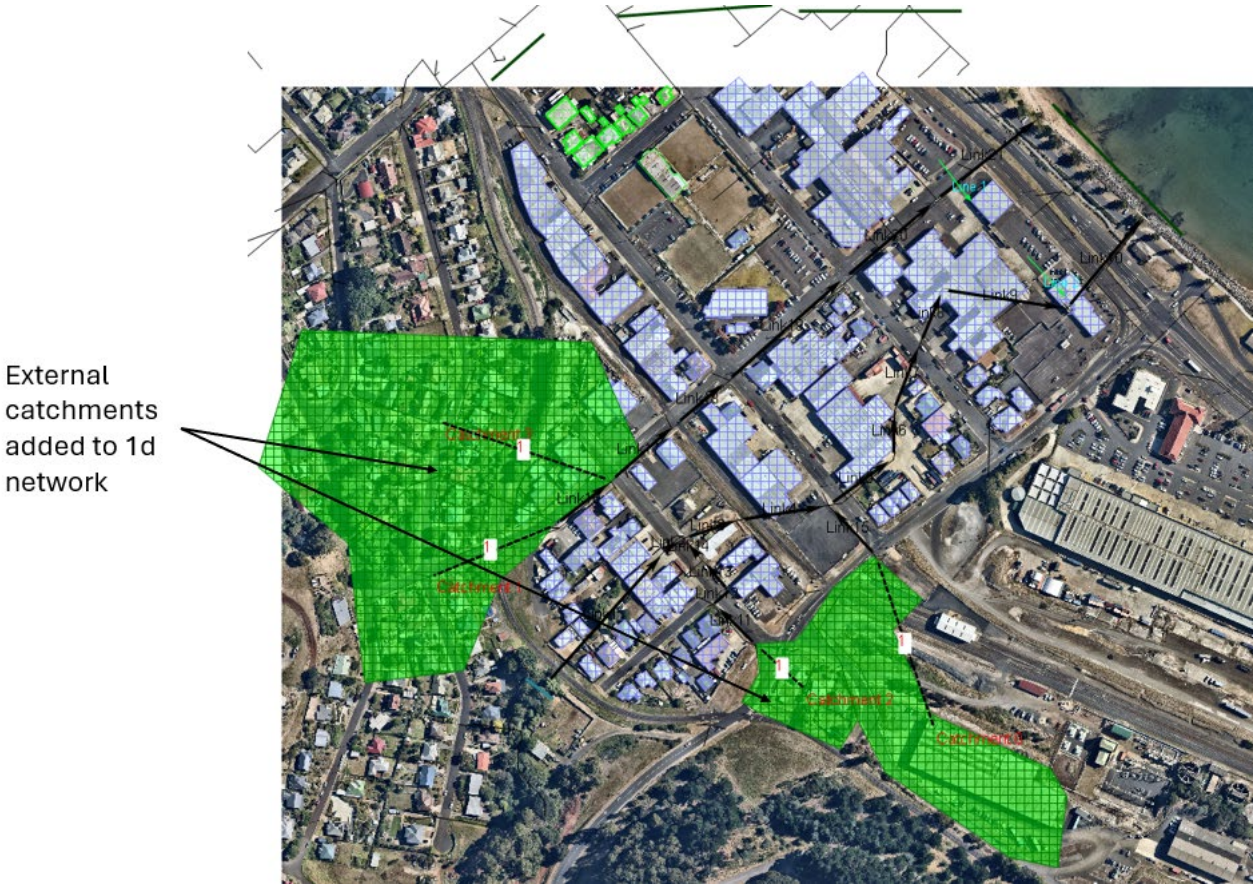

Figure 9: Local external catchments

ARR data was obtained from the ARR Data Hub for the site and IFD data specific to the site used to determine the 1% AEP storm intensity for local catchments and their impact on the 1d drainage system.

Pipes were offset 2m from surface level within the model and a minimum 1% grade was provided for all pipes. Actual survey data for the upstream pipe network was not available.

It should be noted that it is unlikely that both the Romaine Creek and the site will have coinciding peaks due the massive difference in catchment areas. Hence, the model is conservative.

All scenarios have a 1.84m AHD tailwater applied at the downstream end.

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5.1 Scenario 1- Existing Case

Based on the model inputs, surface roughness and topography, the existing case was modelled for a 6 hour simulation period and the maximum peak flows recorded in Figure 10.

Modelled output:

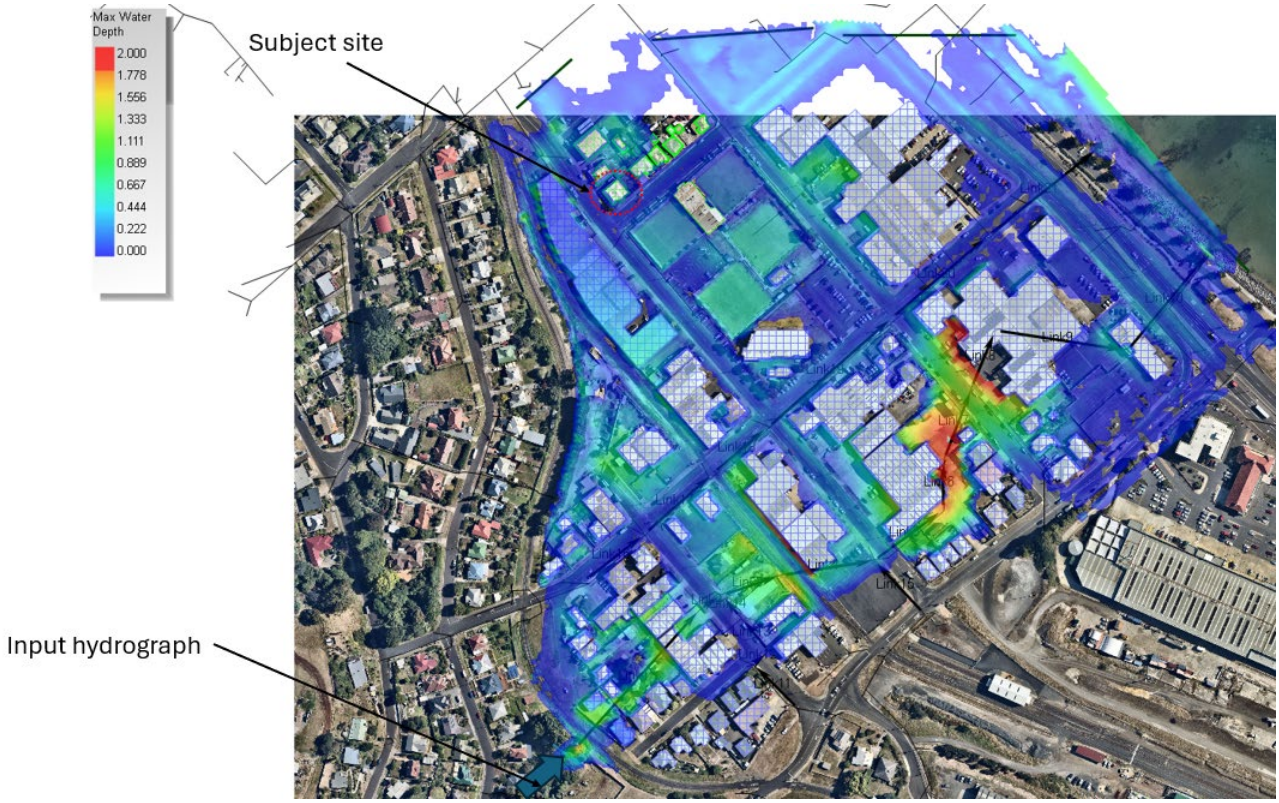

Figure 10: Existing Case 1% Result

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For the subject site, the detailed maximum water elevation results are shown in Figure 11.

From the results, water levels in the adjacent road network are generally less than 110mm which is within the tolerance of safe flow.

Within the site, 60mm of overland flow is expected.

