

## Application for Planning Approval

### Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	Archadia Architecture		
Contact person: (if different from applicant)	John Padas		
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

*Note: All correspondence with the applicant will be via email unless otherwise advised*

Owner (if different from applicant)	The Crown - Homes Tasmania		
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:	17-19 Sinclair Street (Lot 1 of 3 on page 2 of CoT)		
Suburb:	Bicheno	Post Code:	7215
Size of site: (m <sup>2</sup> or Ha)	2791		
Certificate of Title(s):	Folio 104386-1		
Current use of site:	Vacant		

<b>General Application Details</b> <i>Complete for All Applications</i>	
Description of proposed use or development:	New Ambulance Station with Residence
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	\$
Is the property on the State Heritage Register? (Circle one)	<input type="checkbox"/> Yes / No <input checked="" type="checkbox"/>
<b>For all Non-Residential Applications</b>	
Hours of Operation	24 Hours
Number of Employees	3
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	<ul style="list-style-type: none"> <li>- Medical Supplies - one van per week</li> <li>- Oxygen Bottles - one van per month</li> <li>- Cleaning Products - one van per 3 months</li> </ul>
Describe any hazardous materials to be used or stored on site	Nil
Type & location of any large plant or machinery used (refrigeration, generators)	Not Applicable
Describe any retail and/or storage of goods or equipment in outdoor areas	Not Applicable
<b>Personal Information Protection Statement</b>	

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

### Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:

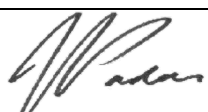
- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	9-12-2024
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### Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:	Refer Attachment for signed consent.	Date:	9-12-2024
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

***It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.***

## **Checklist of application documents:**

*Taken from Section 6 of the Planning Scheme*

An application must include:

- a signed application form;
- any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- details of the location of the proposed use or development;
- a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
  - (i) the existing and proposed use(s) on the site;
  - (ii) the boundaries and dimensions of the site;
  - (iii) topography including contours showing AHD levels and major site features;
  - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
  - (v) soil type;
  - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
  - (vii) the location and capacity and connection point of any existing services and proposed services;
  - (viii) the location of easements on the site or connected to the site;
  - (ix) existing pedestrian and vehicle access to the site;
  - (x) the location of existing and proposed buildings on the site;
  - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
  - (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
  - (xvi) the internal layout of each building on the site;
  - (xvii) the private open space for each dwelling;
  - (xviii) external storage spaces;
  - (xix) parking space location and layout;
  - (xx) major elevations of every building to be erected;
  - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
  - (xxiii) materials and colours to be used on roofs and external walls.

General Manager  
Glenmorgan Spring Bay Council  
9 Melbourne Street  
Triabunna TAS 7190

**Subject: Landowner consent – Planning Development Application**

**Lot 1, 17 – 19 Sinclair Street, Bicheno**

Pursuant to Section 52(1) of the *Land Use Planning and Approvals Act 1993* and as a person authorised under Section 12(1) of the *Homes Tasmania Act 2022*, on behalf of Homes Tasmania, I Pip Bilson, hereby give the applicant permission to the making of a planning application involving land in the ownership Homes Tasmania at the nominated address. Please note, as of 1<sup>st</sup> December 2022 the Director of Housing ceased to exist. Under Schedule 2(5) of the *Homes Tasmania Act 2022* all reference to the Director of Housing is to be taken to be a reference to Homes Tasmania.

Applicant: Department of Health (Ambulance Tasmania)  
Proposed Use: Emergency Services (Ambulance Station)  
Address: 17 – 19 Sinclair Street, Bicheno  
CT 167615/1

Yours sincerely



Pip Bilson  
Manager Asset Management and Planning  
**Homes Tasmania**  
04 December 2024

Attachments: Instrument of Delegation dated 20th December 2022

## INSTRUMENT OF DELEGATION

### **LAND USE PLANNING AND APPROVALS ACT 1993**

I Guy Barnett MP, being and as the Minister for State Development, Construction and Housing and the Minister administering land administered or owned by Homes Tasmania, a body corporate and instrumentality of the Crown, established pursuant to s9 of the *Homes Tasmania Act 2022*, acting pursuant to s52(1F) of the *Land Use Planning and Approvals Act 1993* (the Act) hereby delegate the performance and exercise of my functions under s52(1B) of the Act in respect of land which is administered or owned by Homes Tasmania to the persons holding, occupying or acting in the positions as listed below, being an office or position within Homes Tasmania.

### SCHEDULE

Position Number	Position
500018	Chief Executive Officer
517891	Director Community Infrastructure
513352	Manager Asset Management and Planning
520545	State Manager Property Maintenance

This delegation takes effect on the day that it is signed.

SIGNED by



Guy Barnett

Minister for State Development, Construction and Housing

On this Tuesday 20th day of December 2022

SEARCH OF TORRENS TITLE

VOLUME 167615	FOLIO 1
EDITION 1	DATE OF ISSUE 02-Jul-2015

SEARCH DATE : 11-Dec-2024

SEARCH TIME : 08.56 AM

DESCRIPTION OF LAND

Town of BICHENO  
 Lot 1 on Sealed Plan 167615  
 Derivation : Whole of Lot 1 on Diagram 104386 Gtd. to The Crown, Whole of Lot 1000, 2791m2 The Crown and Whole of Lot 1001, 2232m2 The Crown  
 Prior CTs 104386/1, 167615/1000 and 167615/1001

SCHEDULE 1

B642065 & E13417 TRANSFER to DIRECTOR OF HOUSING  
 Registered 02-Jul-2015 at 12.01 PM

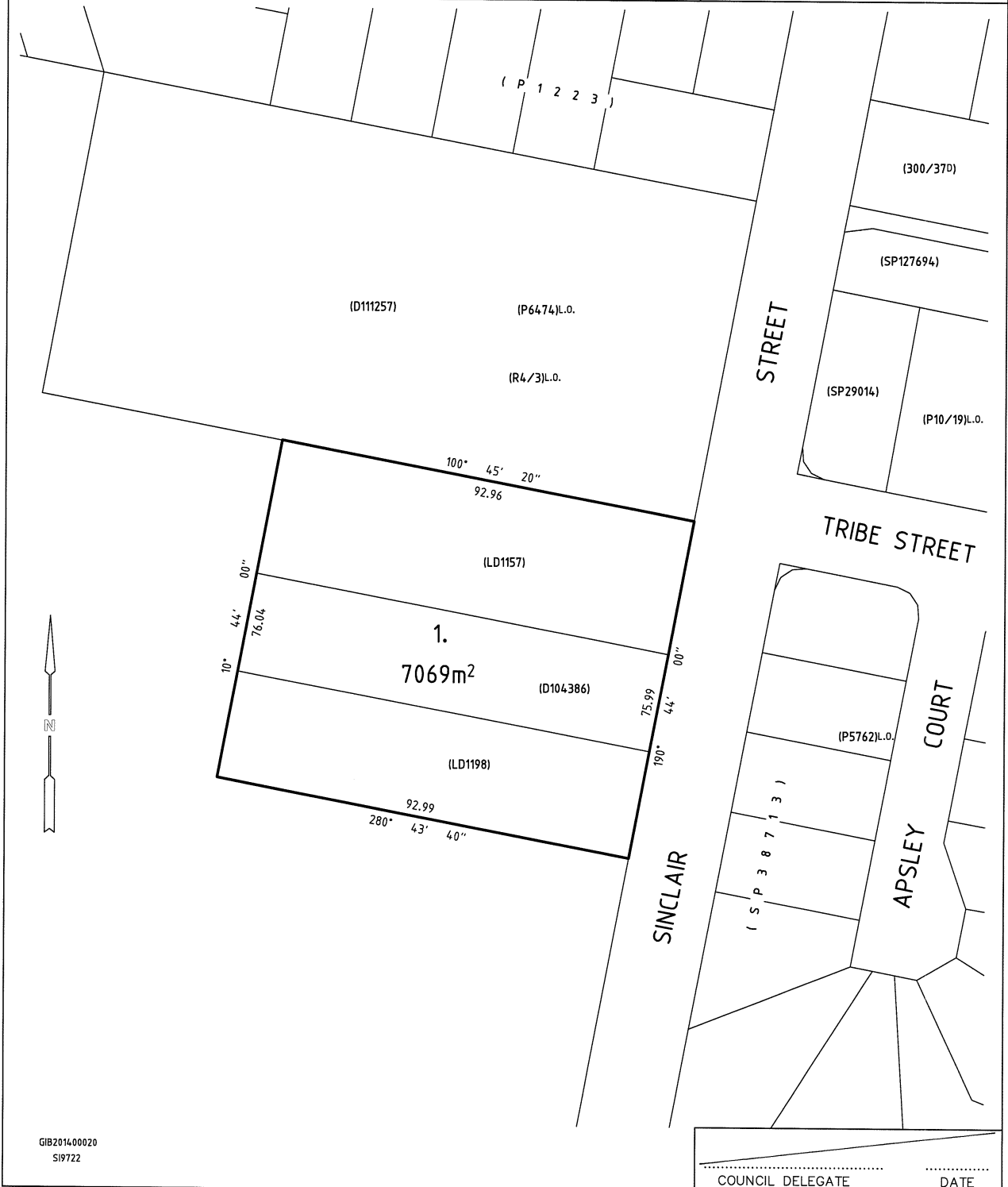
SCHEDULE 2

B.638798 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown  
 E15696 & E13417 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown  
 B642065 FENCING CONDITION in Transfer  
 E13417 FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: THE DIRECTOR OF HOUSING. THE CROWN.		<b>PLAN OF SURVEY</b>		REGISTERED NUMBER <b>SP167615</b>	
FOLIO REFERENCE: F.R.104386-1 SECTION 27A APPL. E15696				BY SURVEYOR: F.Hoogesteger of OFFICE OF THE SURVEYOR GENERAL	
GRANTEE: WHOLE OF LOT 1 (2046m <sup>2</sup> ), THE CROWN. (D104386), WHOLE OF LOT 1000 (2791m <sup>2</sup> ) & WHOLE OF LOT 1001 (2232m <sup>2</sup> ), THE CROWN.		LOCATION: <b>TOWN OF BICHENO</b>		 Recorder of Titles	
SCALE 1: 800		LENGTHS IN METRES			
MAPSHEET MUNICIPAL CODE No. (6036)	112	LAST LPI No.	LAST PLAN No. D104386	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



GIB201400020  
S19722

.....	.....
COUNCIL DELEGATE	DATE



# AMBULANCE TASMANIA PROPOSED AMBULANCE STATION AND RESIDENCE 17-19 SINCLAIR STREET, BICHENO NOV 2024



**LOCALITY PLAN**

N.T.S.

