

# **1 TRANSFER STATION AND MATERIALS RECYCLING, 305 SNELL ROAD, NAR NAR GOON NORTH**

FILE REFERENCE INT1750941

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Jason Gilbert

## **RECOMMENDATION**

That a Refusal to Grant Planning Permit T160567 be issued for Use of the land for a Transfer Station and Materials Recycling and associated buildings and works and the display of one (1) business identification sign at 305 Snell Road, Nar Nar Goon North for reasons set out in this report.

## **Attachments**

- |          |   |           |
|----------|---|-----------|
| <b>1</b> | Locality plan                             | 1 Page    |
| <b>2</b> | Development plans                         | 3 Pages   |
| <b>3</b> | Objections circulated to councillors only | 108 Pages |

## **EXECUTIVE SUMMARY:**

APPLICATION NO.:	T160567
APPLICANT:	Jennifer Beasley
LAND:	Lot 2 PS55145, 305 Snell Road, Nar Nar Goon North VIC 3812
PROPOSAL:	Use of the land for a Transfer Station and Materials Recycling and associated buildings and works and the display of one (1) business identification sign
PLANNING CONTROLS:	Green Wedge Zone - Schedule 1 (GWZ1) Bushfire Management Overlay (BMO) Environmental Significance Overlay - Schedule 1 (ES01) Land Subject to Inundation Overlay (LSIO)
NOTIFICATION & OBJECTIONS:	The application has been advertised by sending notices to the owners and occupiers of adjoining land and placing one (1) sign on site facing Snell Road.  Council has received 43 objections to date. A petition with 143 signatures has also been received in opposition to the proposal. Two letters of support have been received.
KEY PLANNING CONSIDERATIONS:	Land use conflict and compatibility, amenity impacts, orderly planning of area, interface with residential areas, environmental impact.
RECOMMENDATION:	Refusal

**BACKGROUND:**

- Notice issued by Council on 4 January 1996 relating to the unlawful use of the land for a sawmill operation. The letter requested the activities cease within 60 days.
- Notice issued by Council on 29 May 1996 after receiving advice that the sawmill operations had recommenced on the land. The letter requested the activities cease immediately.
- Letter issued by Council on 19 August 1996 confirming that the use of land for a sawmill is a prohibited use of the Agricultural 2 Zone under the Pakenham Planning Scheme. Advised that a Planning Scheme amendment would be required to allow such a use. An application to amend the Planning Scheme was submitted but not pursued by the applicant. The Cardinia Planning Scheme was later introduced which allowed the applicant to apply for a planning permit for the use.
- Planning Permit T980778 issued on 16 March 2000 for the use and development of the land for the purpose of a Rural Industry (Sawmill) generally in accordance with the approved plans.

**SUBJECT SITE**

The approximate 2.09-hectare site is generally of a rectangular shape and located on the western side of Snell Road, with a frontage of approximately 220 metres and a maximum depth of approximately 90 metres.

A dwelling and associated outbuildings are located towards the north-east corner of the land. Animal enclosures and shelters are located approximately 45 south of the dwelling, and the southern half of the land is associated with the use of land for a sawmill, with sheds and storage buildings located along the southern boundary.

The site is accessed via two crossovers from Snell Road, with one crossover towards the southern end of the eastern boundary providing access to the sawmill, with the second crossover towards the northern end providing access to the dwelling.

The site contains scattered established vegetation, with most located along Back Creek which extends diagonally through the site.

The topography of the land generally slopes from the north-east to the south-west, with levels ranging between approximately 78 metres above AHD and 72 metres respectively.

There are two easements on the site: an approximate 10-metre-wide State Rivers and Water Supply Commission easement extends along the northern boundary and an approximate 2-metre-wide State Rivers and Water Supply Commission easement extends along the western boundary.

The main characteristics of the surrounding area are:

- North - The site is bounded by Yarrabubba Reserve, which measures approximately 9.66 hectares and contains equestrian arenas and associated facilities. The majority of the remainder of the land is densely vegetated.
- East - The site is bounded by Snell Road and opposite are rural-residential allotments that vary between approximately 1 hectare and 7 hectares in area. The lots contain single dwellings and associated buildings, with the remainder of the land generally used for small-scale agricultural purposes.
- South - The site is bounded by an approximate 2.24-hectare allotment, which contains a single dwelling and outbuildings.
- West - The site is bounded by two rural-residential allotments, which measure 2.19 hectares and 4.08 hectares. Both lots contain single dwellings and outbuildings, with the remainder of the land use for small-scale agricultural purposes.

- The site is located on the border of the Maryknoll Township and adjacent to the intersection of Snell Road and Wheeler Road, which acts as a key access point for the township.
- The site forms part of a large area of land zoned Green Wedge Zone and located to the south-west of the Maryknoll township. This area generally features large allotments that support agricultural uses.
- The land to the east and north-east of the site forms part of the Maryknoll township and is zoned Low Density Residential, with relatively smaller allotments that support residential and small-scale agricultural purposes.

## PROPOSAL

The proposal is for the use of the land for a Transfer Station and Materials Recycling, associated buildings and works and the display of one (1) business identification sign. The applicant provided a comprehensive application, including an Environmental Management Plan, WHS Manual and a response to relevant parts of the EPA's Guide to Best Practice at Resource Recovery Centres.

B&H Scrap Metal currently operates from a site at Seven Mile Road, Nar Nar Goon, which was approved under Planning Permit T070258, and intends to relocate to the subject site due to the sale of the existing land. The use involves the collection of scrap metal (vehicles, tyres and car parts, scrap metal, copper and brass alloy) for storage, processing and recycling.