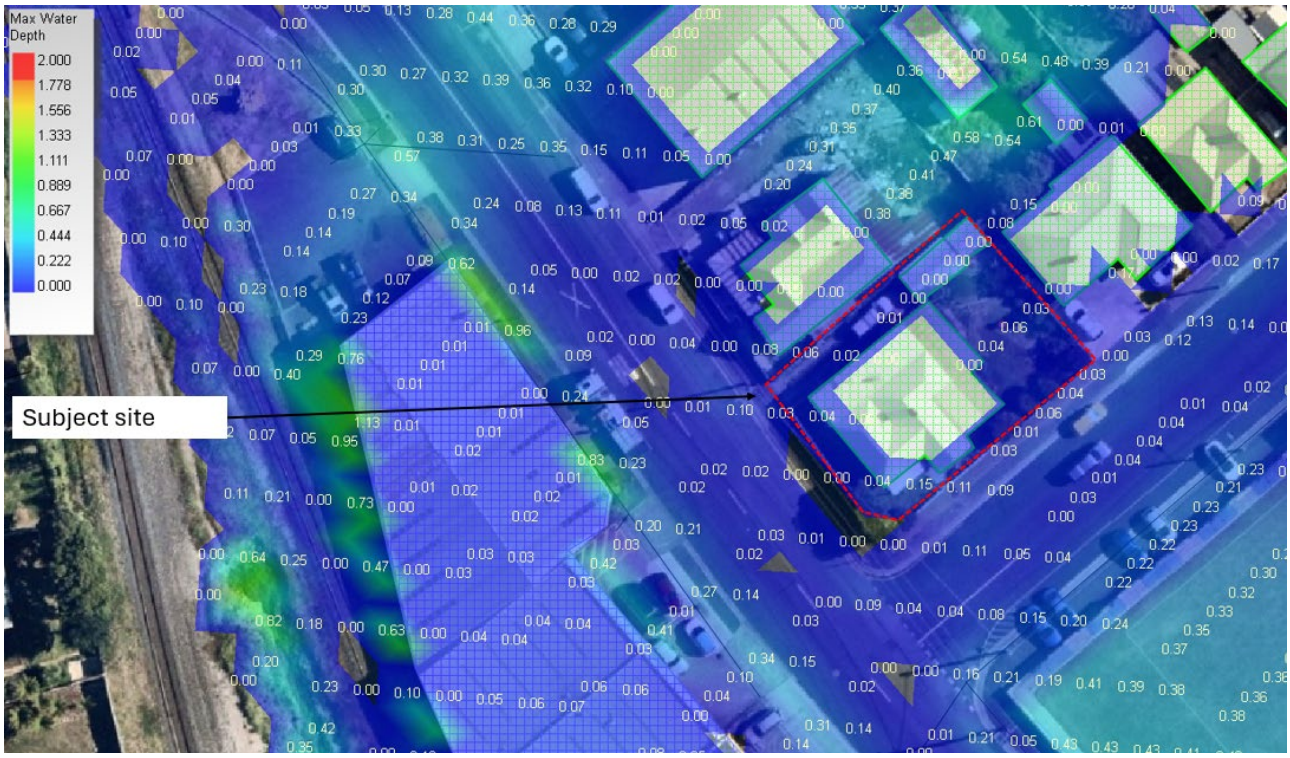

Figure 11: Subject Site - Existing Case 1% Result

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6 Developed Case

In the developed case, the site is modelled as a 300m2 block set back 6m from Wellington Street and 6m from Hale Street.

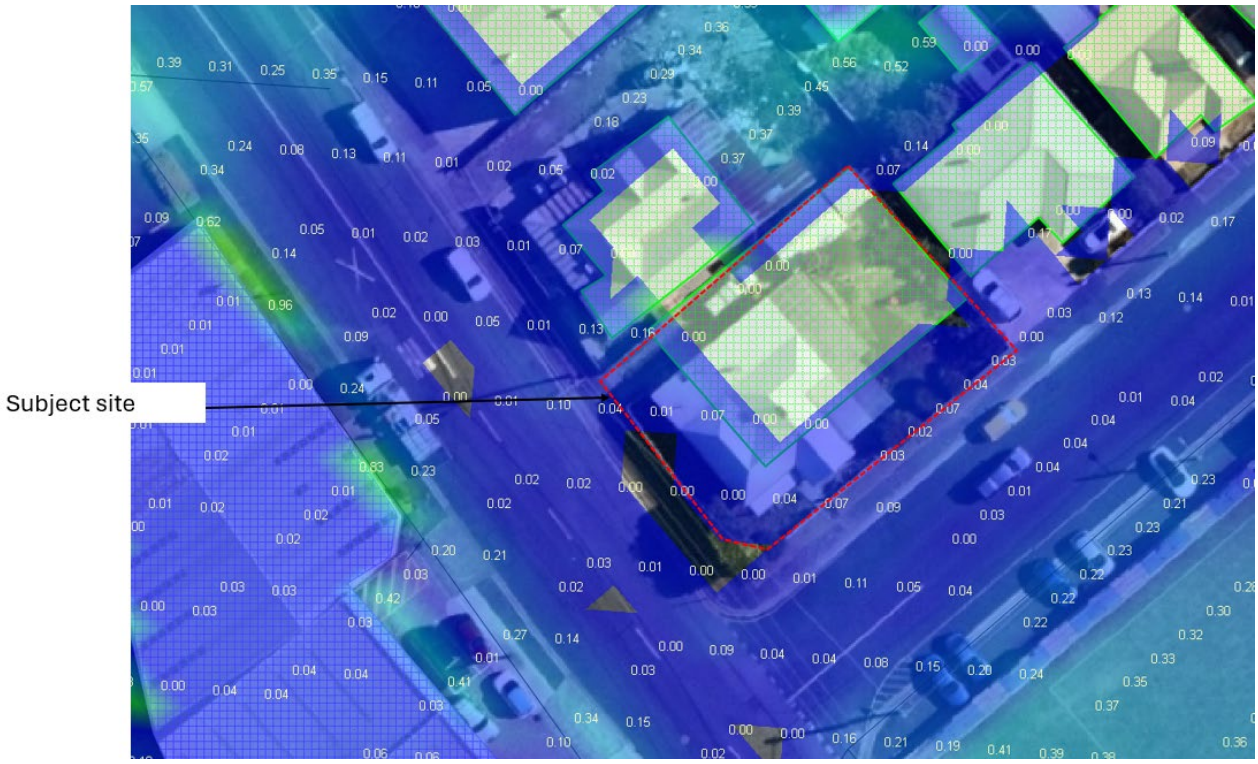

Figure 12: Developed Case 1% AEP

To compare the two options, a difference (afflux) map was calculated.

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Figure 13: Afflux map

Figure 13 shows that the proposed development will have negligible adverse affects on the egress to either street frontage and the only impacts to flood behaviour will be contained within the site.

Afflux shown on the adjoining property is likely due to the cell spacing where as in reality, flow will be able to continue between the properties and will not impact levels. The grid size does not allow the sub-metre spacing between the buildings to be fully rendered.

What is apparent is that the flood level for the adjacent properties is not affected overall and therefore we believe the issue is negligible and the hazard rating would be a better guide for assessing risk.

To check the hazard rating for the developed site, a velocity x depth map for the developed case showing the product of velocity x depth was produced.

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A rendered image of the proposed development shows the setbacks and flow conveyance areas being maintained on site.

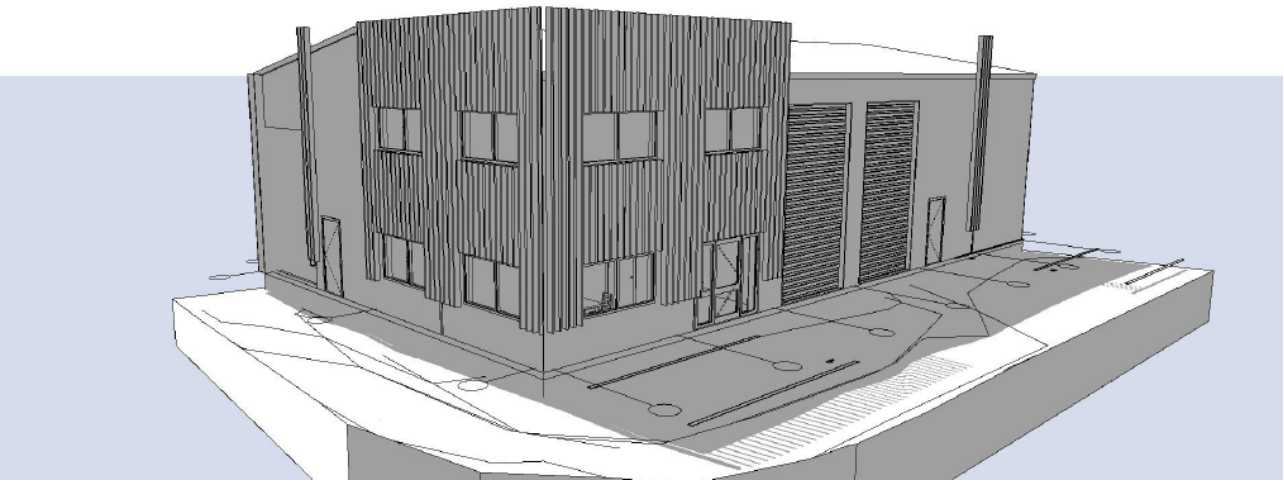

Figure 14: Render of proposed development

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7 Hazard Rating

In accordance with Council requirements, a harzard plot of the developed site based on in the 1% AEP event was plotted.