DRAWING INDEX		
SHEET No.	DESCRIPTION	REVISION
G01	CIVIL SERVICES - COVER SHEET AND LOCALITY PLAN	B
G02	CIVIL SERVICES - NOTES	B
C01	CIVIL SERVICES - GENERAL DETAILS SHEET 1	B
C02	CIVIL SERVICES - GENERAL DETAILS SHEET 2	B
C03	CIVIL SERVICES - GENERAL ARRANGEMENT & FSL PLAN	B
C04	CIVIL SERVICES - SERVICES PLAN	B
C05	CIVIL SERVICES - PAVEMENT PLAN	B
C06	CIVIL SERVICES - SECTIONS	B
C07	CIVIL SERVICES - SECTIONS	B
C07	CIVIL SERVICES - STORMWATER PROFILES	B
C08	CIVIL SERVICES - STORMWATER SETOUT	B

### DRAWING LEGEND

EXISTING		PROPOSED	
	DRAINAGE MAIN		DRAINAGE MAIN
	DRAINAGE CONNECTION		DRAINAGE CONNECTION
	SEWER MAIN		SEWER MAIN
	SEWER CONNECTION		SEWER CONNECTION
	WATER MAIN		WATER MAIN
	WATER CONNECTION		WATER CONNECTION
	DRAINAGE MANHOLE		DRAINAGE MANHOLE
	SEWER MANHOLE		SEWER MANHOLE
	STOP VALVE		STOP VALVE
	FIRE PLUG		FIRE PLUG
	WATER METER		WATER METER

Rev.	Amendment	Date
B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	28.11.2024
A	DRAFT ISSUE FOR CIVIL APPROVAL	15.11.2024



Designed: RJK  
 Drawn: ASW  
 Endorsed: RJK  
 Accreditation: CC2539X

Client: AMBULANCE TASMANIA  
 Project: 17-19 SINCLAIR STREET, BICHENO  
 PROPOSED STATION AND RESIDENCE

Drawing title: CIVIL SERVICES  
 COVER SHEET AND LOCALITY PLAN  
 Scale: NTS  
 Original size: A3

Date: 28.11.2024  
 Status: DA APPROVAL ISSUE  
 Drawing No: 23/24TAS224  
 Sheet: G01  
 Revision: B

## GENERAL:

### WORK HEALTH & SAFETY NOTICE:

RJK HAVE CONSIDERED THE HAZARDS AND RISKS ASSOCIATED WITH THE CONSTRUCTION, OPERATION, MAINTENANCE AND EVENTUAL DEMOLITION OF THIS PROJECT. THERE ARE A NUMBER OF HAZARDS AND HENCE RISKS WHICH ARE NOT UNIQUE TO THIS PROJECT WHICH NEED TO BE MANAGED DURING THESE PHASES. RJK REMIND CONSTRUCTORS, OPERATORS, MAINTAINERS AND DEMOLISHERS OF THEIR RESPONSIBILITIES UNDER WORK HEALTH & SAFETY ACTS AND REGULATIONS. THE FOLLOWING RISKS HAVE BEEN IDENTIFIED WHICH ARE UNUSUAL TO THIS PROJECT: NIL

UNLESS SPECIFIED OTHERWISE BY DOCUMENTATION SPECIFIC TO THIS PROJECT ALL DIMENSIONS, MATERIALS, WORKMANSHIP ETC SHALL COMPLY WITH DSG STANDARD CONTRACT DOCUMENTS AND SPECIFICATIONS (R SERIES) AND IPWEA SUBDIVISION STANDARD DRAWINGS ISSUED DECEMBER 2020.

ONLY THOSE SERVICES CONSPICUOUS DURING FIELD SURVEYS HAVE BEEN PLOTTED. THE LOCATION OF THESE SERVICES IS APPROXIMATE ONLY AND NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN. THE CONTRACTOR SHALL CONFIRM ON SITE PRIOR TO THE START OF WORKS THE LOCATION OF ALL SERVICES WITH THE RELEVANT AUTHORITY.

CONTRACTOR SHALL POTHOLE ALL EXISTING SERVICES, WHERE REQUIRED, PRIOR TO THE COMMENCEMENT OF WORKS WHICH MAY BE AFFECTED BY THE LINE AND LEVEL OF THE EXISTING SERVICE. WHERE A CONFLICT WITH AN EXISTING SERVICE IS IDENTIFIED THE CONTRACTOR SHALL SEEK DIRECTION FROM THE SUPERINTENDENT. NO CLAIM FOR VARIATION OR EXTENSION OF TIME WILL BE CONSIDERED AS A RESULT OF THE CONTRACTORS FAILURE TO UNDERTAKE THIS INVESTIGATION, AT A SUFFICIENT TIME PRIOR TO THE INSTALLATION WORKS, TO ALLOW ANY REDESIGN TO OCCUR.

PRIOR TO THE COMMENCEMENT OF SITE WORKS THE CONTRACTOR SHALL PREPARE, SUBMIT AND GAIN APPROVAL FROM THE RELEVANT COUNCIL FOR A SOIL AND WATER MANAGEMENT PLAN FOR THE CONSTRUCTION WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL REQUIRED PROTECTION MEASURES FOR THE DURATION OF THE CONTRACT AND UNTIL NEW VEGETATION IS FULLY ESTABLISHED.

PRIOR TO THE COMMENCEMENT OF ANY COUNCIL INFRASTRUCTURE WORKS. THE CONTRACTOR SHALL APPLY TO COUNCIL, AND RECEIVE A PERMIT TO CONSTRUCT PUBLIC INFRASTRUCTURE.

FOR WORKS WITHIN THE ROAD RESERVATION THE CONTRACTOR SHALL APPLY FOR AND RECEIVE A ROAD OPENING PERMIT FROM COUNCIL PRIOR TO THE COMMENCEMENT OF WORKS. THIS APPLICATION SHALL INCLUDE THE PREPARATION OF TRAFFIC AND PEDESTRIAN MANAGEMENT PLANS AS APPLICABLE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PEDESTRIAN AND TRAFFIC MANAGEMENT DEVICES TO COMPLY WITH AS1742 FOR THE DURATION OF THE WORKS.

WHERE REQUIRED BY COUNCIL THE CONTRACTOR SHALL PREPARE IN ELECTRONIC (.DWG) FORMAT "AS CONSTRUCTED" DRAWINGS TO THE SATISFACTION OF COUNCIL MUNICIPAL ENGINEER SHOWING THE AS INSTALLED LOCATION OF ALL ABOVE AND BELOW GROUND WORKS. CONFIRMATION OF APPROVAL, FROM THE RELEVANT AUTHORITY, OF THE THE COMPLETED DRAWINGS SHALL BE SUBMITTED TO THE SUPERINTENDENT PRIOR TO THE ISSUING OF THE CERTIFICATE OF PRACTICAL COMPLETION.

ALL PIPEWORK (WATER, SEWER AND STORMWATER) PROFILE LEVELS ARE TO THE PIPE INVERT LEVEL. ALLOW ADDITIONAL TRENCHING DEPTH FOR BEDDING AS INDICATED ON THE TYPICAL DETAILS.

THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL CONDITIONS OF THE PLANNING PERMIT, A COPY OF WHICH MUST BE KEPT ON SITE.

PROPRIETARY PRODUCTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

## EARTHWORKS:

DEMOLISH AND REMOVE ALL CONCRETE SLABS, KERBS, WALLS, FOOTINGS ETC. AS NOTED AND REQUIRED FOR THE CONSTRUCTION OF THE NOMINATED WORKS.

CONTRACTOR TO STRIP MINIMUM 300mm SOIL ACROSS THE SITE. BUILD UP PAVEMENT SUBGRADE WITH SUB-BASE 2.

FOLLOWING DEMOLITION AND REMOVAL OF SLABS, KERBS ETC. AND STRIPPING OF THE SITE TO THE REQUIRED FORMATION LEVELS, GRADE SUB-GRADE TO A SMOOTH PROFILE AND CONSOLIDATE TO 98% MAXIMUM DRY DENSITY(AS 1289.5) PROOF ROLL IN THE PRESENCE OF THE SUPERINTENDENT USING A SINGLE AXLE RIGID TRUCK WITH A FULL LEGAL LIMIT LOAD, REMOVE ANY UNSUITABLE SOFT, WET OR HEAVING MATERIAL AS DIRECTED BY THE SUPERINTENDENT AND REPLACE WITH COMPACTED SELECT FILL IN LAYERS NOT EXCEEDING 200mm LOOSE TO ACHIEVE 98% STANDARD COMPACTION (AS1289.5).

STRIPPED TOPSOIL SHALL BE STOCKPILED ON-SITE FOR RESPREADING ON BATTERS AND DISTURBED AREAS. ALL EXCESS TOPSOIL TO BE RETAINED ON-SITE UNLESS APPROVED OTHERWISE BY THE SUPERINTENDENT.

ALL EXCESS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF SITE UNLESS APPROVED OTHERWISE BY THE SUPERINTENDENT.

ANY IMPORTED FILL MATERIAL FOR UNDER ROADWAYS AND CARPARKS SHALL BE WELL GRADED AND HAVE A MINIMUM CBR VALUE OF 15% AND SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD COMPACTION TO AS1289 IN LAYERS NOT EXCEEDING 200mm LOOSE THICKNESS.

ALL EARTHWORKS INCLUDING EMBANKMENTS SHALL BE PREPARED AND CONSTRUCTED TO DSG SPECIFICATION R22 & R23

WHERE EMBANKMENT FILLS EXCEED 400mm IN HEIGHT ABOVE STRIPPED SURFACE LEVEL THE CONTRACTOR SHALL PROVIDE COMPACTION TEST RESULTS FOR THE PLACED MATERIAL AT A RATE OF AT LEAST 1 PER 500M<sup>2</sup> OR A MINIMUM OF 2 PER LAYER WHICHEVER IS THE GREATER UNLESS APPROVED OTHERWISE BY THE SUPERINTENDENT.

DURING FORMATION WORKS THE CONTRACTOR SHALL ENSURE THAT ADEQUATE STEPS ARE TAKEN TO PROTECT THE SUBGRADE FROM WET WEATHER PRIOR TO THE PLACEMENT OF THE SUB-BASE. NO CLAIM WILL BE CONSIDERED AS A RESULT OF THE CONTRACTORS FAILURE TO PROTECT THE WORKS.

## ROADWORKS:

WHERE NEW WORKS ABUT EXISTING SAWCUT ALL INTERFACES TO NEAT STRAIGHT LINES AND RECTANGULAR SHAPES AND MAKE GOOD TO MATCH.

BACKFILL ALL TRENCHES AND EXCAVATIONS WITHIN VEHICLE PAVEMENTS FULL DEPTH WITH 20mm FINE CRUSHED ROCK CONSOLIDATED IN MAXIMUM 150 LAYERS TO 96% MODIFIED COMPACTION.

SUBMIT TO THE CONSULTING ENGINEER PRIOR TO THEIR USE MATERIAL PROPERTIES AND SOURCE FOR ALL ROAD MAKING MATERIALS. UNLESS NOTED OTHERWISE PAVEMENT MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF DSG SPECIFICATION R40 FOR BASE CLASS A AND SUB-BASE 1 MATERIALS.

EACH COMPLETED PAVEMENT LAYER SHALL BE COMPACTED TO A MINIMUM DDR OF 96% FOR SUB-BASE AND 98% FOR BASE COURSE AND PROOF ROLLED IN THE PRESENCE OF THE SUPERINTENDENT USING A SINGLE AXLE RIGID TRUCK WITH A FULL LEGAL LIMIT LOAD.

CONSTRUCT PAVEMENT BETWEEN NOMINATED LEVELS TO SMOOTH GRADES AND TRANSITION TO DRAIN TO PITS, KERB AND GUTTER, V-DRAINS ETC.

HOTMIX AND PAVED SURFACES SHALL HAVE A BITUMEN EMULSION PRIME COAT APPLIED TO THE CLEAN SWEEP SURFACE OF THE BASE COURSE.

CARPARK SPACES ARE TO BE DELINEATED BY PAINTED LINES. 80mm WIDE WITH TWO COATS OF ROAD MARKING PAINT TO DSG SPECIFICATION R64. CLEARLY MARK 'DISABLED' SPACES BY PAINTED SYMBOL TO AUSTRALIAN STANDARD.

CONCRETE COMPRESSIVE STRENGTH SHALL BE:  
PAVEMENTS AND GRATED TRENCH - N25  
PITS, & MINOR WORKS - N25.  
WORKMANSHIP, MATERIALS AND DESIGN SHALL BE IN ACCORDANCE WITH AS3600 AND THE ASSOCIATED CODES LISTED THEREIN AND THE SPECIFICATION.

GRADE AND ROLL MINIMUM 100 TOPSOIL TO ALL GRASSED AREAS AND PLANTERS. WHERE NECESSARY TO RAISE LEVELS. PLACE AND CONSOLIDATE GENERAL FILL FROM SITE BENEATH TOPSOIL.

PRECAST CONCRETE WHEELSTOPS TO BE HUMES OR EQUIVALENT 2000 LONG WITH 2No. 16dia GALV. SPIKES 300 LONG.

## CONCRETE PAVEMENTS GENERAL:

FOOTPATHS, KERB RAMPS AND DRIVEWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH IPWEA MUNICIPAL STANDARD DRAWINGS TSD-R11-v3, TSD-R18-v3 AND TSD-R09-v3 (UNO).

CONSTRUCT PAVEMENT BETWEEN NOMINATED LEVELS TO SMOOTH GRADES AND TRANSITION TO PITS, KERBS, V-DRAINS, EDGES etc. THE MINIMUM GRADIENT OF ANY AREA ON THE PAVEMENT IS TO BE 1:100. WHERE DISCREPANCIES EXIST ON THE DRAWINGS REFER TO SUPERINTENDENT FOR DIRECTION.

