

SOUTHERN
MIDLANDS
COUNCIL



ATTACHMENTS

SPECIAL COUNCIL MEETING

Wednesday, 19th December 2018
Municipal Offices, 71 High Street, Oatlands
9.30 p.m.

Item 4.1

DA 2018/90 99 - High Street & 6 Mill Lane, Oatlands

Development Application

Additional Information from ERA Planning

Architectural Report & Proposal Plans

Additional Technical Information from ERA Planning

Traffic Impact Assessment

Heritage Impact Assessment

Hydraulic Services Report

Stormwater Management Plan



APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT
Commercial, Industrial, Forestry and other Non- Residential development
 Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

Owner / s Name Lake Frederick Inn Pty Ltd and The Crown

Postal Address C/- The Applicant Phone No:

Fax No:

Email address

Applicant Name ERA Planning Pty Ltd
 (if not owner)

Postal Address 183 Macquarie Street Phone No: (03) 6105 0443

Hobart 7000 Fax No:

Email address: enquiries@eraplanning.com.au

Description of proposed use and/or development:

Address of new use and development: 99 High Street & 6 Mill Lane, Oatlands TAS 7120

Certificate of Title No Volume No 220022 Lot No: 1

Description of Use Resource Processing and Food Services

Development on site Establishment of a new whisky distillery with associated visitor services including store, tastings and cafe

current use of land and building see planning report

Refer Definitions in Clause 8.2 of the Southern Midlands Planning Scheme 2015
 Attach additional information if required.

E.g. Are there any existing buildings on this title?
 If yes, what is the main building used as?

Is the property Heritage Listed

Please tick ✓ answer

Yes No x

Signage Is any signage proposed?

Please tick ✓ answer

Yes No x

Business Details	Existing hours of operation				Proposed hours of new operation			
	Hours	am	to	pm	Hours	am	to	pm
	Weekdays	N/A			Weekdays	see planning report		
	Sat				Sat			
	Sun				Sun			

Number of existing employees: Number of proposed new employees:

Traffic Movements	Number of commercial vehicles servings the site at present	0	Approximate number of commercial vehicles servicing the site in the future	see planning report
Number of Car Parking Spaces	How many car spaces are currently provided	0	How many new car spaces are proposed	see planning report

Please tick ✓ answer

Is the development to be staged: Yes No x

Is the development to be staged, If yes	Described proposed stages		Described period of proposed stages	
-----------------------------------------	---------------------------	--	-------------------------------------	--

Proposed Material Types	What are the proposed external wall colours	natural colours	What is the proposed roof colour	colorbond basalt
	What is the proposed external wall materials	brick, glass and metal	What is the proposed roof materials	colorbond or similar
	What is the proposed new floor area m ²	1035m ²	What is the estimated value of all the new work proposed	\$ 2.5M

If yes attach details: size, colours, fonts, location

Please attach any additional information that may be required by Part 8.1 Application Requirements of the Planning Scheme.

Signed Declaration

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

- The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Southern Midlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
- I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");

Applicant Signature 	Applicant Name (print) Mark O'Brien, ERA Planning Pty Ltd	Date 17 September 2018
Land Owner(s) Signature	Land Owners Name (please print) Jason Jacobi	Date 31/10/2018
Land Owner(s) Signature	Land Owners Name (please print)	Date

DEVELOPMENT – Information & Checklist sheet

Use this check list for submitting your application

Submitting your application ✓

1. All plans and information required per Part 8.1 Application Requirements of the Planning Scheme
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices)
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code.
4. Prescribed fees payable to Council

Information

If you provide an email address in this form then the Southern Midlands Council (“the Council”) will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 (“the Act”).

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

If you do not wish for the Council to use your email address as the method of contact and for the giving of information, **please tick ✓** the box

Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email enquires@heritage.tas.gov.au)

TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 6259 3011. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.

Address all correspondence to:
The General Manager, PO Box 21, Oatlands, Tasmania 7120
Or by Email Address: mail@southernmidlands.tas.gov.au 'in single PDF file format'
Phone (03) 62593011



Department of Primary Industries,
Parks, Water and Environment

GPO Box 44, Hobart, TAS 7001 Australia
Ph (03) 6233 6413 or 1300 368 550
www.parks.tas.gov.au



Enquiries: Roy Sklenica
Phone: (03) 6165 4681
Email: Roy.Sklenica@parks.tas.gov.au
Our ref: 256603

The General Manager
Southern Midlands Council
PO Box 21
OATLANDS TAS 7120

Dear Sir/Madam

PLANNING APPLICATION
99 HIGH STREET OATLANDS – LAKE FREDERICK INN PTY LTD – PID 5842397
6 MILL LANE OATLANDS (CALLINGTON MILL) – THE CROWN – PID5842426

This letter, issued in accordance with section 52(1B) of the *Land Use Planning and Approvals Act 1993*, is to confirm that the Crown consents to the making of the enclosed Application for Planning Permit insofar as the proposed development relates to Crown land known as Callington Mill and reserved pursuant to section 11 of the *Nature Conservation Act 2002*.