**Hours of operation:** 8am to 4pm, days during week was not specified in the application, if approved conditions will control days to week days only

**Number of staff:** 1.

**Equipment and machinery:** 2 trucks, 3 forklifts, tyre changer, demolition saw and steel chainsaw.

**Traffic movements:** The operator's truck will go out each evening after work and return by the morning. There may be a truck delivery once or twice a week during the hours of operation.

**Public access:** None.

The use will generally be located towards the western boundary of the land, with a vehicle and scrap metal bin storage area setback approximately 5 metres from the western boundary and 52 metres from the southern boundary. This area will measure 30 metres by 11 metres (area of 330 square metres) and feature a sealed concrete floor and 300mm-high spill containment wall on three sides.

A 12 metre by 18 metre (area of 216 square metres) processing shed will be located 15 metres to the north-east of the storage area, with a setback of approximately 15 metres from the western boundary, 97.5 metres from the southern boundary and 59 metres from the eastern boundary (Snell Road). A portable toilet is located on the western side of the shed, a 10,000-litre water tank is located on the eastern side of the shed, and the perimeter of the shed will feature swale drains to silt pits.

The processing shed will have a wall height of approximately 4.8 metres and an overall height of 6.09 metres, roof and walls are proposed to be slate grey in colour.

Access to the use and development will be via the existing crossover to Snell Road towards the southern end of the eastern boundary. Two car parking spaces are provided between the processing shed and storage area, with all parking, access and circulation areas to consist of all-weather gravel materials.

A 1-metre-wide by 1.2-metre-high business identification sign is proposed to be attached to the existing fence near the entrance to the site.

Minimal earthworks are involved. No vegetation removal is proposed and screen planting is proposed along the western boundary.

## **PLANNING SCHEME PROVISIONS**

### **State Planning Policy Framework (SPPF)**

The relevant clauses of the SPPF are:

- 11.06-7 Green wedges;
- 13.05 Bushfire;
- 12.04-2 Landscapes;
- 14.02-1 Catchment planning and management;
- 14.02-2 Water quality;
- 15.03-2 Aboriginal cultural heritage;
- 17.02 Industry; and
- 19.03-5 Waste and resource recovery.

### **Local Planning Policy Framework (LPPF)**

The relevant clauses of the LPPF are:

- 21.02-1 Catchment and coastal management;
- 21.02-4 Wildfire management;
- 21.02-7 Aboriginal cultural heritage;
- 21.02-8 Resource conservation;
- 21.04-4 Industry; and
- 22.07 Maryknoll.

### **Relevant Particular/ General Provisions and relevant incorporated or reference documents**

The relevant provisions/ documents are:

- Clause 52.05 Advertising Signs;
- Clause 52.10 Uses with Adverse Amenity Potential;
- Clause 52.45 Resource Recovery;
- Clause 52.47 Planning for Bushfire;
- Clause 57 Metropolitan Green Wedge Land;
- Clause 65 Decision Guidelines; and
- Clause 66 Referral and Notice Provisions.

### **Zone**

The land is subject to the **Green Wedge Zone – Schedule 1 (GWZ1)**.

### **Overlays**

The land is subject to the following overlays:

- Bushfire Management Overlay (BMO);

- Environmental Significance Overlay - Schedule 1 (ES01); and
- Land Subject to Inundation Overlay (LSIO).

## PLANNING PERMIT TRIGGERS

The proposal for the use of the land for a Transfer Station and Materials Recycling, associated buildings and works and the display of one (1) business identification sign requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 35.04-1 of the Green Wedge Zone, a permit is required to use the land for Materials Recycling (must be used in conjunction with Transfer Station) (must not include the collecting, dismantling, storing, recycling or selling of used or scrap construction and demolition materials);
- Pursuant to Clause 35.04-1 of the Green Wedge Zone, a permit is required to use the land for a Transfer Station (must not include the collecting, dismantling, storing, recycling or selling of used or scrap construction and demolition materials);
- Pursuant to Clause 35.04-5 of the Green Wedge Zone, a permit is required to construct a building or carry out works associated with a use in Section 2 of Clause 35.04-1;
- Pursuant to Clause 35.04-5 of the Green Wedge Zone, a permit is required to construct a building within 100 metres from a waterway;
- Pursuant to Clause 42.01-2 of the Environmental Significance Overlay, a permit is required to construct a building or carry out works (height exceeds 4 metres);
- Pursuant to Clause 44.06-1 of the Bushfire Management Overlay, a permit is required to construct a building or carry out works associated with Industry; and
- Pursuant to Clause 52.05-9 Advertising Signs, a permit is required to display a business identification sign.

## PUBLIC NOTIFICATION

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by:

- Sending notices to the owners and occupiers of adjoining land; and
- Placing one (1) sign on site facing Snell Road.

Council has received 43 objections to date. A petition with 143 signatures has also been received in opposition to the proposal. Two letters in support of the application have been received.

In order of significance (in terms of number of times mentioned), the key issues that were raised in the objections are:

Environmental impact	24
Noise pollution	24
Traffic and road impact	22
Impact on property values	15

Inconsistency with planning controls	11
Unsuitable location / other sites more suitable	11
Bushfire risk	10
Inconsistent with the character of the area	9
Visual impact	8
Concerns regarding the experience of the operator, including business registration and licence issues	6
Safety and accident risk	6
Odour and smells	5
Health risk	3
Dust	2
Cultural heritage sensitivity	1

## REFERRALS

### *EPA Victoria*

The application was referred to EPA Victoria as a statutory referral under Section 55 of the *Planning and Environment Act 1987*. EPA Victoria had no objection subject to a number of conditions relating to the construction and management of the use and development.

