



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2023/198

LOCATION OF AFFECTED AREA

1 CROOKED BILLET DRIVE, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

SIGNAGE (RETROSPECTIVE)

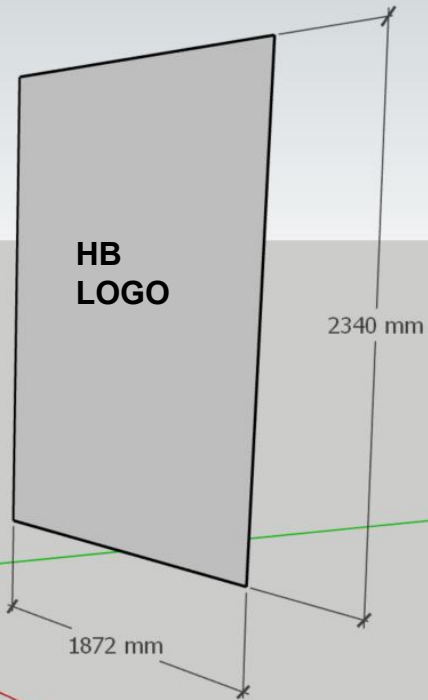
A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M., MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **27/11/2023**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au.

REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
General Manager

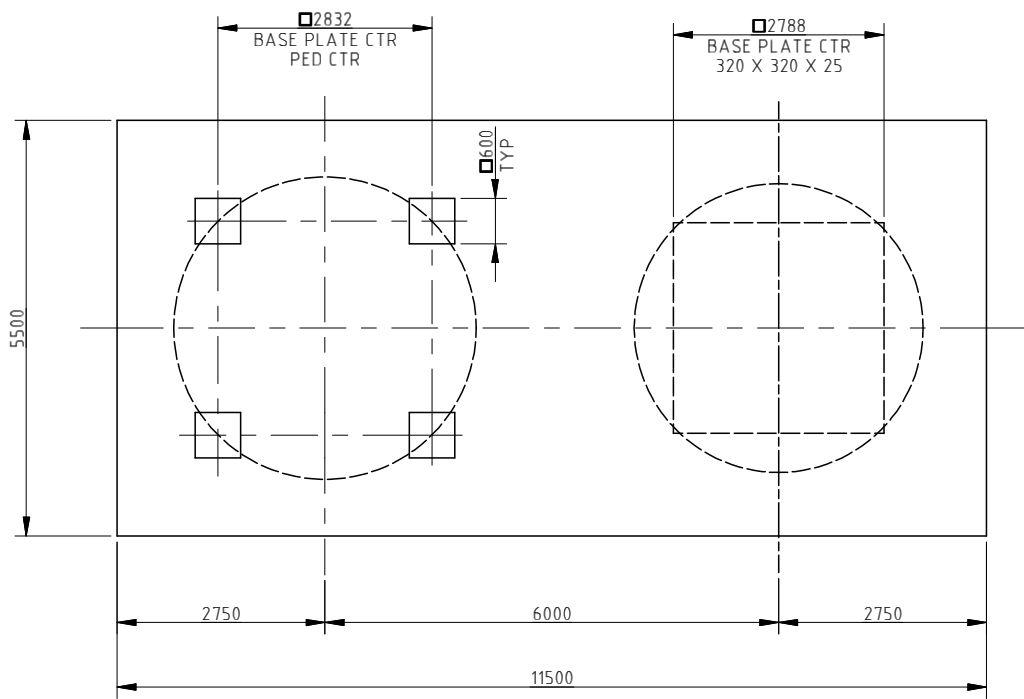


Brighton
going places

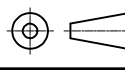
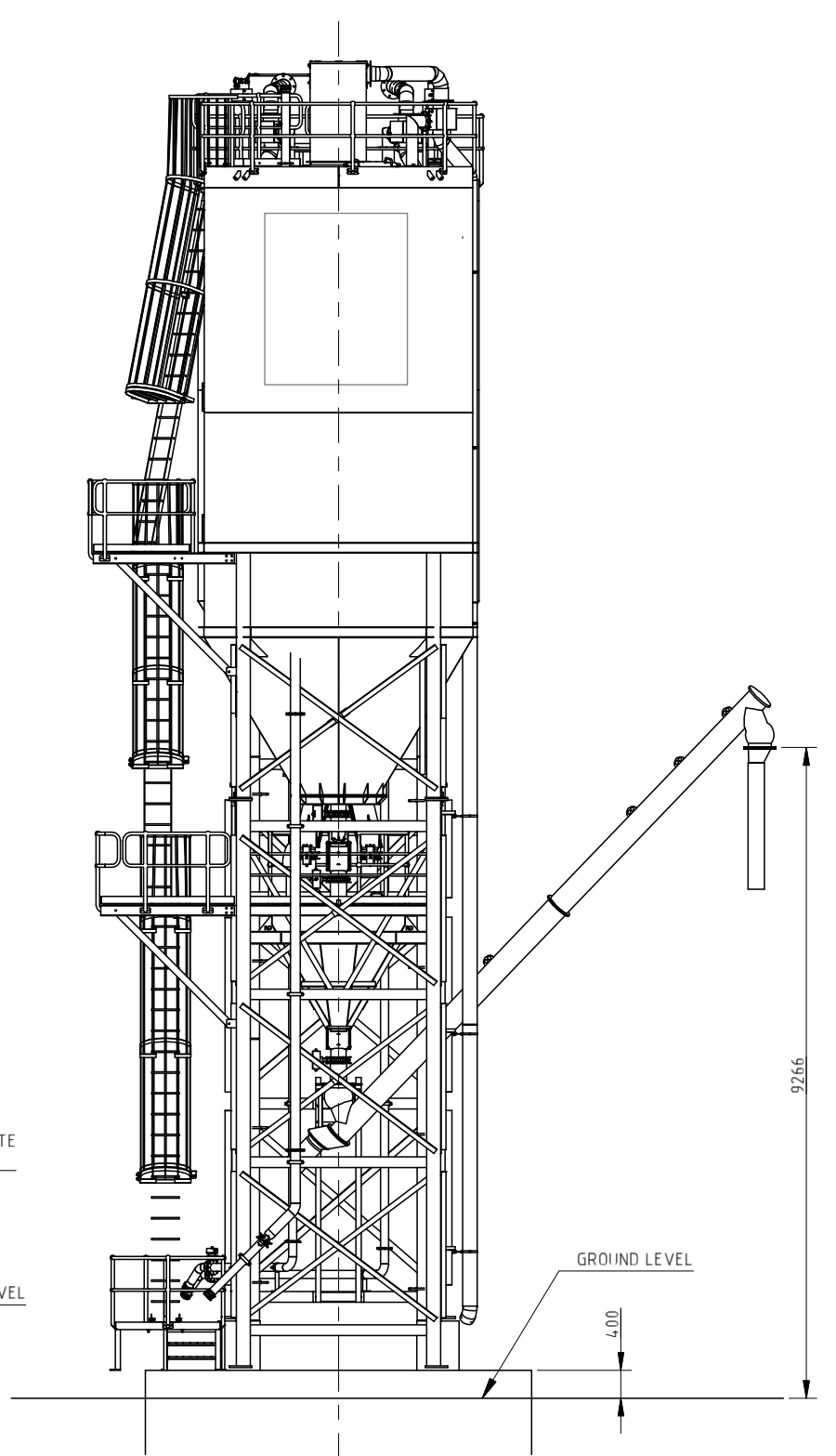
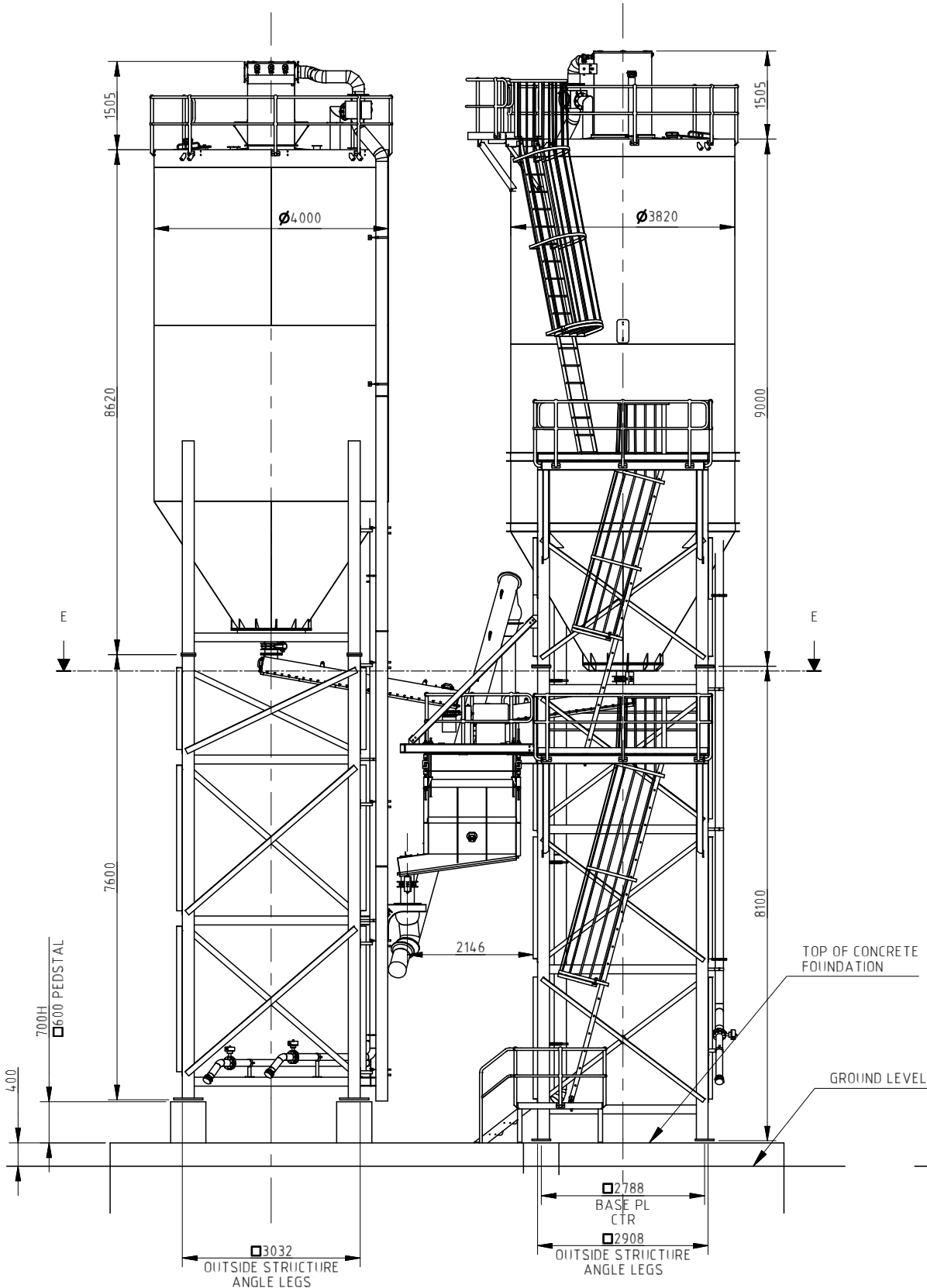
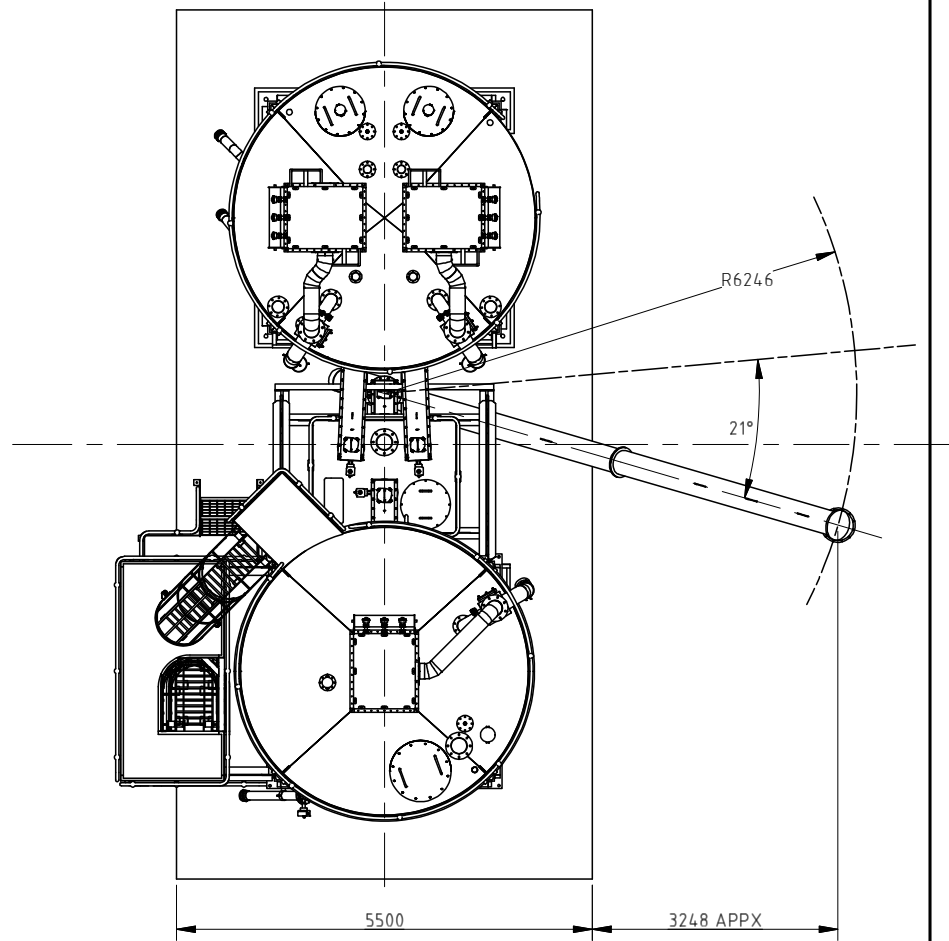