A safe velocity x depth ratio based on ARR should reside in the H1 category where v x d is less than or equal to 0.3.

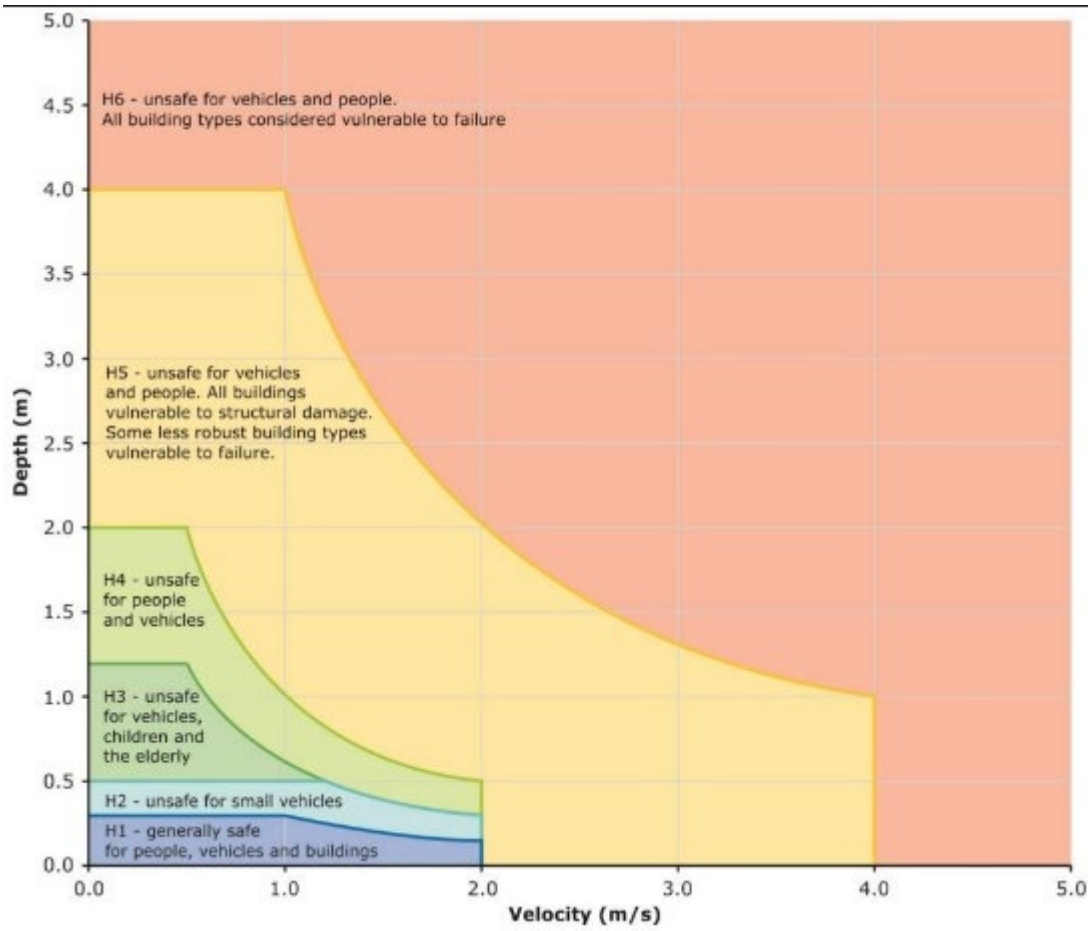

Figure 15: Hazard Rating

Within the subject site, there are no areas where the hazard rating would exceed 0.3 that are of any concern.

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Figure 16: Developed Case Hazard Rating

The hazard rating within the property is satisfied and no rating above 0.3 is recorded in or adjacent to the subject site. Figure 15 shows the downstream road is recording above 0.3 but this does not affect the subject site's ability to leave safely in the case of a 1% AEP event.

8 Floor levels

The maximum developed flood level recorded on the site outside the building footprint is 10.0m AHD as shown in Figure 16.

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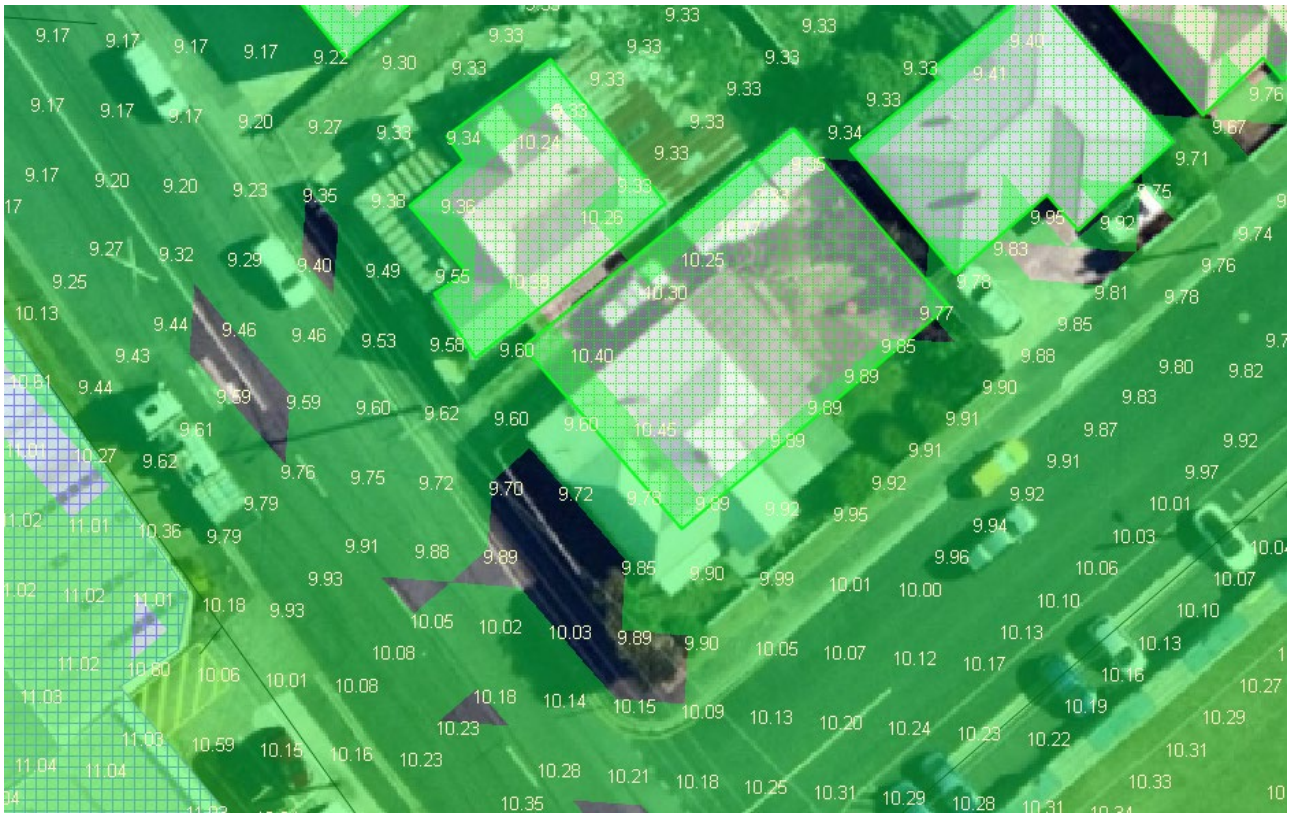

Figure 17: Maximum Flood Levels

Based on the above and noting that the development is non habitable, we recommended that floor levels are built to RL 10.15m AHD for the factory floor to provide adequate freeboard to flooding.