### *Country Fire Authority*

The application was referred to the Country Fire Authority as a statutory referral under Section 55 of the *Planning and Environment Act 1987*. The CFA had no objection subject to conditions relating to the endorsement of the submitted Bushfire Management Plan and any mandatory conditions specified within the Planning Scheme.

### *Melbourne Water*

The application was referred to Melbourne Water for comment, who requested further information relating to the legal point of discharge before providing a response. As this application is recommended for refusal, this information was not requested from the applicant.

### *Engineering Department*

The application was referred to Council's Engineering Department, who had no objection subject to conditions relating to stormwater and drainage management and vehicle crossings.

### *Environment Department*

The application was referred to Council's Environment Department, who objected to the proposal for the following reasons:

- The proposal does not allow for a sufficient vegetated creek buffer and does not adequately protect the high value creek.



- Due the nature of the recycling facility and the hazardous waste it will process, a 30 metre buffer and strict waste containment measures are required. These are not possible given the size of the land and the location of the creek.
- The current property and creek line is not maintained in a satisfactory state. There is hard rubbish throughout the site and there is no current mechanism in place to prevent sediment or hazardous waste entering the creek.

#### *Health Department*

The application was referred to Council's Health Department, who had no objection subject to conditions relating to noise control, vermin and odour control and septic systems.

## **DISCUSSION**

There is explicit support for the establishment of transfer stations and materials recycling facilities in the Cardinia Planning Scheme, including Clause 52.45 (Resource Recovery) and State and Local Policies (such as Clauses 19.03-5 and 21.02-8) that identify the benefits of waste and resource recovery. It is acknowledged that green wedge land can often be an appropriate location for such industries, as often the land is generally of a large title size, is located away from urban areas and sensitive areas, and can provide substantial setbacks, buffers and screening from surrounding uses.

The proposal involves the following uses:

**Transfer Station** – which is defined as land used to collect, consolidate, temporarily store, sort or recover refuse or used materials before transfer for disposal or use elsewhere; and

**Materials Recycling** – which is defined as land used to collect, dismantle, treat, process, store, recycle, or sell, used or surplus materials.

Under the Green Wedge Zone, a Transfer Station is a Section 2 Use (Permit Required) if the following condition is met:

*Must not include the collecting, storing or processing of used or scrap construction and demolition material.*

The use of land for Materials Recycling is also a Section 2 Use if the following conditions are met:

*Must be used in conjunction with Refuse disposal or Transfer station; and*

*Must not include the collecting, dismantling, storing, recycling or selling of used or scrap construction and demolition materials.*

If the respective conditions are not met, the uses would fall under Section 3 and therefore be prohibited.

Clause 57 (Metropolitan Green Wedge Land) also applies to the subject land and generally reinforces the above conditions of the zone and does not prohibit or further restrict either of the uses.

The proposed use is generally consistent with the above conditions as it involves the collection of scrap metal (such as vehicles, tyres and car parts, copper and brass alloy) for storage, processing, recycling and transfer elsewhere. The applicant has confirmed that construction and demolition materials do not form part of the operations of the business.

There are some components of the proposal that appear to involve the longer-term storage of materials. For example, the applicant states that materials such as copper will be stored for an undefined period of time, depending on market conditions. Long-term storage appears to be at odds with the use conditions of the zone as stated above. The fact that Materials Recycling may

only occur in conjunction with a Transfer Station or Refuse Station provides an expectation that goods and materials are not to be stockpiled or stored indefinitely. Rather, it provides the expectation that goods and materials will be transferred elsewhere once sorted and processed. This is reinforced by the fact that most components of 'Warehouse' are prohibited in the zone.

Notwithstanding this, it is determined that the proposal is permissible, as conditions could be implemented to manage the above issue of stockpiling or long-term storage of materials.

However, because the uses are permissible does not imply that a permit should or will be granted. Consideration must be given as to whether the proposal will produce acceptable outcomes in terms of the State Planning Policy Framework, the Local Planning Policy Framework, the purpose and decision guidelines of the zone and any of the other decision guidelines in Clause 65.

There are a number of positive elements of this application, including the fact it delivers on policies that promote resource recovery and has been co-located on the site of an existing sawmill, which avoids any loss of agricultural land and ensures that these uses are consolidated within the local area rather than fragmented. The proposal has also received conditional support from the EPA, CFA, and Council's Engineering and Health departments.

The development component of this application – which involves the 18m x 11m processing shed and 30m x 11m storage area – is generally considered appropriate. The size is not considered excessive, it will be partially screened by existing vegetation and that type of shed is not uncharacteristic of other buildings that exist in the surrounding area. The shed has been located outside of the area of land affected by the Land Subject to Inundation Overlay, and is considered responsive to bushfire risk, with appropriate measures in relation to defensible space, water supply, access and construction standards. The proposed business identification sign is also considered appropriate due to its relatively small size and appropriate location.

Despite the appropriateness of the development component and some of the other positive elements of the application discussed above, it is considered the proposal in its entirety will not deliver acceptable outcomes. In particular, the proposed use presents a number of issues in terms of its compatibility with the Green Wedge Zone and State and Local policies.

#### *Green Wedge Zone*

The purpose of the Green Wedge Zone includes:

- To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.
- To encourage use and development that is consistent with sustainable land management practices.
- To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.
- To protect and enhance the biodiversity of the area.

