

This planning application is open for
public comment until
20 October 2025

Reference no	PLN-25-0066
Site	1 17, 21 & 23 BORAL ROAD WESTERN JUNCTION
Proposed Development	Expansion of Landscaping area and Consolidation Across Multiple Lots (Translink SAP)
Zone	19.0 General Industrial
Use class	Manufacturing and Processing

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)

PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE
(E.g. Residential houses, sheds, carports, retaining
walls, visitor accommodation, commercial
development, signage etc.)

Office Use Only:

Exhibited

The Proposal

Description of proposal: **Expansion of landscaping area and consolidation of use across multiple lots.**

Driveway construction material:

The Land

Site address:

1, 17, 21 and 23 Boral Road, Western Junction

Title reference:

C/T: **1802152/2, 130405/7, 141987/4 and 175445/1**

Existing buildings on site:

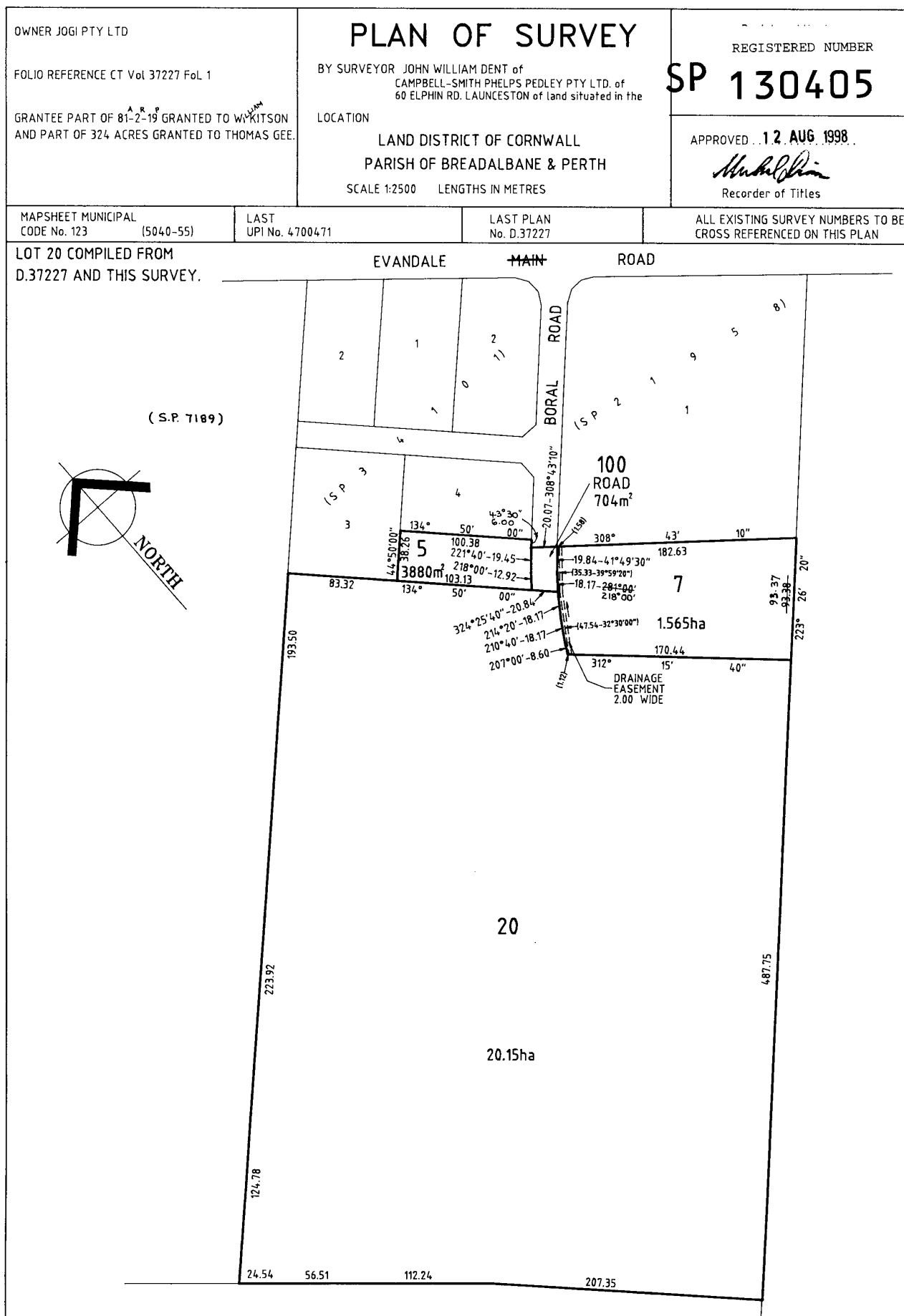
Yes

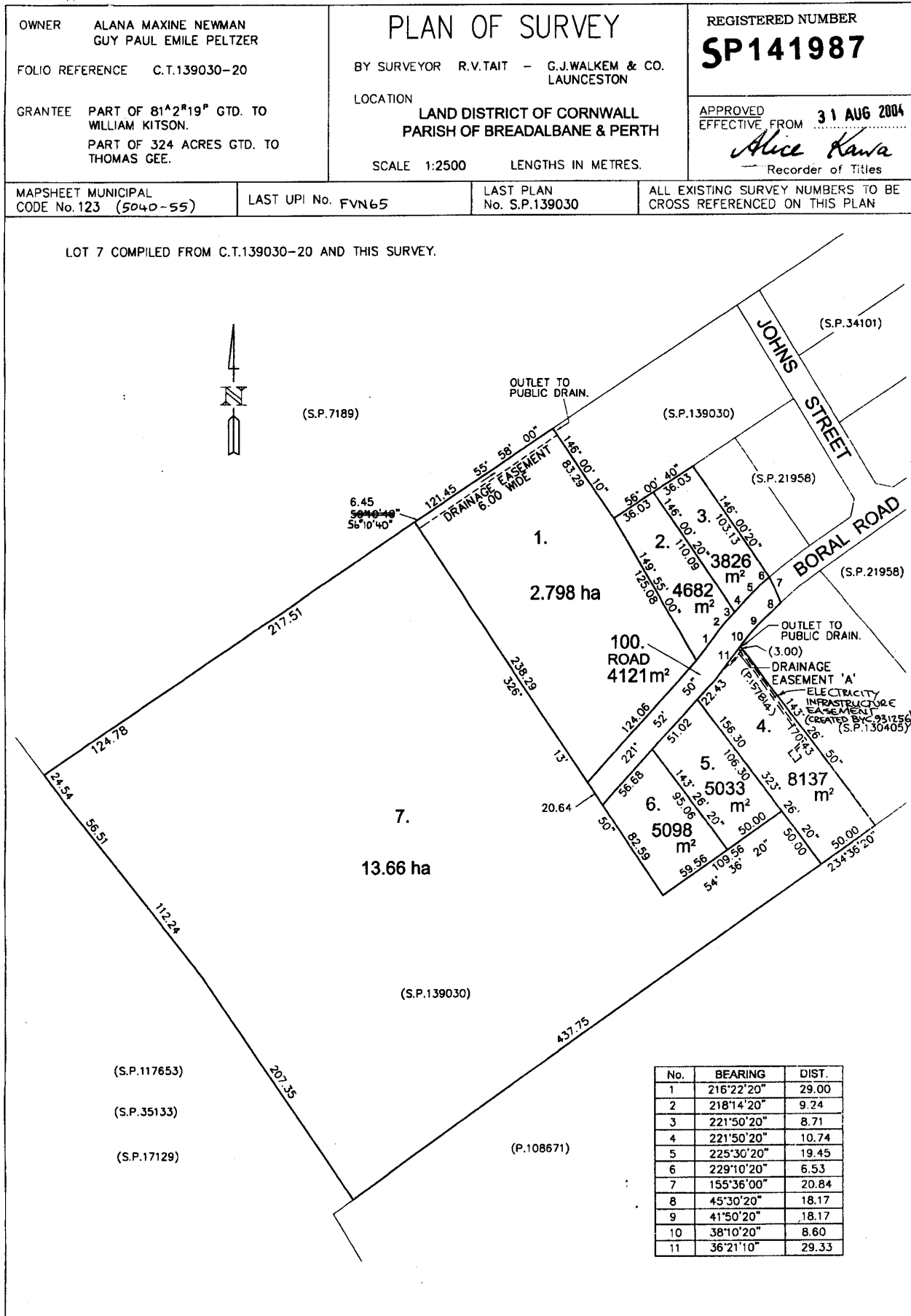
Existing use of site:

