



GLAMORGAN/SPRING BAY COUNCIL
NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **Lot 300 Kunzea Circuit, Coles Bay**
CT 188470/119

PROPOSAL: **Resource Processing - Brewery & Food**
Services - Cafe

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 11 June 2026.

APPLICANT: **Brewhaus Freycinet**

DATE: **24/03/2026**

APPLICATION NO: **DA 2026 / 048**

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:			
Contact person: (if different from applicant)			
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)			
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:			
Suburb:		Post Code:	
Size of site: (m ² or Ha)			
Certificate of Title(s):			
Current use of site:			

General Application Details <i>Complete for All Applications</i>	
Description of proposed use or development:	
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)	Yes / No
For all Non-Residential Applications	
Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	
Personal Information Protection Statement	

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:	
----------------------	--	-------	--

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:		Date:	
--	--	-------	--

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.

SEARCH OF TORRENS TITLE

VOLUME 188470	FOLIO 119
EDITION 2	DATE OF ISSUE 06-Dec-2025

SEARCH DATE : 23-Mar-2026

SEARCH TIME : 04.28 pm

DESCRIPTION OF LAND

Parish of MEREDITH Land District of GLAMORGAN
 Lot 119 on Sealed Plan [188470](#)
 Derivation : Part of 665 Acres Gtd. to S W Roberts and P J Sinclair
 Prior CT [182776/300](#)

SCHEDULE 1

[N279344](#) TRANSFER to MJ KELLY AND JA HACKETT SUPERANNUATION PTY. LTD. Registered 06-Dec-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP188470](#) EASEMENTS in Schedule of Easements
[SP188470](#) FENCING PROVISION in Schedule of Easements
[SP188470](#) WATER SUPPLY RESTRICTION
[SP188470](#) SEWERAGE AND/OR DRAINAGE RESTRICTION
[SP6472](#), [SP175740](#), [SP176017](#), [SP176316](#), [SP177086](#), [SP177640](#),
[SP179042](#), [SP179916](#) & [SP182776](#) FENCING PROVISION in
 Schedule of Easements
[SP107890](#), [SP139308](#) & [SP143490](#) FENCING COVENANT in Schedule of
 Easements
[SP179042](#) SEWERAGE AND/OR DRAINAGE RESTRICTION
[C434769](#) AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 19-May-2003 at noon
[E153042](#) AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 26-Oct-2018 at noon
[E166139](#) AGREEMENT pursuant to Section 78 of the Land Use
 Planning and Approvals Act 1993 Registered
 05-June-2019 at noon
[E239953](#) AGREEMENT pursuant to Section 78 of the Land Use
 Planning and Approvals Act 1993 Registered
 23-Nov-2020 at noon
[E297798](#) AGREEMENT pursuant to Section 78 of the Land Use
 Planning and Approvals Act 1993 Registered

10-Mar-2022 at noon

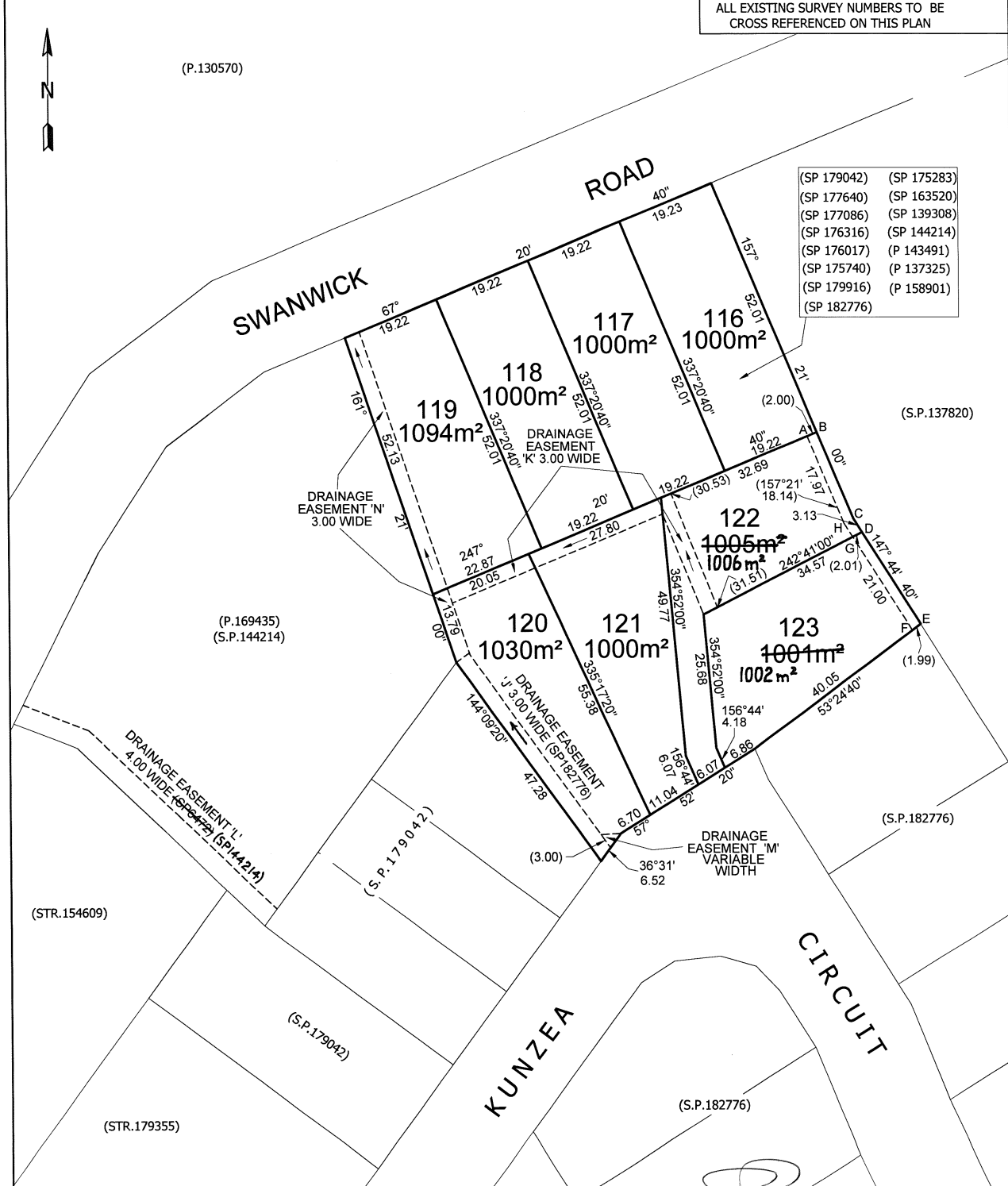
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Priority Final Plan

OWNER: COOROLINA PTY LTD FOLIO REFERENCE: CT 182776/300	PLAN OF SURVEY NOVA LAND CONSULTING	REGISTERED NUMBER SP188470
GRANTEE: PART OF 665 ACRES GRANTED. TO SAMUEL WELLS ROBERTS AND JOHNSON SINCLAIR. PETER	BY SURVEYOR : COLIN STERLING SMITH LOCATION : Parish of MEREDITH Land District of GLAMORGAN. SCALE 1:700 LENGTHS IN METRES	EFFECTIVE FROM 28 JUL 2025 Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



- | | |
|-------------|-------------|
| (SP 179042) | (SP 175283) |
| (SP 177640) | (SP 163520) |
| (SP 177086) | (SP 139308) |
| (SP 176316) | (SP 144214) |
| (SP 176017) | (P 143491) |
| (SP 175740) | (P 137325) |
| (SP 179916) | (P 158901) |
| (SP 182776) | |

7/02/2025
 REGISTERED LAND SURVEYOR DATE

26/06/25
 COUNCIL DELEGATE DATE

<p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p>SP 188470</p>
---	--

PAGE 1 OF 2 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

BURDENING EASEMENTS

Lot 120 on the Plan is SUBJECT TO a Right of Drainage in gross in favour of Glamorgan-Spring Bay Council over the land marked 'DRAINAGE EASEMENT 'J' 3.00 WIDE (SP182776)' on the Plan.

Lots 120, 121 and 122 on the Plan are SUBJECT TO a Right of Drainage in gross in favour of Glamorgan-Spring Bay Council over the land marked 'DRAINAGE EASEMENT 'K' 3.00 WIDE' on the Plan.

Lot 120 on the Plan is SUBJECT TO a Right of Drainage in gross in favour of Glamorgan-Spring Bay Council over the land marked 'DRAINAGE EASEMENT 'M' VARIABLE WIDTH' on the Plan.

^{120 99 *} Lots 119 and 20 on the Plan are SUBJECT TO a Right of Drainage in gross in favour of Glamorgan-Spring Bay Council over the land marked 'DRAINAGE EASEMENT 'N' 3.00 WIDE' on the Plan.

BENEFITTING EASEMENTS

Lots 116, 117, 118, 119, 120, 121, 122 and 123 on the Plan are TOGETHER WITH a Right of Drainage over the land marked 'DRAINAGE EASEMENT 'L' 4.00 WIDE (SP6472)' on the Plan.

(SP144214) 20 *

FENCING PROVISION

In relation to the lots on the Plan the Vendor (Cooroolina Pty Ltd) shall not be required to fence.