Some of the relevant decision guidelines include:

- The capability of the land to accommodate the proposed use or development.
- How the use or development relates to rural land use, rural diversification, natural resource management, natural or cultural heritage management, recreation or tourism.
- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.

The surrounding land is generally used for rural-residential and conservation purposes and therefore the suitability of the site for the proposed use and the compatibility of the proposal with adjoining uses is lacking. Due to the relatively small size of the site, and minimal setbacks from



property boundaries, the land is not considered capable of accommodating the use without resulting in external impacts in terms of land use conflict and noise and visual impact. This is evidenced by the existing use already being undertaken on the site, which has been the subject of numerous land use complaints over an extensive period of time.

The intensification and broadening of the use of the land is expected to similarly intensify the impacts on surrounding properties. While the subject site is zoned Green Wedge, it is adjacent to land zoned Low Density Residential and Public Use (Schedule 1) and therefore it is considered appropriate that a higher standard applies when determining land use compatibility and amenity impact of the proposal. It is acknowledged that the proposed uses serve a community need and facilitate economic activity but no justification has been provided for such uses to be located immediately adjacent to residential areas and Yarrabubba Reserve.

In some cases, a lack of compatibility between land uses may be resolved through appropriate distances and buffers between the land uses. However, the subject site does not benefit from sufficient land size to be able to provide such measures. The applicant has attempted to respond to this through the provision of screen planting along the western boundary however this is not considered sufficient alone. It is also noted that in order to create and maintain defensible space around the proposed processing shed, the screening may be somewhat limited in effect.

While the existing sawmill use has demonstrable links to rural land use and natural resource management, there is no such link between the transfer station/materials recycling, and therefore the ability of the proposal to achieve the purposes of the Green Wedge Zone is restricted.

Due to the nature of the use and its proximity to the waterway, its ability 'protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources' is limited. It also presents issues in terms of its ability to 'protect and enhance the biodiversity of the area' given its location along the waterway corridor, with concerns regarding soil and water contamination.

Council's Environment Department has objected to the proposal for a number of reasons, including that the proposal does not allow for a sufficient vegetated creek buffer and does not adequately protect the high value creek. Due to the nature of the recycling facility and the hazardous waste it will process, the Environment Department concluded that a 30-metre buffer and strict waste containment measures are required, neither of which are not possible on the subject site due to the (relatively small) size of the land, the location of the creek and the need for defensible space.

The Environment Department also noted that property and creek line is currently not maintained in a satisfactory state, with hard rubbish scattered throughout and no mechanisms in place to prevent sediment or hazardous waste entering the creek.

#### *State and Local Policies*

Clause 11.06-7 (Green wedges) has an objective to protect the green wedges of Metropolitan Melbourne from inappropriate development, with strategies that seek to protect areas of environmental, landscape and scenic value and support development that provides for environmental, economic and social benefits. While it is acknowledged that the proposed uses are permissible (and in some cases supported) within Melbourne's green wedges, the proposed uses are not considered appropriate in this location due to its location on the edge of the Maryknoll township, potential environmental impacts, and proximity to residential uses.

Clause 13.02 (Floodplains) aims to assist with the protection of life, property and community infrastructure from flood hazard and to identify floodplain areas of environmental significance or of importance to river health. It is noted that the proposal is located outside of the area of land that is affected by the Land Subject to Inundation Overlay, and this can be enforced via permit conditions. Despite this, the use will remain within proximity to the floodplain and the only available access to where the use will be undertaken involves access adjacent to the floodplain. Allowing such a use

would be contrary to the strategies of Clause 13.02, which discourage developments and uses that involve the storage or disposal of environmentally hazardous industrial chemicals and substances.

Clauses 14.02-1 (Catchment planning and management), 14.02-2 (Water quality) and 21.02-1 (Catchment and coastal management) assist with the protection and restoration of waterways, with strategies that seek to retain natural drainage corridors with vegetated buffer zones and ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed appropriately. The ability to achieve vegetated buffer zones along the existing waterway is made difficult due to the existing operation of the site, with the creek corridor currently used for animal husbandry and other uses.

Clauses 17.02-2 (Design of industrial development) and 21.04-4 (Industry) have a number of objectives and strategies relating to industrial uses and development. In particular, they seek to facilitate the sustainable development and operation of industry, while encouraging adequate separation and buffer areas between sensitive uses to ensure that residents are not affected by adverse environmental effects, nuisance or exposure to hazards. While these clauses do not define 'adequate separation and buffer areas', a minimum setback of 5 metres from property boundaries and approximately 120 metres from neighbouring dwellings is not considered adequate. An additional strategy of Clause 21.04-4 is the promotion of rural industries in green wedges if they are directly related, or contribute, to agricultural production. In this case, the proposal is considered an industrial use that does not relate to agriculture.

Clauses 19.03-5 (Waste and resource recovery) and 21.02-8 (Resource conservation) aim to reduce waste and maximise resource recovery so as to minimise environmental, community amenity and public health impacts and reduce reliance on landfills. While the proposal is consistent with the overall purpose of these clauses, it is inconsistent with their strategies. For example, Clause 19.03-5 seeks to minimise impacts on surrounding communities and the environment, and as discussed prior, the separation distance of this proposal and its location at a key gateway site to Maryknoll is not considered sufficient to minimise these impacts.