THE FINISHED SURFACE LEVEL OF ANY PAVEMENT ADJACENT TO BUILDINGS SHALL BE BELOW THE WALL DAMP PROOF COURSE AND SHALL NOT OBSCURE WEEP HOLES OR DRAINAGE OPENINGS. THE PAVEMENT SHALL GRADE AWAY FROM THE BUILDING.

INSTALL 2No. N16 x 2100 LONG TRIMMER BARS AT 45Deg ACROSS ALL RE-ENTRANT CORNERS.  
INSTALL CONTROL AND EXPANSION JOINTS AS SHOWN ON THE DRAWINGS.  
INSTALL ISOLATION JOINTS AT ALL INTERFACES WITH EXISTING OR PROPOSED STRUCTURES.

ALL JOINT SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS.

TOLERANCES OF FINISHED SURFACES  
MAXIMUM DEVIATION UNDER A 3m STRAIGHT EDGE = +/-10mm  
MAXIMUM LEVEL DIFFERENCE FROM DESIGN LEVELS = +/-20mm  
CONCRETE THICKNESS AND REINFORCEMENT LOCATION TO AS3600

CURE SURFACE FOR MINIMUM 7 DAYS AFTER PLACEMENT. CONTRACTOR TO SUBMIT TO THE SUPERINTENDENT FOR APPROVAL THE PROPOSED METHOD OF CURING PRIOR TO THE COMMENCEMENT OF PAVEMENT WORKS. PROTECT SURFACE FROM VEHICULAR TRAFFIC DURING CURING PERIOD.

## STORMWATER RETICULATION - MUNICIPAL

ALL WORKS ARE TO BE IN ACCORDANCE WITH IPWEA STANDARD DRAWINGS NOVEMBER 2013.

PROVIDE MINIMUM 2m LONG GEOFABRIC WRAPPED SUBSOIL DRAIN STARTER ON THE UPSTREAM SIDE OF ALL STORMWATER MANHOLES AND PITS. SUBSOIL DRAIN TO BE CONSTRUCTED SUCH THAT IT WILL DRAIN THE BASE OF THE BEDDING GRAVEL. INSTALL MASS CONCRETE BULKHEADS TO PERIMETER OF MANHOLE TO PREVENT BYPASS OF WATER AROUND MANHOLE.

FOR PIPE BEDDING AND BACKFILL REFER WSAA STD DRG. SEW-1201. PIPE EMBEDMENT TO BE 7mm CLEAN AGGREGATE (UNO). BACKFILL ALL TRENCHES WITHIN VEHICLE PAVEMENTS TO THE UNDERSIDE OF THE PAVEMENT LAYER FULL DEPTH WITH 20mm FINE CRUSHED ROCK CONSOLIDATED IN MAXIMUM 150MM LAYERS TO 96% MODIFIED COMPACTION.

ENSURE COVERS TO ALL PITS AND MANHOLES ARE INSTALLED FLUSH WITH FINISHED SURFACE LEVEL. MANHOLES OUTSIDE OF SEALED AREAS ON GRADES EXCEEDING 14% SHALL BE INSTALLED HORIZONTALLY WITH A 1m SAFE LEVEL WORKING AREA SURROUNDING. PIT COVERS SHALL BE OF A TYPE APPROVED BY COUNCIL AND EITHER CLASS D WHERE LOCATED WITHIN ROADWAY PAVEMENTS OR CLASS B IN OTHER LOCATIONS.

ALL STORMWATER PIPES TO BE:  
<300mm DIAMETER UPVC MINIMUM CLASS SN8 SCJ  
>=300mm DIAMETER STORMPRO or BLACKMAX (PP) MINIMUM CLASS SN8 RRR

PROPERTY CONNECTION TO BE DN150 SN8 UPVC SW TO IPWEA STD. DRG. TSD-SW27-v3 (UNO)

WHERE MANAGED BY THE THE CONTRACTOR, THE CONTRACTOR SHALL ENSURE THE AS-CONSTRUCTED DRAWINGS, SURVEY & CONTROL AND DATA COLLECTION IS UNDERTAKEN AND PROVIDED TO COUNCIL IN ACCORDANCE COUNCIL REQUIREMENTS.

## PRIVATE SERVICES - PLUMBING

ALL PLUMBING WILL BE IN ACCORDANCE WITH THE TASMANIAN PLUMBING REGULATIONS, AS3500, NATIONAL CONSTRUCTION CODE (AND ALL REFERENCED STANDARDS AND GUIDEBOOKS) AND TO THE LOCAL AUTHORITY APPROVAL

PIPEWORK LAYOUTS ARE DIAGRAMMATIC ONLY. CO-ORDINATE ALL SERVICES PRIOR TO INSTALLATION

DN100 SEWER TO BE UPVC SCJ CLASS SN8  
DN150 AND DN225 STORMWATER TO BE UPVC SCJ CLASS SN8  
FOLLOWING COMPLETION OF THE WORKS, FLUSH ALL PIPING SYSTEMS AND LEAVE FREE OF FOREIGN MATTER.

PLUMBING WORKS AS DEFINED BY THE DIRECTOR OF BUILDING CONTROL ARE TO BE

UNDERTAKEN BY A LICENSED AND ACCREDITED PLUMBING PRACTITIONER. THE ACCREDITED PLUMBING PRACTITIONER IS TO LIAISE WITH THE LOCAL AUTHORITY AND ARRANGE A START WORK NOTICE, ALL MANDATORY INSPECTIONS, TESTING AND, PRACTICAL & FINAL COMPLETION CERTIFICATES

## SURVEY CONTROL

DATE OF SURVEY

WHILE REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL VISIBLE ABOVE GROUND SERVICES, THERE MAY BE OTHER SERVICES THAT WERE NOT LOCATED DURING THIS SURVEY

## PAVING

ALL WORKS TO BE IN ACCORDANCE WITH CMAA CONCRETE FLAG PAVEMENTS - DESIGN AND CONSTRUCTION GUIDE AND CMAA TECHNICAL NOTE T46 - CONCRETE SEGMENTAL PAVEMENTS DETAILING GUIDE (www.cmaa.com.au).

BEDDING SAND SHALL COMPLY WITH THE FOLLOWING GRADING:

SIEVE SIZE	%PASSING
4.75mm	90 - 100
2.36mm	80 - 100
1.18mm	50 - 85
600 microns	25 - 60
300 microns	10 - 30
150 microns	5 - 15
75 microns	0 - 10

JOINTING SAND SHALL BE DRY AND COMPLY WITH THE FOLLOWING GRADING:

SIEVE SIZE	%PASSING
2.36mm	100
1.18mm	90 - 100
600 microns	60 - 90
300 microns	30 - 60
150 microns	15 - 30
75 microns	5 - 10

JOINT SAND SHALL BE REPEATEDLY SWEEP INTO PAVER JOINTS UNTIL JOINTS ARE THOROUGHLY FILLED.

BESSER UNIPAVE TO BE LAID IN ACCORDANCE WITH THE CEMENT AND CONCRETE ASSOCIATION OF AUSTRALIA'S TECHNICAL NOTE 56 - GUIDE SPECIFICATION FOR INTERLOCKING ROAD PAVEMENTS 60mm THICK TYPE A - HERRINGBONE PATTERN ON SAND BEDDING ON CONSOLIDATED BASE AS DETAILED.

BRICK PAVING SAND TO COMPLY WITH MATERIALS SPECIFICATION IN THE CLAY AND BRICK PAVER INSTITUTE "PAVER NOTE ONE, SPECIFYING AND LAYING CLAY PAVERS."

SAND NOMINATED AS SAND CEMENT SHALL CONTAIN 10% CEMENT AND SHALL BE PLACED TOTALLY DRY TO DRY PAVERS ETC.

BRICK PAVERS SHALL BE 65 THICK CLAY BRICK WITH A MINIMUM CHARACTERISTIC COMPRESSIVE STRENGTH OF N45.

MAKE UP FROM EXCAVATED SURFACE TO PAVEMENT SUBGRADE IN APPROVED BACKFILL MATERIAL CONSOLIDATED IN MAXIMUM 150 LAYERS TO 96% MAXIMUM DRY DENSITY.

## HOLD POINTS

THE FOLLOWING HOLD POINTS SHALL BE WITNESSED BY THE SUPERINTENDENT FOR APPROVAL PRIOR TO THE CONTINUATION OF CONSTRUCTION:

- STRIPPED SURFACE PRIOR TO PLACEMENT OF FILL
- EMBANKMENT SUBGRADE PRIOR TO PLACEMENT OF SUB BASE
- TOP OF BASE A PRIOR TO SEALING / CONCRETING
- SERVICES CONNECTIONS TO COUNCIL AND TASWATER INFRASTRUCTURE

## PERIMETER SURFACE LEVELS

LEVELS SHALL COMPLY WITH THE REQUIREMENTS OF THE NCC AND PERMIT AUTHORITIES REQUIREMENTS.

THE MINIMUM HEIGHT OF A BUILDING SLAB ABOVE FINISHED GROUND LEVEL SHALL BE 150mm. EXCEPT IN SANDY. WELL DRAINED AREAS WHERE THE MINIMUM HEIGHT SHALL BE 100MM. THESE HEIGHTS CAN BE REDUCED LOCALLY TO 50MM WHERE THERE IS AN ADJOINING PAVED AREA THAT SLOPES AWAY FROM THE BUILDING AT A MINIMUM 2.5% FOR A MINIMUM 1.0M. THESE RESTRICTIONS DO NOT APPLY TO BELOW GROUND SLABS WHICH ARE PROTECTED BY FULLY WATER-PROTECTED AND DRAINED RETAINED WALLS

B	ISSUED FOR DEVELOPMENT APPLICATION APPROVAL	28.11.2024
A	DRAFT ISSUE FOR CIVIL APPROVAL	15.11.2024
Rev.	Amendment	Date

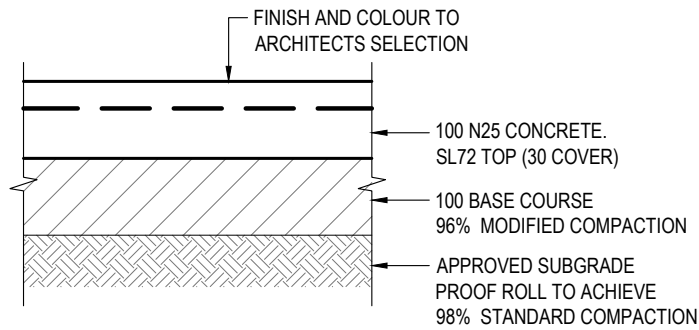


Designed:	RJK
Drawn:	ASW
Endorsed:	
	RJK
Accreditation:	CC2539X

Client:  
**AMBULANCE TASMANIA**  
Project:  
**17-19 SINCLAIR STREET, BICHENO**  
**PROPOSED STATION AND RESIDENCE**

Drawing title:  
**CIVIL SERVICES**  
**NOTES**  
Scale: NTS

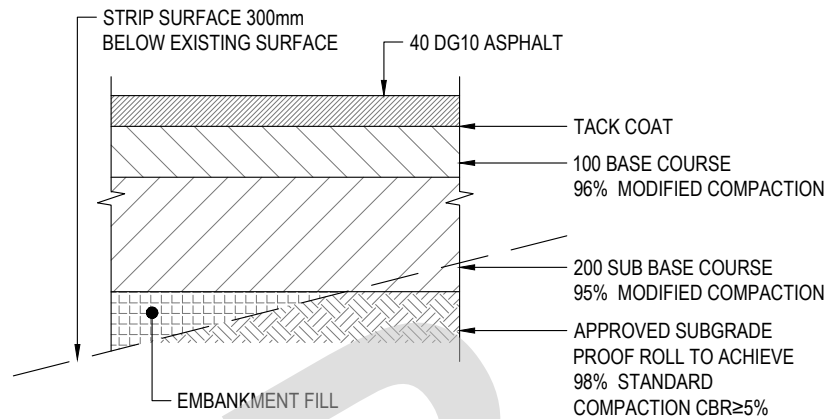
Date:	28.11.2024	Status:	DA APPROVAL ISSUE		
Drawing No:	23/24TAS224	Sheet:	G02	Revision:	B
Original size:	A3				