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9 Conclusions

Based on a hydraulic analysis of the proposed development, consideration of the current topography and 1% AEP external overland flood flows, we conclude that:

- The proposed development of a 300m2 commercial shed will have negligible impacts on flood flow behaviour and will not adversely affect neighbouring properties based on the recommended offsets proposed in this report.
- 2d modelling based on real world blockage of buildings shows that the subject site would be classified as “safe” according to the ARR flood hazard rating where v x d is below 0.3.
- Risk of flooding is tolerable in our opinion.

10 Recommendations

We recommend that Council support the development approach proposed at the subject site.

Marc Noyce

Director – Noyce Environmental Pty Ltd.

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CAPABILITY STATEMENT

About Noyce Environmental

Noyce Environmental is a leading Water Sensitive Urban Design (WSUD) consultant for projects ranging from the household, municipal and precinct level.

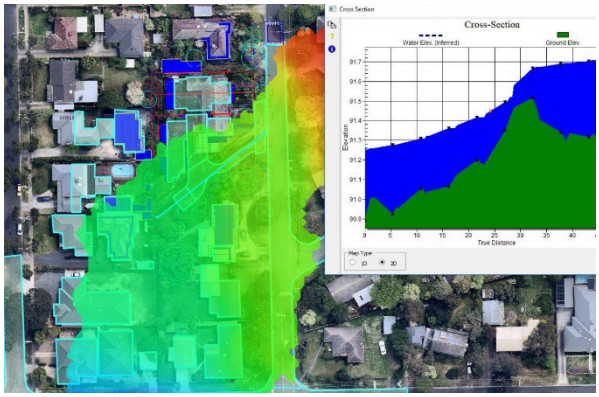
Noyce Environmental has expertise in a range of stormwater, WSUD and flood modelling disciplines developed over 20+ years in the water industry.

Very few consultants offer clients the benefit of such a broad experience base including:

- ✓ 7 Years at Melbourne Water
- ✓ 3 Years at Department of Sustainability and Environment
- ✓ 3 Years at Goulbourn-Murray Water
- ✓ 7.5 Years at Cardno
- ✓ 5+ Years managing and implementing projects for Biofilta Pty Ltd

Mr Noyce is a Director of both Biofilta Pty Ltd and Noyce Environmental Pty Ltd.

Key Areas of Expertise



- VCAT and Panels Expert Witness
- Hydraulic modelling using 1d and 2d modelling techniques to ARR standards
- Water quality modelling using MUSIC
- Right sizing of retarding basins and pipe infrastructure
- Wetland design
- Bioretention design
- Concept development for integrated water management
- Master planning assistance
- Cost estimation
- Flood advice
- Stormwater Management Plans for development approval
- Construction troubleshooting of water sensitive urban design assets
- Stormwater harvesting and reuse optimisation
- Project Management
- Community gardens

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Clyde, Vic 3977

ABN 70 640 744 985

A sample of the variety of projects undertaken include:

- City of Port Phillip Open Space Water Plan
- Water sensitive urban design review – Geelong Memorial Park
- Flood investigation and report – Melbourne Gun Club
- Sea level rise and flood assessment – Rhyll
- Stormwater Management Plan – Croft Aged Care Wagga Wagga
- Mornington Railway flooding assessment and VCAT Expert Witness
- Stormwater Management Plan – Croft Aged Care Tamworth
- Frog habitat protection and WSUD report – Costco Officer
- Kingston Downs Estate Holistic Stormwater Management Plan
- DAL Expert Review
- Fawkner Park Stormwater Management Plan and Panels Expert – Melbourne City Council Expert Witness
- Flood assessment – Beleura Private Hospital
- Hume Highway flood investigation
- Passive tree irrigation review – Bayside Council
- Sports ground stormwater modelling – HR Uren, Vic
- Sports ground stormwater modelling – Jamison Park, NSW
- Sports ground stormwater modelling – Miners Rest, Vic
- Urban farm layout and yield analysis for Solar Farm – Banyule
- Stormwater Management Plan - Poowong development
- Stormwater Management Plan – Romsey Aged Care
- Stormwater Management Plan – Koo Wee Rup development
- Growth Area rezoning assessment – Geelong 400ha
- Peer review of 200ha development application in Gippsland
- Ford Motor Company redevelopment – Stormwater Management Plan
- Melbourne Skyfarm design development
- Fitzroy Gardens Stormwater harvesting project, East Melbourne
- Birrarung Marr Stormwater harvesting project, Melbourne
- Darling Street Stormwater harvesting project, East Melbourne
- Townsville Boat Ramp, Townsville
- 12 Apostles Geothermal Spa and Wellness Stormwater Plan, Urban Farm Plan and project management, Princetown
- Salta Development flood modelling, Richmond
- Castlemaine Shopping Centre Stormwater Management Plan
- Jarma Road Development Flood modelling, Heathmont
- Lifestyle Communities Stormwater treatment, Bittern

Our philosophy is that we are working for you, the client to achieve the best possible project outcomes in terms of cost, quality and environmental performance.

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Why Engage Noyce Enviro?

Engaging Noyce Enviro means you get the expertise your project needs and not junior staff overseen by a senior engineer.

Having worked in the industry for many years, we form part of the team from the minute we are engaged and offer solutions quickly and efficiently.

Lower overheads means better value for you, the client.

The Team

Marc Noyce – Director

0417 133 243

Email: marc@noyceenviro.com.au

Tracy Noyce – Admin Manager

Administration

Financial control and Invoicing

LAYOUT	DRAWING	SCALE
COVER		
	AREAS	1:1
	INDEX	1:1
	PROJECT INFORMATION	1:1
DA.01 SITE PLAN		
	LOCATION	1:200
DA.02 FLOOR PLAN		
	FITOUT PLAN FL-0	1:100
DA.03 FLOOR PLAN		
	FITOUT PLAN FL-1	1:100
DA.04 ELEVATIONS		
	NORTH EAST	1:100
	NORTH WEST	1:100
DA.05 ELEVATIONS		
	SOUTH EAST	1:100
	SOUTH WEST	1:100
DA.06 FORM		
	VIEW FROM SOUTH	1:200
DA.07 FORM		
	VIEW FROM EAST	1:200
DA.08 FORM		
	VIEW FROM NORTH	1:200

PROJECT INFORMATION	
TITLE REF:	56547 / 3
SITE AREA:	538.70
SOIL RATING:	
WIND RATING:	
HAZARDS:	