Metal manufacturing and fabrication.

**Applicant justification of any variation/discretion to the
Tasmanian Planning Scheme – Northern Midlands**

Relevant details provided within the accompanying planning report.



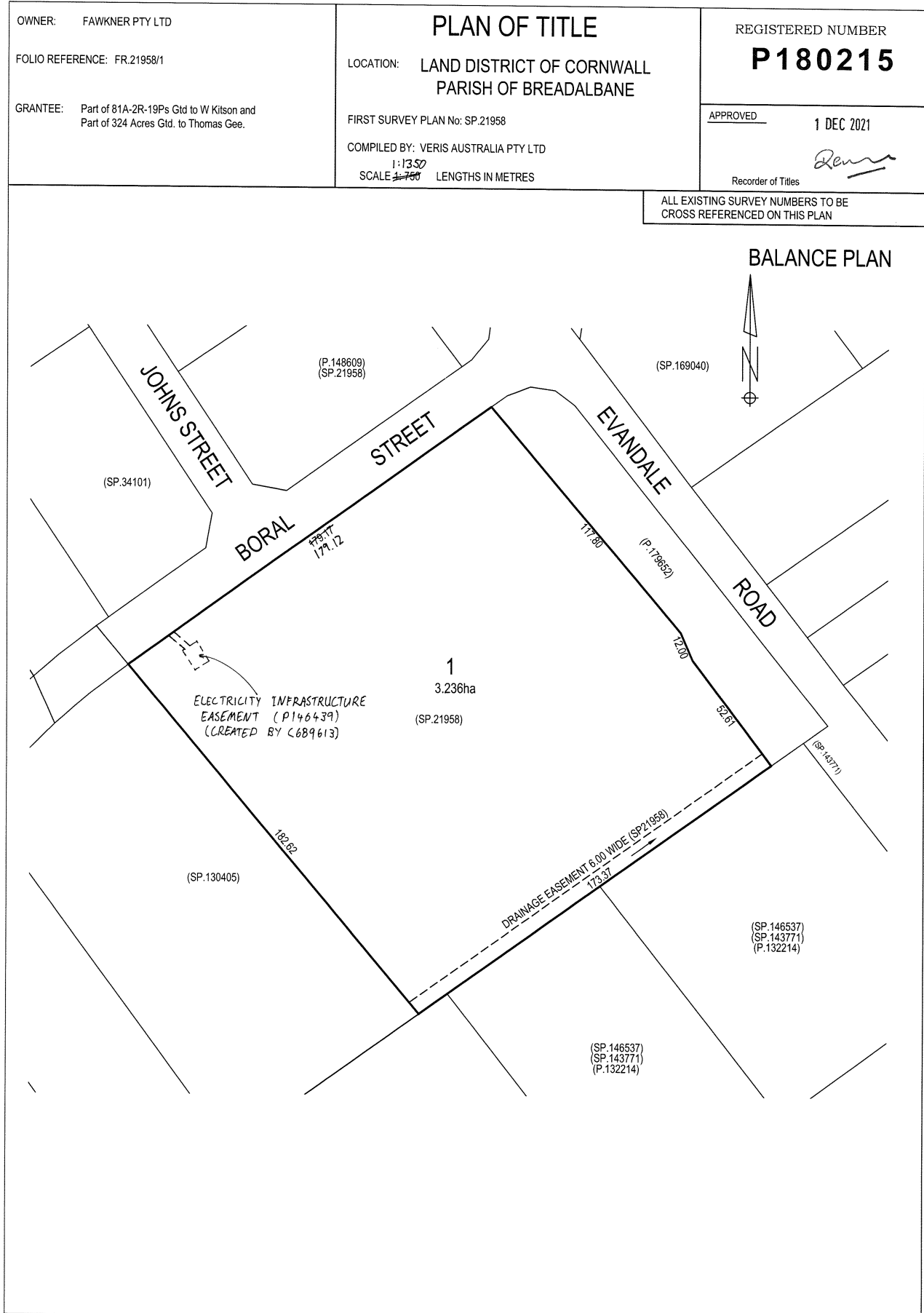


<p>OWNER PETER GEOFFREY WOOLSTON JOHN LESLIE WOOLSTON LONGXIN ZHONG JOCK TAYLOR, WENYONG TANG SHAUN ADRIAN, QINGSONG TANG BLEATHMAN</p> <p>FOLIO REFERENCE C.T.141987/5 & C.T.141987/7</p> <p>GRANTEE PART OF 81²2¹⁹ GTD. TO WILLIAM KITSON. PART OF 324 ACRES GTD. TO THOMAS GEE.</p>	<p>PLAN OF SURVEY</p> <p>6ty°</p> <p>BY SURVEYOR R.M. PECK</p> <p>LOCATION LAND DISTRICT OF CORNWALL PARISH OF BREADALBANE & PERTH</p> <p>SCALE 1:2500 LENGTHS IN METRES.</p>	<p>REGISTERED NUMBER SP175445</p> <p>APPROVED EFFECTIVE FROM 13 SEP 2018 <i>Alice Kawa</i> Recorder of Titles</p>	
MAPSHEET MUNICIPAL CODE No.	LAST UPI No.	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 2 COMPILED FROM ~~C.T.141987~~ AND THIS SURVEY.
F/R 141987/7

2.
13.41 ha

16.7.18
DATE





BORAL ROAD MANUFACTURING PLANT AREAS
TOTAL EXISTING SITE/S AREA: 63,628m²
TOTAL EXISTING LANDSCAPED AREAS: 8,150m²
EXISTING LANDSCAPED SITE COVERAGE: 12.81%