NOTE: PROVIDE CONTROL JOINTS (CJ) AT MAX. 4m CENTRES

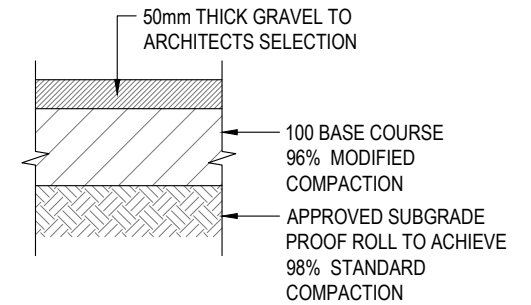
**LIGHT DUTY CONCRETE DETAIL**

SCALE 1:10



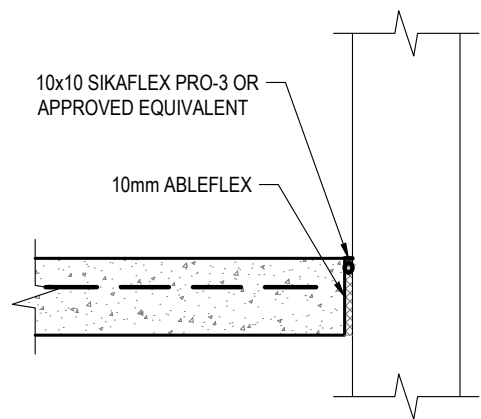
**HEAVY DUTY ASPHALT DETAIL**

SCALE 1:10



**SYNTHETIC GRASS DETAILS**

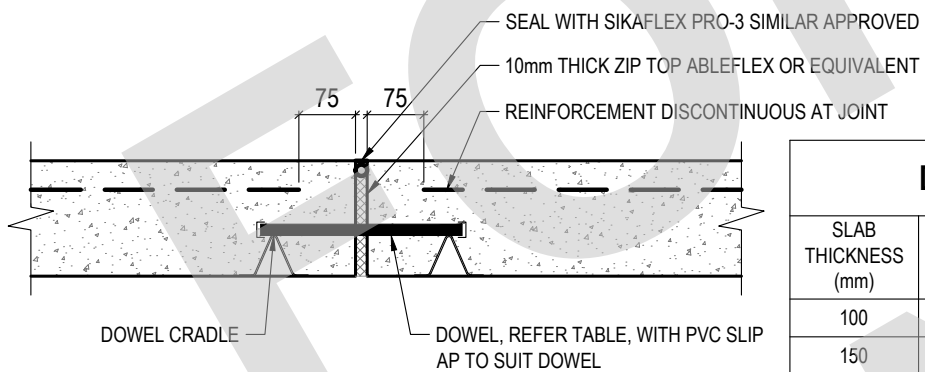
SCALE 1:10



**ISOLATION JOINT (IJ)**

SCALE 1:10

NOTE: INSTALL IJ ADJACENT ALL CONCRETE/BUILDING INTERFACES

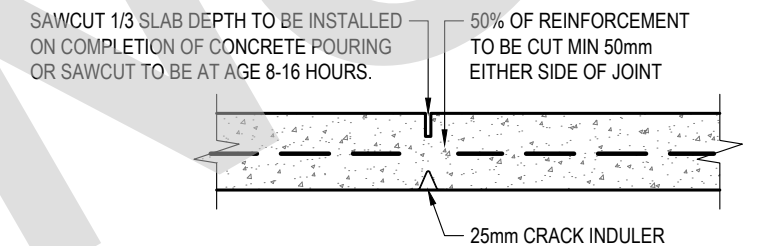


**EXPANSION JOINT (EJ)**

SCALE 1:10

INSTALL AT 18mm MAX CENTRES

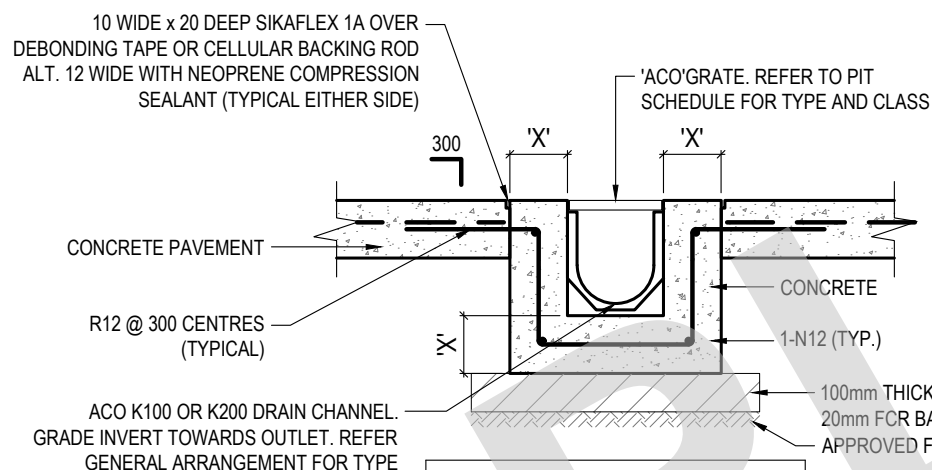
DOWEL TABLE			
SLAB THICKNESS (mm)	DOWEL DIAMETER (mm)	DOWEL LENGTH (mm)	DOWEL SPACING
100	12	450	300
150	20	450	300



**CONTROL JOINT (CJ)**

SCALE 1:10

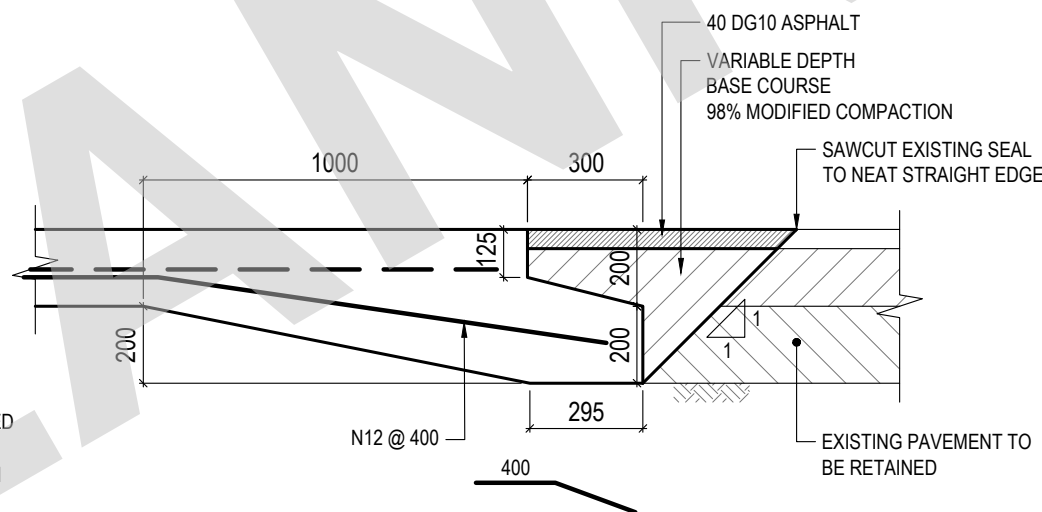
INSTALL @6m MAX CENTRES



CONCRETE SURROUND DIMENSIONS	
LOAD CLASS	X
A - B	125mm
C - D	150mm

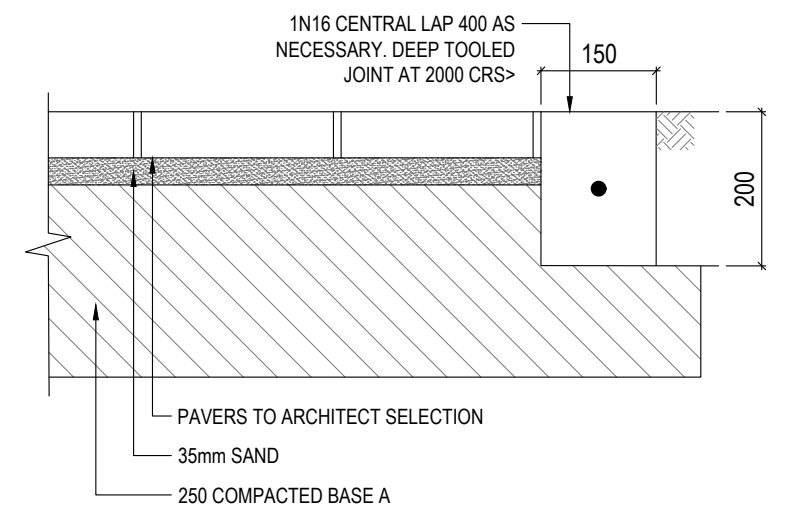
**GRATED TRENCH DRAIN CONCRETE PAVEMENT**

SCALE 1:20



**CONCRETE PAVEMENT TO HOTMIX DETAIL**

SCALE 1:20



**PAVEMENT DETAIL**

SCALE 1:10

Rev.	Amendment	Date
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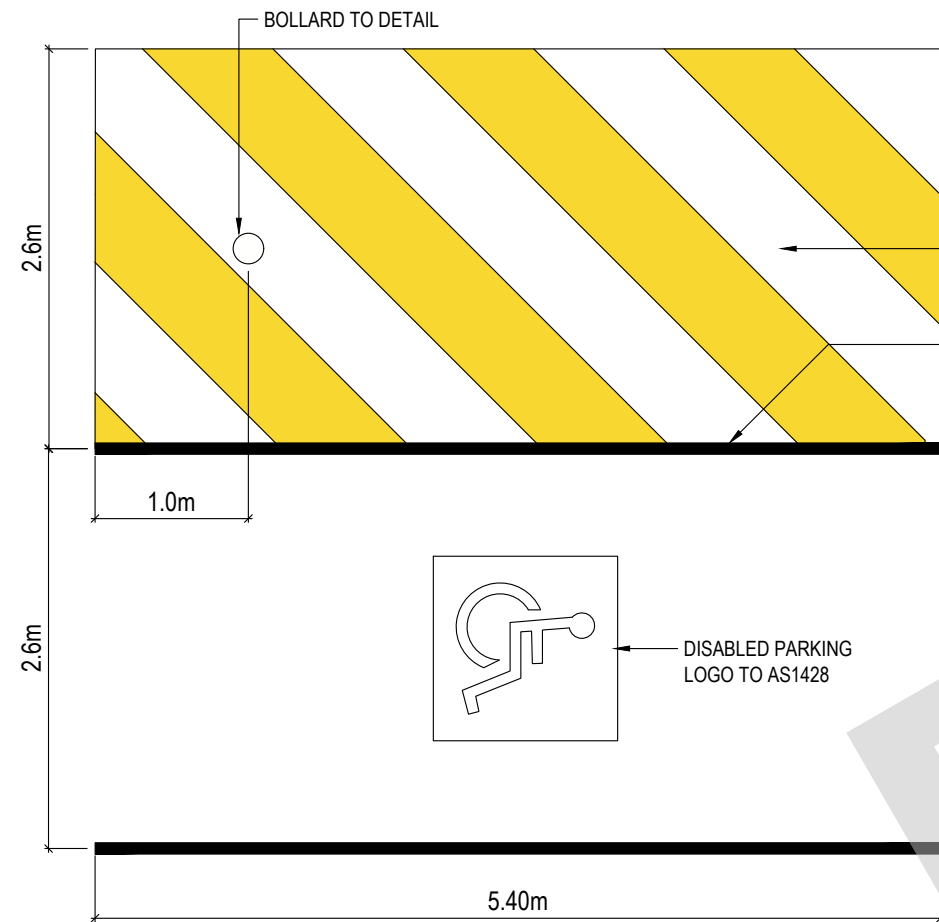


Designed: RJK  
 Drawn: ASW  
 Endorsed:  
 RJK  
 Accreditation: CC2539X

Client: AMBULANCE TASMANIA  
 Project: 17-19 SINCLAIR STREET, BICHENO  
 PROPOSED STATION AND RESIDENCE

Drawing title: CIVIL SERVICES  
 GENERAL DETAILS SHEET 1  
 Scale: AS SHOWN

Date: 28.11.2024  
 Status: DA APPROVAL ISSUE  
 Drawing No: 23/24TAS224  
 Sheet: C01  
 Revision: B  
 Original size: A3