COVENANTS

^{lots 122 and 123 20 *} The owners of each lot on the Plan covenant with the Vendor (Cooroolina Pty Ltd) and the owners for the time being of every other lot shown on the Plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and each and every part thereof and that the benefit shall be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations, namely:

 Samuel Edward Pratt

(USE ANNEXURE PAGES FOR CONTINUATION)


<p>SUBDIVIDER: Cooroolina Pty Ltd ACN 009 493 734 as Trustee for the JA Bain Superannuation Fund</p> <p>FOLIO REF: 182776/300</p> <p>SOLICITOR & REFERENCE: SIMMONS WOLFHAGEN SEP 246083</p>	<p>PLAN SEALED BY: Glamorgan-Spring Bay Council</p> <p>DATE: 26/06/25</p> <p>REF NO. SA2021/024</p> <p><i>[Signature]</i> Acting General Manager Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

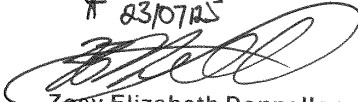
<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 2 PAGES</p>	<p>Registered Number</p> <p>SP 188470</p>
<p>SUBDIVIDER: Cooroolina Pty Ltd ACN 009 493 734 as Trustee for the JA Bain Superannuation Fund</p> <p>FOLIO REFERENCE: 182776/300</p>	

1. The owners of Lot 122 on the Plan covenant with the Vendor and the owners of the other Lots on the Plan ~~that no building will be erected~~ within the area of land marked 'A, B, C, D, G, H' on the Plan.
*not to erect any building 20**
2. The owners of Lot 123 on the Plan covenant with the Vendor and the owners of the other Lots on the Plan ~~that no building will be erected~~ within the area of land marked 'G, D, E, F' on the Plan.
*not to erect any building 20**

Executed by Cooroolina Pty Ltd ACN 009 493 734 as Trustee for the JA Bain Superannuation Fund by its attorney Samuel Edward Pratt pursuant to Power of Attorney Registered Number PA116270 (and the said Samuel Edward Pratt declares that he has received no notice of revocation of the said Power) in the presence of:

Signature 


 Signature of witness
George Maree Marneil
 Full Name of witness
45 Cameron St, Launceston
 Address of witness

* 83107125

 Zoey Elizabeth Donnellan
 Legal Practitioner
 Simmons Wolfhagen
 45 Cameron Street
 Launceston TAS 7250

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

PROPOSED NEW BREWHAUS FREYCINET

at LOT 119 SWANWICK RD, COLES BAY

for MJ KELLY & JA HACKETT SUPERANUATION PTY TLD

PROJECT NUMBER:
26020

PROPERTY ID:
9231770

LAND TITLE, VOLUME & FOLIO
CT - 188470/119

SITE AREA:
 1094m²

FLOOR AREAS:
 NEW BUILDING FLOOR AREA - 180m²
 CARPORT FLOOR AREA - 82.5m²
 DECK FLOOR AREA - 97.2m²

COUNCIL:
 GLAMORGAN - SPRING BAY

SCHEME / ZONE:
 LOCAL BUSINESS

PROPOSED USE:
 FOOD SERVICES, GENERAL RETAIL AND HIRE, MANUFACTURING AND PROCESSING, INCLUDING TOURIST OPERATION.

SCHEME CODE/ ZONE OVERLAYS:
 COASTAL INUNDATION HAZARD CODE

SITE CLASSIFICATION: P/M

WIND CLASSIFICATION: N3

BUSHFIRE ATTACK LEVEL: N/A

TERRAIN CLASSIFICATION: TC1

WIND REGION: A3

CLIMATE ZONE: 7

CORROSION ENVIRONMENT: HIGH

ALPINE AREA: N/A

PRINT DATE:
12/05/2026



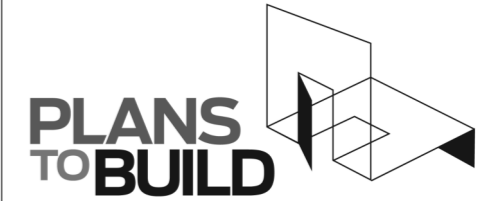
LOCATION PLAN

DRAWING SCHEDULE

- A00 COVER PAGE
- A01 SITE PLAN
- A02 FLOOR PLAN
- A03 CARPORT PLAN
- A04 OVERALL ROOF PLAN
- A05 ELEVATIONS
- A06 ELEVATIONS
- A07 CARPORT ELEVATIONS



MEMBER
 you're in good hands



ABN 23 269 055 701
 Level 1, Holyman House, 52-60 Brisbane St,
 Launceston, Tasmania, 7250.
 Tel - 6388 9287 - Mob - 0400 655 771
 Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME ONE, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

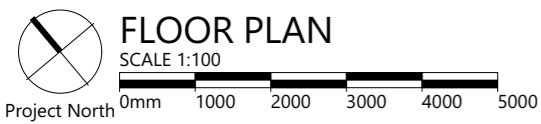
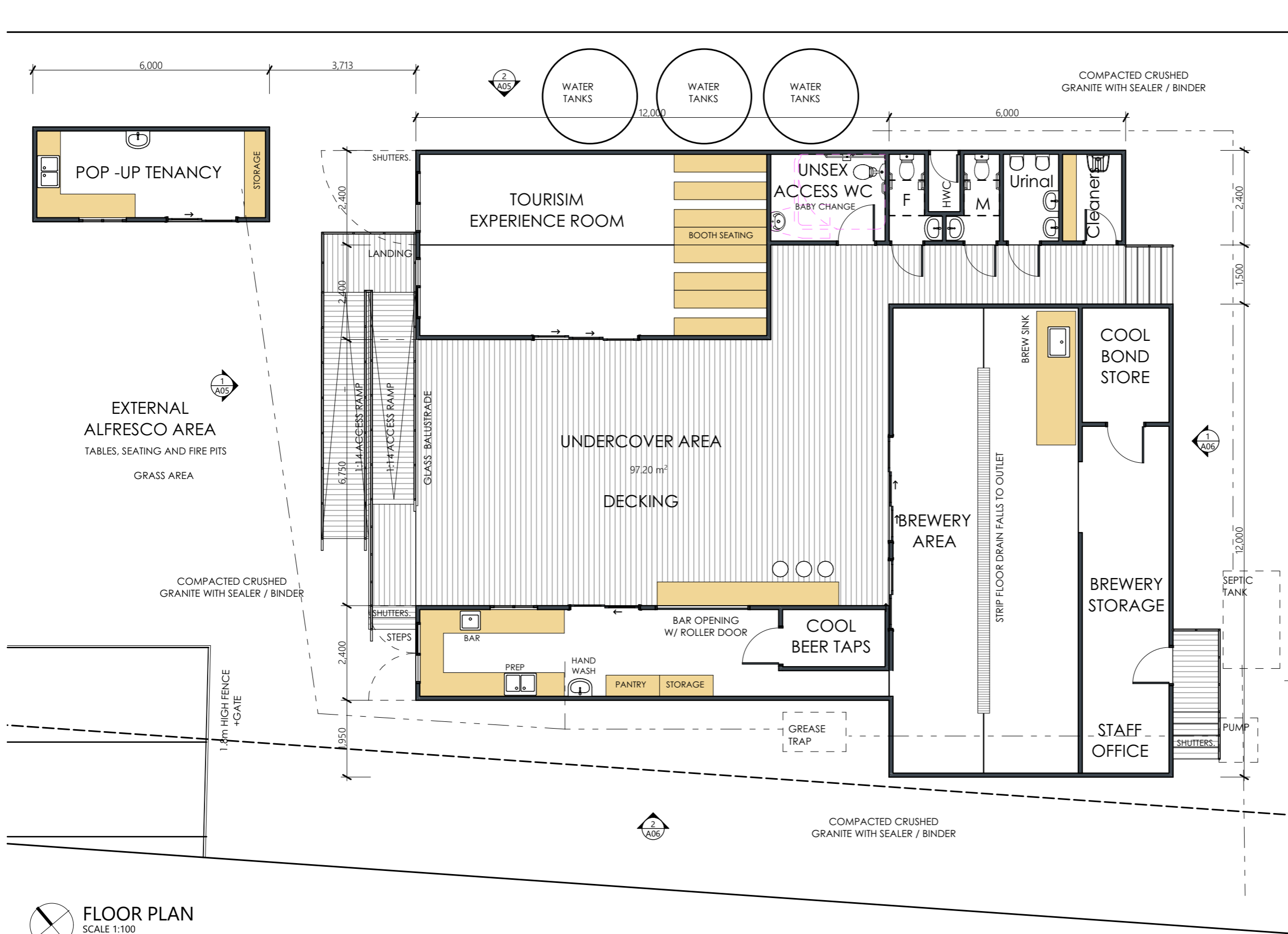
THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD, AND CODEMARK & WATERMARK COMPLIANCES.