BORAL ROAD MANUFACTURING PLANT AREAS
TOTAL EXISTING BUILDING/S AREA: 19,725m²
BUILDING/S SITE COVERAGE: 31.00%



**INDUSTRIAL
DESIGN POINT**

INDUSTRIAL BUILDING DESIGN & DOCUMENTATION SPECIALISTS

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PROJECT DETAILS:
CRISP BROS & HAYWARDS PTY LTD
BORAL ROAD MANUFACTURING PLANT
WESTERN JUNCTION // TAS // 7212

SCALE @ A1:
1:500

DRAWN BY:
DFB

DATE:
16-07-25

ISSUE:
FOR APPROVAL

DRAWING TITLE:
EXISTING SITE AREAS PLAN

PROJECT No:
25004

DRAWING No:
B101

REVISION:
A03



LANDSCAPING AREAS

TOTAL EXISTING LANDSCAPED AREAS: 8,150m²

NEW LANDSCAPED AREAS: 555m²

TOTAL LANDSCAPED SITE COVERAGE: 13.68%

 <p>INDUSTRIAL DESIGN POINT</p> <p>INDUSTRIAL BUILDING DESIGN & DOCUMENTATION SPECIALISTS</p>	<p>PROJECT DETAILS:</p> <p>CRISP BROS & HAYWARDS PTY LTD</p> <p>BORAL ROAD MANUFACTURING PLANT</p> <p>WESTERN JUNCTION // TAS // 7212</p>				<p>DRAWING TITLE:</p> <p>LANDSCAPING PLAN</p>	
	<p>SCALE @ A1: 1:500</p> <p>DRAWN BY: DFB</p> <p>DATE: 16-07-25</p> <p>ISSUE: FOR APPROVAL</p>				<p>PROJECT No: 25004</p> <p>DRAWING No: B102</p> <p>REVISION: A01</p>	

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Planning Report

*Haywards Manufacturing
(Consolidation of Use)*

Boral Road
Western Junction

WESTERN JUNCTION



Document Control Record

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Document Control

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Report Title:		Haywards Manufacturing Consolidation of Use		
Project Number:		25.078	Project Name:	Haywards Manufacturing
Client:		Haywards	Client Contact:	Shaun Brown
Revision:	Date:	Revision details:	Prepared by:	Reviewed by:
1	4 April 2025	Preliminary	G. Walker	Client
2	30 July 2025	Response to RAI	G. Walker	
3	19 August 2025	Response to RAI	G. Walker	
Current revision:		3		

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1. Introduction

6ty° Pty Ltd has been engaged to prepare an application¹ for the recognition and consolidation of an established manufacturing use across multiple lots² located at 1, 17, 21 and 23 Boral Road, Western Junction (collectively '**the site**') in addition to expanded and improved landscaping areas within the site.

The purpose of this planning report is to provide a description and details of the proposed use and development and an assessment against the applicable standards of the *Tasmanian Planning Scheme* incorporating the Northern Midlands *Local Provisions Schedule* ('**the Scheme**'). This report also responds to Council's request for additional information dated 1 May 2025 and Council's 'not satisfied' notification

The planning report should be read in conjunction with the following plans prepared by Industrial Design Point, listed in Table 1. Where there are discrepancies between the information included within this planning report and the drawings and documents listed in Table 1, the information contained in the drawings and documents listed in Table 1 prevails.

Table 1 - Plans that form part of the application.

Drawing Title	Drawing No.	Project No.	Date	Revision	Issued For
Site Areas Plan	B101	25004	24-02-03	A01	Approval
Existing Areas Plan	B101	25004	16-07-25	A03	Approval
Landscaping Plan	B102	25004	16-07-25	A01	Approval

1.1 Planning Overview

The site³ comprises four (4) conjoined lots located on the south-eastern side of Boral Road, Western Junction. Specific planning details associated with the lots that comprise the site are set out in Table 2 below.

Table 2 - Site specific planning details.

Address:	1 Boral Road, Western Junction 17 Boral Road Western Junction 21 Boral Road, Western Junction 23 Boral Road, Western Junction	
Property Identification Number:	9204684, 1872513, 2528394, 3610111	
Certificate of Title:	Volume	Folio
	180215	2
	130405	7
	141987	4
	175445	1
Area:	63,628m ²	
Planning Instrument:	<i>Tasmanian Planning Scheme</i> - Northern Midlands	

¹ means an application for a permit made under this planning scheme. Table 3.1, Scheme.

² means a piece or parcel of land where there is only one title other than a lot within the meaning of the *Strata Titles Act 1998*. Table 3.1, Scheme.

³ means the lot or lots on which a use or development is located or proposed to be located. Table 3.1, Scheme.

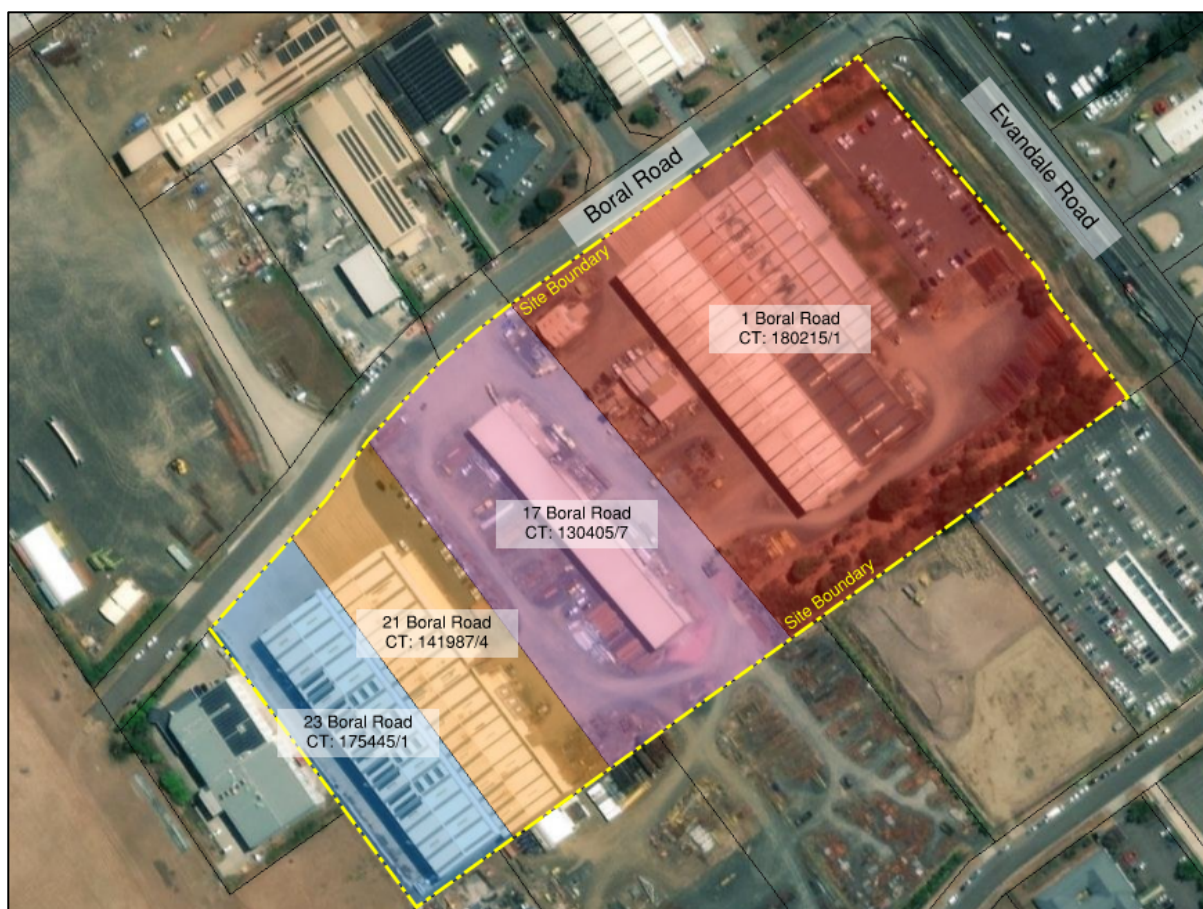
Applicable Zone:	General Industrial
Applicable Overlay(s):	Airport Obstacle Limitation Area Bushfire-Prone Areas
Applicable Code(s):	Parking and Sustainable Transport Road and Railway Safeguarding of Airports
Applicable General Overlay(s):	Specific Area Plan NOR-S1.0 Translink Specific Area Plan
Special Provisions:	Nil
Proposed Use:	Manufacturing and Processing
Proposed Development:	Expanded and improved landscaping areas
Application Status:	Permitted