Standard Silo - Logo Dimensions

To suit : CEA-120T & 70T



FOOTING LAYOUT



DECIMAL PLACES: TOLERANCE:
 LINEAR 0 ± 6
 0.0 ± 1
 ANGULAR 0 ± 5'
 0.0 ± 2'

IF IN DOUBT - ASK
 DO NOT SCALE FROM DRAWING
 ALL DIMENSIONS IN MILLIMETRES U.N.O.
 REMOVE ALL BURRS AND SHARP EDGES
 ALL WELDS @ CFW U.N.O.

CEA CONSOLIDATED INDUSTRIES
 136-140 MAFFRA ST, BROADMEADOWS, VIC, 3047
 P.O. BOX 3200, BROADMEADOWS, VIC, 3047
 PH: 61 3 93091500 FAX: 61 3 93091566
 ABN 58 723 446 515

FORMAT
A3
 SCALE
NTS
 DESIGNED BY
 davidl
 APPROVED BY
 DATE DRAWN
 10/10/2022

TITLE
HAZELL BROS
 ADDRESS
BRIDGEWATER TAS
 DESCRIPTION
SILO ARRANGEMENT
 MATERIAL

DRAWING/PART NO.
 000-000-04069-00

REVISION SHEET
 1 / 6



Hazell Bros Concrete Pty Ltd
ABN 56 118 390 800
14 Farley Street Derwent Park TAS 7009
PO Box 430 Moonah TAS 7009
P 6277 7888 F 6273 4160

Development Application

Silo Signage

1 Crooked Billet Drive Bridgewater

Hazell Bros Concrete Pty Ltd



Application Description

This application has been prepared in response to the email dated 16/10/2023 from Kelly Min regarding the silo signage at 1 Crooked Billet Drive Bridgewater.

History

We have been advised by Kelly that the current signage requires planning approval under C1.0 Signs Code.

The signs were installed without prior planning approval, as we were unaware that a separate planning permit was required. It was assumed the Silos weren't buildings and the application did not fit any of the descriptions in the Signs Code accurately. I agree with Kelly that these structures would be considered buildings under the Land Use Planning Act 1993. Under this definition, the Wall Sign described in Table C1.3 is the most similar sign type as per clause C1.3.2.1.

We therefore wish to apply for a retrospective permit for 2 x Wall Signs as per Table C1.3.

Planning Response

The signage is sympathetic with, and compliments the intentions of the Code Purpose.

C1.1 Code Purpose

The purpose of the Signs Code is:

C1.1.1 To provide for appropriate advertising and display of information for business and community activity.

The Hazell Bros Logo is appropriate advertising and widespread industry practice on the majority of cement silos and batch plant equipment. The signs only display appropriate information for the business and brand recognition for the wider community.

C1.1.1 To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.

The Logo is a well designed, recognized symbol of quality throughout the state of Tasmania and the signs do not pose any adverse visual amenity in the General Industrial Zone they occupy.

C1.1.3 To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

The signage does not disrupt or comprise safety and efficiency of vehicular or pedestrian movement due to the height of the locations, and distance from roadways and pedestrian access.

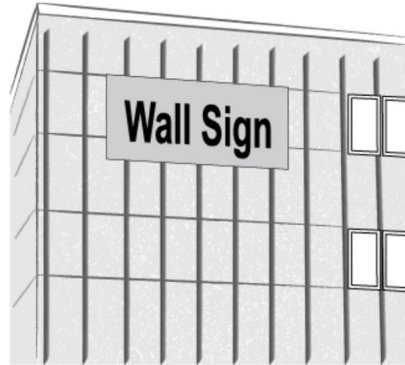
The Silos are approximately 200m from the nearest through road.

C1.0 Signs Code – Table C1.3 Sign Type Definitions

Wall Sign - Means a sign attached to the wall of a building.



Existing Sign



Description –Wall Sign

Design Response

The signs meet the performance criteria of the Signs Code:

Wall Sign

- (a) *Must not extend beyond the wall or above the top of the wall to which it is attached;*
The signs do not extend beyond the walls to which they are attached.
- (b) *Have a maximum area of 4.5m²;*
The signs have a maximum area under 4.5m² each.
- (c) *Must not occupy more than 25% of the wall area;*
The signs do not occupy more than 25% of the wall area.

We request that the signage be approved retrospectively and issued with a separate permit to provide compliance in accordance with the C1.0 Signs Code and TPS Brighton.



Site Plan

Temporary Batch Plant Site

1 Crooked Billet Dr

Silos

Wall Sign 2

Wall Sign 1

Greenbanks Rd

Crooked Billet Dr

Crooked Billet Dr

Glenstone Rd