Clause 22.07 (Maryknoll township) seeks to maintain the environmental characteristics of the township while allowing for its limited growth. Strategies include protection of the natural environment and character of the area, with consideration to be given to works to enhance the environment including the protection of waterways and remnant vegetation, weed control and revegetation. While the subject site falls outside of the boundary of Maryknoll, this policy provides reference and context and is considered relevant due to the location of the site at the primary entrance to the township. The industrial nature of the use and its potential environmental impacts make the proposal inconsistent with Clause 22.07

#### *Clause 65 Decision Guidelines*

Clause 65 requires the consideration of a range of matters, including the State Planning Policy Framework and the Local Planning Policy Framework and the purpose and decision guidelines of the relevant zone, overlay or other provisions. These matters have been discussed above, but some other relevant guidelines of Clause 65 include the orderly planning of the area, the effect on the amenity of the area, the proximity of the land to any public land and the matters set out in Section 60 of the Act.

The proposal for the use of the land for a transfer station and materials recycling is not considered consistent with the orderly planning of the area and will have a negative impact on the amenity of the area. The subject site has been the focus of many land use complaints over a protracted period of time and while it is acknowledged that this proposal has no relationship to the existing use (other than sharing the same site), it is considered inappropriate to support an additional land use that presents the risk of compounding these problems and introducing new amenity impacts. Due to the sensitivity of the surrounding land uses, the environmental significance of the site and its location adjacent to a key entry point to Maryknoll, any conditions that would be placed on a permit would be stringent and effectively limit the operation of the business.

### *Other Provisions*

It is noted that there are a number of other relevant overlays and provisions to this application. For example, the development also requires a planning permit under the Environmental Significance Overlay, the proposed uses trigger the car parking requirements of Clause 52.06 and the advertising sign triggers the requirements of Clause 52.05. As this assessment recommends refusal of the application, these controls and provisions have not been assessed in depth.

### *Objections*

The 43 objections received are generally consistent with the themes discussed above, with the main concerns focussed on environmental impact, noise pollution, impact on property values and inconsistency with planning controls. While it is noted that concerns relating to property values are generally not considered to be relevant grounds for objection, it is the amenity impacts resulting in the property devaluations that are considered relevant and these have been taken into account as part of the assessment of this application. The objectors have clearly expressed how they expect to be affected by the proposal, and when considered alongside the range of other decision guidelines, they serve to reinforce the unsatisfactory nature of the proposal.

## **CONCLUSION**

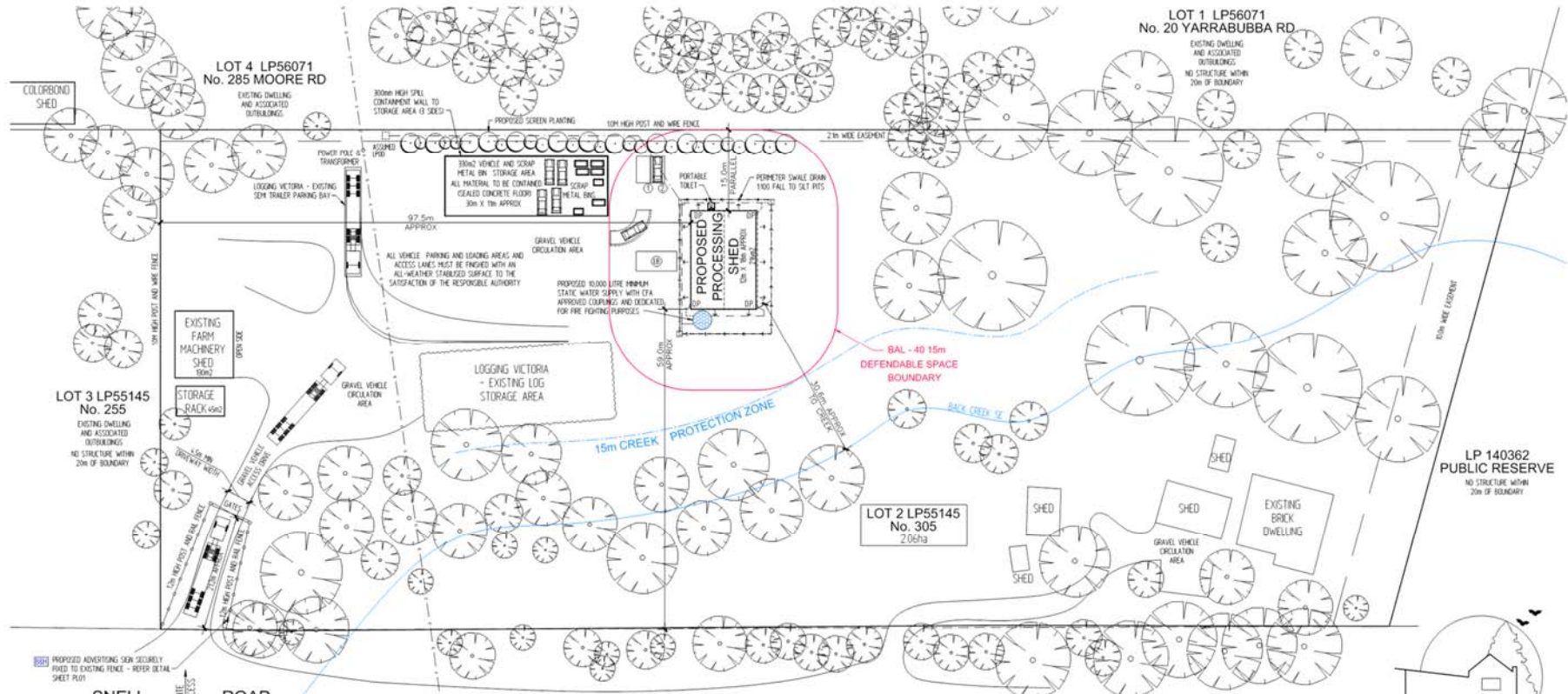
The proposed 'Use of the land for a Transfer Station and Materials Recycling is considered to be not consistent with the purposes and objectives of the Cardinia Planning Scheme.