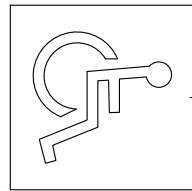
**DDA PARKING SPACES**

SCALE 1:10

BOLLARD TO DETAIL

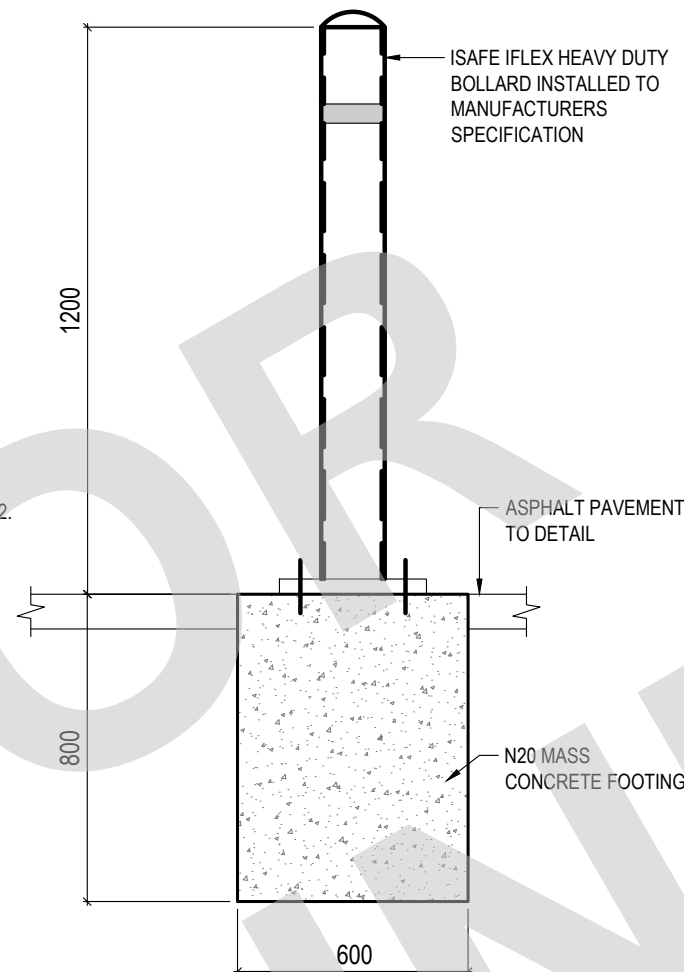
600 WIDE YELLOW PAINTED LINE WITH 600mm GAPS

80mm WIDE SLIP RESISTANT YELLOW PAINTED LINES EACH SIDE OF BAY



DISABLED PARKING LOGO TO AS1428

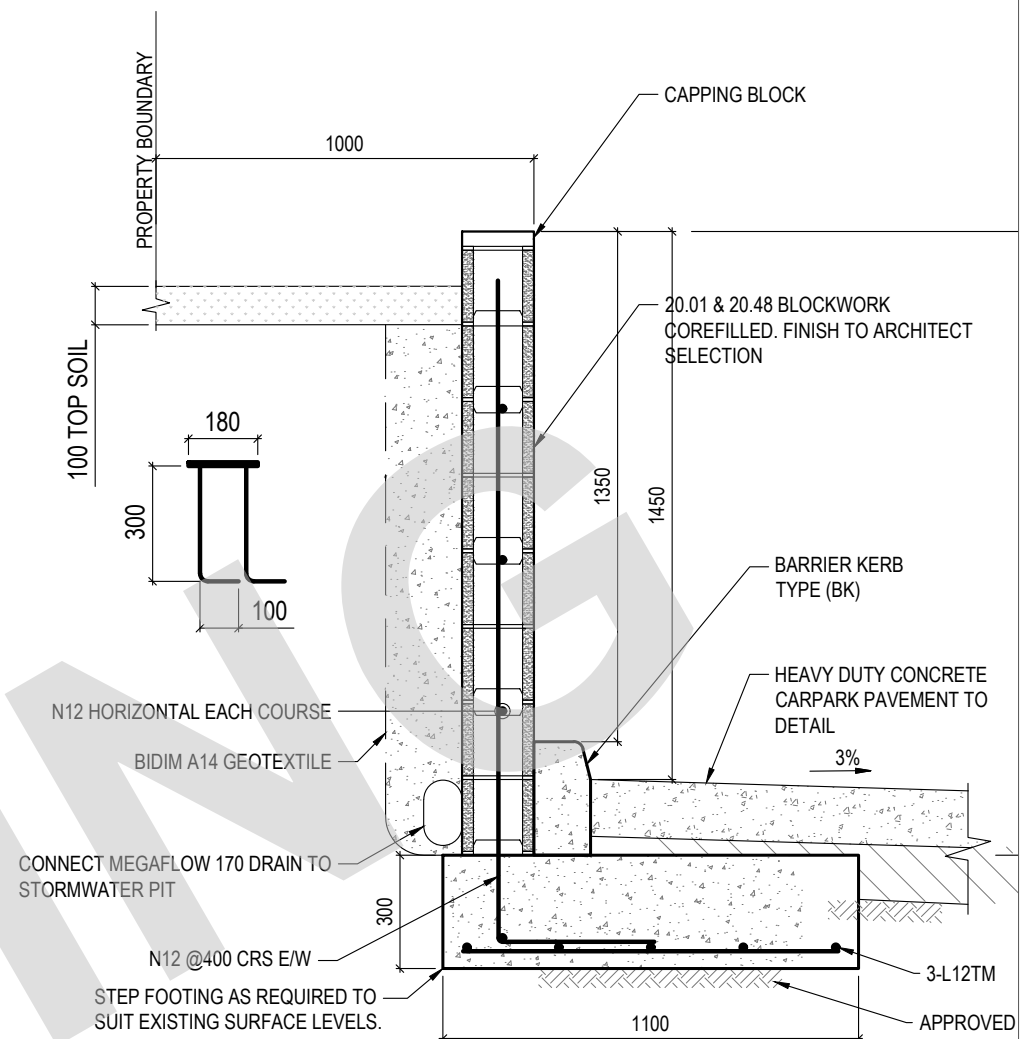
1 OFF 450x225 DISABLED PARKING SIGNS TO AS1742.



**BOLLARD DETAIL**

SCALE 1:20

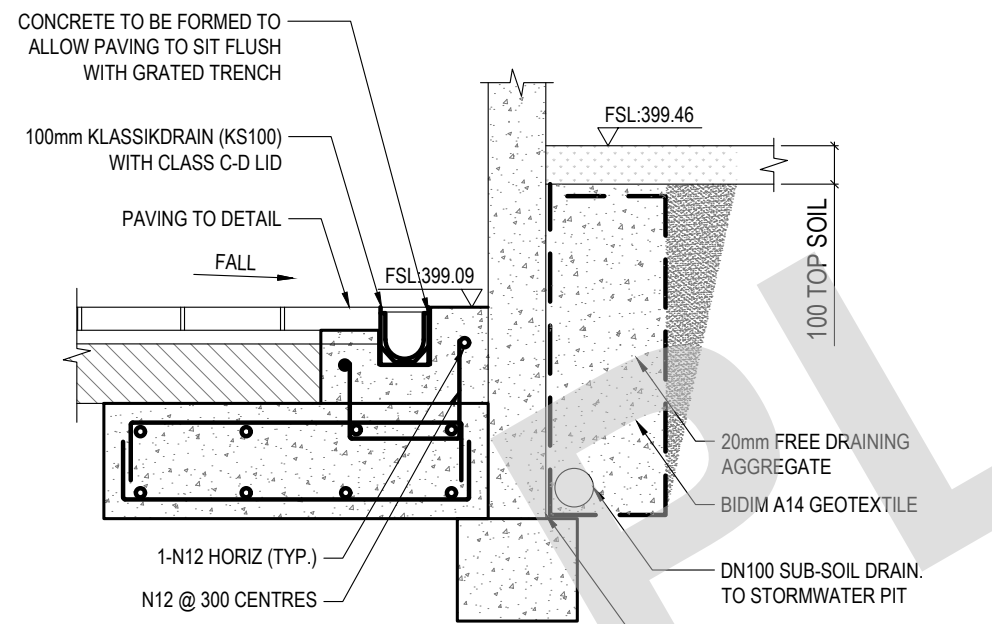
NOTE: CONFIRM LOCATION ON SITE WITH SUPERINTENDENT PRIOR TO INSTALLATION OF BOLLARDS.



**SECTION F**

**C03**

SCALE 1:20



**SECTION G**

**C03**

SCALE 1:20

CONCRETE TO BE FORMED TO ALLOW PAVING TO SIT FLUSH WITH GRATED TRENCH

100mm KLASSIKDRAIN (KS100) WITH CLASS C-D LID

PAVING TO DETAIL

FALL

FSL.399.09

100 TOP SOIL

20mm FREE DRAINING AGGREGATE

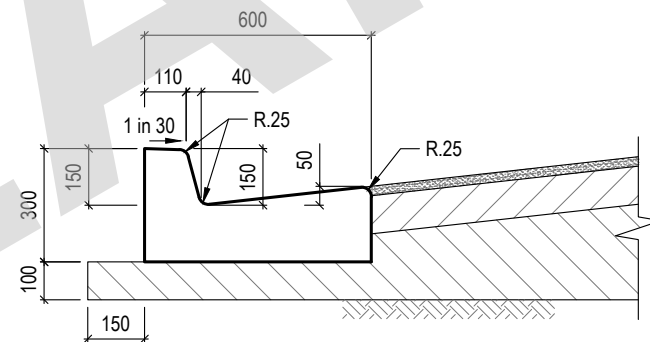
BIDIM A14 GEOTEXTILE

1-N12 HORIZ (TYP.)

N12 @ 300 CENTRES

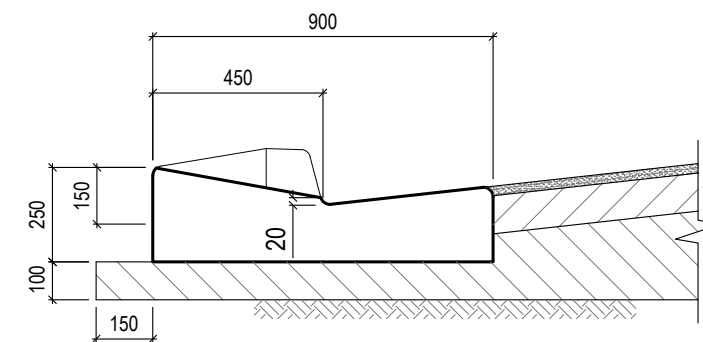
DN100 SUB-SOIL DRAIN TO STORMWATER PIT

STATION FREE STANDING WALL (FW1) AND SLAB TO STRUCTURAL DRAWING S13



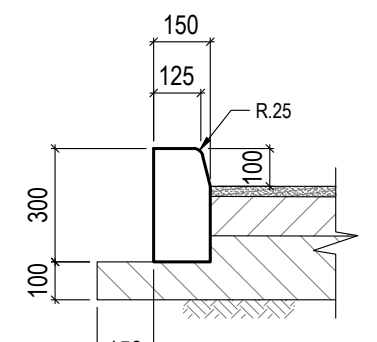
**KERB AND CHANNEL (KC)**

SCALE 1:20



**VEHICLE CROSSING (KC)**

SCALE 1:20



**BARRIER KERB (BK)**

SCALE 1:20

Rev.	Amendment	Date
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Designed: RJK  
 Drawn: ASW  
 Endorsed:  
 RJK  
 Accreditation: CC2539X

