

This planning application is open for
public comment until
03 March 2026

Reference no	PLN-26-0003
Site	1 BORAL ROAD WESTERN JUNCTION
Proposed Development	Demolition & construction of Outbuilding (Shed)
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)



NORTHERN
MIDLANDS
COUNCIL

PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE

(E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)

The Proposal

Description of proposal:

Alterations and additions to existing colorbond workshop. Demolition of lean to structures attached to existing workshop form part of the works.

Driveway construction material: N/A

The Land

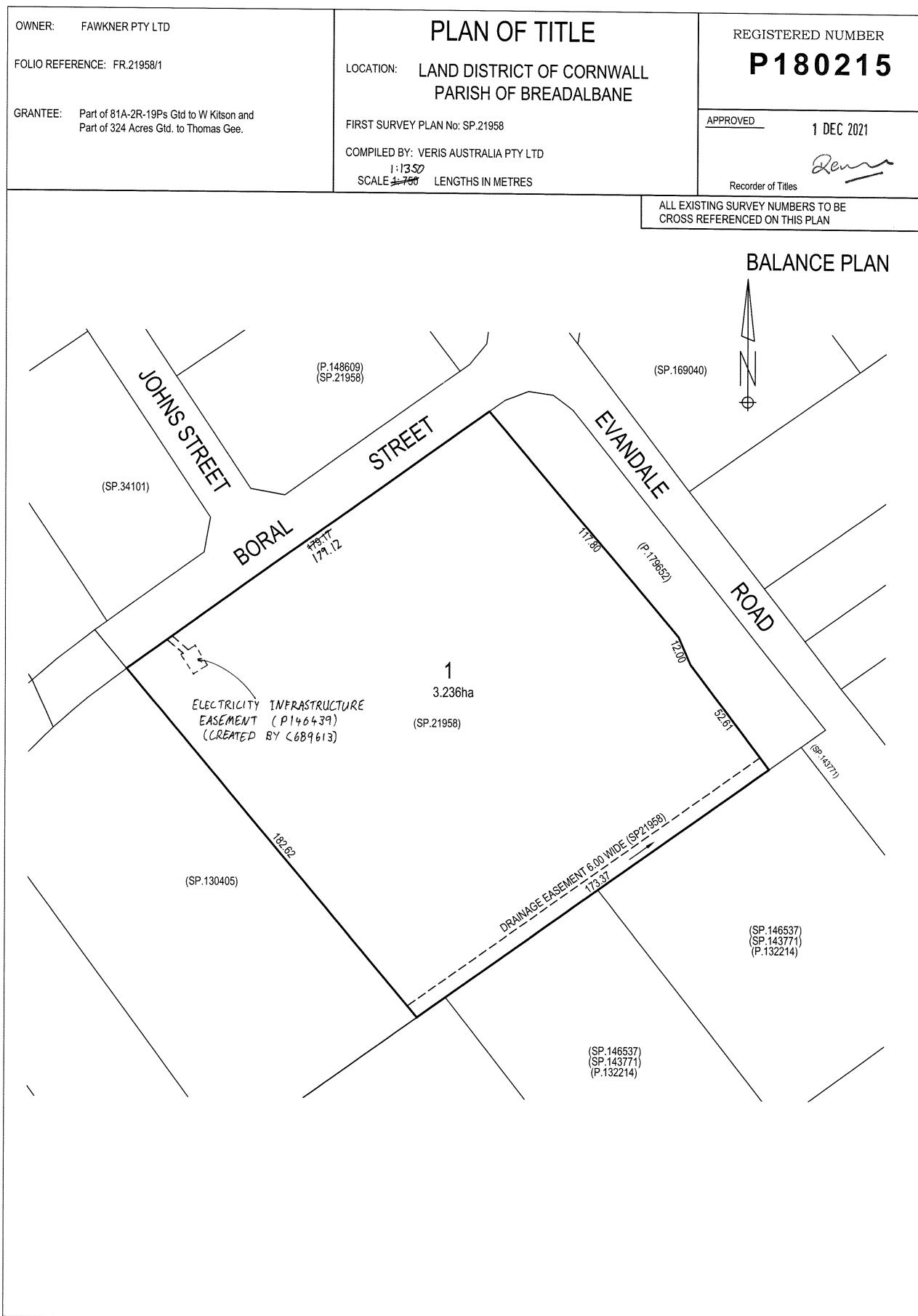
Site address: 1 Boral Road Western Junction, TAS 7212