Please note that Crown consent is only given to the lodgement of the application as stated and that any variation will require the further consent of the Crown.

This letter does not imply or constitute any Crown approval to undertake works, nor that any associated approvals have been obtained. Should Council grant a planning permit for the proposed development, the proponent will need to seek separate and distinct consent from the Crown before commencing any works on the respective Crown land.

Any questions regarding this matter may be directed to Roy Sklenica, Property Officer, Parks & Wildlife Service on 6165 4681 or by email to Roy.Sklenica@parks.tas.gov.au.

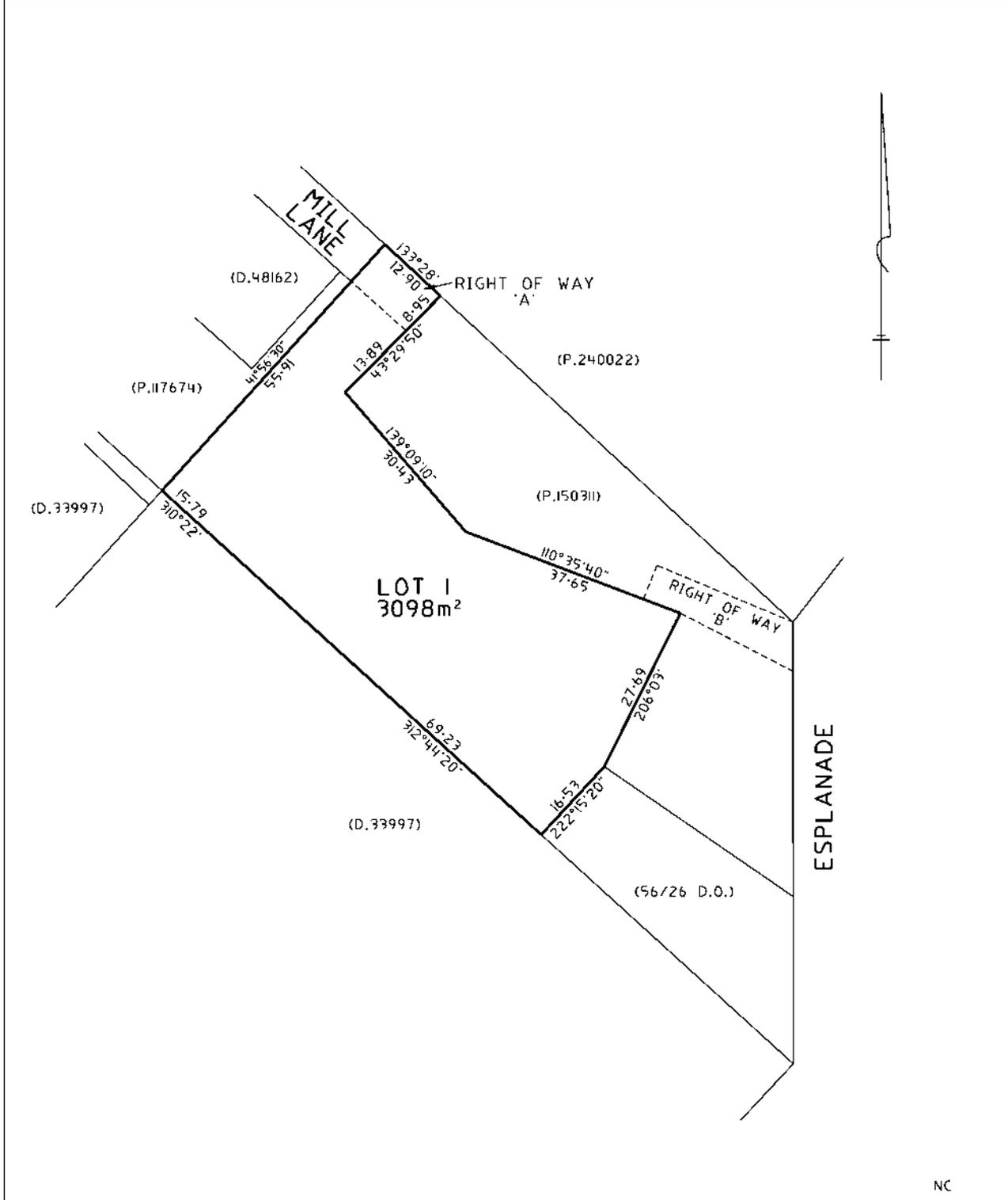
Yours faithfully

A handwritten signature in black ink, appearing to be "Jason Jacobi".