1.2 Site and Surrounding Area

1.2.1 Site Characteristics

The lots that comprise the site is illustrated in Figure 1.

Figure 1 - aerial image illustrating the location and spatial extent of the lots that forms the site.



Source: image and base data retrieved from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

The site has approximately 180m of frontage to Evandale Road along its north-eastern boundary and approximately 366m of frontage to Boral Road along its north-western boundary. The site is developed with buildings and hardstand associated with the established manufacturing and processing use (metal and structural manufacturing and fabrication). The eastern extent of the site contains car parking and established landscaping.

1.2.2 Surrounding Area

The site forms part of the growing Translink industrial precinct of Western Junction, located to the west and northwest of the Launceston Airport and around 6km south of Launceston city.

This area is used and developed with various industrial uses including warehouses, logistics and freight and vehicle sales and service among other uses. The site is surrounded by other developed industrial lots in all directions.

Surrounding to the west of the industrial precinct and beyond the airport is mainly used for agricultural purposes. The town of Evandale is around 5km to the south-east of the site and Perth is around 4km south-west of the site.

[illegible]

established use and development of the adjoining and adjacent lots within the site which are all operated by Crisp Bros. and Haywards for metal and structural manufacturing and fabrication.

In this regard, the row buildings located along the south-eastern side of Boral Road shown within the site in Figure 1 comprise a series of plant and stations from which metal items are manufactured and fabricated. Manufactured items move between plant sheds to undergo different manufacturing processes based on the equipment and machinery provided within each plant building. Transportation of items and materials predominately occurs internally within the site with larger and gantry items transported between buildings along Boral Road. The north-eastern most building on the corner of Evandale Road and Boral Road is the main office and original plant buildings which were constructed in 1982.

The site that will comprise the consolidated use will provide a total area of 63,628m² which contains 8,150m² of established landscaped area which is capable of being improved and 19,536.7m² of roofed buildings.

To this end, the application is only seeking to recognise and consolidate the existing use within the boundary of the site illustrated in Figure 1 and the accompanying Site Areas Plan. It does not include any changes to the existing use and development established on lots within the site with the exception of the location and spatial configuration of landscaping which will no longer apply to individual lots within the site. Rather, the location and spatial configuration of landscaping associated with the established use and development will apply across all lots (as a whole) within the site.

Notwithstanding this, the application is seeking to improve and expand upon the landscaping along the southern perimeter landscaping which will encroach into some of the hardstand area as detailed in the accompanying Site Areas Plan in addition to the western side of the middle building, north-east of the western building and south-western corner of the sites (in two locations).

3. Statutory Planning Assessment

The following section provides an assessment of the proposed development against applicable standards of the *Tasmanian Planning Scheme* incorporating the *Northern Midlands Local Provisions Schedule*.

3.1 Categorisation of Use

For the purposes of clause 6.2.6, the proposed use and development is categorised into the Manufacturing and Processing Use Class which Table 6.2 of the Scheme defines as:

Manufacturing and Processing Use Class

use of land for manufacturing, assembling or processing products other than Resource Processing. Examples include boat building, brick making, cement works, furniture making, glass manufacturing, metal and wood fabrication, mineral processing and textile manufacturing.

Specifically, the proposed use and development best satisfies the metal fabrication sub-use of the Manufacturing and Processing Use Class.

3.2 General Provisions

The application relies upon clause 7.2 of the Scheme which states *notwithstanding clause 6.8.1 of this planning scheme, proposals for development (excluding subdivision), associated with a Use Class specified in an applicable Use Table, as a Discretionary use, must be considered as if that Use Class had Permitted status in that Use Table, where the proposal for development does not establish a new use, or substantially intensify the existing use.*

To this extent, the use of land for Manufacturing and Processing is listed as a Discretionary use within Use Table NOR-S1.5.1 Area 1.

In this instance, the application involves the expansion of the landscaping zone along the southern perimeter of the site shown in the accompanying Site Areas Plan. Landscaping constitutes development (works) in accordance with the Scheme. The proposed development will not establish a new use on the site or substantially intensify the existing use on the site.

3.3 General Industrial Zone

3.3.1 Table 19.2

This Clause is substituted by NOR-S1.5.1 Area 1 Use Table in the Translink Specific Area Plan (addressed below).

3.3.2 Use Provisions

19.3 Use Standards			
Standard		Assessment	Compliance
19.3.1 Discretionary use			
A1	No Acceptable Solution.	The Manufacturing and Processing Use Class is ordinarily Discretionary in accordance with Use Table NOR-S1.5.1 Area 1. However, pursuant to clause 7.2	Not Applicable

Exhibited

19.3 Use Standards		
Standard	Assessment	Compliance
	of the Scheme, the Manufacturing and Processing use is to be treated as a Permitted use within Use Table NOR-S1.5.1 Area 1.	

3.3.3 Development Provisions for Buildings

19.4 Development Standards for Buildings and Works			
Standard	Assessment	Compliance	
19.4.1 Building height			
A1	Building height must not be more than 20m.	This clause is substituted by NOR-S1.7.1 Building height.	Not Applicable
20.4.2 Setbacks			
A1	Buildings must have setback from a frontage of: (a) not less than 10m; (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.	This clause is substituted by NOR-S1.7.2 Setback.	Not Applicable Not Applicable Not Applicable
19.4.3 Landscaping			
A1	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 6m; or (b) not less than the frontage of an existing building if it is a lesser distance.	This clause is substituted by NOR-S1.7.5 Open space and landscaping.	Not Applicable Not Applicable

3.3.4 Development Provisions for Subdivision

The application does not involve subdivision of land.

3.4 NOR-S1.0 Translink Specific Area Plan

The site is located within Translink Area 1 pursuant to Figure NOR-S1.2.1

3.4.1 Use Table

Use of land for Service Industry is identified as a **Permitted** use within Use Table NOR-S1.5.1.