Title reference: C/T: 180215/1

Existing buildings on site: Existing workshops and ancillary buildings

Existing use of site: Manufacturing fabrication workshop

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



Performance Criteria	Aldanmark/ Rare Response
<p>NOR-S1.7.8 Stormwater</p> <p>P1</p> <p>Stormwater may only be discharged from the <u>site</u> in a manner that will not cause an <u>environmental nuisance</u>, and that prevents erosion, siltation or pollution of any waterways, coastal lagoons, coastal estuaries, wetlands or inshore marine areas, having regard to:</p> <p>(a) the intensity of runoff that already occurs on the <u>site</u> before any <u>development</u> has occurred for a storm event of 1% <u>Annual Exceedance Probability</u> (pre-development levels); and</p> <p>(b) how the additional runoff and intensity of runoff that will be created by the <u>subdivision</u> for a storm event of 1% <u>Annual Exceedance Probability</u>, will be released at levels that are the same as those identified at the pre-development levels of the <u>subdivision</u>; and</p> <p>(c) whether any on-site storage devices, retention basins or other Water Sensitive Urban Design (WSUD) techniques are required within the <u>subdivision</u> and the appropriateness of their location; and</p> <p>(d) overland flow paths for overflows during extreme events both internally and externally for the <u>subdivision</u>, so as to not cause a nuisance.</p>	<p>(a) Not Applicable proposed developed site</p> <p>(b) The site is previously deroofed area, replacing existing roof covers 9,760m² of roof. It considers the change from impact on peak stormwater event indicates a 0.1% in works. For context this is a rate of 802 L/s.</p> <p>(c) As per point (b) site is proposed. It considers that the proposed existing conditions and WSUD systems are not required.</p> <p>(d) Proposed works will not</p>
Acceptable Solutions	
<p>NOR-S1.6.6 Car Parking Numbers</p> <p>A1</p> <ul style="list-style-type: none"> - 1 space per 200m² of the floor area of 2 spaces per 3 employees whichever is greater 	<ul style="list-style-type: none"> - Greater number of spaces than total post works floor area spaces are currently proposed.

	Current	Post-Development	
Total Area (m2)	32360	32360	
Grass (m2)	7750	7750	
Hardstand (m2)	14850	14690	
Roof (m2)	9760	9920	
	Current	Post-Development	Change
Effective Impervious %	30.16	30.66	+0.5%
Remaining Impervious %	45.89	45.40	-0.5%
Pervious %	23.95	23.95	0%
DRAINS Outputs - Peak 5%			
AEP Site Runoff			
Current (L/s)	608		
Post-Development (L/s)	608		
DRAINS Outputs - Peak 1%			
AEP Site Runoff			
Current (L/s)	802		
Post-Development (L/s)	803		

Exhibited

CLIENT:
HAYWARDS

PROJECT:
MECH SHOP EXTENSION

ADDRESS:
1 BORAL ROAD, WESTERN JUNCTION

PROJECT No:
250060

STATUS:
CONTROLLED DOCUMENT

ISSUED FOR / DESCRIPTION:
BUILDING APPROVAL

DRAWINGS:

SC0V - COVER SHEET
BA010 - SITE PLAN
BA011 - DEMOLITION PLAN
BA012 - FLOOR PLAN
BA013 - ELEVATIONS

<u>SITE INFORMATION</u>	
CERTIFICATE OF TITLE	180215/1 CERTIFICATE FOLIO AND VOLUME
DESIGN WIND SPEED	T.B.A.
SOIL CLASSIFICATION	T.B.A.
CLIMATE ZONE	T.B.A.
BAL RATING	T.B.A.
ALPINE AREA	N/A
CORROSION ENVIRONMENT	T.B.A
<u>TASMANIAN PLANNING SCHEME</u>	
ZONE	19. GENERAL INDUSTRIAL
GENERAL OVERLAY	TRANSLINK SPECIFIC AREA PLAN
CODE OVERLAY	AIRPORT OBSTACLE LIMITATION AREA, AIR PORT NOISE EXPOSURE AREA.
<u>SITE COVERAGE</u>	
LOT SIZE	32360m ²
TOTAL FLOOR AREA	9920m ²
SITE COVERAGE	30.6%

0	BUILDING APPROVAL	DP	04-12-25
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:

STATUS:
CONTROLLED DOCUMENT

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APPROVED: **B.STANBOROUGH** ACRED. No: **951733914**