--	--

rev. Amendment	Date
DRAWING No: A00	ISSUE: APPROVAL
1 of 8	REV: 0



PLANS TO BUILD

ABN 23 269 055 701
 Level 1, Holyman House, 52-60 Brisbane St,
 Launceston, Tasmania, 7250.
 Tel - 6388 9287 - Mob - 0400 655 771
 Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

**Owner: MJ KELLY & JA HACKETT
 SUPERANUATION PTY TLD**

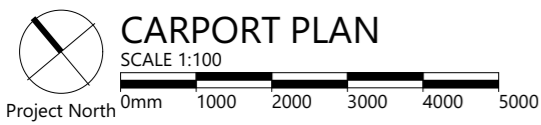
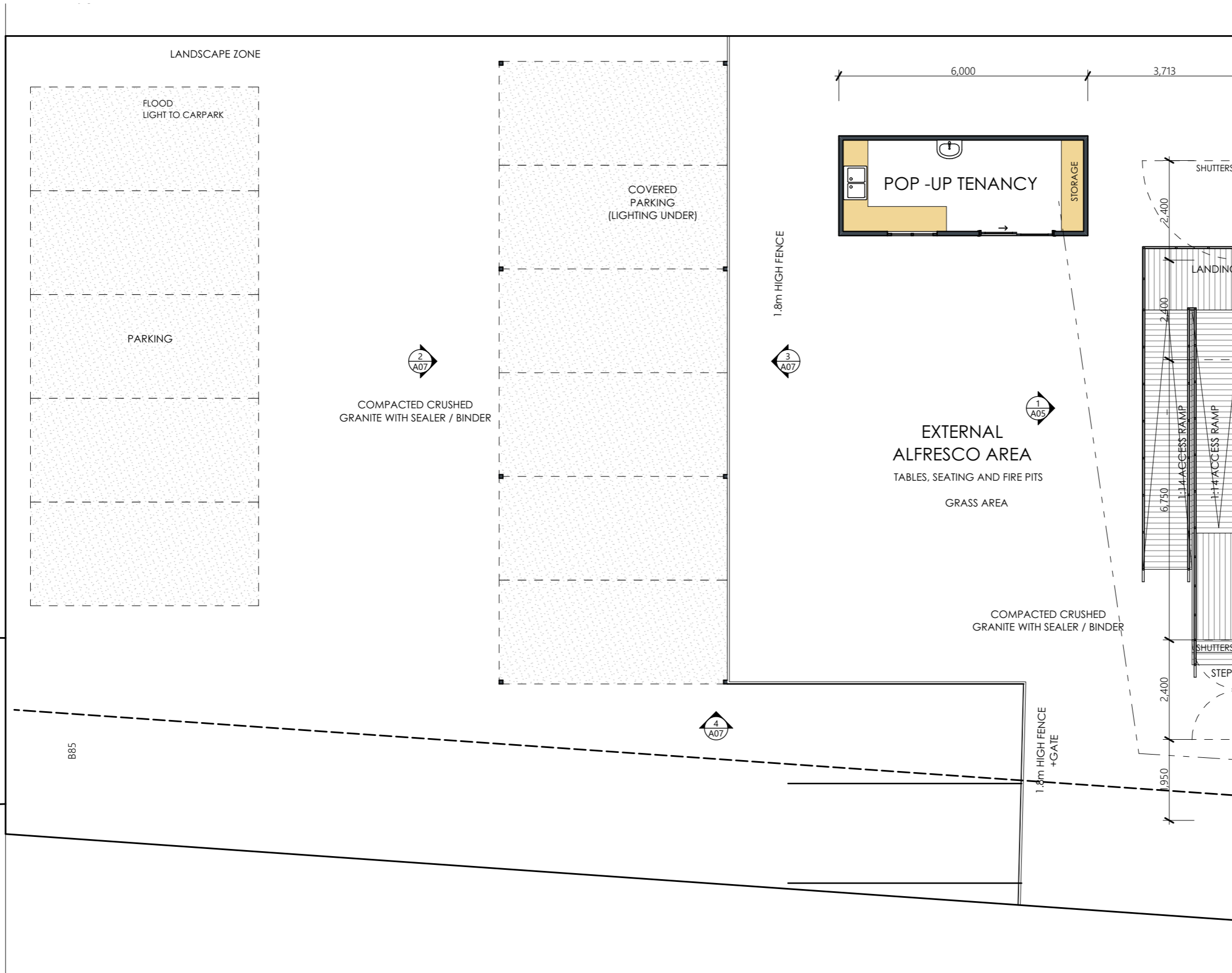
PROPOSED NEW BREWHAUS FREYCINET LOT 119 SWANWICK RD, COLES BAY

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY.

PROJECT NUMBER: **26020**
 SCALE: IF IN DOUBT ASK **SCALE @ A3**
 PRINT DATE: **12/05/2026**

rev.	Amendment	Date
A02		

DRAWING No: **A02**
 ISSUE: APPROVAL
 REV: 0



PROPOSED NEW BREWHAUS FREYCINET

LOT 119 SWANWICK RD, COLES BAY

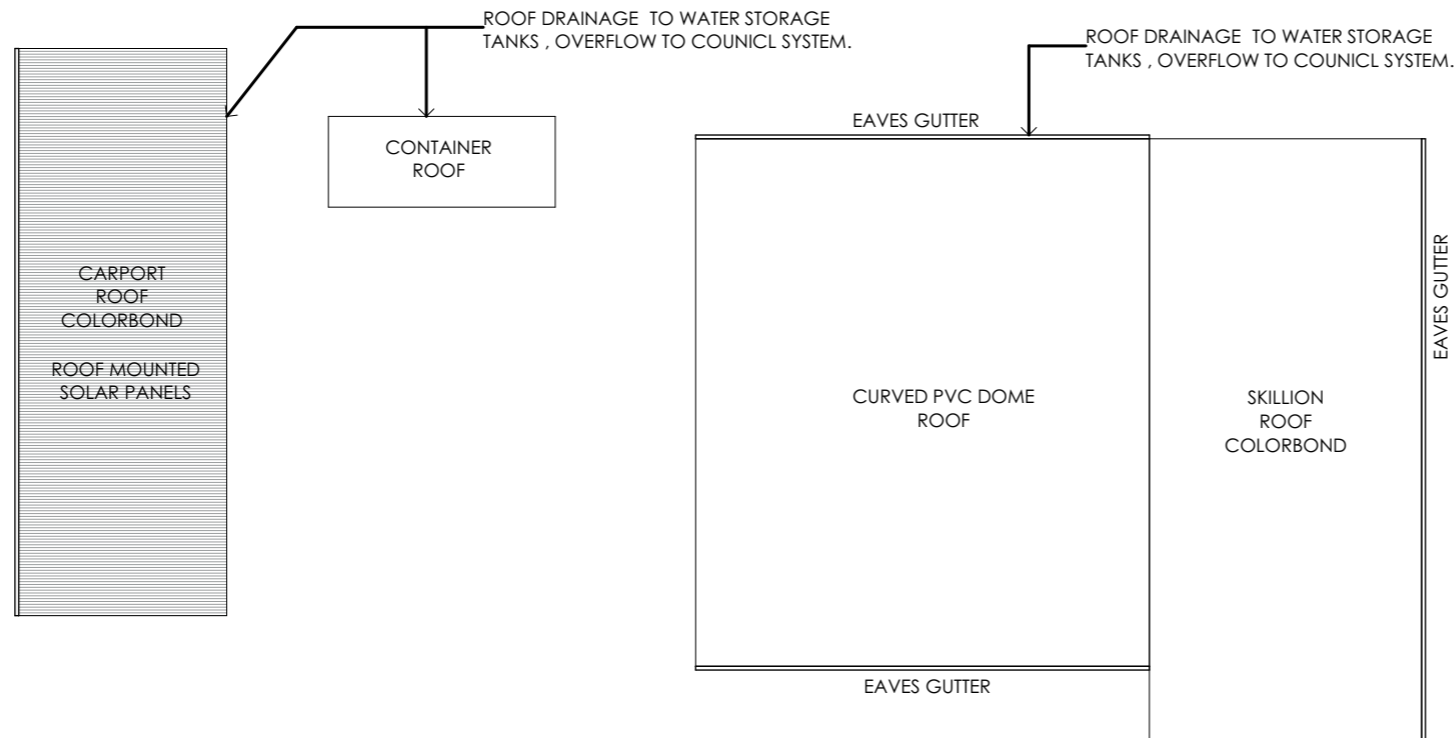
NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY.

PROJECT NUMBER: 26020	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 12/05/2026	rev. Amendment	Date
			DRAWING No: A03	ISSUE: APPROVAL
			4 of 8	REV: 0

PLANS TO BUILD

ABN 23 269 055 701
 Level 1, Holyman House, 52-60 Brisbane St,
 Launceston, Tasmania, 7250.
 Tel - 6388 9287 - Mob - 0400 655 771
 Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

Owner: MJ KELLY & JA HACKETT SUPERANUATION PTY TLD



ROOF PLAN
SCALE 1:200

0mm 2000 4000 6000 8000 10000

Project North

PLANS TO BUILD

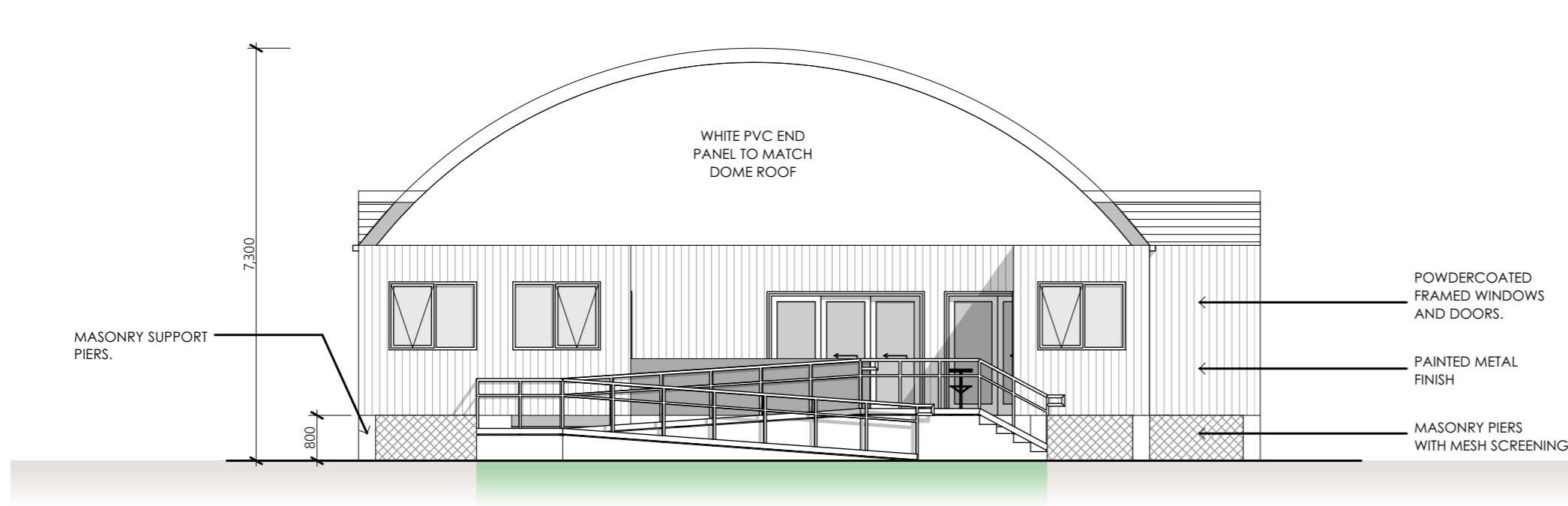
ABN 23 269 055 701
Level 1, Holyman House, 52-60 Brisbane St, Launceston, Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