It is recommended that a Refusal to Grant Planning Permit T160567 be issued for Use of the land for a Transfer Station and Materials Recycling and associated buildings and works and the display of one (1) business identification sign at 305 Snell Road, Nar Nar Goon North for the following reasons:

1. The proposal is contrary to the orderly planning of the area.
2. The proposal is inconsistent with the purposes of Clause 35.04 of the Green Wedge Zone, which seek to protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.
3. The proposal is inconsistent with the decision guidelines of Clause 35.04-6 of the Green Wedge Zone as the site is not suitable for the use and development and the proposal is not compatible with adjoining land uses.
4. The proposal is inconsistent with Clauses 14.02-1 (Catchment planning and management), 14.02-2 (Water quality) and 21.02-1 (Catchment and coastal management) as it does not assist with the protection and restoration of waterways.
5. The proposal is inconsistent with Clauses 17.02-2 (Design of industrial development) and 21.04-4 (Industry) as it does not provide adequate separation and buffer areas between sensitive uses.
6. The proposal is inconsistent with Clauses 19.03-5 (Waste and resource recovery) and 21.02-8 (Resource conservation) as its proximity to sensitive uses and location at the gateway to Maryknoll does not minimise environmental, community amenity and public health impacts.







2 SITE PLAN SCALE 1:500



1 LOCALITY PLAN SCALE 1:5000

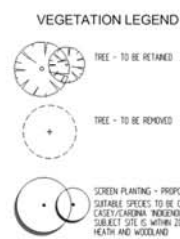


**VEHICLE LEGEND**  
LOADING BAY  
PROVIDE CLEARLY DESIGNATED LOADING BAY AREA. THE LOADING AND UNLOADING OF GOODS FROM VEHICLES MUST NOT DISRUPT THE CIRCULATION AND PARKING OF VEHICLES. THE LOADING AND UNLOADING OF VEHICLES AND THE DELIVERY OF GOODS TO AND FROM THE PREMISES MUST AT ALL TIMES BE CARRIED OUT ENTIRELY WITHIN THE SITE AND MUST NOT INTERFERE WITH OTHER TRAFFIC.

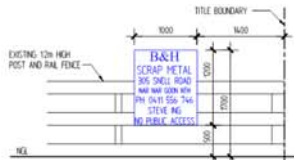
CAR PARKING SPACE  
PROVIDE AREA FOR STAFF & VISITOR PARKING AS INDICATED. THE AREA SET ASIDE FOR CUSTOMER AND EMPLOYEE CAR PARKING IS TO BE CLEARLY SIGNED WITH DELINEATED CAR SPACES.



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SCREEN PLANTING - PROPOSED  
SUITABLE SPECIES TO BE CHOSEN FROM CASEY/CHARNOA 'NODDING'S PLANT GUIDE'. SUBJECT SITE IS WITHIN ZONE 4 - COMPLEX HEATH AND WOODLAND.



**ADVERTISING SIGN DETAIL**  
SCALE 1:50  
NOTE: SIGN DIMENSIONS SHOWN ARE APPROXIMATE ONLY. SIGN IS SINGLE SIDED. SIGN IS NOT ILLUMINATED.

**HOURS OF OPERATION**  
MONDAY TO FRIDAY: 8:00am - 4:00pm  
**HOURS OF DELIVERY & DESPATCH**  
MONDAY TO FRIDAY: 8:30am - 4:00pm

**DRAINAGE NOTES**

SITE DRAINAGE SHALL COMPLY WITH REC. 312 'DRAINAGE' AND AS 3500 NATIONAL PUMPING AND DRAINAGE CODE. STOPWATER DRAINS ARE INDICATIVE ONLY. DRAINER TO CONNECT TO LEGAL POINT OF DISCHARGE AT THEIR DISCRETION.  
GATED INLET PIT/SALT TRAP CONNECTED TO STOPWATER SYSTEM DIRECTED TO LEGAL POINT OF DISCHARGE.  
PERIMETER SWALE DRAIN OR SIMILAR AT BASE OF SALT GRATED TO SALT TRAP AT 1000 MM FALL. SWALE DRAIN TO BE MAINTAINED POST CONSTRUCTION.  
GRADE SURFACE AWAY FROM BUILDING 99% FALL 120.  
SURFACE DRAINAGE TO BE CONTROLLED FROM THE STAFF OF SITE PREPARATION AND CONSTRUCTION. THE DRAINAGE SYSTEM SHALL BE COMPLETED BY THE FINISH OF CONSTRUCTION.  
PROVIDE ADEQUATE DRAINAGE AND EROSION PREVENTION MEASURES TO PROPOSED SITE WORKS INCLUDING PROVISION OF SALT PITS AT REGULAR INTERVALS. SALT PITS TO BE INSPECTED REGULARLY AND MAINTAINED/CLEANED AS REQUIRED.  
**NOTE:**  
IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT ALL SALT GENERATED FROM SITE IS CAPTURED AND RETAINED ON SITE.  
**BUSHFIRE MANAGEMENT PLAN**  
REFER SEPARATE BUSHFIRE MANAGEMENT PLAN AND STATEMENT AS PREPARED BY: HEATH BUSHFIRE CONSULTANTS DATED: 15th FEB 2017 - REVISION D. CONTACT: DAVID HEATH Ph: 0429 393 710