BUILDING AREAS	
FLOOR LEVEL	AREA:
PROPOSED	317.64

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PROPOSED STORAGE STRUCTURE

14 HALE ST SB PTY LTD

14 HALE ST SOUTH BURNIE

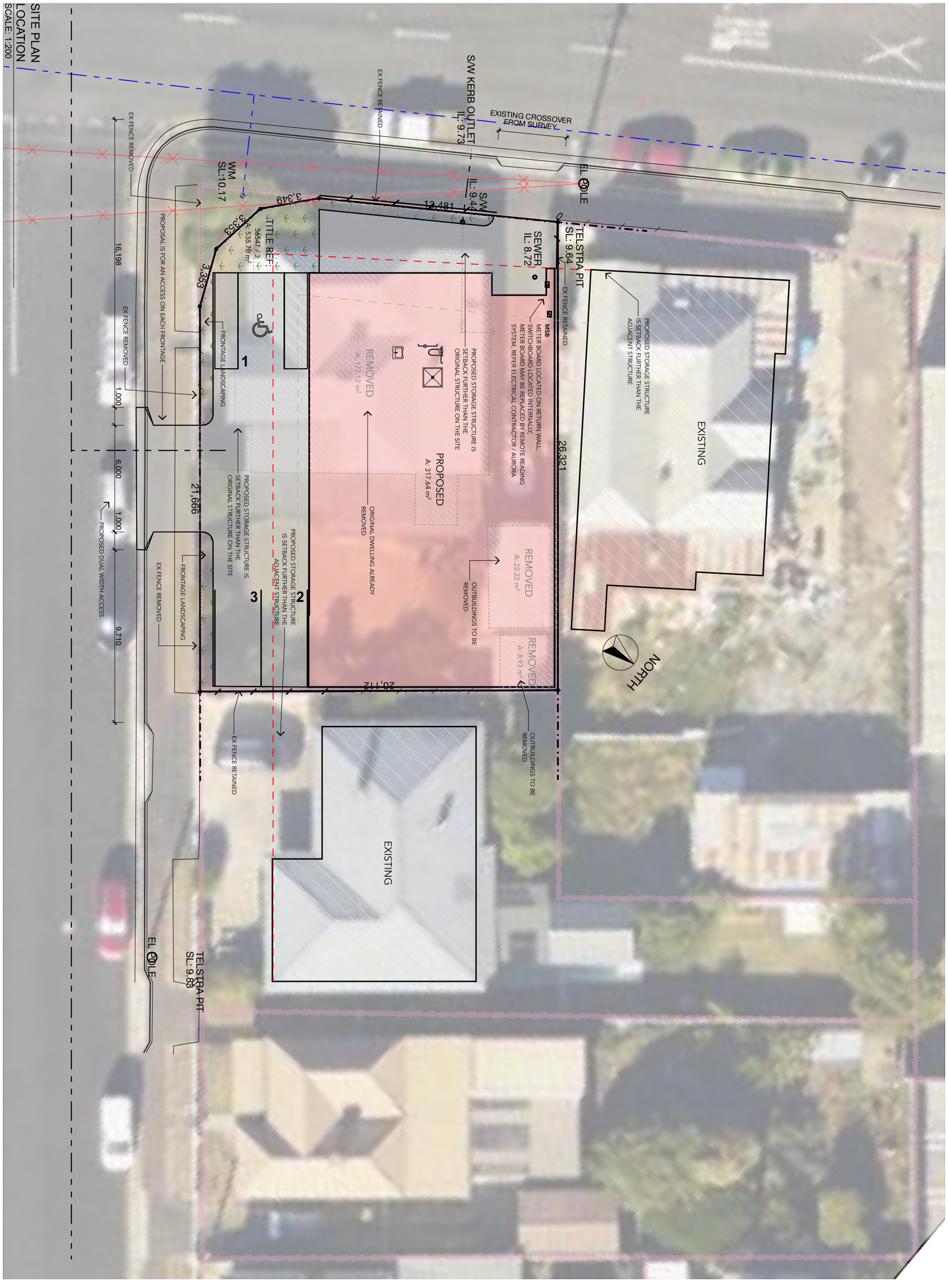
11.09.25

DA ISSUE

00929-C

SITE PLAN LOCATION

SCALE: 1:200



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PROPOSED STORAGE STRUCTURE

14 HALE ST SB PTY LTD

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SITE PLAN

LOCATION

STATUS: DA ISSUE

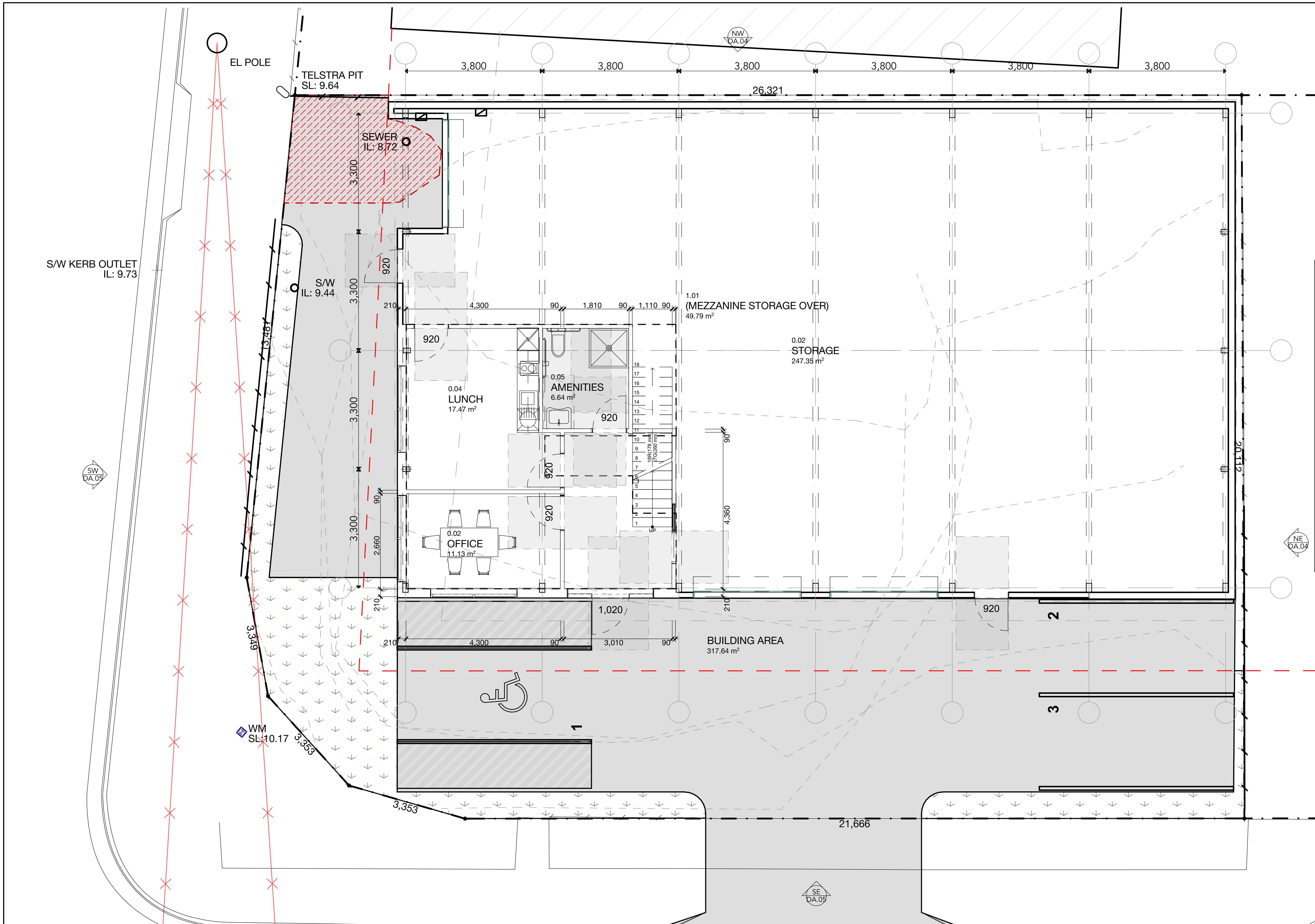
SCALE (A3): 1:200

DRAWN: ACS

DATE: 11.09.25

Project No: 00929

Drawing No: DA.01 C



FLOOR PLAN
FITOUT PLAN FL-0
SCALE: 1:100

Project No: 00929
Drawing No: DA.02 C

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SCALE (A3): 1:100
DRAWN: ACS
DATE: 11.09.25