Client: **AMBULANCE TASMANIA**  
 Project: **17-19 SINCLAIR STREET, BICHENO PROPOSED STATION AND RESIDENCE**

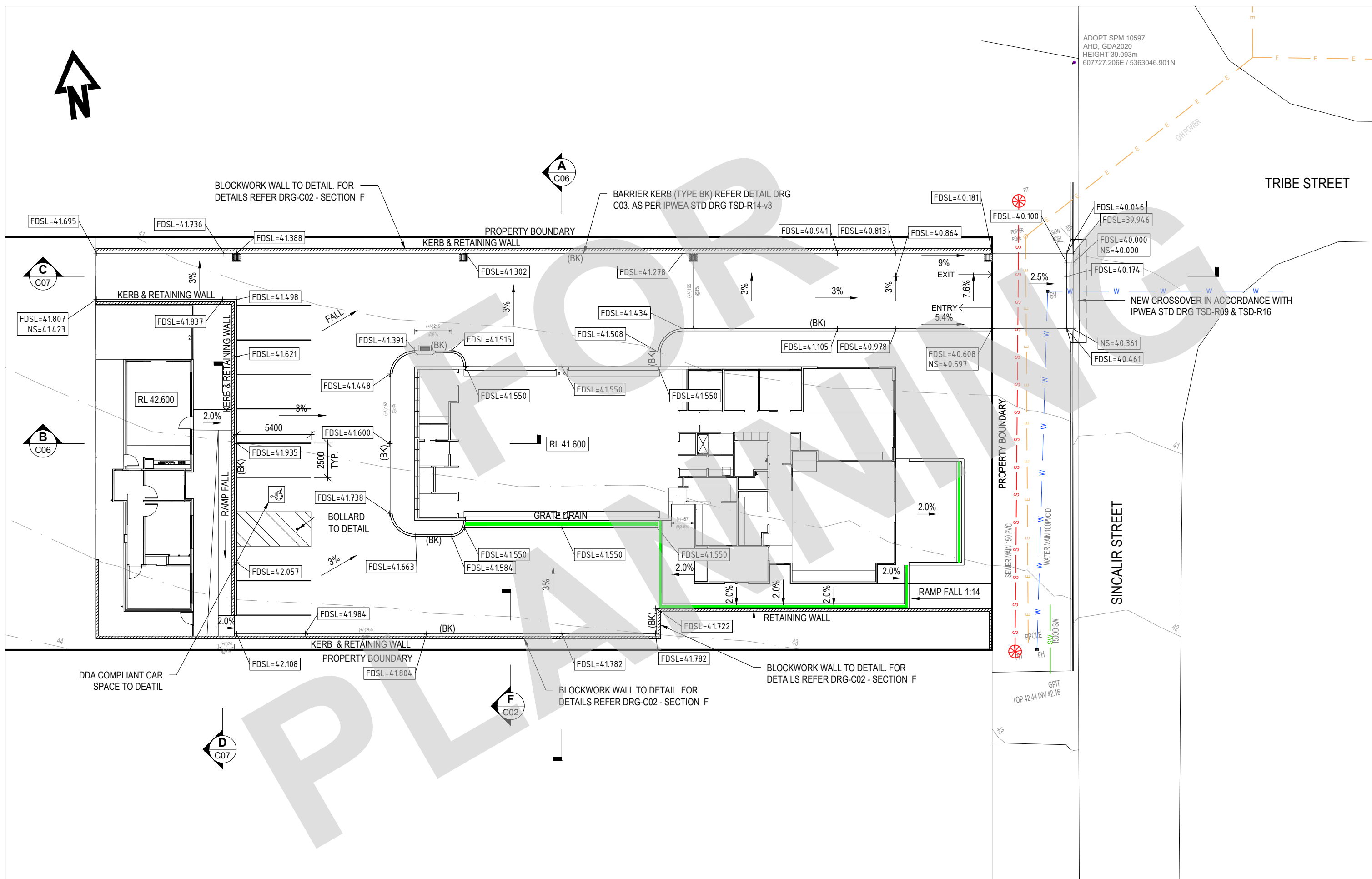
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 Scale: AS SHOWN

Original size: A3

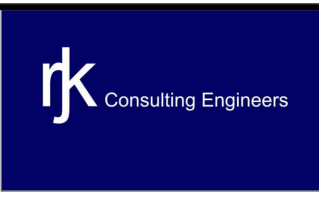
Date:	Status:
28.11.2024	DA APPROVAL ISSUE
Drawing No: 23/24TAS224	Sheet: C02
Revision: B	



ADOPT SPM 10597  
AHD, GDA2020  
HEIGHT 39.093m  
607727.206E / 5363046.901N



Rev.	Amendment	Date
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Designed: RJK  
Drawn: ASW  
Endorsed:  
Accreditation: CC2539X

Client: AMBULANCE TASMANIA  
Project: 17-19 SINCLAIR STREET, BICHENO  
PROPOSED STATION AND RESIDENCE

Drawing title: CIVIL SERVICES  
SITE LOCATION & SERVICES PLAN  
Scale: 1:250

Date: 28.11.2024  
Status: DA APPROVAL ISSUE  
Drawing No: 23/24TAS224  
Sheet: C03  
Revision: B



**LEGEND:**

- SW — EXISTING STORMWATER
- S — EXISTING SEWER
- W — EXISTING WATER
- E — EXISTING ELECTRICAL O/H POWER LINES
- NEW S/W PIT - 450x450 'HUDSON' HP111 - HEAVY DUTY GRATED
- NEW SIDE ENTRY PIT AS PER 'TYPE 3' IPWEA STD DRG TSD-SW07-v3
- NEW S/W GRATED DRAIN - ACO

ADOPT SPM 10597  
AHD, GDA2020  
HEIGHT 39.093m  
607727.206E / 5363046.901N

SW PIT 450x450 'HUDSON HP111' HEAVY DUTY GRATED. INSTALLED IN ACCORDANCE WITH IPWEA STANDARDS.

SW PIT 450x450 'HUDSON HP111' HEAVY DUTY GRATED. TO IPWEA STANDARDS.

SW PIT 450x450 'HUDSON HP111' HEAVY DUTY GRATED. TO IPWEA STANDARDS.

SW PIT 450x450 'HUDSON HP111' HEAVY DUTY GRATED. TO IPWEA STANDARDS.

CONSTRUCT SIDE ENTRY PIT AS PER 'TYPE 3' IPWEA STD DRG TSD-SW07-v3

PROPERTY BOUNDARY

KERB & RETAINING WALL

EXISTING SEWER MANHOLE

EXISTING WATER S/V

KERB & RETAINING WALL

RL 42.600

KERB & RETAINING WALL

ACO KS100 KLASSIC DRAIN WITH CLASS B GRATE TO ARCHITECTS SELECTION  
RL 41.600

GRATE DRAIN

EXIT

ENTRY

PROPERTY BOUNDARY

EXISTING O/H POWER LINE

EXISTING 100PVC WATER MAIN

EXISTING 150PVC SEWER MAIN

EXISTING STORMWATER MAIN 1500D

PROPERTY BOUNDARY

ACO KS200 KLASSIC DRAIN WITH CLASS GRATE TO ARCHITECTS SELECTION

RETAINING WALL

EXISTING SEWER MANHOLE

FIRE HYDRANT

TOP 42.44 INV 42.16

EXISTING SEWER MANHOLE  
TOP: 42.44  
IL: 42.16

FALL FROM FRONT BOUNDARY TO LANDING MAX GRADIENT 1:14

Rev.	Amendment	Date
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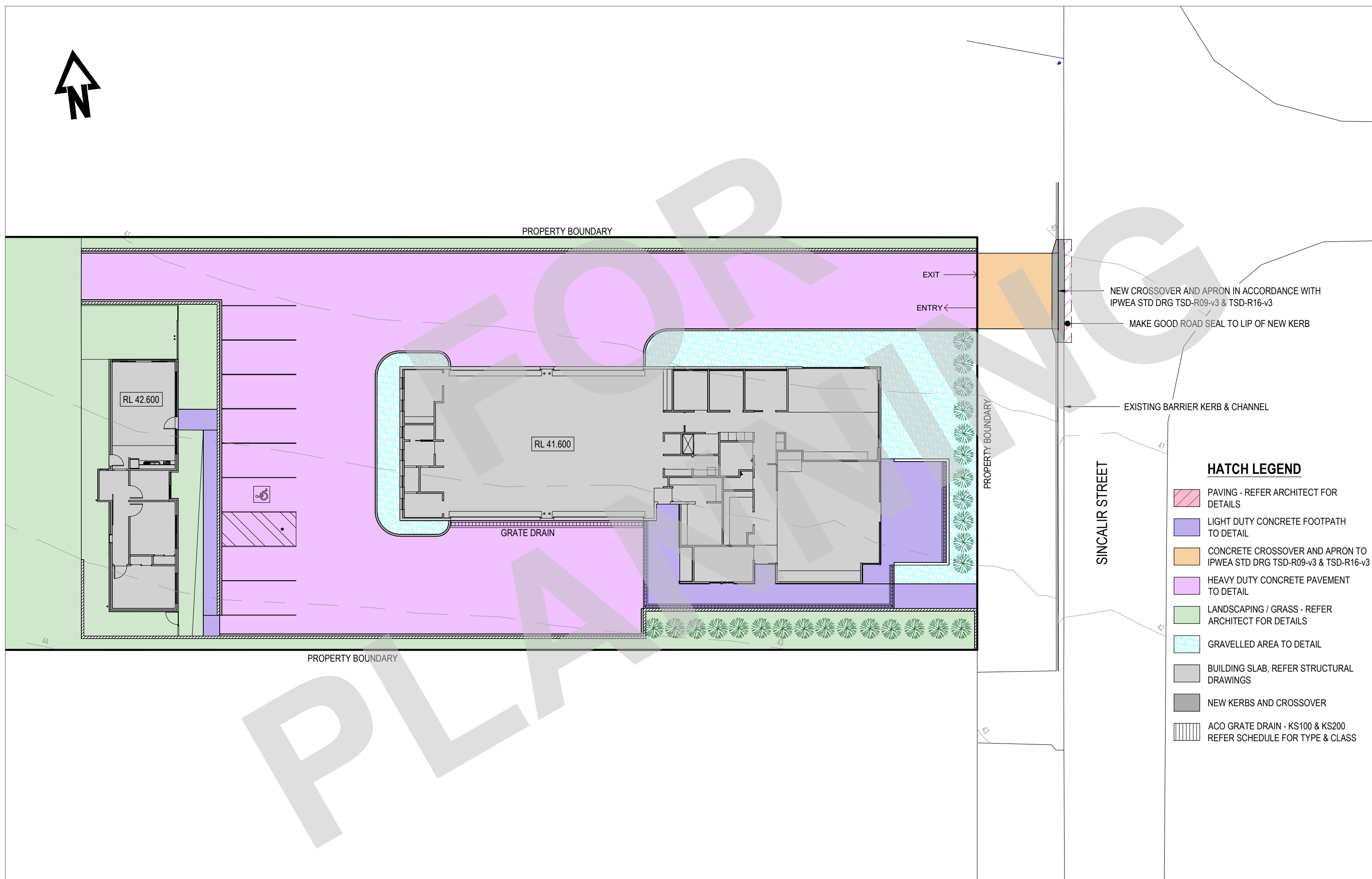
Designed: RJK  
Drawn: ASW  
Endorsed:  
RJK  
Accreditation: CC2539X

Client: AMBULANCE TASMANIA  
Project: 17-19 SINCLAIR STREET, BICHENO  
PROPOSED STATION AND RESIDENCE

Drawing title: CIVIL SERVICES SERVICES PLAN  
Scale: 1:250

Date: 28.11.2024  
Status: DA APPROVAL ISSUE  
Drawing No: 23/24TAS224  
Original size: A3

Date:	Status:
28.11.2024	DA APPROVAL ISSUE
Drawing No: 23/24TAS224	Sheet: C04
Revision: B	



**HATCH LEGEND**

	PAVING - REFER ARCHITECT FOR DETAILS
	LIGHT DUTY CONCRETE FOOTPATH TO DETAIL
	CONCRETE CROSSOVER AND APRON TO IPWEA STD DRG TSD-R09-v3 & TSD-R16-v3
	HEAVY DUTY CONCRETE PAVEMENT TO DETAIL
	LANDSCAPING / GRASS - REFER ARCHITECT FOR DETAILS
	GRAVELLED AREA TO DETAIL
	BUILDING SLAB, REFER STRUCTURAL DRAWINGS
	NEW KERBS AND CROSSOVER
	ACO GRATE DRAIN - KS100 & KS200 REFER SCHEDULE FOR TYPE & CLASS