Owner: MJ KELLY & JA HACKETT SUPERANUATION PTY TLD

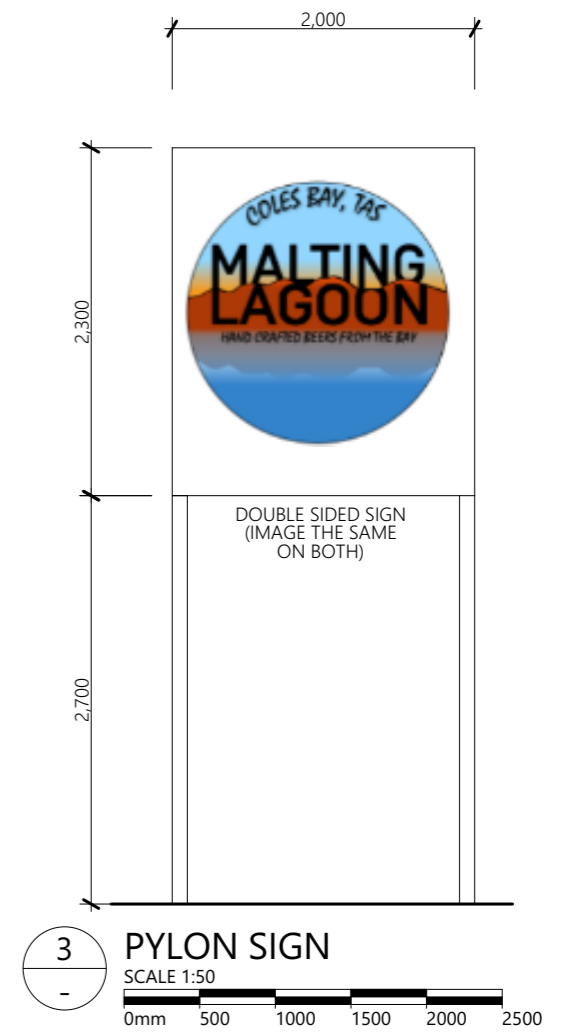
PROPOSED NEW BREWHAUS FREYCINET
LOT 119 SWANWICK RD, COLES BAY

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY.

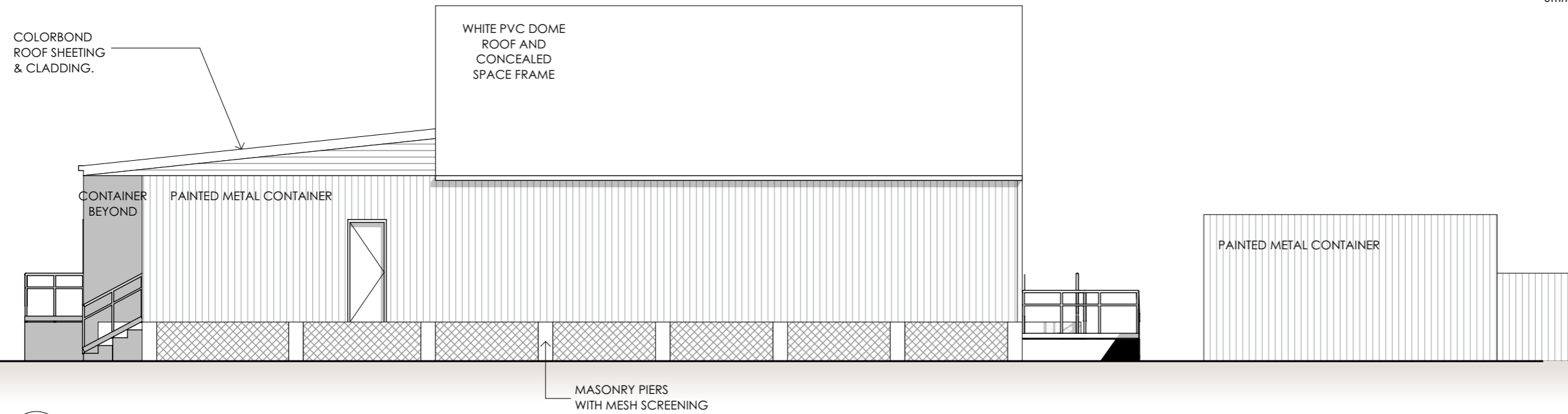
PROJECT NUMBER: 26020	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 12/05/2026	rev. Amendment	Date
			DRAWING No: A04	ISSUE: APPROVAL
			5 of 8	REV: 0



1 NORTHERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



3 PYLON SIGN
SCALE 1:50
0mm 500 1000 1500 2000 2500



2 EASTERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

PLANS TO BUILD

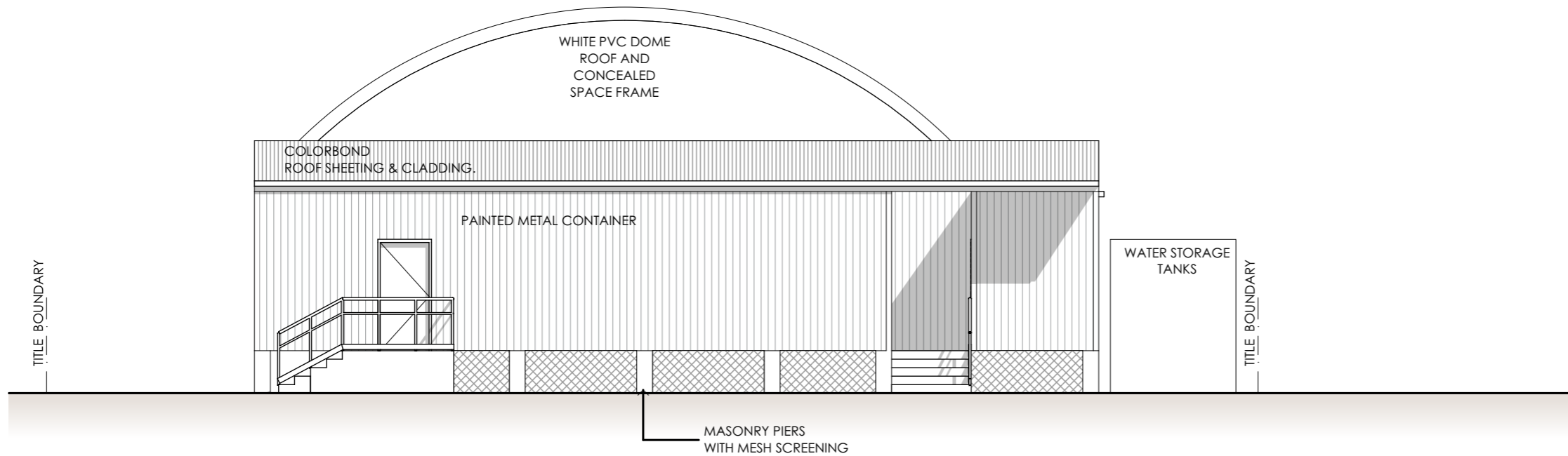
ABN 23 269 055 701
Level 1, Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

**Owner: MJ KELLY & JA HACKETT
SUPERANUATION PTY TLD**

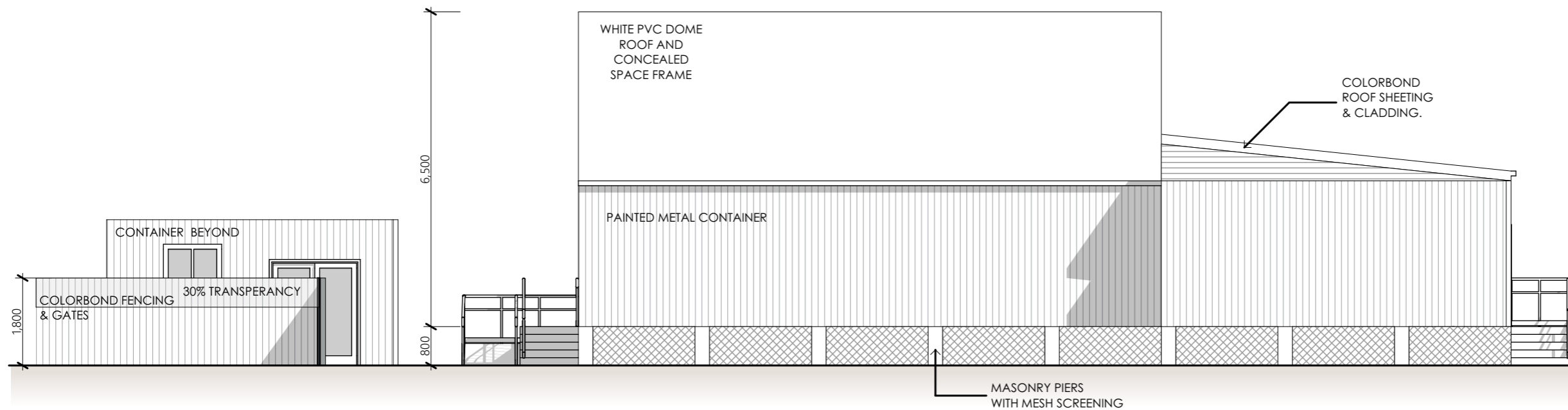
PROPOSED NEW BREWHAUS FREYCINET LOT 119 SWANWICK RD, COLES BAY

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY.