3.5 NOR-S1.6. Use Provisions

NOR-S1.6 Use Standards			
Standard		Assessment	Compliance
NOR-S1.6.1 External Lighting			
A1	External lighting must be hooded and directed so as not to cause nuisance, threat or hazard to the operation of Launceston Airport.	The proposal does not include any additional external lighting.	Not Applicable
NOR-S1.6.2 Environmental Quality			
A1	Emissions must not cause a hazard to the safe operation of Launceston Airport.	The use and development will not create any emissions that could cause a hazard to the safe operation of the Launceston Airport.	Complies with Acceptable Solution
A2	Emissions must not cause a hazard to the residents in the Devon Hills Low Density Residential Zone.	The use and development will not create any emissions that could cause a hazard to the residents of Devon Hills.	Complies with Acceptable Solution
NOR-S1.6.3 Residential Use			
A1.1	Residential use must be incidental to another use on-site;	The proposal does not include residential use.	Not Applicable
A1.2	Residential use must be incorporated into the main building;	The proposal does not include residential use.	Not Applicable
A1.3	Development for residential use must meet Australian Standard 2021 - 2000 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.	The proposal does not include residential use.	Not Applicable
NOR-S1.6.4 Liquid and solid fuel depot			
A1	The applicant must provide advice that the relevant airport safety authority has determined that the use will not pose a threat to the safety and amenity of the airport.	The proposal does not include a solid or liquid fuel depot.	Not Applicable
NOR-S1.6.5 General Retail and Hire			
A1	The gross floor area must not exceed 250m ² .	The proposal does not include General Retail and Hire use.	Not Applicable
NOR-S1.6.6 Car Parking Numbers			
A1	The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:	<p>Table C2.1 requires car parking to be provided at the following rate for the established use:</p> <ul style="list-style-type: none"> Manufacturing and Processing - 1 space per 200m² of floor area or 2 spaces per 3 employees, whichever is greater. 	Not Applicable

Exhibited

NOR-S1.6 Use Standards			
Standard		Assessment	Compliance
		The application does not involve any additional building floor area or changes to existing employee numbers.	

3.5.1 Development Provisions for Buildings and Works

NOR-S1.7 Development Standards for Buildings and Works			
Standard		Assessment	Compliance
NOR-S1.7.1 Building Height			
A1	Within Area 1 (refer to Figure NOR-S1.2.1), the maximum height of buildings and other works must not be more than 12m.	The proposal does not include any new buildings.	Not Applicable
NOR-S1.7.2 Setback			
A1	Within Area 1 (refer to Figure NOR-S1.2.1), front, side and rear boundary setbacks for buildings or other works must be a minimum of: (a) 50m to the Evandale Main Road frontage; (b) 20m to the Distributor Road frontage; (c) 10m to an access road frontage; (d) 5m to the side boundary; and (e) 10m to the rear boundary.	The proposal does not include any new buildings.	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable
NOR-S1.7.3 Materials and Presentation			
A1	Within Areas 1, 2, 3 and 6 (refer to Figure NOR-S1.2.1), a variety of building forms must be used rather than single monolithic structures.	The proposal does not include any new buildings.	Not Applicable
A2	Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), external walls and roofs must be in face brickwork, form concrete panels, painted or rendered concrete blocks or cement composite sheets or metal clad with a patented pre-treated finish such as colorbond.	The proposal does not include any new buildings.	Not Applicable
NOR-S1.7.4 Site Coverage			
A3	Site coverage for a site with an area greater than 2000m ² and less than 5000m ² must be:	The Scheme defines the term 'site coverage' as <i>the proportion of a site, excluding any access strip, covered by roofed buildings and the term 'site' as the lot or lots on</i>	

Exhibited

NOR-S1.7 Development Standards for Buildings and Works			
Standard		Assessment	Compliance
		<p><i>which a use or development is located or proposed to be located.</i></p> <p>In this instance, the site comprises four (4) lots which are illustrated in Figure 1 and the Site Areas Plan.</p> <p>The site has a combined area of 63,628m².</p>	
	(a) buildings and covered storage - maximum 60%; and	The area of roofed buildings contained on the site is 19,536.7m ² . The site coverage therefore pivots to 30.7% of the total area of the site.	Complies with Acceptable Solution
	(b) landscaped area - minimum 10%.	Existing landscaped areas within the site equate to 8,150m ² . New landscaping areas equate to 555m ² . The landscaped area therefore pivots to 13.68% of the total area of the site.	Not Applicable
NOR-S1.7.5 Open Space and Landscaping			
A4	<p>Within Area 1 (refer to Figure NOR-S1.2.1), the following setback distance must be used for landscaping, excluding those areas sealed for driveway access:</p> <p>(a) 20m from Evandale Main Road;</p> <p>(b) 7m from the Distributor Road; and</p> <p>(c) 3m from an access road.</p>	<p>Landscaping within the context of Evandale Main Road will not change.</p> <p>Boral Road is not a Distributor Road.</p> <p>Boral Road is an access road. It is proposed to install additional landscaping to a depth of greater than 3m along the (Boral Road) frontage of the site that is not currently used for driveway access within the site. Landscaping along Boral Road will comprise a mixture of existing and new landscaping areas.</p>	<p>Not Applicable</p> <p>Complies with Acceptable Solution</p>
A7	<p>Within Areas 1, 2, 3, 4, 5, 6 and 7 (refer to Figure NOR-S1.2.1), landscaping must:</p> <p>(a) be provided for development of vacant land or where landscaping has not previously been undertaken; and</p>	The site is not vacant land and new landscaping areas have been proposed as detailed within the Landscaping Areas Plan.	Complies with Acceptable Solution