Rev.	Amendment	Date
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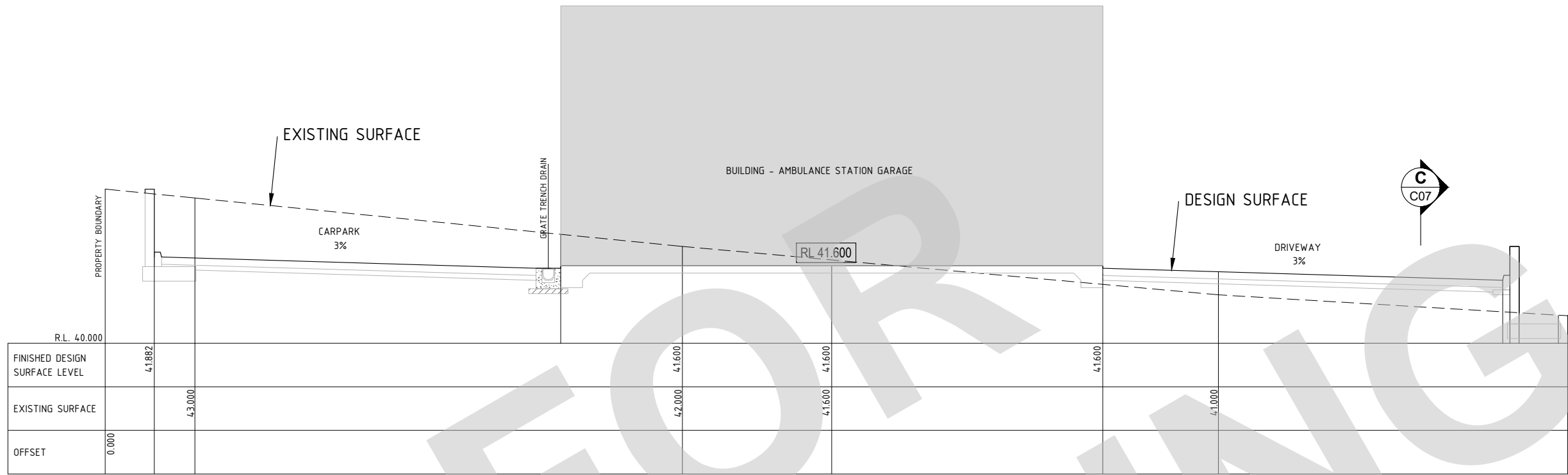


Designed: RJK  
 Drawn: ASW  
 Endorsed: RJK  
 Accreditation: CC2539X

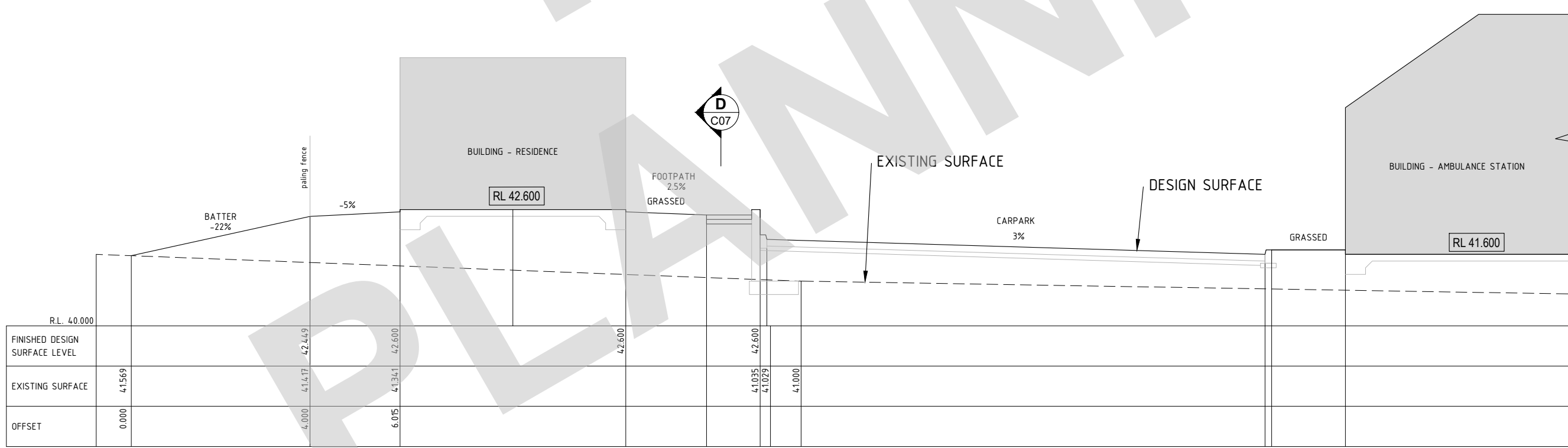
Client: AMBULANCE TASMANIA  
 Project: 17-19 SINCLAIR STREET, BICHENO  
 PROPOSED STATION AND RESIDENCE

Drawing title: CIVIL SERVICES PAVEMENT PLAN AND FSL PLAN  
 Scale: 1:250

Date: 28.11.2024  
 Status: DA APPROVAL ISSUE  
 Drawing No: 23/24TAS224  
 Sheet: C05  
 Revision: B



**SECTION A**  
SCALE 1:100  
C05



**SECTION B**  
SCALE 1:100  
C03

Rev.	Amendment	Date
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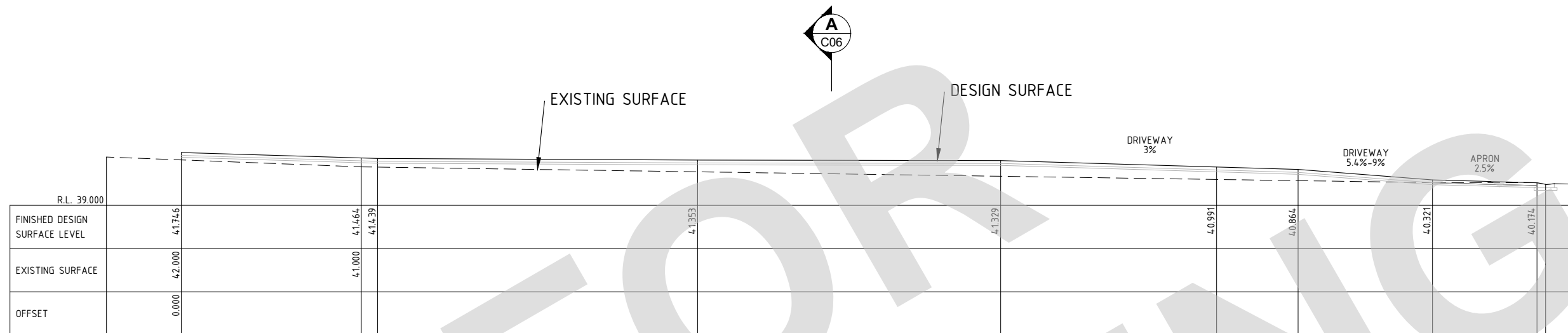
Client: AMBULANCE TASMANIA  
 Project: 17-19 SINCLAIR STREET, BICHENO  
 PROPOSED STATION AND RESIDENCE

Drawing title: GENERAL CARPARK SECTIONS  
 Scale: 1:100

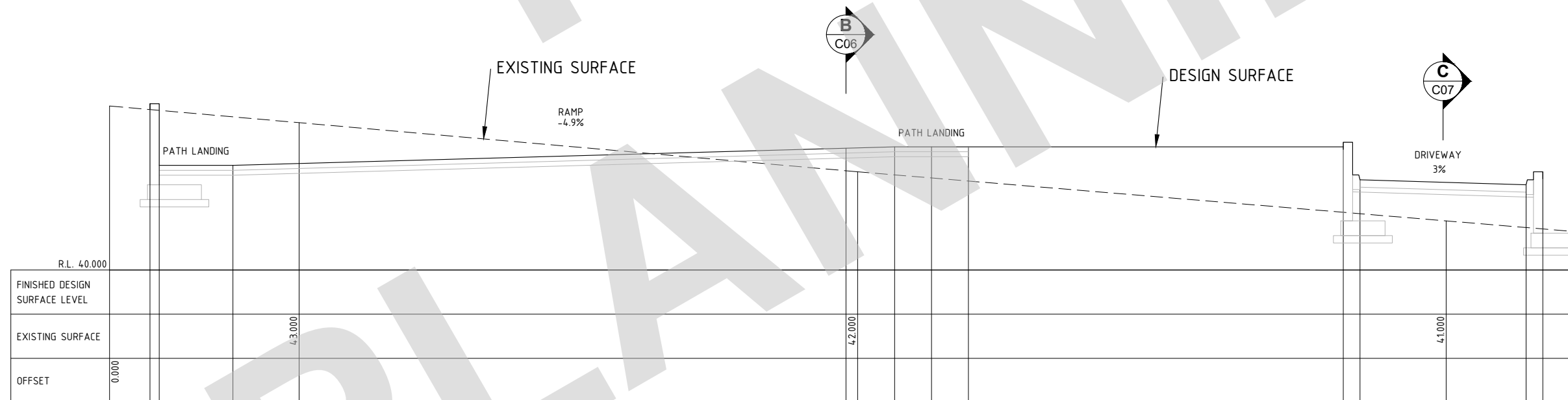
Date: 28.11.2024  
 Status: DA APPROVAL ISSUE  
 Drawing No: 23/24TAS224  
 Sheet: C06  
 Revision: B

Original size: A3





**SECTION C**  
SCALE 1:250



**SECTION D**  
SCALE 1:100



Designed: RJK  
 Drawn: ASW  
 Endorsed: RJK  
 Accreditation: CC2539X

Client: AMBULANCE TASMANIA  
 Project: 17-19 SINCLAIR STREET, BICHENO  
 PROPOSED STATION AND RESIDENCE

Drawing title: GENERAL CARPARK SECTIONS  
 Scale: 1:100

Date: 28.11.2024  
 Status: DA APPROVAL ISSUE  
 Drawing No: 23/24TAS224  
 Sheet: C07  
 Revision: B

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## **Proposed Development**

### **Application for an Emergency Services Facility: Ambulance Station**

17 Sinclair Street  
Bicheno Tasmania

### **Ambulance Tasmania:**

**Department of Health and Human Services**

**Prepared by: Michael Ball**  
**BSc Hons Grad Dip Urban and Regional Planning**  
**Consulting Town Planner**

## 1. Proposal

- 1.1 Archadia Architects on behalf of Ambulance Tasmania propose an Emergency Services installation in the form Ambulance Station on the property known as 17 Sinclair Street Bicheno.
- 1.2 The proposal provides for two structures the ambulance station itself and a residence. The ambulance station is constructed of iron and steel cladding, the residence in steel cladding. The materials and colours are matched.
- 1.3 Proposal plans prepared by Archadia will be included in the development application package. Those plans give accurate detail of the internal layouts and external appearance of the proposed buildings and associated carparking and as such they are not detailed here other than to say the building is purpose designed to suit the needs of an emergency services building and the site itself.
- 1.5 The subject site is in the ownership of the Crown and an authority to lodge the application will be provided to Council as has the authority to utilise the Crown land giving access to the road frontage.



**FIGURE 1:** Subject site viewed from the south east

## 2. Site/Existing Land Use

- 2.1 The subject site is a rectangular shaped area of land fronting Sinclair Street Bicheno. The location and an overview of the site and surrounding area are shown in Figure 2 below.
- 2.2 The site also known as **Lot 1 on Plan P185285** has an area of 2071 square metres. A copy of the title is included as part of the application package.
- 2.3 The vacant site has a gentle slope towards the north-east and is predominantly covered in grassy scrub.

2.4 The subject site sits between a residential housing complex and the Bicheno Bowls Club. Land to the east is native forest and to the west is an urban residential area. The area generally is residential in character. An overview of the character of the surrounding area is provided in Figure 2 below.

### 3. Hydraulic and Other Infrastructure

3.1 The site is serviced by water and effluent disposal systems under the control of Tas Water.

3.2 Stormwater disposal from the proposed building and hardstand areas will be discharged into the existing Glamorgan Spring Bay Council's stormwater system.

3.3 The site is served by Sinclair Street a sealed road under the control and maintenance of the Glamorgan Spring Bay Council.