FLOOR PLAN
FITOUT PLAN FL-0

STATUS:
DA ISSUE

PROPOSED STORAGE STRUCTURE

14 HALE ST SB PTY LTD
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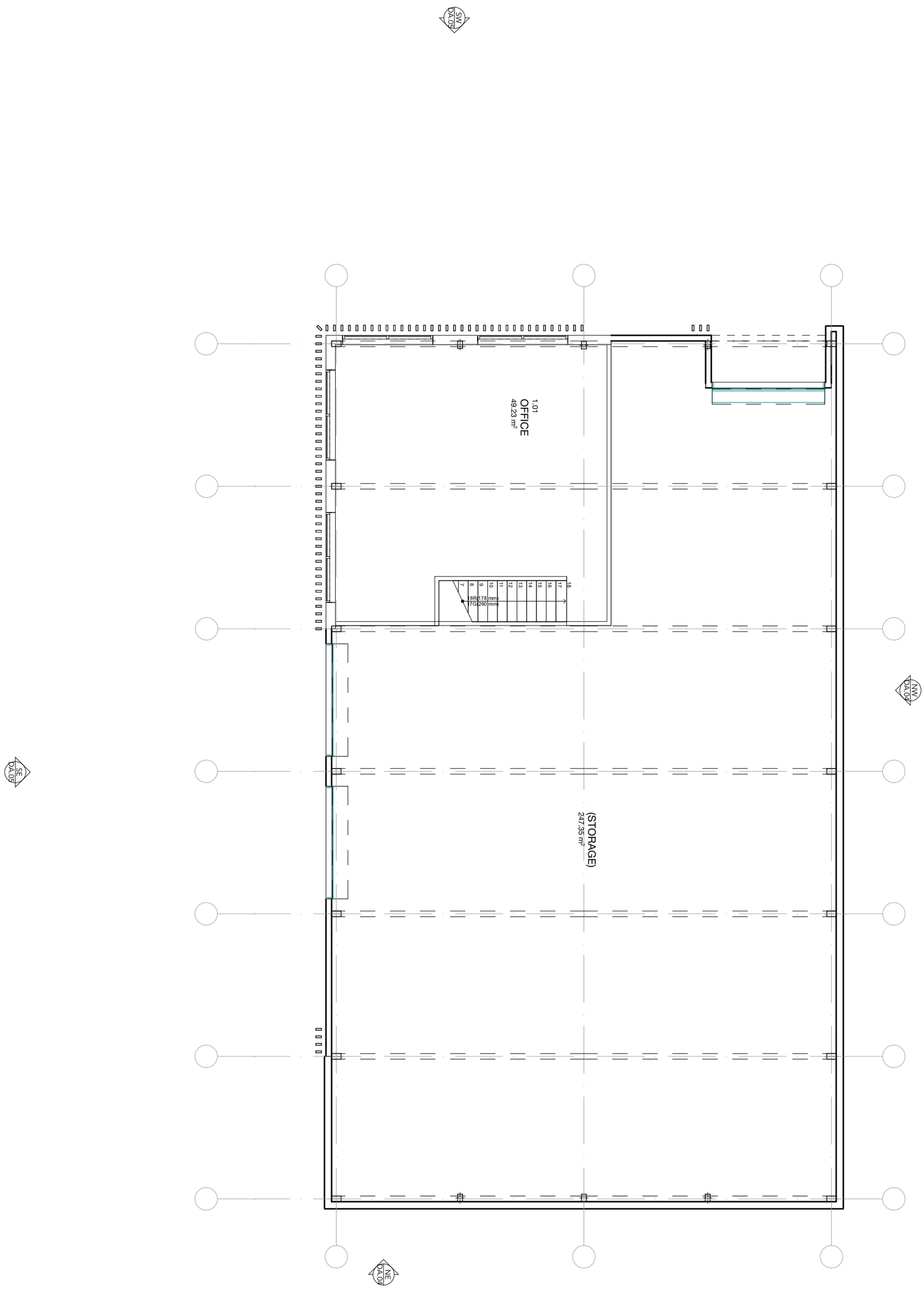
FLOOR PLAN
FITOUT PLAN FL-1
SCALE: 1:100



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PROPOSED STORAGE STRUCTURE

14 HALE ST SB PTY LTD

14 HALE ST SOUTH BURNIE

FLOOR PLAN

FITOUT PLAN FL-1

STATUS: DA ISSUE

SCALE (A3): 1:100
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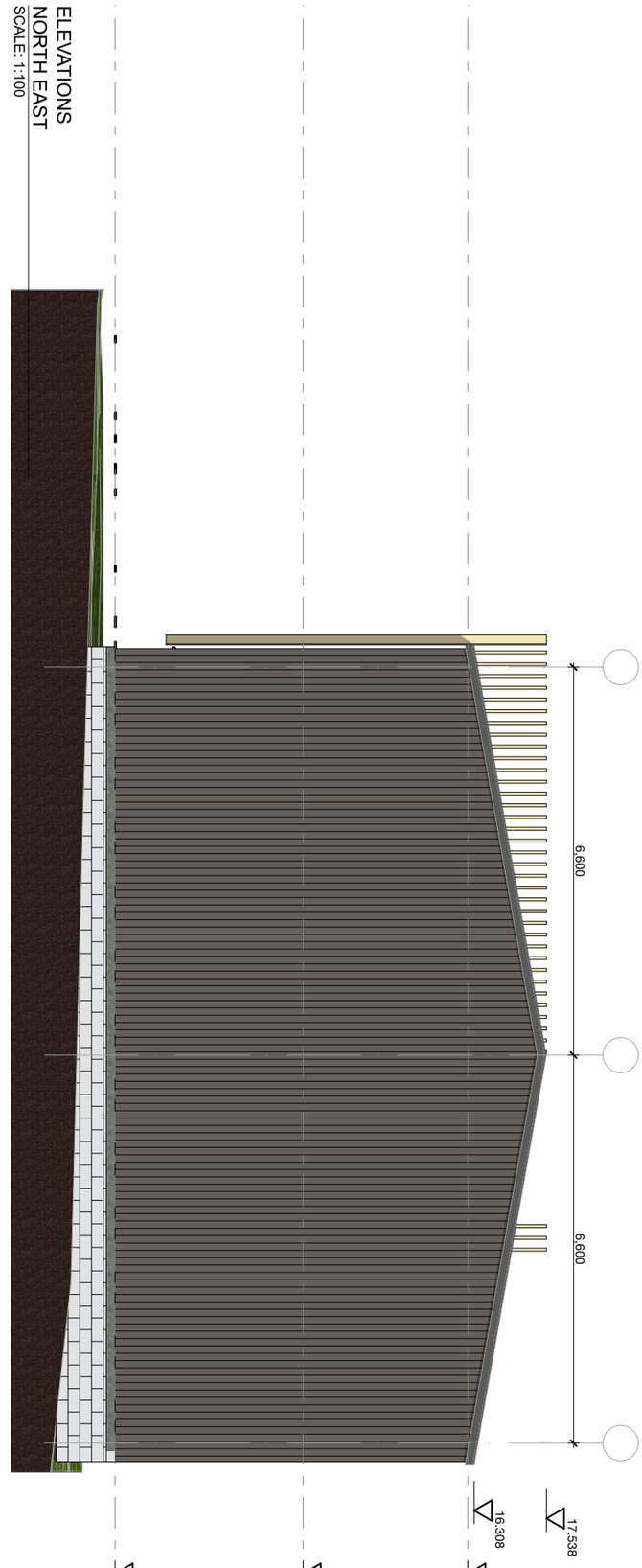
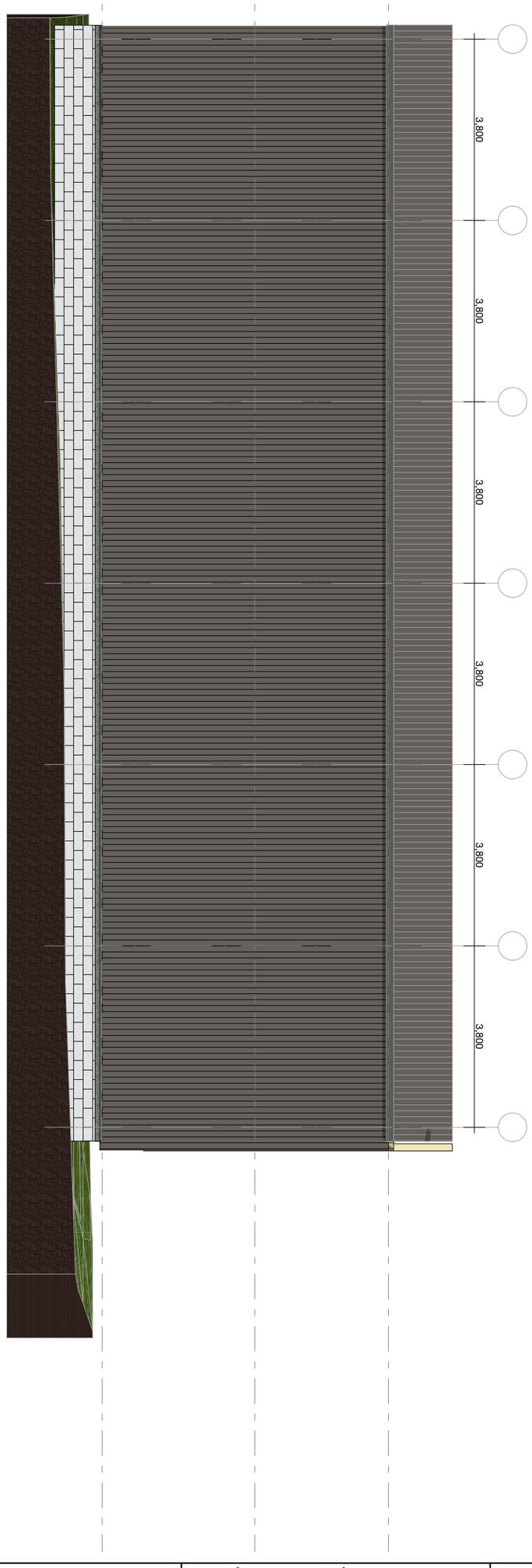
Project No: 00929