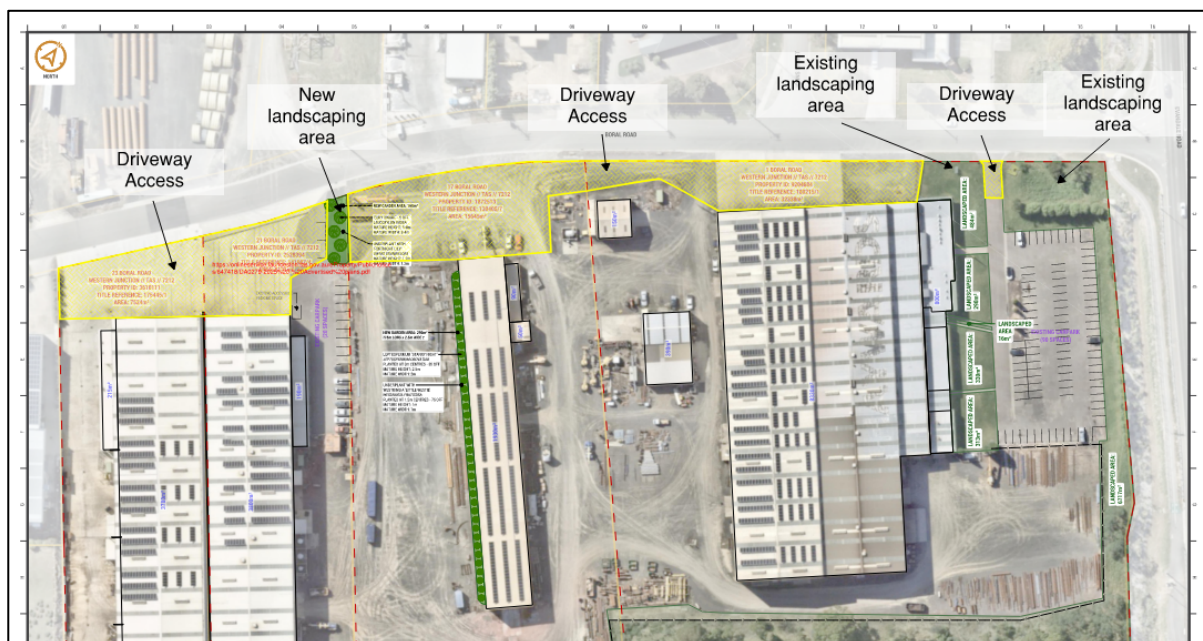
Exhibited

NOR-S1.7 Development Standards for Buildings and Works			
Standard		Assessment	Compliance
	(b) be provided with an automated watering system.	The new landscaping areas will be provided with an automated watering system.	Complies with Acceptable Solution
A8	Within Areas 1, 2, and 3 (refer to Figure NOR-S1.2.1), landscaping of sites adjacent to Evandale Main Road must incorporate mounding into the landscaping and must conform to a comprehensive landscape plan approved by Council.	The proposal does change the landscaping relative to Evandale Main Road although it currently includes a mixture of mounding and established vegetation.	Not Applicable
NOR-S1.7.6 Outdoor Storage Areas			
A1	Storage areas must be at the rear of buildings and/or where they are not visible from any public road. If site constraints or other circumstances exist, Council may require additional landscaping and/or mounding to screen outside storage areas.	The proposal does not include any new outdoor storage areas.	Not Applicable
A2.1	Outside storage areas must be sealed and drained; or	The proposal does not include any new outdoor storage areas.	Not Applicable
A2.2	Outside storage areas must be of compacted gravel and drained so that stormwater is discharged from the site in a manner that will not cause siltation or pollution of any stormwater detention or retention basins.	The proposal does not include any new outdoor storage areas.	Not Applicable
NOR-S1.7.7 Fencing			
A1.1	Security fencing must be located behind the front boundary landscaped area; or	No additional fencing is proposed.	Not Applicable
A1.2	Security fencing, including posts and gates, must be of dark colours.	No additional fencing is proposed.	Not Applicable
NOR-S1.7.8 Stormwater			
A1	The flow rate of stormwater outside the boundaries of the title must be not greater than if the land was used for rural purposes. On-site detention devices must be incorporated in the development.	The flow rate of stormwater will not be impacted by the proposed use and development.	Not Applicable
NOR-S1.7.9 Parking and Internal Circulation			
A1	Vehicles must be able to enter and exit the site in a forward direction.	Vehicles are able to enter and exit the site in a forward direction.	Complies with Acceptable Solution
A2	Access drives must have a minimum width of 3.6m for one-way traffic and 7m for two-way traffic.	The proposal will use the existing site access with no changes proposed.	Not Applicable

Exhibited

NOR-S1.7 Development Standards for Buildings and Works			
Standard		Assessment	Compliance
		Accordingly, this Standard is not an applicable clause in accordance with clause 5.6.2(c) of the Scheme on the basis that it deals with a matter that could not affect, or could be affected by, the proposed use and development.	
A3	Access drives, parking, manoeuvring, loading and unloading areas must be sealed and drained.	The proposal will use the existing gravel site access drive, parking, manoeuvring, loading and unloading areas with no changes proposed.	Not Applicable
NOR-S1.7.10 Buffer Areas			
A1	Development of those sites closest to the Devon Hills residential area must incorporate a landscaped area along the rear boundary.	The site is not closest to the Devon Hills residential area.	Not Applicable
A2	Development of those sites closest to the Devon Hills residential area must incorporate effective screening measures for all outside storage areas	The site is not closest to the Devon Hills residential area.	Not Applicable
A3	Development of those sites closest to the Devon Hills must demonstrate how noise emissions will be managed so that at the boundaries of the nearest house they do not exceed 40 dB(A) between the hours of 7:00am and 7:00pm and 35 dB(A) between the hours of 7:00pm and 7:00am	The site is not closest to the Devon Hills residential area.	Not Applicable
NOR-S1.7.11 Heritage			
A1	Developments within 100m of the historic Clairville property contained on Folio of the Register 108432/1, must be sympathetic to the cultural significance of the site and Council may require additional landscaping, mounding or other measures to ameliorate potential impacts.	The site is more than 100m away from the historic Clairville property.	Not Applicable

Figure 3 - Boral Road landscaping zone.



3.5.2 Development Provisions for Subdivision

The application does not involve subdivision of land.

3.6 Code Applicability Overview

An overview as to the applicability of Scheme codes is provided below.

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
C1.0 Signs Code			
C1.2.1	Unless otherwise stated in a particular purpose zone, this code applies to all development for signs, unless the following clauses apply: (a) C1.4.2; or (b) C1.4.3.	The application does not include signage.	Not Applicable
C2.0 Parking and Sustainable Transport Code			
C2.2.1	Unless stated otherwise in a particular purpose zone, or sub-clause C2.2.2, C2.2.3 or C2.2.4, this code applies to all use and development.	This Code applies to all use and development. On the other hand, the proposal does not result in any use or development that will generate additional onsite parking demand under the terms of Table C2.1 and no additional vehicle access, parking or circulation areas are proposed. Standards within the Code are therefore not applicable standards in accordance with clause 5.6.2(c) of the Scheme.	Not Applicable

Exhibited

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
C3.0 Road and Railway Assets Code			
C3.2.1	<p>This code applies to a use or development that:</p> <ul style="list-style-type: none"> (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. 	<p>The proposal will not increase the number of vehicle movements using the existing vehicle crossing, including vehicles longer than 5.5m.</p> <p>The proposal will not require a new vehicle crossing, junction or level crossing.</p> <p>The site is not within a road or railway attenuation area.</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>
C4.0 Electricity Transmission Infrastructure Protection Code			
C4.2.1	<p>This code applies to use or development of land within the following areas:</p> <ul style="list-style-type: none"> (a) electricity transmission corridor, and if for: <ul style="list-style-type: none"> (i) buildings or works; (ii) a sensitive use contained within a building; (iii) use listed in Table 4.1; or (iv) subdivision; and (b) communications station buffer area, and if for: <ul style="list-style-type: none"> (i) buildings or works; or (ii) subdivision; and (c) substation facility buffer area, and if for: <ul style="list-style-type: none"> (i) a sensitive use contained within a building; 	<p>The application does not involve use or development within an electricity transmission corridor.</p> <p>The application does not involve use or development within a communications station buffer area.</p> <p>The application does not involve use or development within a substation facility buffer area.</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>