**NOTES:**

DETAILED CONSTRUCTION PLANS FOR PROPOSED RESIDENTIAL SHED ARE TO BE PROVIDED BY MANUFACTURER HOLDING BUT NOT LIMITED TO FLOORPLAN, ELEVATIONS, FOOTING DETAILS, DRIVING AND ENGINEERING. PROVIDE TREE ROOT PROTECTION TO FOOTINGS WHERE REQUIRED IN ACCORDANCE WITH CIVIL & TPA11 AND CONSTRUCTED IN ACCORDANCE WITH ENGINEER'S DESIGN. ALL CONCRETE FOOTINGS ARE TO BE FORMED AT A DEPTH OF MINIMUM REQUIRED BEARING CAPACITY AND/OR IN ACCORDANCE WITH SOIL REPORT RECOMMENDATION. ALL CLEARED AREAS FOR VEHICLE USE MUST BE STABILISED, GRASSED AND SURFACED/STAINED TO PREVENT SOIL DEGRADATION TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. GRADE PROTECTED SOIL LEVELS AWAY FROM BUILDING TO PREVENT INGRESS OF WATER INTO BUILDING. LOCATION OF TREES AS SHOWN INDICATIVE ONLY. EXTERNAL WALL AND ROOF FINISHES INCLUDING ALL GUTTERS, FACIAS, AND FLASHINGS TO BE IN CONCORDANCE WITH EXISTING WALL AND ROOF FINISHES. EXTERNAL WALL AND ROOF FINISHES MUST BE OF A NON-REFLECTIVE NATURE AND/OR OTHER FINISHES OR HAVE A FIRE-RATED FINISH IN NATURAL, PULVERISED OR PAINTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. THE USE OF THE SHED MUST BE MANAGED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. SITE PLAN MEASUREMENTS IN METRES - ALL OTHER MEASUREMENTS IN MILLIMETRES UNLESS NOTED OTHERWISE. REGARDING DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. THESE NOTES ARE NEITHER CONTRACTIVE NOR A SUBSTITUTE FOR REGULATORY REQUIREMENTS, BUILDING PRACTICE OR CONTRACTUAL OBLIGATIONS AND UNLESS EXPRESSLY STATED OTHERWISE ARE PROVIDED ONLY AS GUIDELINES - NO RESPONSIBILITY IS ACCEPTED FOR THEIR USE.

**TREELINE DESIGN**

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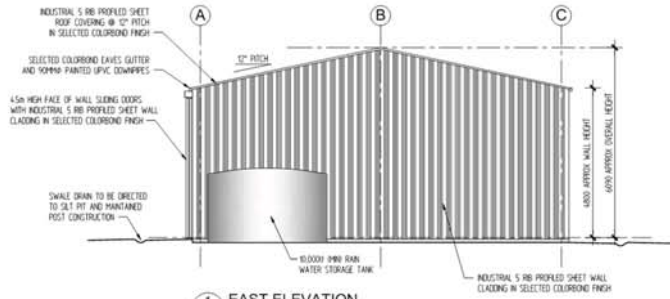
CLIENT:  
**A. MITCHELL**  
ADDRESS:  
LOT 2 TP055145  
305 SNELL ROAD  
NAR NAR GOON NORTH 3812

REVISION:

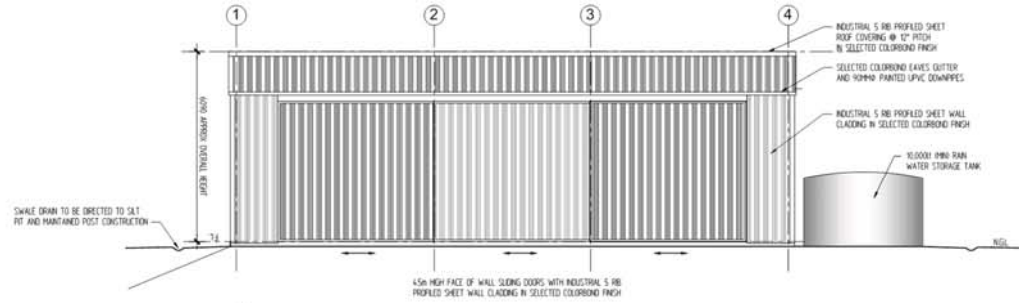
SIGNATURES:  
Builder: \_\_\_\_\_  
Client: \_\_\_\_\_