3.4 Power and telecommunications services are provided to the site.

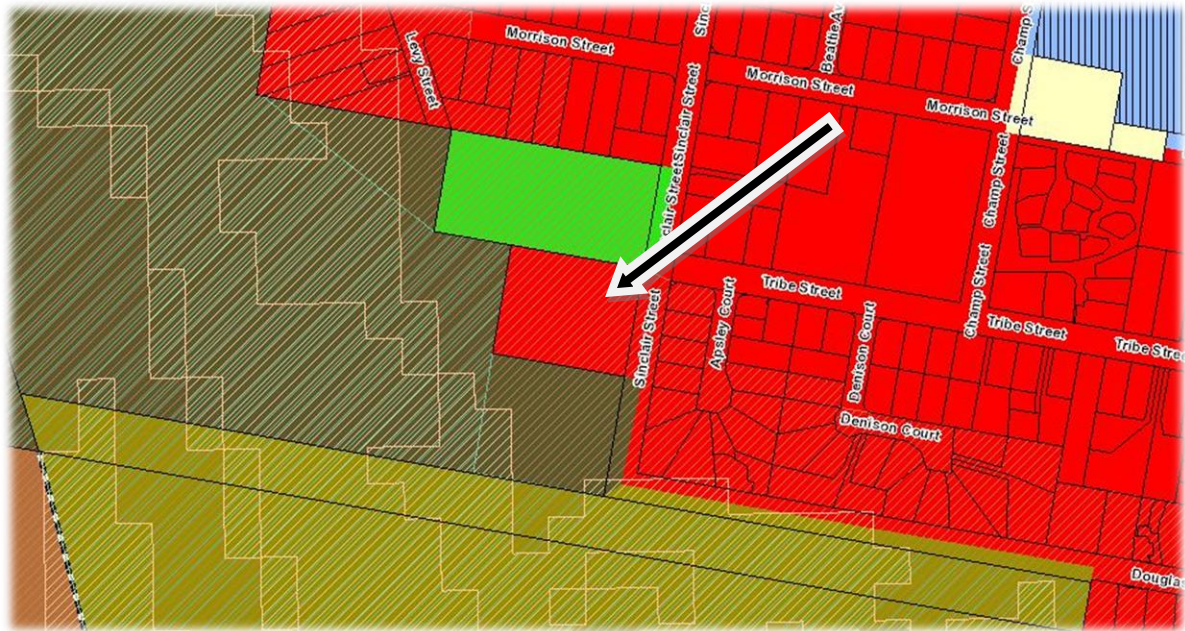


FIGURE 2. Location and settlement pattern

### 4. PLANNING DIRECTIONS AND CONTROLS

4.1 The site falls within the **General Residential** zone of the **Glamorgan Spring Bay Local Provisions Schedule** of the **Tasmanian Planning Scheme**. (the scheme) See Figure 3 below. The site is subject to the **Bushfire Prone Area** overlay.

4.2 There are no Local Area objectives applicable to the site.



**FIGURE 3.** Zoning of Property General Residential (the List website November 2024)

4.3 Part **14.1** of the Scheme headed **Zone Purpose** provides as follows

The purpose of the General Residential Zone is:

*8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.*

*8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.*

*8.1.3 To provide for non-residential use that:*

*(a) primarily serves the local community; and*

*(b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts*

*8.1.4 To provide for Visitor Accommodation that is compatible with residential character.*

4.4 **Table 8.2** headed **Use Classes** classifies the proposed development as **Emergency Services** defined as follows

*use of land for police, fire, ambulance and other emergency services including storage and deployment of emergency vehicles and equipment. Examples include ambulance station, fire station and police station*

4.5 **Table 8.2** places the Emergency Services use class in the **Discretionary** use section without any qualifications.

## **5. ASSESSMENT OF THE PROPOSED DEVELOPMENT AGAINST THE USE and DEVELOPMENT STANDARDS.**

5.1 **Part 8.3** of the Scheme provides use standards for all developments within the general residential. In this instance it is submitted that the proposal fulfills the **Acceptable Solutions A1 to A3** as follows

A1 Exclusion for emergency services applies

A2 No external lighting is proposed and all security lighting will be baffled and inward facing consistent with AS1158.1

### A3 Exclusion for emergency services applies

It is submitted that the proposal fulfills the Performance Criteria under P4 in that there will be no unreasonable loss of amenity to the adjacent uses in that

- The intensity and scale of the proposal is consistent with the adjacent uses
- There are no expected emissions from the proposed use
- Traffic movements to and from the site are limited
- I do not believe the use in its proposed location will have any significant impact on the character of the area.
- Whilst there has been a demonstrated need for the ambulance station in Bicheno it is not necessarily limited to the subject location. However detailed analysis of sites available in and around Bicheno have determined the subject site to be the best.



**FIGURE 4.** The site viewed from the north east on Sinclair Street

5.2. **Part 8.5** headed **Development Standards for Non Dwellings** provides the standards for development. An assessment against those standards is provided as follows.

5.2.1 The proposed ambulance station is setback some 7 metres from the primary frontage, as the site is vacant in my opinion part **8.5 P1** applies. It is submitted that the proposed setback is consistent with the street scape which is currently characterised by various set backs.

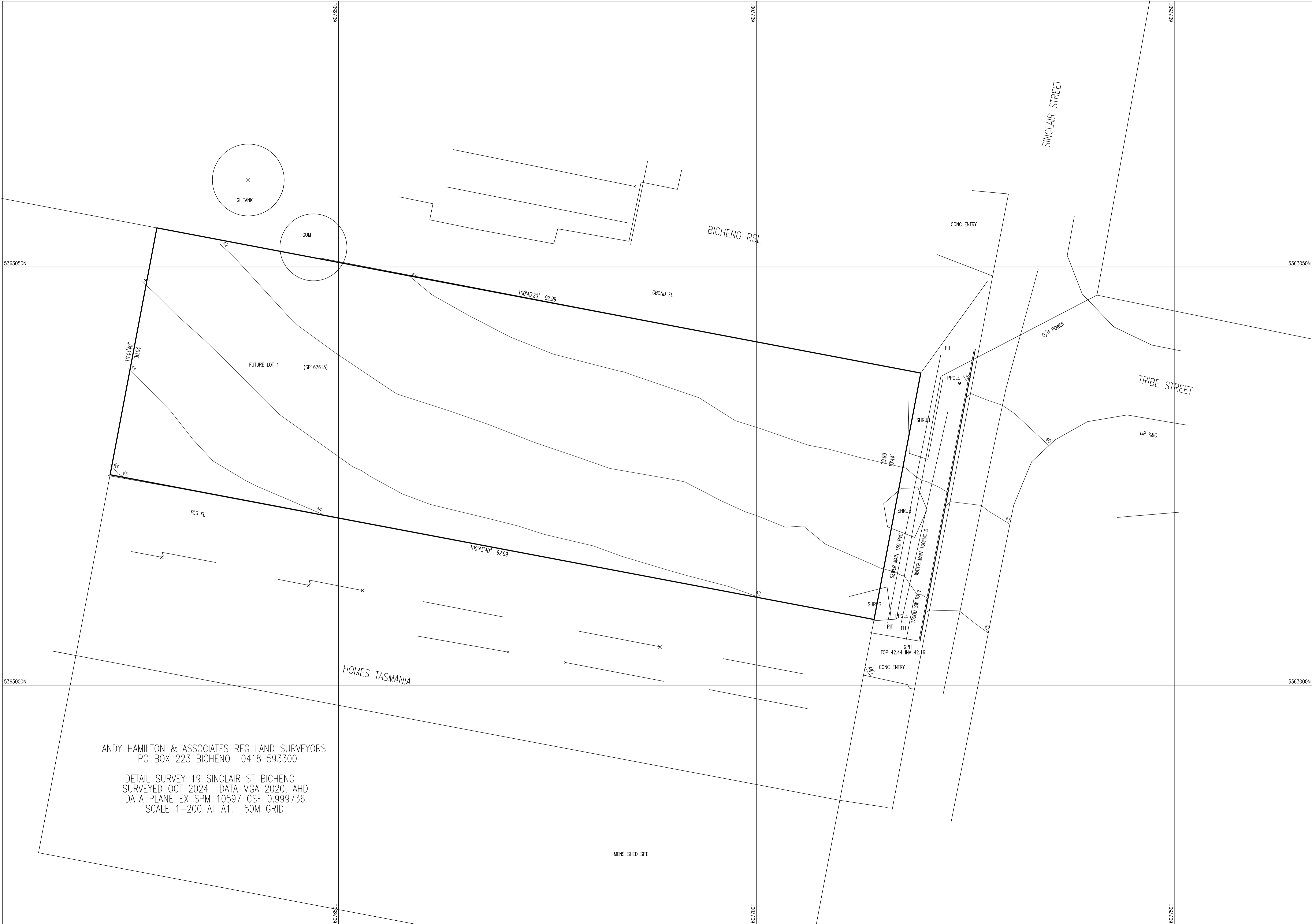
5.2.2 The proposed main building is some 5.37 metres high and as such assessment is made against P2 under this part as follows. There will be no impact on the amenity

- The proposed main building sits below the residential buildings on the adjoining property to the south. The property to the north is a bowls club. Land to the west is native forest.
- There will be no overshadowing of open space of dwellings to the west those dwelling being on land higher than the subject site and the proposed setback from the common boundary.

- The only adjoining vacant property is that to the west which is native forest.
  - In my opinion there will be little to no visual impact when viewed from the adjoining sites the residential buildings will overlook the subject buildings and views from the Bowls Club will be screened by the height differences and setbacks of the proposed buildings.
  - The proposed buildings are located within the subject site in a manner that is consistent with existing adjacent properties. At a broader scale there is a variation in separation due to the varying land uses.
- 5.2.3 The combined building areas is 541m<sup>2</sup> the total site area some 2071m<sup>2</sup> and as such the site coverage is well below the Acceptable Solution **A3(a)** of 50%.  
Similarly, the impervious site coverage is well within the 35% and as such **A3(b)** is fulfilled.
- 5.2.4 Whilst no front fence is proposed a wall surrounding a courtyard is within 4.5 metres of the frontage. It allows overlook of the adjacent street and in my opinion consistent with the variety of fencing within the street.
- 5.25 No outdoor storage is proposed.
- 5.26 The 10 metre setback from the adjoining residential uses under part **8.5 P6** is not fulfilled. It is submitted that the separation in height and the proposed retaining wall will provide the necessary amelioration of any noise from future air conditioning units ensuring the protection of the residential amenity enjoyed by residents of that complex.
- 5.27 For the purposes of this assessment the residential component of the proposal is considered an ancillary to the emergency services use and not a separate residential use. It is submitted that this building fulfills all of the relevant acceptable uses.
- 5.2.8 The proposal is subject to the Bushfire Prone area overlay. A bushfire Assessment report has been prepared by RJK Consulting Engineers. No further comment is necessary from me.
- 5.2.9 Part **C2.0** of the Scheme under the heading **Parking and Sustainable Transport Code** Requires non residential buildings to be assessed against part **C2.5.5 P1** a report in fulfillment of this part has been prepared by RJK Consulting Engineers. No further comment is necessary here.

## 6.0 PLANNING COMMENT

- 6.1 An ambulance station including a residential component is proposed on vacant land. The use is classified as Emergency Services and is discretionary in the prevailing General Residential zone.
- 6.2 Research has shown that the site is the best location to minimise response times for ambulance services to call outs which have been primarily within the township.
- 6.3 Whilst the proposal fulfills some of the relevant Acceptable Solutions where there is a reliance on the Performance criteria justification for reliance on those criteria has been provided.
- 6.4 The proposed structures are architect designed purpose built. Experience elsewhere has shown them to be not only functional for the health and safety of the community but also a valuable contribution to the townscape.
- 6.5 In my opinion the proposal is consistent with the purpose of the general residential zone particularly 8.1.3 in that the ambulance station primarily serves the local community and further in my opinion will not impact on the amenity of the area.
- 6.6 The proposal in my opinion is an appropriate one for the site and merits the application of the discretions available to Council and approval.



ANDY HAMILTON & ASSOCIATES REG LAND SURVEYORS  
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DETAIL SURVEY 19 SINCLAIR ST BICHENO  
SURVEYED OCT 2024 DATA MGA 2020, AHD  
DATA PLANE EX SPM 10597 CSF 0.999736  
SCALE 1-200 AT A1. 50M GRID

MENS SHED SITE