Exhibited

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
	(ii) a use listed in Table C4.1; (iii) buildings or works within 5m of a substation facility; or (iv) subdivision.		
C5.0 Telecommunications Code			
C5.2.1	Unless otherwise stated in a particular purpose zone, this code applies to all development for telecommunication facilities.	The application does not involve development for a telecommunications facility.	Not Applicable
C6.0 Local Historic Heritage Code			
C6.2.1	This code applies to: (a) development on land within any of the following, as defined in this code: (i) a local heritage place; (ii) a local heritage precinct; (iii) a local historic landscape precinct; (iv) for excavation only, a place or precinct of archaeological potential; and (b) the lopping, pruning, removal or destruction of a significant tree as defined in this code.	The site is not a local heritage place listed in this Code and is not within any precinct under this Code.	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable
C6.2.3	This code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this code.	The site is not a registered place entered on the Tasmanian Heritage Register.	Not Applicable
C7.0 Natural Assets Code			
C7.2.1	This code applies to development on land within the following areas: (a) a waterway and coastal protection area; (b) a future coastal refugia area; and	The site is not subject to a waterway and coastal protection area. The site is not subject to a future coastal refugia area.	Not Applicable Not Applicable

Exhibited

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
	(c) a priority vegetation area only if within the following zones:	The site is not subject to a priority vegetation area.	Not Applicable
	(i) Rural Living Zone;	The site is not assigned to the Rural Living Zone.	Not Applicable
	(ii) Rural Zone;	The site is assigned to the Rural Zone and the application involves development within the area of the site that is subject to a priority vegetation area.	Not Applicable
	(iii) Landscape Conservation Zone;	The site is not assigned to the Landscape Conservation Zone.	Not Applicable
	(iv) Environmental Management Zone;	The site is not assigned to the Environmental Management Zone.	Not Applicable
	(v) Major Tourism Zone;	The site is not assigned to the Major Tourism Zone.	Not Applicable
	(vi) Utilities Zone;	The site is not assigned to the Utilities Zone.	Not Applicable
	(vii) Community Purpose Zone;	The site is not assigned to Community Purpose Zone.	Not Applicable
	(viii) Recreation Zone;	The site is not assigned to the Recreation Zone.	Not Applicable
	(ix) Open Space Zone;	The site is not assigned to the Open Space Zone.	Not Applicable
	(x) Future Urban Zone;	The site is not assigned to the Future Urban Zone.	Not Applicable
	(xi) Particular Purpose Zone; or	The site is not assigned to a Particular Purpose Zone.	Not Applicable
	(xii) General Residential Zone or Low Density Residential Zone, only if an application for subdivision.	The site is not assigned to the General Residential or Low Density Residential zone.	Not Applicable
C8.0 Scenic Protection Code			
C8.2.1	This code applies to development on land within a scenic protection area or scenic road corridor and only if within the following zones: (a) Rural Living Zone; (b) Rural Zone; (c) Agriculture Zone; (d) Landscape Conservation Zone;	The site is not located within a scenic protection area or a scenic road corridor.	Not Applicable

Exhibited

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
	(e) Environmental Management Zone; or (f) Open Space Zone.		
C9.0 Attenuation Code			
C9.2.1	This code applies to: (a) activities listed in Tables C9.1 and C9.2; (b) sensitive uses; and (c) subdivision if it creates a new lot where a sensitive use could be established, within an attenuation area.	The proposal does not alter the established parameters of the attenuating use. The application does not involve sensitive use. The application does not involve subdivision.	Not Applicable Not Applicable Not Applicable
C9.2.2	The code does not apply to attenuation areas between the activities listed in Tables C9.1 and C9.2 where those activities occur within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.	In this case all land within the attenuation distance falls into the General Industrial Zone and where developed, is used for similar activities.	Not Applicable
C9.2.3	The code does not apply to sensitive uses occurring within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.	The application does not involve sensitive use.	Not Applicable
9.2.4	The code does not apply to a plant nursery or controlled environment agriculture activities occurring within the Rural Zone and Agriculture Zone.	The application does not involve a plant nursery or controlled environment agriculture.	Not Applicable
C10.0 Coastal Erosion Hazard Code			
C10.2.1	This code applies to: (a) use and development of land within a coastal erosion hazard area; or (b) development identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as located on an actively mobile landform within the coastal zone.	The site is not located within a coastal erosion hazard area. The site is not located within a coastal erosion hazard area.	Not Applicable Not Applicable
C11.0 Coastal Inundation Hazard Code			

Exhibited

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
C11.2.1	This code applies to use and development of land within a coastal inundation hazard area.	The site is not located within a coastal inundation hazard area.	Not Applicable
C12.0 Flood-Prone Areas Hazard Code			
C12.2.1	This code applies to development of land within a flood-prone hazard area.	The site is not located within a flood-prone hazard area.	Not Applicable
C12.2.2	<p>This code applies to use of land within a flood-prone hazard area if for:</p> <p>(a) a change of use that converts a non-habitable building to a habitable building; or</p> <p>(b) a new habitable room within an existing building.</p>	The site is not located within a flood-prone hazard area.	Not Applicable
C13.0 Bushfire-Prone Areas Code			
C13.2.1	<p>This code applies to:</p> <p>(a) subdivision of land that is located within, or partially within, a bushfire-prone area; and</p> <p>(b) a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.</p>	<p>The site is located in a bushfire prone area; however the application does not involve subdivision.</p> <p>The application does not involve use of land for a vulnerable or hazardous use.</p>	<p>Not Applicable</p> <p>Not Applicable</p>
C14.0 Potentially Contaminated Land Code			
C14.2.1	<p>This code applies to a sensitive use, a use listed in a Use Class in Table C14.1 as one of the specified uses, or development, on land that:</p> <p>(a) is shown on an overlay map in the relevant Local Provisions Schedule as within an area of potentially contaminated land;</p> <p>(b) the planning authority knows to have been used for a potentially contaminating activity, by reference to:</p> <p>(i) a notice issued in accordance with Part 5A of the <i>Environmental Management and Pollution Control Act 1994</i>; or</p>	<p>The site is not shown on an overlay map as within an area of potentially contaminated land.</p> <p>The site is not known to have been used for a potentially contaminating activity.</p>	<p>Not Applicable</p> <p>Not Applicable</p>

Exhibited

Scheme Code Applicability Overview			
Clause	Code Application	Assessment	Applicability
	<p>(ii) a previous permit;</p> <p>(c) the planning authority reasonably suspects may be contaminated by reference to:</p> <p>(i) a notice in accordance with Part 5A of the <i>Environmental Management and Pollution Control Act 1994</i>; or</p> <p>(ii) advice from the Director that it is likely that contamination has migrated onto the land; or</p> <p>(d) has been identified as having been used, or may have been used, for a potentially contaminating activity, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated:</p> <p>(i) in a report lodged with the application; or</p> <p>(ii) in a report prepared by a site contamination practitioner in response to a request under section 54 of the Act.</p>	<p>The site is not known to have been used for a potentially contaminating activity.</p> <p>The site is not known to have been used for a potentially contaminating activity.</p>	<p>Not Applicable</p> <p>Not Applicable</p>
C15.0 Landslip Hazard Code			
C15.2.1	<p>This code applies to:</p> <p>(a) use or development of land within a landslip hazard area; or</p>	<p>The site is not shown on an overlay map as within a landslip hazard area.</p>	Not Applicable
C16.0 Safeguarding of Airports Code			
C16.2.1	<p>This code applies to:</p> <p>(a) a sensitive use within an airport noise exposure area; and</p> <p>(b) development within an airport obstacle limitation area.</p>	<p>The site is not located within an airport noise exposure area.</p> <p>The site is within an airport obstacle limitation area however the application does not involve the construction of any buildings.</p>	<p>Not Applicable</p> <p>Not Applicable</p>

4. Conclusion

The application is seeking approval for the recognition and consolidation of an established manufacturing use across multiple lots located at 1, 17, 21 and 23 Boral Road, Western Junction including the provision of additional and improved landscaping areas.