DATE: **04-12-2025**

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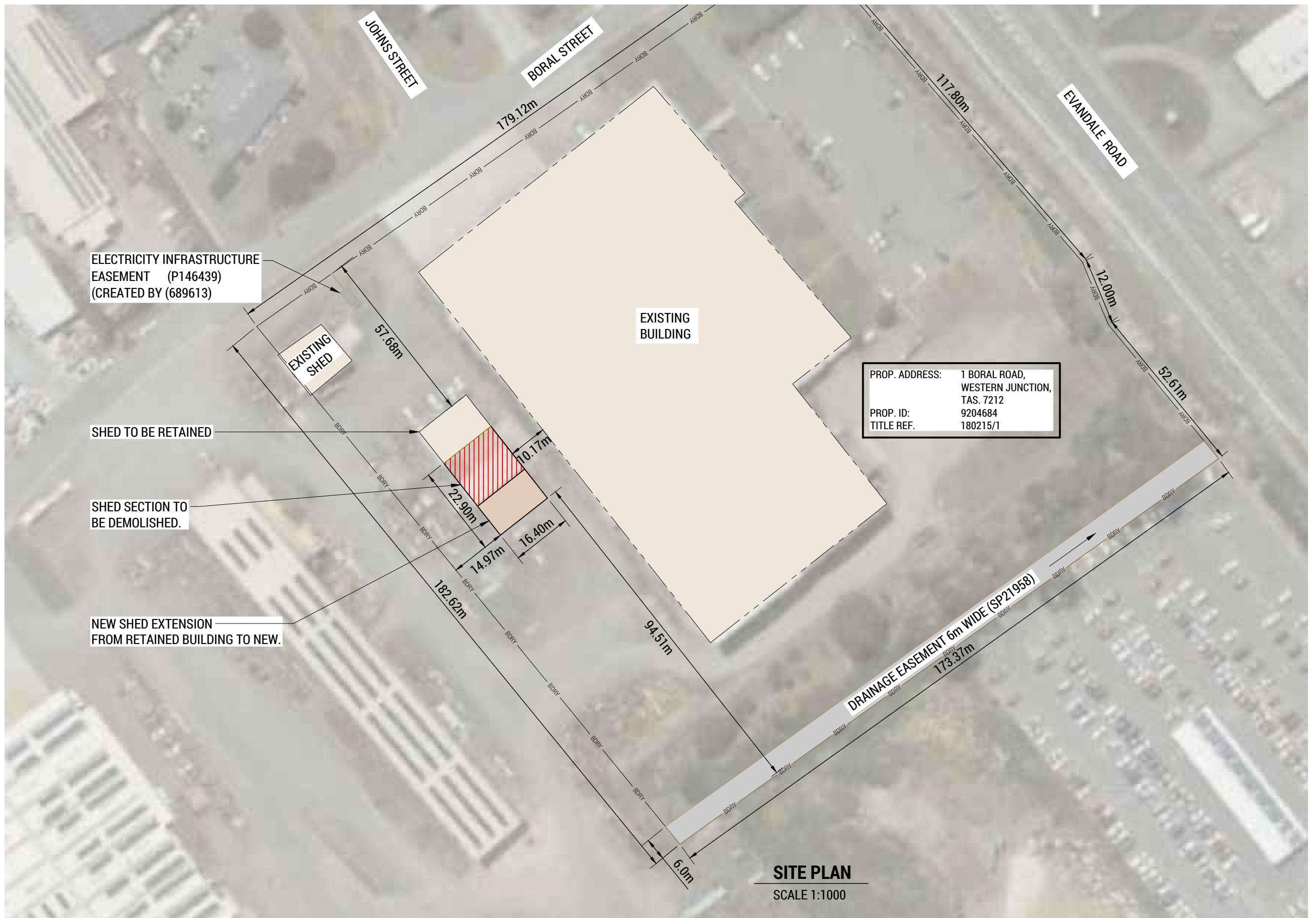
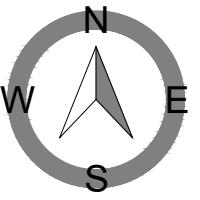
22-24 Paterson Street
Launceston TAS 7250

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P. 03 6388 9200

CLIENT: **HAYWARDS**
PROJECT: **MECH SHOP EXTENSION**
ADDRESS: **1 BORAL AVENUE,
WESTERN JUNCTION**

TITLE: **COVER SHEET**
SCALE: - SHEET SIZE: A3 DWGs IN SET: -
PROJECT No: **250060** DWG No: **COV** REV: **0**

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0	BUILDING APPROVAL	DP	04-12-25
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:

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APPROVED: B.STANBOROUGH ACRED. No: 951733914 DATE: 04-12-2025

DESIGN BY: ZS
DESIGN CHK: BS
DRAWN BY: DP
DRAFT CHK: SP

DATE: 04-12-2025

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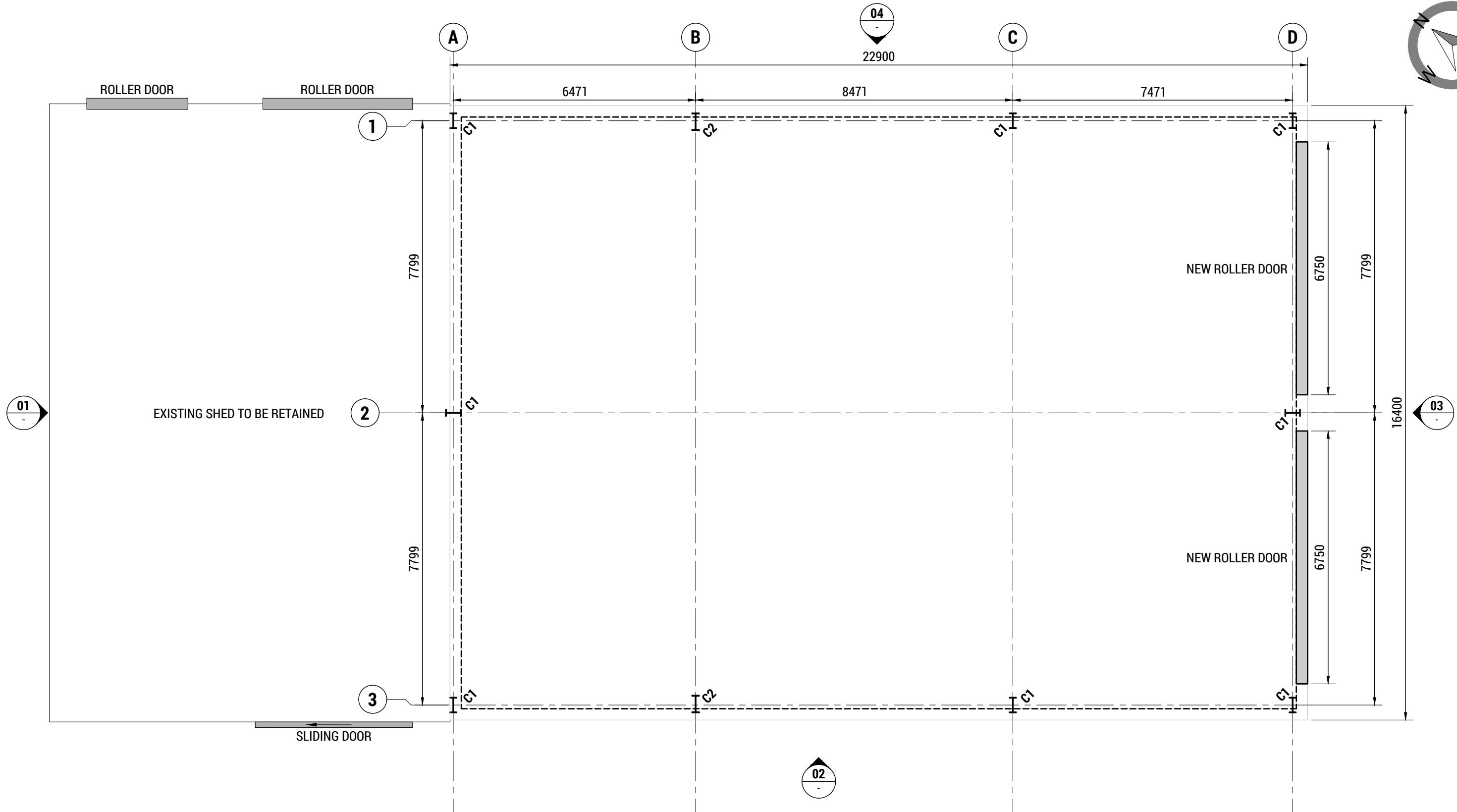
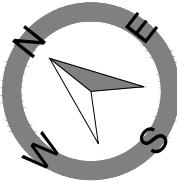
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CLIENT: HAYWARDS
PROJECT: MECH SHOP EXTENSION
ADDRESS: 1 BORAL AVENUE,
WESTERN JUNCTION