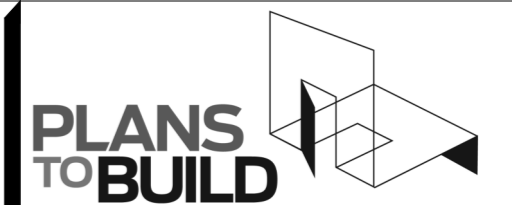
PROJECT NUMBER: 26020	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 12/05/2026	rev. Amendment	Date
			DRAWING No: A05	ISSUE: APPROVAL
			6 of 8	REV: 0



1 SOUTHERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 WESTERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



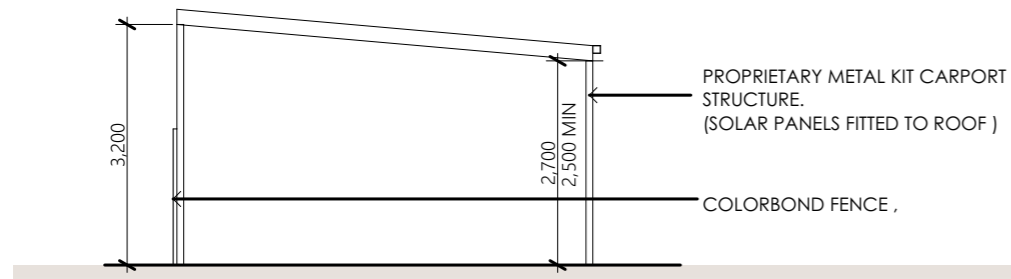
ABN 23 269 055 701
Level 1, Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

**Owner: MJ KELLY & JA HACKETT
SUPERANUATION PTY TLD**

PROPOSED NEW BREWHAUS FREYCINET LOT 119 SWANWICK RD, COLES BAY

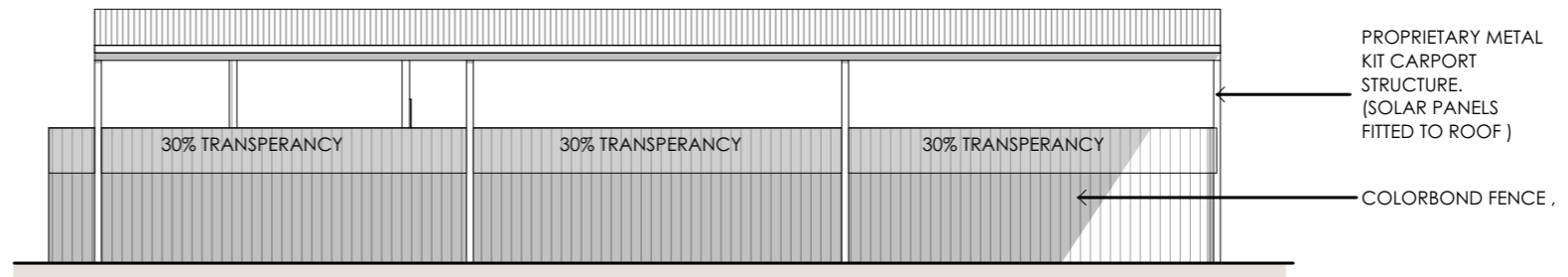
NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY.

PROJECT NUMBER: 26020	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 12/05/2026	rev. Amendment	Date
DRAWING No: A06			ISSUE: APPROVAL	REV: 0
			7 of 8	



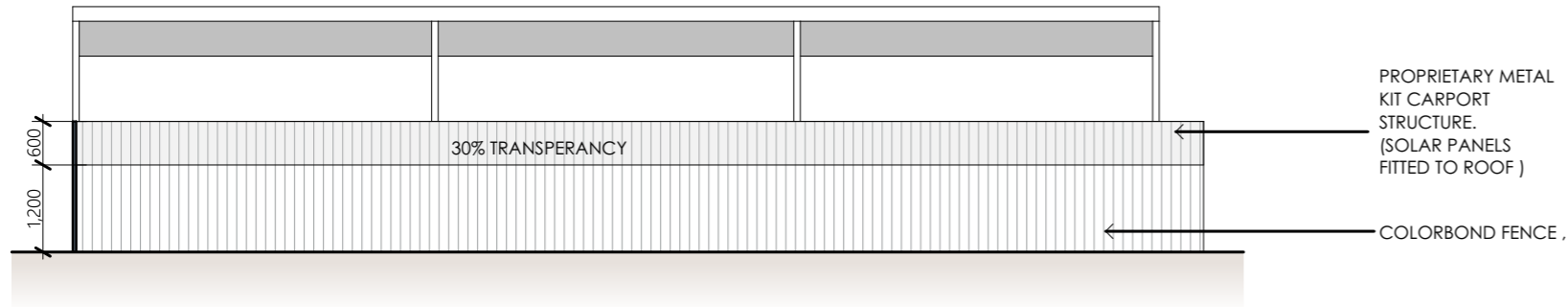
1 EASTERN CARPORT ELEVATION

SCALE 1:100
0mm 1000 2000 3000 4000 5000



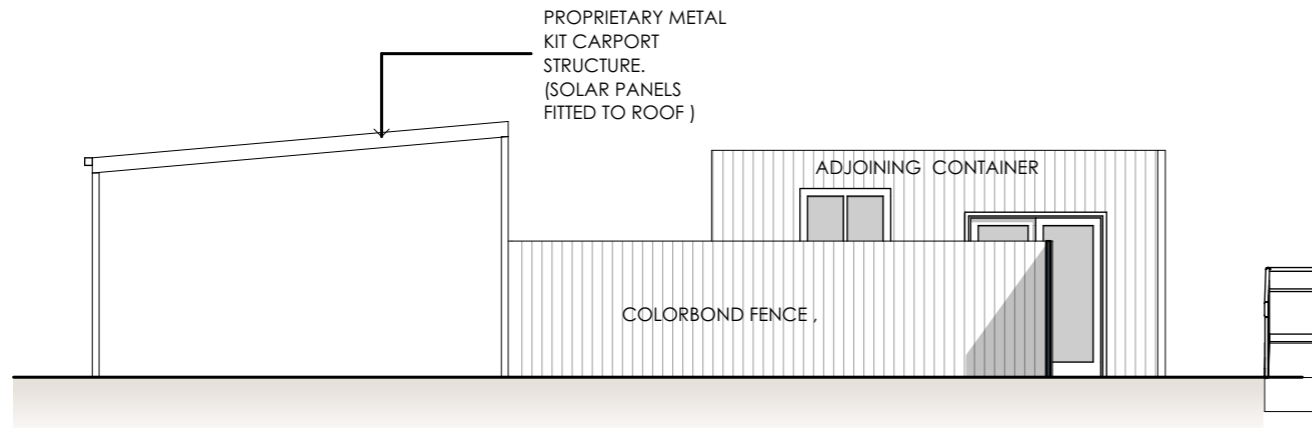
2 NORTHERN CARPORT ELEVATION

SCALE 1:100
0mm 1000 2000 3000 4000 5000



3 SOUTHERN CARPORT ELEVATION

SCALE 1:100
0mm 1000 2000 3000 4000 5000



4 WESTERN CARPORT ELEVATION

SCALE 1:100
0mm 1000 2000 3000 4000 5000

PROPOSED NEW BREWHAUS FREYCINET

LOT 119 SWANWICK RD, COLES BAY

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY.

PROJECT NUMBER: 26020	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 12/05/2026	rev. Amendment	Date
DRAWING No: A07			ISSUE: APPROVAL	REV: 0
			8 of 8	

PLANS TO BUILD

ABN 23 269 055 701
Level 1, Holyman House, 52-60 Brisbane St, Launceston, Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

Owner: MJ KELLY & JA HACKETT SUPERANUATION PTY TLD

Brewhaus Freycinet

Planning Application Supporting Document

This document is intended to be for detail and explanation, and is in support of our planning application for Brewhaus Freycinet. We brew traditional style craft beers. Our production is small, distribution limited, and all curated by us in-house, abiding by our environmental philosophies.

The project is supported by the Department of State Growth and the Tourism Minister, as one of the recipients of the Spirit Preparedness Fund grant, a tourism infrastructure boosting initiative from 2025. We are the only recipients of this grant in Glamorgan Spring Bay. The provision of locally based employment, the nationally pioneering tourism experiences we will offer, the new service to the local residents meeting community needs in Swanwick, and the strong environmental ethos of operations and practices are the reasons the project has been supported to this level by the State Government. We will focus on the adjunct tourism services and offering local custom, along with demonstrating for the craft beer industry as a whole the positive environmental impacts our ways of operating make in terms of limited carbon, particularly for operations in small tourist towns.