Drawing No: DA.03 C

ELEVATIONS
NORTH EAST
SCALE: 1:100



ELEVATIONS
NORTH WEST
SCALE: 1:100



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PROPOSED STORAGE STRUCTURE

14 HALE ST SB PTY LTD

14 HALE ST SOUTH BURNIE

ELEVATIONS

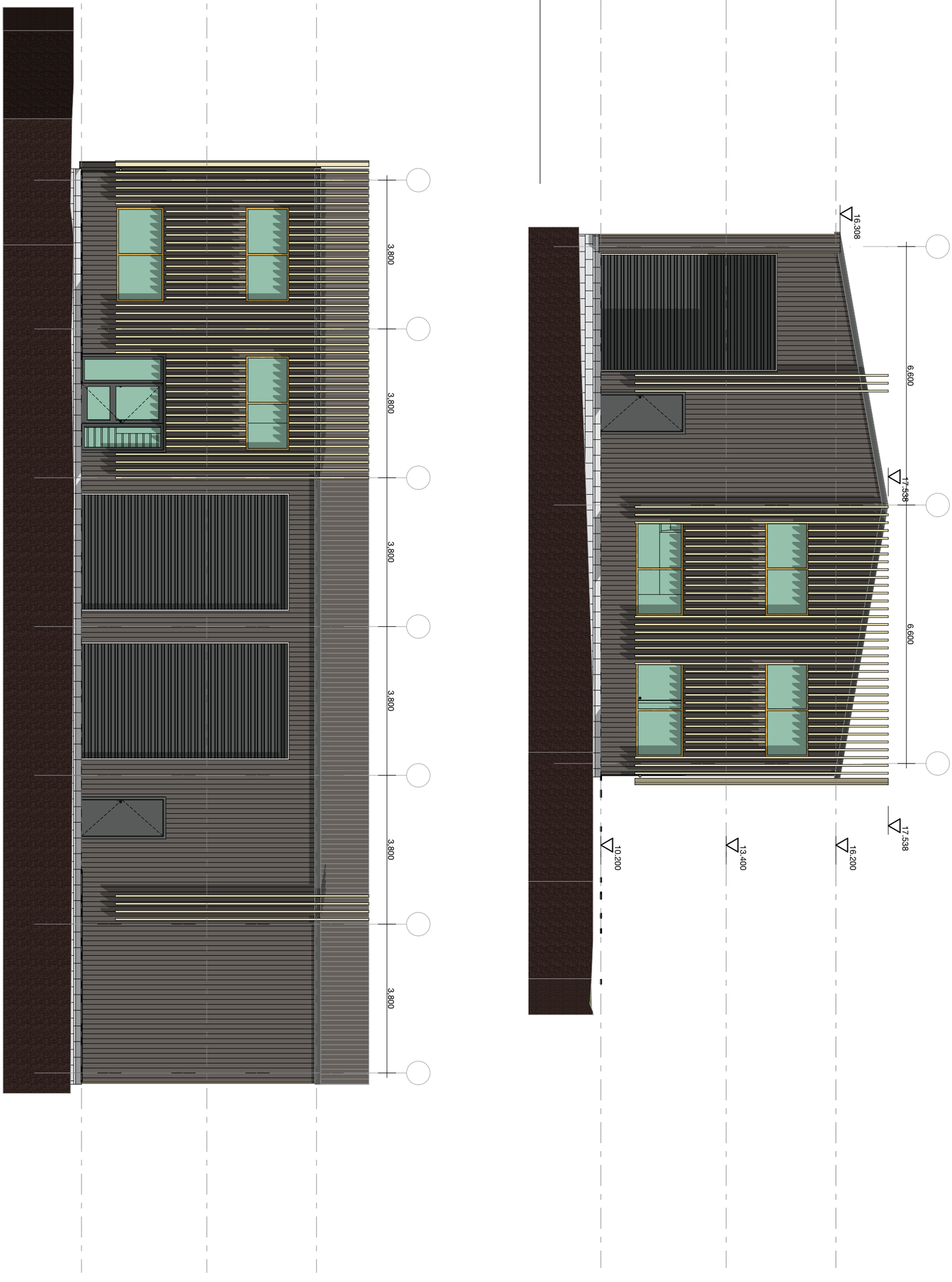
NORTH EAST, NORTH WEST

STATUS: DA ISSUE

SCALE (A3): 1:100
DRAWN: ACS
DATE: 11.09.25

Project No: 00929

Drawing No: DA.04 C



ELEVATIONS
SOUTH WEST
SCALE: 1:100

ELEVATIONS
SOUTH EAST
SCALE: 1:100

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PROPOSED STORAGE STRUCTURE

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ELEVATIONS

SOUTH WEST, SOUTH EAST

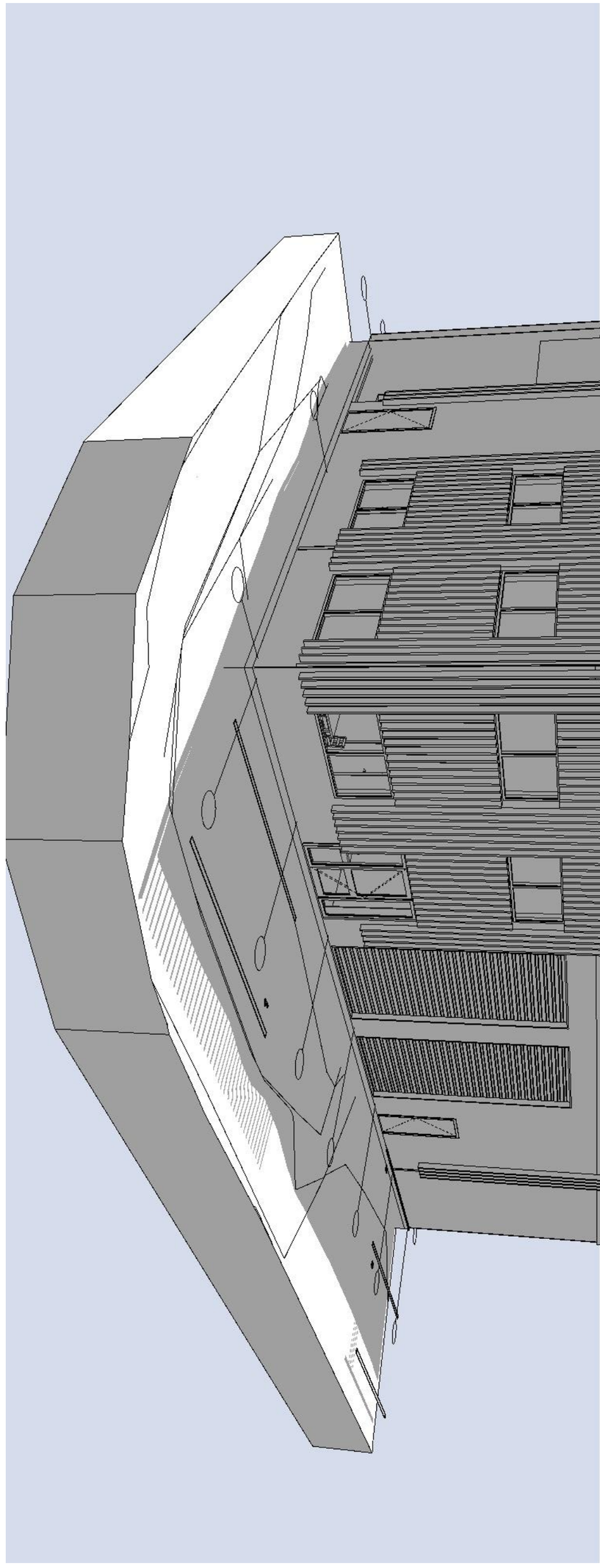
STATUS: DA ISSUE

SCALE (A3): 1:100
DRAWN: ACS
DATE: 11.09.25

Project No: 00929

Drawing No: DA.05 C

FORM
VIEW FROM SOUTH
SCALE: 1:200