DATE: 06/07/2017 ISSUE: G  
DRAWN: KJB JOB No: TL10126  
CHECKED: KJB SCALE: AS NOTED

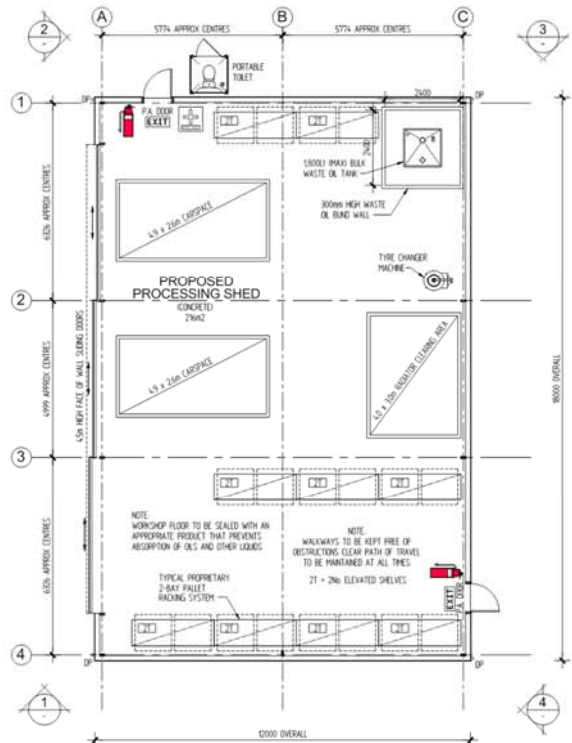
**PLANNING**  
SHEET PL01 OF 2



1 EAST ELEVATION  
SCALE 1:100



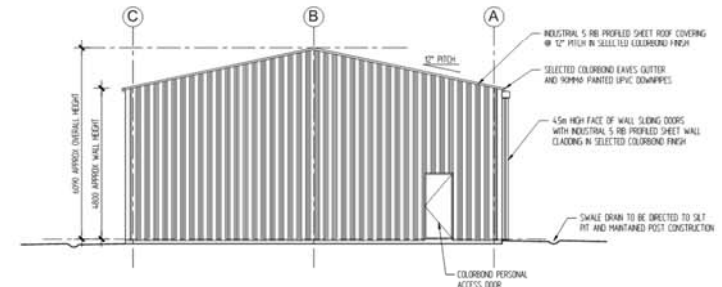
2 SOUTH ELEVATION  
SCALE 1:100



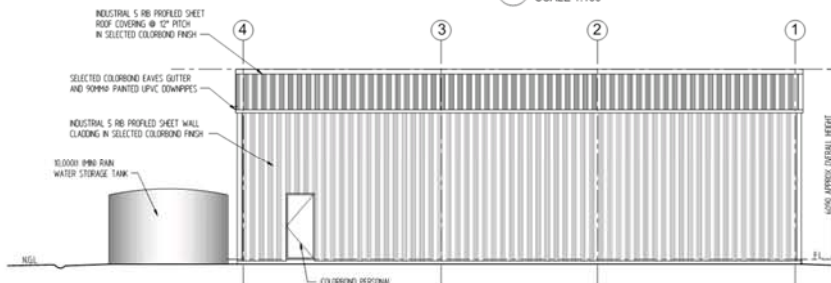
1 PROPOSED SHED FLOOR PLAN  
SCALE 1:100

OUTBUILDING CLADDING

ITEM	PROFILE	FINISH	COLOR
ROOF	CUSTOM DRB	COLORBOND	SLATE GREY
WALLS	SELECTED SHEET	COLORBOND	SLATE GREY
CORNER FLASHING	-	COLORBOND	SLATE GREY
BASE FLASHING	-	COLORBOND	SLATE GREY
GUTTERS	H-GLAND	COLORBOND	SLATE GREY
DOWNPIPES	1000-UPVC	PAINTED	SLATE GREY
ROLLER DOOR	PROPRIETARY	COLORBOND	SLATE GREY
PERSONAL ACCESS	-	PAINTED	SLATE GREY
SKYLIGHT	N/A	-	-
WATER TANK			
WATER TANK	-	-	SLATE GREY



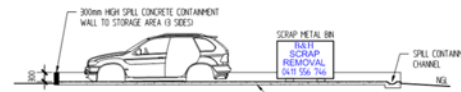
3 WEST ELEVATION  
SCALE 1:100



4 NORTH ELEVATION  
SCALE 1:100

FIRE SERVICES LEGEND

SYMBOL	DESCRIPTION	SIZE	QTY
	DC DRY CHEMICAL POWDER	4.5kg	-
		90kg	2
	FIRST AID		1
	EXIT SIGN REFER TO ELECTRICAL LAYOUT		2
	EXTINGUISHER INDICATOR PICTOGRAPH		2



5 STORAGE AREA DETAIL  
SCALE 1:100



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REVISION:

SIGNATURES  
Builder: \_\_\_\_\_

Client: \_\_\_\_\_

NOTE: DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.

PLANNING

DATE: 06/07/2017 ISSUE: G  
DRAWN: KJB JOB No: TL10126  
CHECKED: KJB SCALE: AS NOTED

SHEET PLO2 OF 2



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HEATH DESIGN PTY LTD - BPAD3

# Bushfire Management Plan



SITE PLAN

SCHEDULES



## (a) Defendable space: Vegetation Management

**Defendable space is 15m.** Any vegetation within the defendable space, within the site boundaries, shaded blue on the site plan, must be maintained as follows:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10m of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10cms in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must no be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5m<sup>2</sup> in area and must be separated by at least 5m.
- Trees must not overhang or touch any elements of a building.
- The canopy of trees must be separated by at least 5m.
- There must be a clearance of at least 2m between the lowest tree branches and ground level.

## (b) Construction Requirements: The required BAL rating is BAL40

## (c) Water Supply for fire fighting purposes

10,000L of effective water supply for fire fighting purposes which meets the following requirements:

- stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings must be made of corrosive resistant metal
- incorporates a ball or gate valve British Standard Pipe (BSP) 65mm and coupling (64mm CFA 3 thread per inch male fitting)
- The outlet/s of the water tank must be within 4m of the access way and unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA must be provided.
- Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)

## (d) Access Requirements

The design and construction of the access must meet the following requirements:

- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50m.
- Have a minimum traffic able width of 3.5m of all weather construction.
- Be clear of encroachments for at least 0.5m on each side and 4m above the access way.
- Dips must have no more than 1 in 8 (12.%) (7.1 degrees) entry and exit angle.

Project ID: HFC17\_002\_BMP

Lot 2, 305 Snell Road Nar Nar Goon

Revision :B