The preceding assessment sets out the details of the application and provides an assessment of the proposed development against all applicable standards of the Scheme.

The assessment has concluded that the application satisfies all applicable standards of the Scheme by way of compliance with Acceptable Solutions.

Accordingly, it is contended that a Permitted permit is able to be issued for the application pursuant to sections 51 and 58 of the LUPA Act and clause 6.7.1 of the Scheme.

5. Response to Council RAI

The following section responds to each item listed in Council's request for additional information ('RAI') dated 1 May 2025.

5.1 Item 1

To determine your application against NOR-S1.6.6 car parking numbers, please show the location of all parking spaces associated with the use across the entire site. Where the number provided does not comply with the acceptable solution, please address the performance criteria.

5.1.1 Response

As identified in section 3.6 of this report, the Car Parking and Sustainable Transport Code applies to all use and development. On the other hand, the proposal does not result in any use or development that will generate additional onsite parking demand under the terms of Table C2.1 and no additional vehicle access, parking or circulation areas are proposed. It is therefore contended that standards within the Code are therefore not applicable standards in accordance with clause 5.6.2(c) of the Scheme.

In this regard, Table C2.1 requires 1 space per 200m² of floor area or 2 spaces per 3 employees, whichever is greater for the Manufacturing and Processing Use Class. The application seeks to consolidate the established use (which currently occurs on the individual lots) and expand the area of landscaping within the site. Accordingly, the application will not increase the requirements for additional car parking spaces to be provided in terms of expanding the area of the site or increasing the number of employees.

Notwithstanding this, the Existing Site Areas Plan and Landscaping Plan illustrate a total of 110 car parking spaces within the site which are used by employees and which currently exceed the requirements of the established use across the site.

5.2 Item 2

Please provide a detailed landscape plan showing specific details of the landscaping proposed including but not limited to species and location.

- (a) *In demonstrating compliance with NOR-S1.7.4 please also demonstrate compliance with NOR-S1.7.5 as relevant to Translink Area 1.*

5.2.1 Response

A Landscaping Areas Plan has been provided. Existing landscaped areas within the site equate to 8,150m². New landscaping areas equate to 555m². The landscaped area therefore pivots to 13.68% of the total area of the site therefore satisfying clause NOR-S1.7.4 A3(b). Applicable provisions of clause NOR-S1.7.5 have been addressed.

5.3 Item 3

Where the proposed use relies on outside storage please demonstrate compliance with NOR-S1.7.6. Where the acceptable solution is not achieved please address the performance criteria.

5.3.1 Response

The application does not involve any new outdoor storage areas. Standard NOR-S1.7.6 is therefore not an applicable standard pursuant to clause 5.6.2(c) of the Scheme.

5.4 Item 4

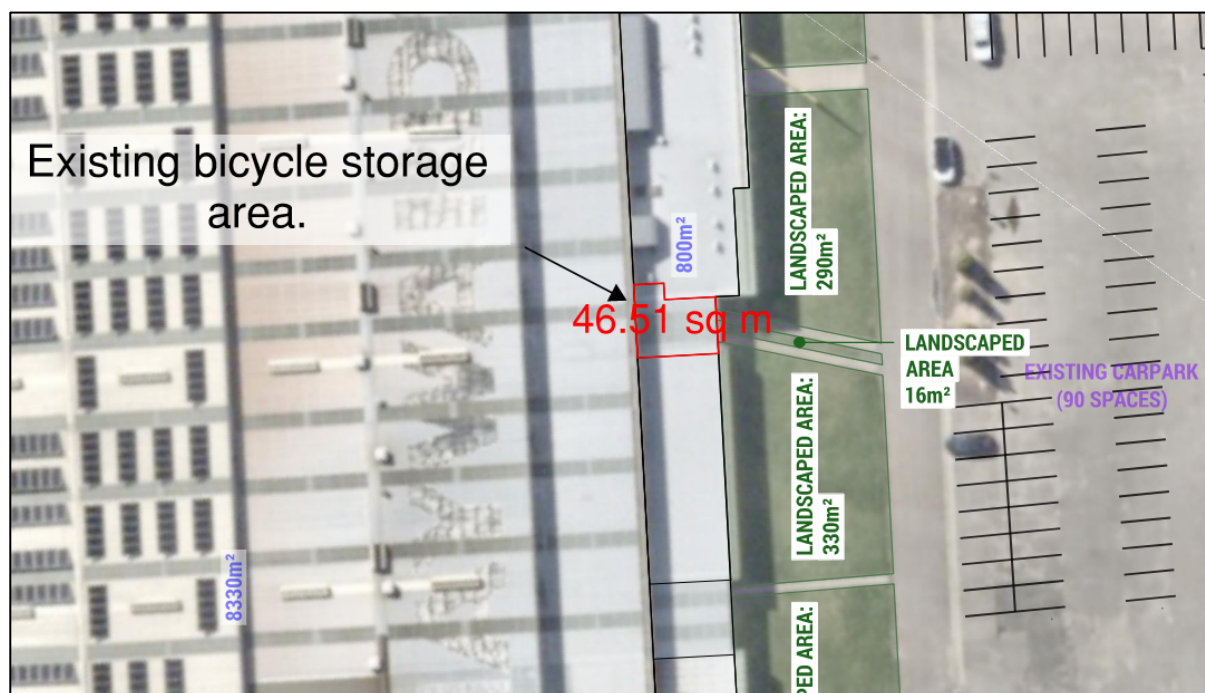
To determine your application against C2.5.2 please show the location of all bike parking spaces associated with the use across the entire site. Where the number provided does not comply with Table C2.1 please address the performance criteria.

5.4.1 Response

Clause C2.5.2 is not applicable on the basis that the application does not establish a new use or increase the number of employees associated with the existing use to be consolidated. In this regard, the application does not increase the demand for bicycle parking spaces on the site under the terms of Table C2.1 of the Scheme.

In the alternative, if clause C2.5.2 is satisfied then Acceptable Solution C2.5.2 A1 is satisfied. In this regard Table C2.1 requires bicycle parking spaces to be provided at a rate of 1 space per 5 employees for the Manufacturing and Processing Use Class. In this instance, the use employees 100 staff which equates to 20 bicycle parking spaces. Currently, a 46m² covered area of the building adjacent to the office and main car parking area is used for staff to park bicycles (refer to Figure 4). This area is sufficient to store a minimum of 20 bicycles. Accordingly Acceptable Solution C2.5.2 A1 is satisfied.

Figure 4 - existing bicycle parking area within the site.



5.5 Item 5

To determine your application against C2.5.3 please show the location of all motorcycle parking spaces associated with the use across the entire site. Where the number provided does not comply with Table C2.4 please address the performance criteria.

5.5.1 Response

Standard C2.5.3 is not applicable to the Manufacturing and Processing Use Class pursuant to clause C2.2.2 of the Scheme.