The venue should be seen as a cellar door style venue that local Swanwick people can also utilise. Food offerings will be cellar-door type, rather than bistro meals to not compete with other Coles Bay venues. Pre Covid electoral roll information showed 60% of the Freycinet Peninsula residents reside in Swanwick, so there is a community in Swanwick to utilise the space.

In terms of operations, we brew craft beer fortnightly in tourist season (September to April) and every 3-4 weeks out of season (May to August). As we limit distribution to the local region (part of the low carbon impact) production is considered very low for our industry.

The Brewing Process

Brewing Equipment

- Grain Grinder
- Boilers
- Mash tun
- Fermenters
- Whirlpool
- Brite Tanks
- Kegs
- Canning equipment
- Cooling/Chillers
- Coolrooms x 2
- Pumps
- Hoses
- Keg cleaner
- CIP cleaning cart

Materials

We tend to brew per the German Purity Method (Reinheitsgebot). This method dates back to 1516 and limits what can be used to brew a beer

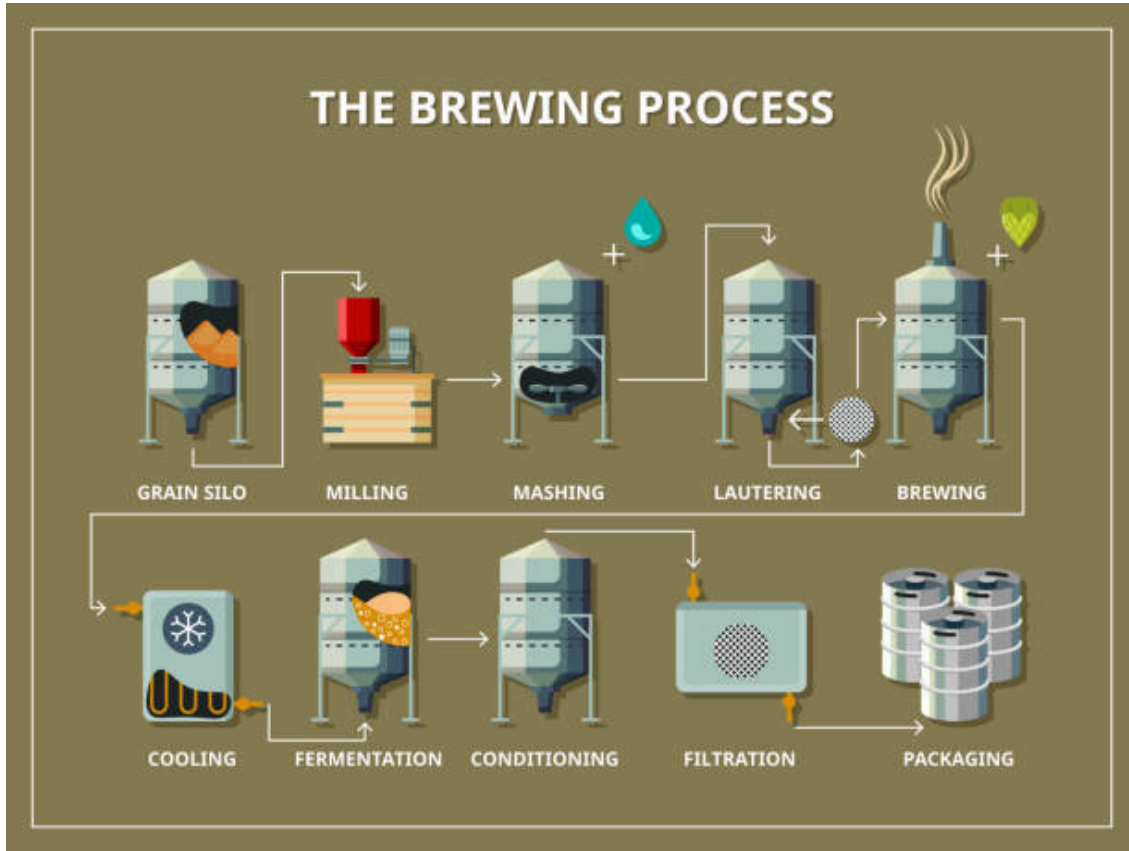
This traditional method of brewing utilises

- Hops in a pellet form, stored in a fridge or cool room. 80kg generally in stock.
- Grain. Ordered on a pallet by the tonne. Stored in vermin proof area in 25kg bags. Approximately 6 deliveries annually. Approx 1.2 tonne stocked.
- Yeast - in small sachets, added to yeast starters. Stored in a fridge.
- Rainwater - Collected from the rooves of buildings and stored in tanks. As the water in a beer is boiled for 70 minutes it does not treating. In fact treated water is difficult to brew with as the chlorine and other additives kills the brewing yeast. City based breweries must install filtrations systems for their brewing water

We also use cleaning products and ph water additives (brewing adjuncts) and fining agents. These are 500g to 2kg containers. We occasionally do a beer like a Belgian Christmas beer with spices like cloves, ginger and coriander added.

Brewing Process

This diagram shows our brewing process.



Our fortnightly brewing process follows this diagram.

We grind the pre-malted grain onsite. This has hot water passed through it in the mash tun. The liquid from this is called Wort. The wort is boiled in a boiler (electric heating). This is the brewing process. This is where hop pellets are added. The boiled wort is then cooled in the whirlpool cooling process and transferred to the fermenter. This is when yeast is added. The fermenting beer will stay in the fermenter for 2-4 weeks, depending on the beer style. The beer is conditioned or fined in the fermenter and then transferred to either a brite tank or kegs ready for serving and sale.

The spent grain and trub is processed through the composting machine referred to later. Water is used to clean equipment with the CIP cleaning cart, minimising water use and providing safe and effective cleaning for the equipment.

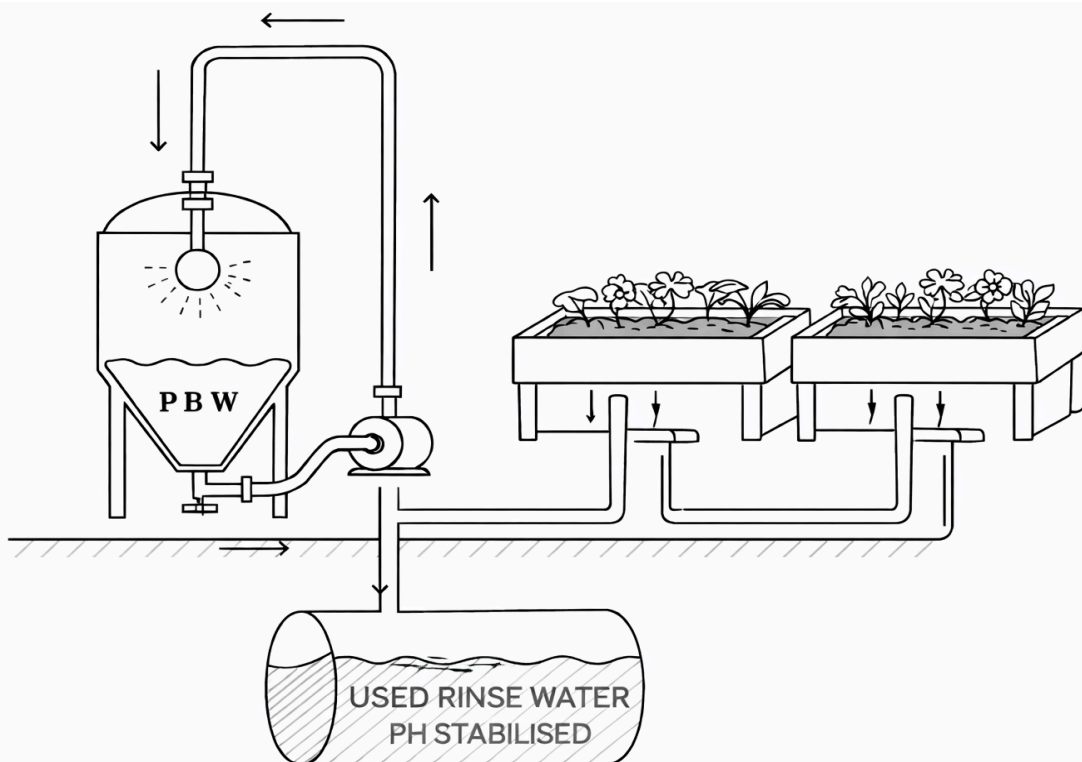
Cleaning Operations

The waste water from brewing is minimal and non biological. Most equipment cleaning is via a CIP system. This is a closed loop cleaning system using oxygen based cleaners in heated water re-cycling through the equipment. It will then be discarded, stored, ph adjusted, and then used in the base of irrigation wicking beds. There is no contact with humans or animals, akin to underground irrigation.

This will not be discharged to the septic system and is part of our environment ethos to reuse as much water as we can. Any solids from this waste are collected out of the brewing equipment and composted with the spent grain.

Water usage and clean up for a single brew (500-1000L of product) is approximately 150L. We know this from current brewing practices. Moving location will not change this.

In addition, the safety shower water will be recovered in these tanks. To date we have not used this system so little water use and collection is anticipated.