TITLE: SITE PLAN
SCALE: 1:1000 SHEET SIZE: A3 DWGs IN SET: -
PROJECT No: 250060 DWG No: DA010 REV: 0

Exhibited



FLOOR PLAN

SCALE 1:100

0	BUILDING APPROVAL	DP	04-12-25
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DESIGN BY: Z
DESIGN CHK: B

DRAWN BY: D

DATE: 04-12-20

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CLIENT: HAYWARD

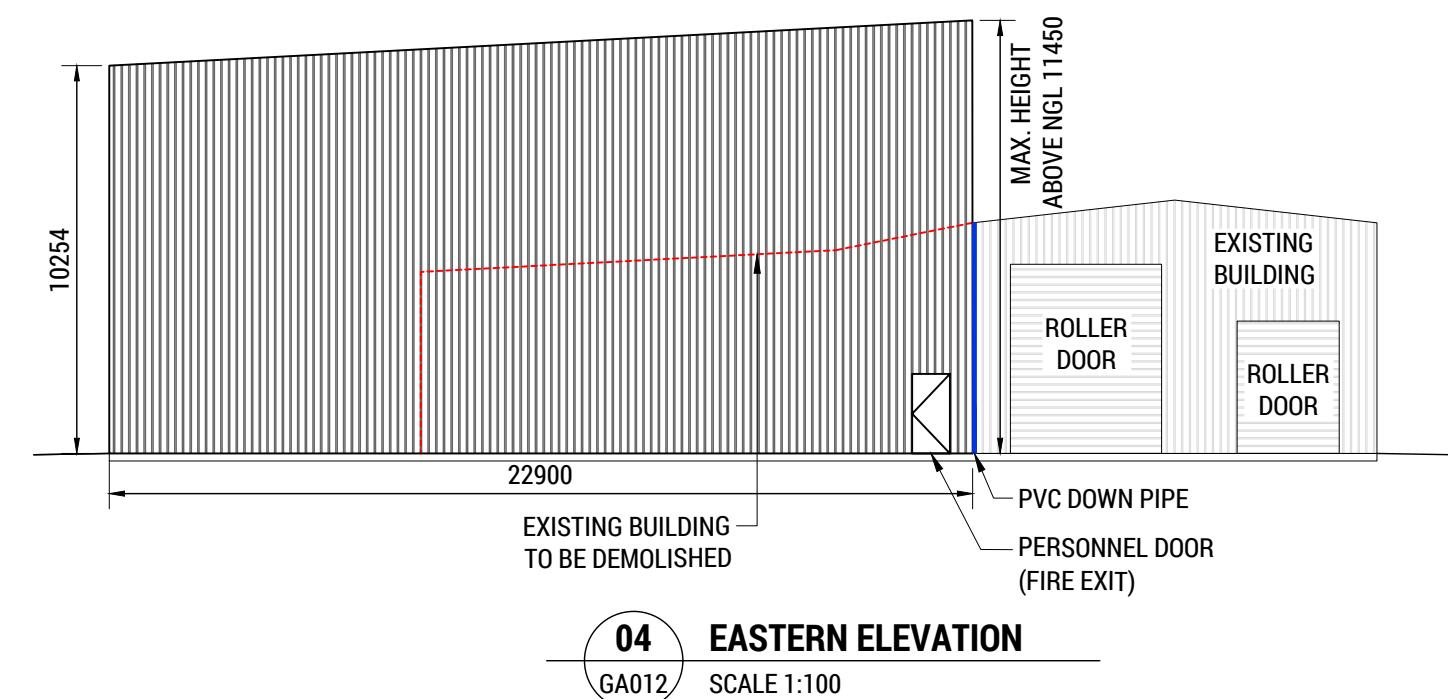
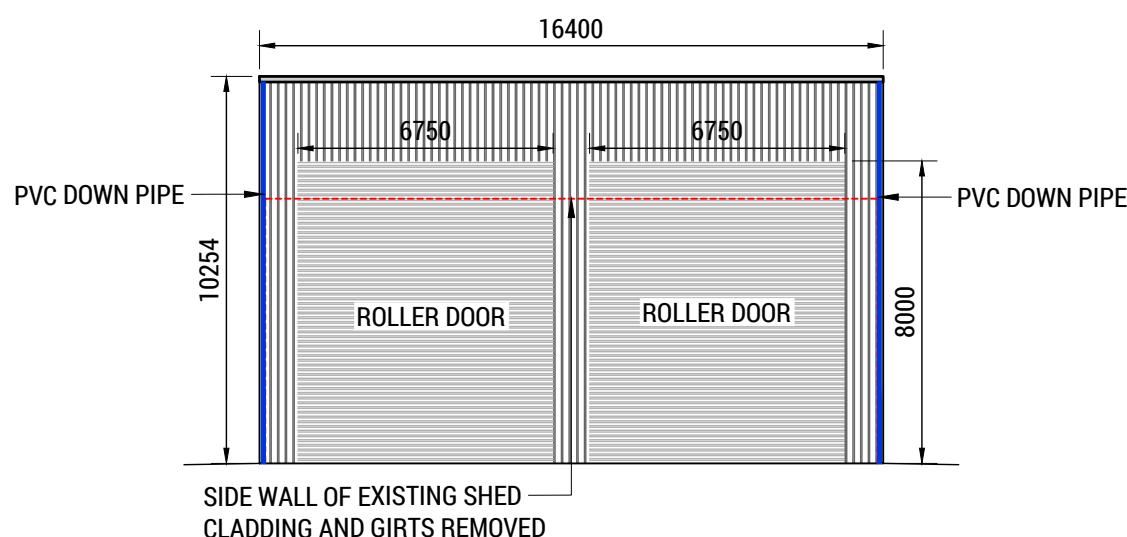
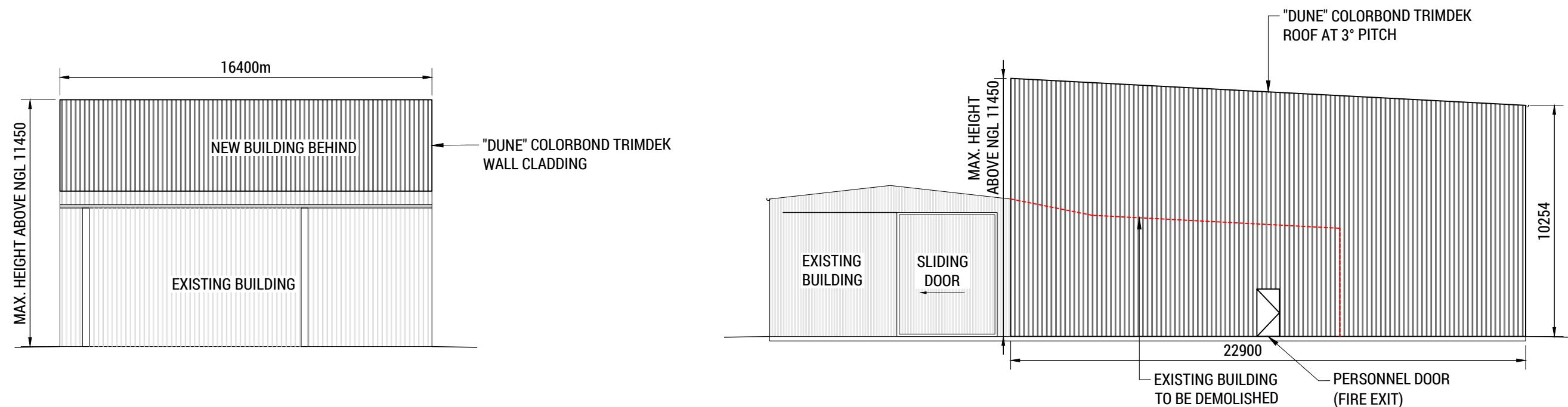
PROJECT: MECH SHOP EXTENSION

ADDRESS: **1 BORAL AVENUE,
WESTERN JUNCTION**

TITLE: FLOOR PLAN

11. *What is the primary purpose of the following statement?*

PROJECT No: **250060** DWG No: **DA012** REV: **0**



		STATUS: CONTROLLED DOCUMENT		DESIGN BY: ZS	CLIENT: HAYWARDS	TITLE: ELEVATION VIEW	
		DO NOT SCALE - IF IN DOUBT, ASK		DESIGN CHK: BS	PROJECT: MECH SHOP EXTENSION		
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0	BUILDING APPROVAL	APPROVED: B. STANBOROUGH	ACRED. No: 951733914	DATE: 04-12-2025	22-24 Paterson Street Launceston TAS 7250	rarein.com.au	P. 03 6388 9200
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