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FORM

VIEW FROM SOUTH

STATUS: DA ISSUE

SCALE (A3): 1:200
DRAWN: ACS
DATE: 11.09.25

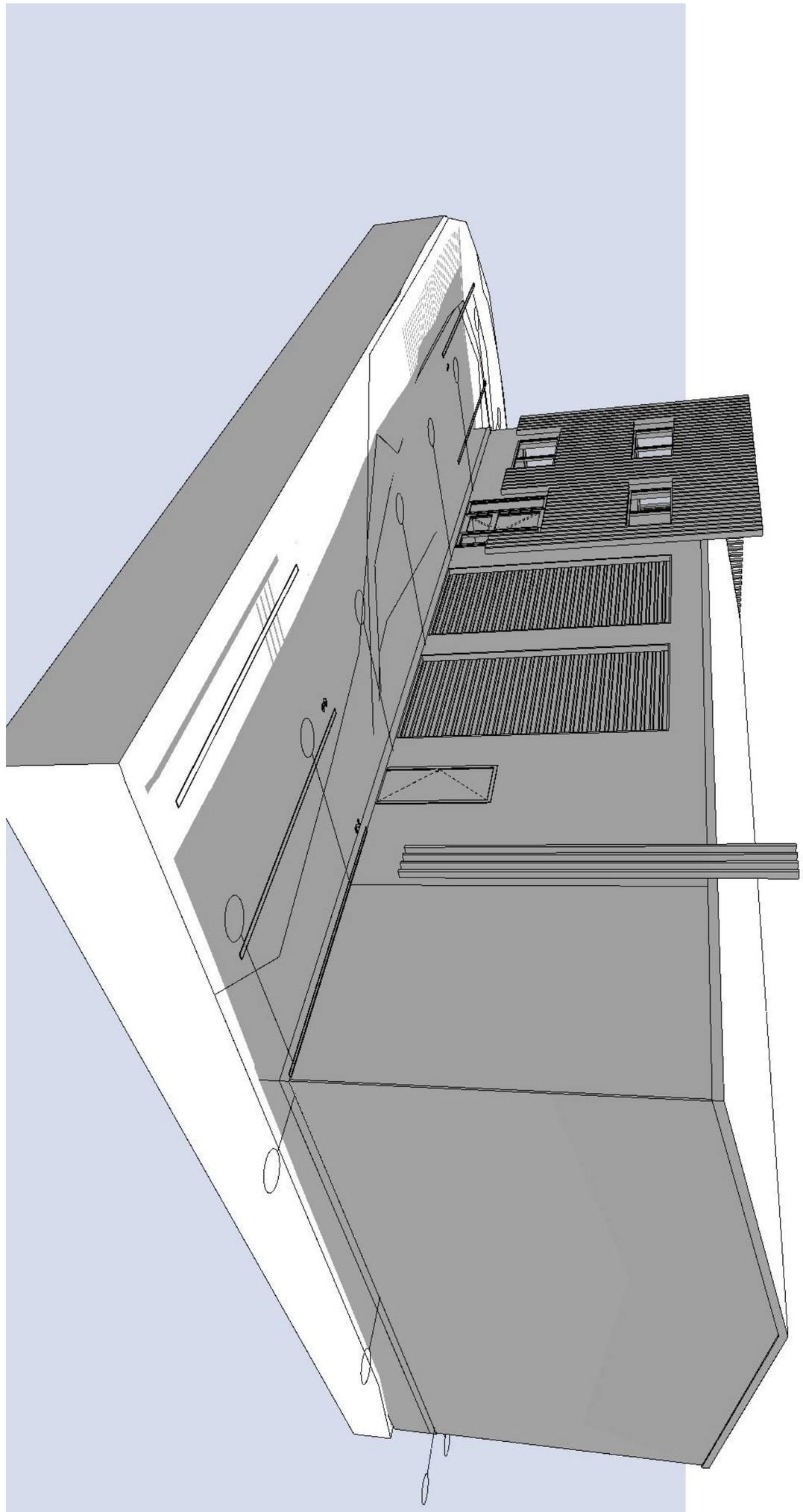
Project No: 00929

Drawing No: DA.06 C

FORM

VIEW FROM EAST

SCALE: 1:200



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PROPOSED STORAGE STRUCTURE

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FORM

VIEW FROM EAST

STATUS: DA ISSUE

SCALE (A3): 1:200

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DATE: 11.09.25

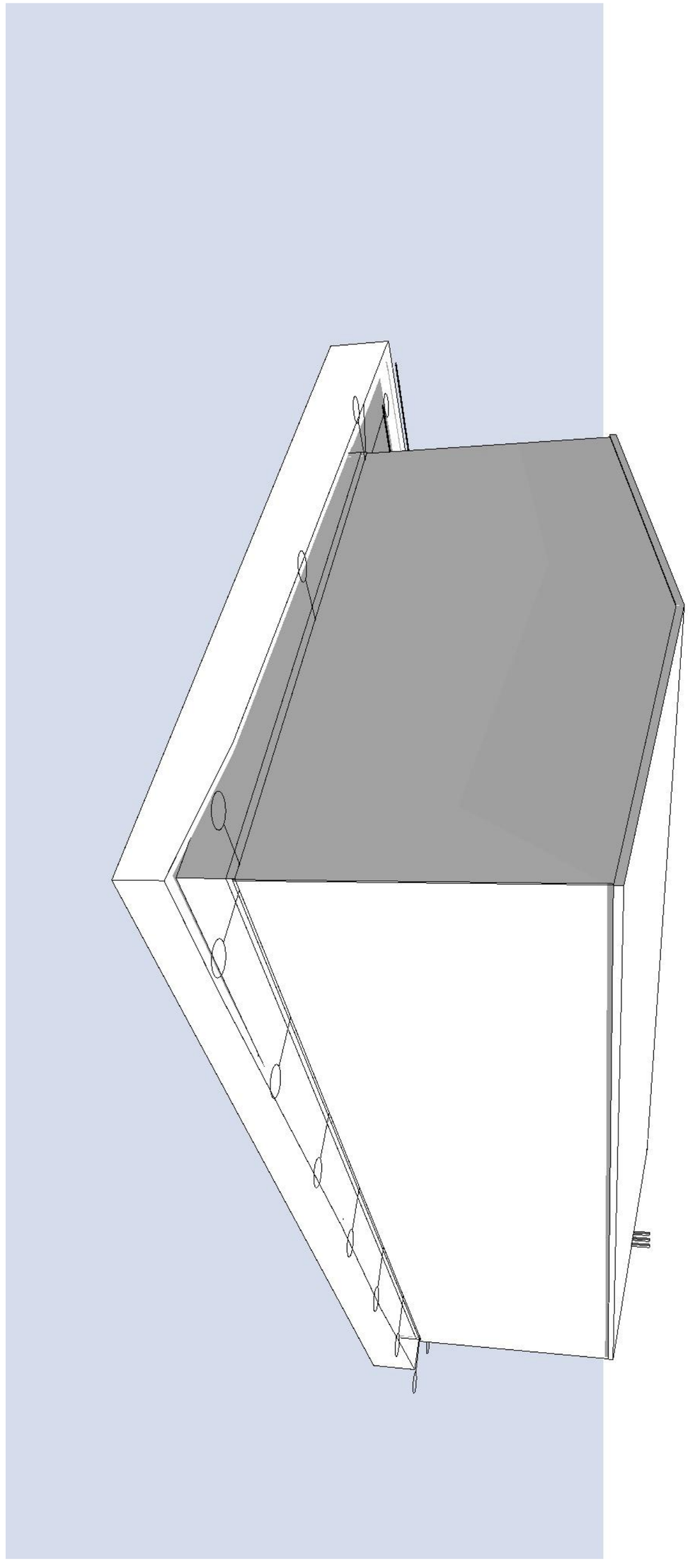
Project No: 00929

Drawing No: DA.07 C

FORM

VIEW FROM NORTH

SCALE: 1:200



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PROPOSED STORAGE STRUCTURE

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FORM

VIEW FROM NORTH

STATUS: DA ISSUE

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Drawing No: DA.08 C