Trade Waste Management - Spent Grain & Trub

We have been processing our spent grain, trub (coagulated dead yeast, and malt and hop proteins) and household food waste in our Closed Loop 10 Commercial composter for the last 2 years. This will remain at our home in Swanwick where we utilise the composted grain and food waste in our home orchard, vegetable and flower gardens. The composter works aerobically with heat and composting bacteria converting the spent grain and food waste to a usable compost in 24 hours, as opposed to 2 years in anaerobic conditions in landfill.

This commercial composter will save approximately 10 tonnes annually of food and spent grain waste going to land fill. As organic matter in landfill tends to take 2 years to decompose under anaerobic conditions, and each tonne of organic waste in landfill gives off a tonne of CO2 equivalent greenhouse gases annually, this composting process will remove approximately 12-15 tonnes of greenhouse equivalent gases from entering the atmosphere annually, just from our establishment.

<https://closedloop.com.au/composters/commercial-composter/clo-10/>

Cleaning Products Storage

There are no goods that are considered dangerous or hazardous. The main cleaning agent is oxygen based rather than caustic based so that we can reuse the cleaning water in wicking beds. Cleaning products will be stored in a separate metal cabinet in the rear store room. We do not need a dangerous good cupboard as the cleaning products are not in that category.

Production stock

We produce craft beers. We envisage 8-10 styles/varieties. These will be stored in brite tanks (large stainless vessels) or in kegs for serving and sale. A small volume will be canned for takeaway for tourists as souvenirs.

Bond Store

Holding an excise manufacturing licence (ATO Licence) means we have a bonded store onsite. A bonded store for a brewery is where the beer is stored prior to sale. This will be one of the coolrooms as indicated on the plan. The main ATO concern is the room being lockable with access controlled.

Deliveries

Grain: Approximately 5-6 pallets annually via a hiab truck.

Hops: Approximately 4-6 deliveries annually via Courier.

Food for the kitchen: once weekly in season and fortnightly out of season via a refrigerated truck.

Yeast: To our Australia Post PO Box at Garnet Ave.

Cleaning Products and brewing adjuncts: Either courier or Australia Post PO Box 4 times a year.

Power and Back Up Power

All brewing processes use electricity for power. We do not use gas for safety and efficiency reasons. Three phase power will be connected for this.

We will not have a back up power supply for brewing, as we can delay a brew if there is a power issue.

A back up generator will be utilised for refrigeration, and water pumps for kitchen and toilets. The generator will be petrol powered with a button start. Coles Bay can be subject to power outages so we want to be prepared for these circumstances. This will enable us to keep operating under safe food handling conditions.

Opening Hours and Operations

We want to be somewhat flexible so that we are able to host one off events, collaborating with local East Coast independent chefs for instance.

In the application is a morning coffee outlet, satisfying this need in Swanwick.

Hours of operation for the cellar door will be Noon, until 9PM Monday to Thursday and until 10PM Friday to Sunday.

If a morning cafe were to operate, this would be from 7 AM to 2 PM.

Brewing will occur during these total hours.

We would like to have random events that extend later for evenings, such as New Years Eve, and for local events.

Tourism Experiences

One of our main activities will be tourism experiences mostly around our beers and the beer brewing process.

These will be hosted tasting experiences, providing education on various aspects of brewing and craft beers, scheduled from mid afternoon to the early evening to avoid competition with the majority of other activities in Coles Bay.

The tourism experiences will be scaled from a more standard and affordable tasting experience to higher end hands on brewing experiences.

Signage

Signage will be required on the front boundary for attention.

The sign will be approximately 3 metres tall x 1.5 metres wide. The sign will be made of Metal with the name cut out, on a solid background, with subtle lighting behind it, along the front boundary, surrounded by low vegetation, similar to the Saffire sign. Once established we will apply to State Growth for relevant Tourism road signage.

Kitchen and Bar

We do not intend to run a full kitchen. There will not be a bistro type set up on site. Food will be cellar door and ploughmans style. We will host random event collaborations with local chefs who have their own kitchen/prep areas but no venue of their own, and will use our venue to serve. For example, What Grows in Swanwick and Tutamuz and the Devil.

Bar Operations

The bar will serve our craft beers by the glass. We will also serve wine by the glass and bottle. House wine will be on tap reducing bottle waste. We will have guest beer taps showcasing craft beers from other breweries. Beers and wines served will also form part of our tasting experiences. The bar and kitchen will require a glass washer, dishwasher, stainless benches, hand washing facilities, refrigeration for drinks and food separately.

We will be offering our beers as a takeaway packaged product as souvenirs, plus the wines we pour.

Kitchen and Bar Waste

Our plan is to produce minimal waste that needs transporting offsite.

- Food waste will be composted in the Closed Loop Composter. Waste unable to be composted will be disposed of in Council waste bins
- Waste water will be processed through a commercial kitchen grease trap and disposed of with black water. This will be regularly emptied and serviced.
- Non biological waste will be minimised with in house practices and disposed of in the Council waste bins, either recycling or rubbish bins.
- We intend to serve house wine from taps to minimise bottle waste.
- Any cooking oil will be disposed of appropriately. Council has a disposal point at the Coles Bay tip. Some food oil can be disposed of in the composting system.

Potential Morning Coffee House Menu

Coffee, Tea and breakfast items like croissants, yoghurt and muesli, and toasted sandwiches. This will be in the individual 20 foot container in the beer garden. The coffee house will utilise the same seating space for patrons as the cellar door. This affords an opportunity to provide a needed service in Swanwick and offers someone a chance to run their own small business. This is for the future and will be applied for at a later time.

Proposed Food Menu

- Plougmans type boards
- Tasmanian Cheeses
- Crackers, Dips and Bread
- Charcuterie meats and Tasmanian Salmon (both ethical options)
- Local produce will be a preference such as Freycinet Marine Farm pickled mussels, local fresh oysters and mussels, and other East Coast and North East products like Pyengana cheeses.
- Hot Chips - Perfect Fry Machine for workplace safety.
- Options for food allergies and food choices

We want to host random events, such as food and beer matching dinners with local chefs catering. These menus are likely to be akin to degustation style.

Solar Panels & Power

Solar panels will be installed on top of a carport in the car park. We anticipate a twenty or thirty kilowatt solar system, budget dependent.

Three phase power will be connected to the site. Brewing requires this level of power supply. There is ample available power capacity on Swanwick Rd.

Water

Water will be collected in rainwater tanks with water harvested from the roof. A UV filtration system will be installed in the kitchen and for any drinking water. Treated water will be available for those requiring it.

Waste Water Treatment (Black Water/Toilet) - Connection to Swanwick System

With a connection to the Swanwick wastewater treatment system, we will be installing a septic tank to hold and store solids, with overflow being treated in the communal system. The septic tank will be pumped out on a regular basis. Twice annually, or more if required, particularly over the tourist season. The kitchen will be connected via a commercial kitchen grease trap. As with our current system cleaning products will be septic friendly to maintain the biological integrity of the group treatment system.

We plan for an Accessible bathroom plus ambulant Womens and Mens bathrooms, potentially with waterless urinals in the Mens. These are for staff and cellar door guests. These will be connected to the Council waste water treatment system. Cleaning products will be suitable for septic systems, to maintain the biome of the septic processing plants and equipment.

Parking

Parking will be provided in front of the building; twelve car parks with one accessible next to the entry. A carport over the rear carpark row as a structure for solar panels.

The carpark will be compacted crushed granite and crushed basalt with a geotextile base and a rigid structure supporting the granite and basalt rated for heavy vehicle traffic, with a polymer stabiliser. Crushed granite for a local aesthetic and to fit in with the local landscape. It is essential to blend in rather than stand out in the local area and Swanwick Rd. We want to feel more akin to and linked with the Pirate Park opposite, as opposed to the stark and brutal

presentation of the Swanwick Road boat sheds. The crushed basalt is for long term CO2 sequestration, known as Enhanced Rock Weathering. This forms part of our long term environmental and low carbon operational plans.

A draining surface is best for ground watering and establishing vegetation and allowing for root growth and expansion without damaging the carpark surface. Without a draining surface the road facing landscaping plans will not be possible, as there will not be ground water for establishment. This is the solution for installing and maintaining a stable surface for foot and vehicle traffic that also allows us to establish a vegetation perimeter, in what is a low rainfall area of Tasmania, meeting the State Government environmental requirements of the project.

Landscaping

Native hop trees (*Dodonaea viscosa*) will be the predominant taller tree species, interspersed with common tea tree (*Leptospermum scoparium*). These are indigenous, easily established, can be hedged, and tolerate winds and drought. They are ideal to plant where rain water is collected from the roof as they can be hedged. They will be planted along the Eastern and Southern boundaries, and northern in front of the carpark complement and are able to be established with the acacias currently on the nature strip.

Along the carpark and beer garden fence will be a mix of trees including olive trees (*Olea europaea* L.), plus juniper (*Juniper communis*) and Yuzu (*Citrus junos*) for tourism experiences. The beer garden will be lawn on a stabilising ground structure; a mix of tall fescue and Kentucky bluegrass. Other ground covers will be a mix of Pigface and Bower Spinach (*Tetragonia implexicoma*), being the easily established indigenous ground covers in Swanwick.

For this reason, plus the vegetation border on the neighbouring boat sheds, we plan to install a driveway and carpark that will surface drain providing ground water for the trees on both ours, the neighbouring properties, and the nature strip.

Other landscaping features will be cleaning water fed wicking beds with crops linked to production (i.e. hop bines for fresh hop brews, coriander for Belgian style beers, and Yuzu for Japanese style wheat beers). These will be on the Eastern side between the single container and the fence, with animal protection cover.

Around the carpark where applicable will be 1 metre tall drought tolerating shrubs, both for visual effect and dust suppression (local low wattle and heath). There will be a solid 1.5 metre to 1.8 metre tall fence at the northern border between the beer garden and the carpark as a wind barrier for patrons with vegetation planted against it.

In addition, we will further plant out the nature strip with low native vegetation (80cm approx), to improve the street appearance of Swanwick Rd. There are mature Blackwood acacias (*Acacia melanoxylon*) on the nature strip. Coastal Saltbush (*Rhagodia candolleana*) is an ideal example for planting here. Indigenous, easy to establish, drought tolerant and good habitat. Plus contrasting vegetation like Shortstem Flaxlily (*Dianella brevicaulis*), Common Heath (*Epacris impressa*), and Roundleaf Pigface (*Disphyma crassifolium*). As mentioned above along the property boundary we will also plant native hop as this tree species can grow with and establish with mature Blackwoods.

DEVELOPMENT APPLICATION LETTER

Project

New Brewery, Resource Processing and general retail & Hire, Inc food services

The site

The site, a Torrens Title volume 188470, Folio 119 and is located within the local business zone of the Tasmanian planning scheme, the scheme.

The Development

The development is for a new Brewhaus, which under the scheme which is listed as discretionary under the use table 14.2.

Scheme & Code Overlays

Coastal Inundation Hazard Code

RFI Response - Clarification

14.3.2 P1

- a) The proposed development has been sited to sit within the constraints of the lot title boundaries with acceptable setbacks , and will be of a scale and proportion so as not to cause any un reasonable loss of amenity to properties in adjoining residential zones, (noting a distance of 100m to a low density residential zoning). The site is also screened and buffered by an environmental management zone.
- b) The proposed development has been design with a coastal theme in mind, consisting of a curved canvas style roof and skillion roofs over a series of modular buildings, providing a relaxed ('shack' style vernacular), promoting a 'temporary' style and of structure that is relaxed in nature, the development is not supporting of an imposing industrial style monolithic style structure as seen in most industrial business estates.

14.4.3 A1

- a) All plant and equipment will be adequately screened from both pedestrian and streetscape view. The open nature and 'U' shape layout of the buildings and decking will promote a high level of pedestrian interaction with a high streetscape appeal for passing residents and tourists.

everyone needs...

**PLANS
TO BUILD**



- b) All mechanical plant will be located at ground level. Wall grilles will be used where possible/ required.
- c) Gates and boundary fencing will provide security, to avoid any windows shutters / grilles.
- d) External lighting will be provided to suit minimum code requirements.

14.4.3 P2

- a) The proposed development has been designed with an elevated entry from a deck. With direct access to pedestrian links within the site, a pedestrian gate will also signal the entry to the buildings / deck.
- b) The proposed development will be elevated with windows and glazed doors to allow for passive surveillance of public spaces.
- c) Public and local art will be encouraged as part of the development.
- d) The buildings will retain the ability to close the 'container' doors over the building in specific locations to allow for security when not in use, i.e. when business operations are closed or scaled back to mainly production out of peak tourist season.
- e) N/A

Attachments

Land Title & Schedule of Easements

Yours Faithfully
L. M. Dell

12/05/26



Level 1, 52-60 Brisbane Street, Launceston Tas 7250.
Tel - 03 6338 9287 - Mob -0400 655 771 - Email leigh@planstobuild.com.au

Response to RFI 20/4/26 - Addressing C2.0 Parking and Sustainable Transport Code:

The clauses of the C2.0 code are addressed individually:

C2.5.1 Car parking numbers

The proposed use is not directly addressed by any of the uses described in Table C2.1 of the Code. Thus the approach taken was to determine the 3 closest uses from the table which the Authority may determine applies, and calculate the car parking numbers appropriate to each.

The floor areas are determined for each of 'public accessible area' and 'total area' to be:

Public Accessible Area: Decking area + Tourism Room = 125 m²

Total Area = 280 m²

Use per Table C2.1	Car space requirement	Result
Hotel Industry	1 space per 20 m ² of floor area available to the public	7 (6.25)
Manufacturing and Processing	1 space per 200 of m ² of floor area	2 (1.4)
Food Services/ Restaurant	1 space per 15 m ² of floor area This has been interpreted as floor area publicly accessible. Note this seems the least applicable use of the 3 that have been calculated.	9 (8.3)

Thus the proposal shows 12 parking spaces which exceeds the number for each of the uses that the Authority may choose to apply. This meets Acceptable Solution A1.

C2.5.2 Bicycle parking numbers

The maximum bicycle parking required for any of the uses calculated for C2.5.1 (above) is 2; Hotel Industry: 1 per 100 m². The amended plan provided with this letter shows the location of a 5-space bicycle parking area. This meets Acceptable Solution A1.

C2.5.3 Motorcycle parking numbers

Per table C2.4, as the number of required parking spaces falls in the category 0-20, there is no requirement for motorcycle parking.

C2.5.4 Loading bays

Acceptable solution A1 states that a load bay be provided for uses with a floor area of more than 1000 m². With the proposal not exceeding that, it is inferred that a loading bay is not required.

As relates to performance criteria P1; it is discussed in the supplemental document of the original application that deliveries are restricted to a grain delivery (up to 4 per year) of up to 1 tonne of grain in 25kg sacks which will then be manually moved to the brewing area. Such

deliveries would occur outside of public opening times, and therefore the Access Parking area shown on the plan will be more than sufficient for unloading of such.

C2.5.5

Not an applicable zone.

C2.6.1 Construction of parking areas

Acceptable solution A1(c) lists acceptable water-impervious surfaces that meet the solution. None of these are preferred for the proposal due to:

- Spray-seal/asphalt/concrete do not suit the aesthetic of the proposal, and is contrary to the environmental credential that is part of the proposal's offering.
- Soil survey indicates that there is approx 0.8m of uncompacted fill over the natural soil type. Given the possibility of movement in this fill, an impervious surface is quite likely to rupture or buckle, which reduces amenity and safety.

Therefore this submission proposes to meet Performance Criteria P1. The proposed surface is crushed granite with a plastic formwork/retaining system (eg Surepave). Documentation for one such retaining system has been attached alongside this document. The sections of P1 are addressed:

- (a) **The nature of the use;** such a surface is considered appropriate for the proposals aesthetic and keeping an environment credential. The nature of the proposal also has a lower number of vehicle movements than other uses that might be typical for Local Business zone, such as retail/convenience-store.
- (b) **The topography of the land;** the parking area is essentially flat; <1m height variation.
- (c) **The drainage system available;** though the proposed surface is permeable, the soil survey shows differing classifications of sand to a depth of 0.8m. This will provide adequate drainage of rainfall.
- (d) **The likelihood of transporting sediment of debris from the site onto a road or public place;** the proposed crushed granite is free of dust and sediment, and the plastic formwork also operates to reduce movement of any such that comes incident upon the surface.
- (e) **The likelihood of generating dust;** as per (d)
- (f) **The nature of the proposed surfacing;** as has been described.

An additional benefit of a non-sealed surface is the retention of rainwater in the subsurface as it affects the viability of existing trees on the nature strip, and the desired grass visitors' area adjacent to the parking area. A sealed surface drained to stormwater would forgo this source of water in an area that receives very little rainfall.

C2.6.2 Design and layout of parking areas

The proposal meets Acceptable solutions A1.1 and A1.2:

A1.1:

(a):

- (i) There is virtually no gradient in the parking area.

(ii) All vehicle parking spaces allow for vehicles to enter and exit the site in a forward direction, by virtue of the 5.8m aisle width which allows reversing from parking spaces and change of direction. For a vehicle entering the carpark when full, there is ample space behind the accessible parking bay for reversing to then exit forwards.

(iii) the aisle width of 5.8m is greater than the required 4.5m

(iv) the proposed parking space width meets table C2.3

(v) per (iv)

(vi) the proposed cover for the inner aisle of parking exceeds 2.1m height

(vii) delineation will be shown by plastic rings affixed to the surface

(b) is complied with

A1.2:

(a) The accessible parking location is closest to the main entry

(b) Is incorporated into the overall parking area

(c) Is complied with.

C2.6.3 Number of accesses for vehicles

The number of accesses is 1.

C2.6.4 Lighting of parking areas

This does not apply to the zone of the proposal, however the combination of the pole flood light (northwest corner) and lighting under the covered section will provide ample light for safety.

C2.6.5 Pedestrian access

Per Acceptable solution A1.1; as the required number of spaces (with reference to shown above in C2.5.1 does not exceed 10 spaces, this does not apply.

For Acceptable solution A1.2; it can be seen from the plan that the path from the accessible parking space to the main entrance meets all requirements of this clause.

C2.6.6 Loading bays

Per C2.5.4 above; not applicable

C2.6.7 Bicycle parking

For Acceptable solution A1; as the use does not require 5 or more bicycle spaces, is not applicable.

For Acceptable solution A2; as can be seen from the amended plan, the area available to construct the bicycle parking is sufficient to meet the dimensions defined in (a), and the access defined in (b).

C2.6.8 Siting of parking area

Per Performance criteria P1; the siting of the parking area to the front of the site is the only practical solution given the wedge shape of the lot. There is also no loss of amenity to adjoining properties as the northern adjoining properties are vacant, and the southern adjoining property has boat sheds to the setback, and security fencing on the boundary.

A2/P2: not an applicable zone.

C2.7 Parking Precinct Plan

Not applicable.