Jason Jacobi
Deputy Secretary
PARKS & WILDLIFE SERVICE

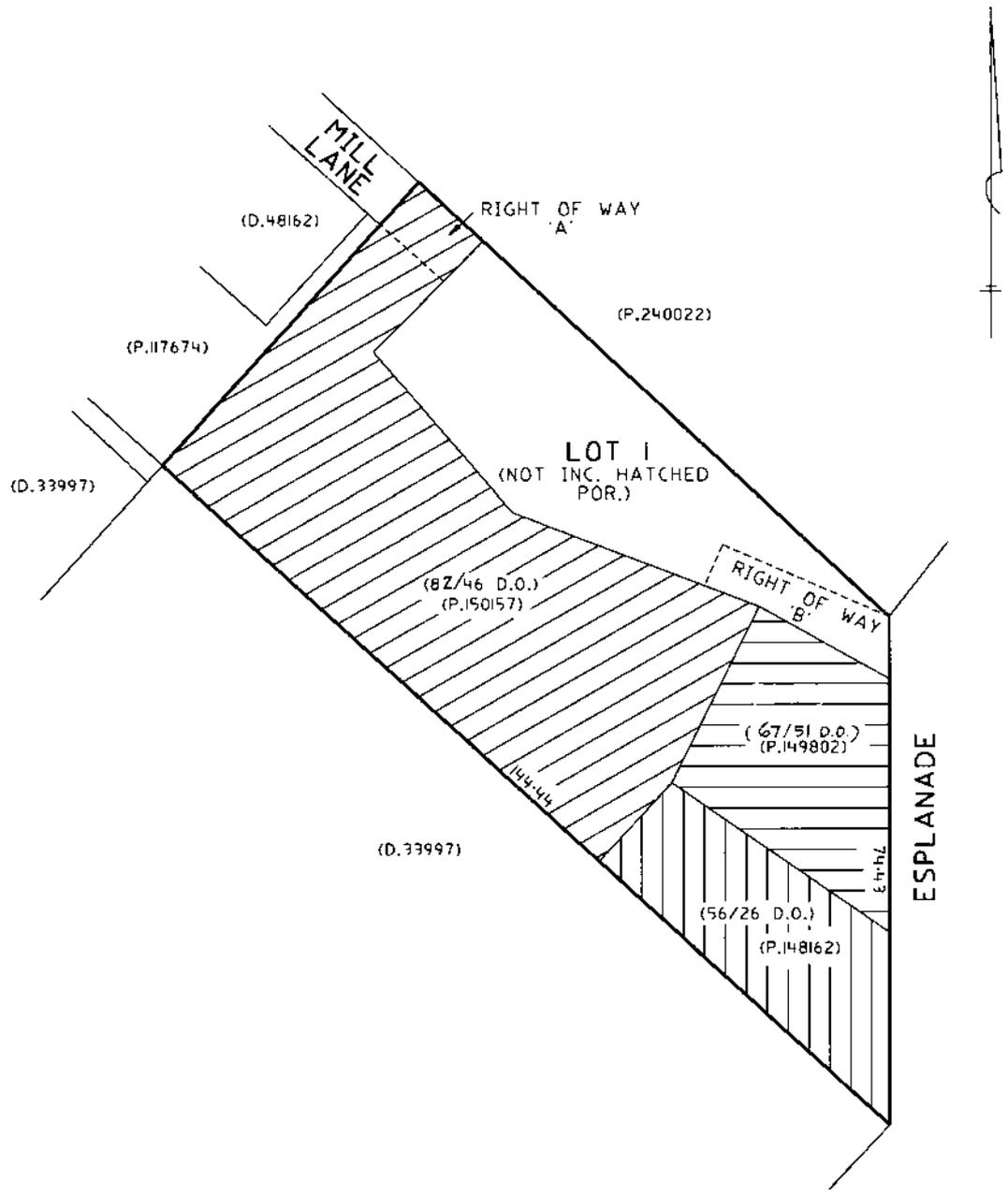
31 October 2018

OWNER LANDS TITLES ACT 1980		PLAN OF TITLE		Registered Number	
FOLIO REFERENCE A.20067				P.150157	
GRANTEE PART OF LOT 4 (2A-IR-33P) GTD TO JOHN JUBILEE VINCENT		LOCATION TOWN OF OATLANDS (SEC. N)		APPROVED 14 MAR 2007	
		FIRST SURVEY PLAN No. 82/46 D.O.		<i>Alice Kawa</i> Recorder of Titles	
		COMPILED BY LDRB			
		SCALE 1: 600		LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 125 (5231-23)	LAST UPI No 2500748	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



FILE NUMBER A.22978 GRANTEE PART OF LOT 4 (2A-IR-33P) GTD TO JOHN JUBILEE VINCENT		CONVERSION PLAN LOCATION TOWN OF OATLANDS (SEC. N) CONVERTED FROM 51/4914 NOT TO SCALE LENGTHS IN METRES		Registered Number P.150311 APPROVED 29 MAR 2007 <i>Alice Kanta</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 125 (5231-23)	LAST UP1 No. 500748	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	DRAWN NC	

SKETCH BY WAY OF ILLUSTRATION ONLY
 "EXCEPTED LANDS"
 29¹/₁₆ P, CONV. 33/325, P.149802



OS.DC.

VOL. FOL.

ANNEXURE TO CERTIFICATE OF TITLE 3666 10

REGISTERED NUMBER

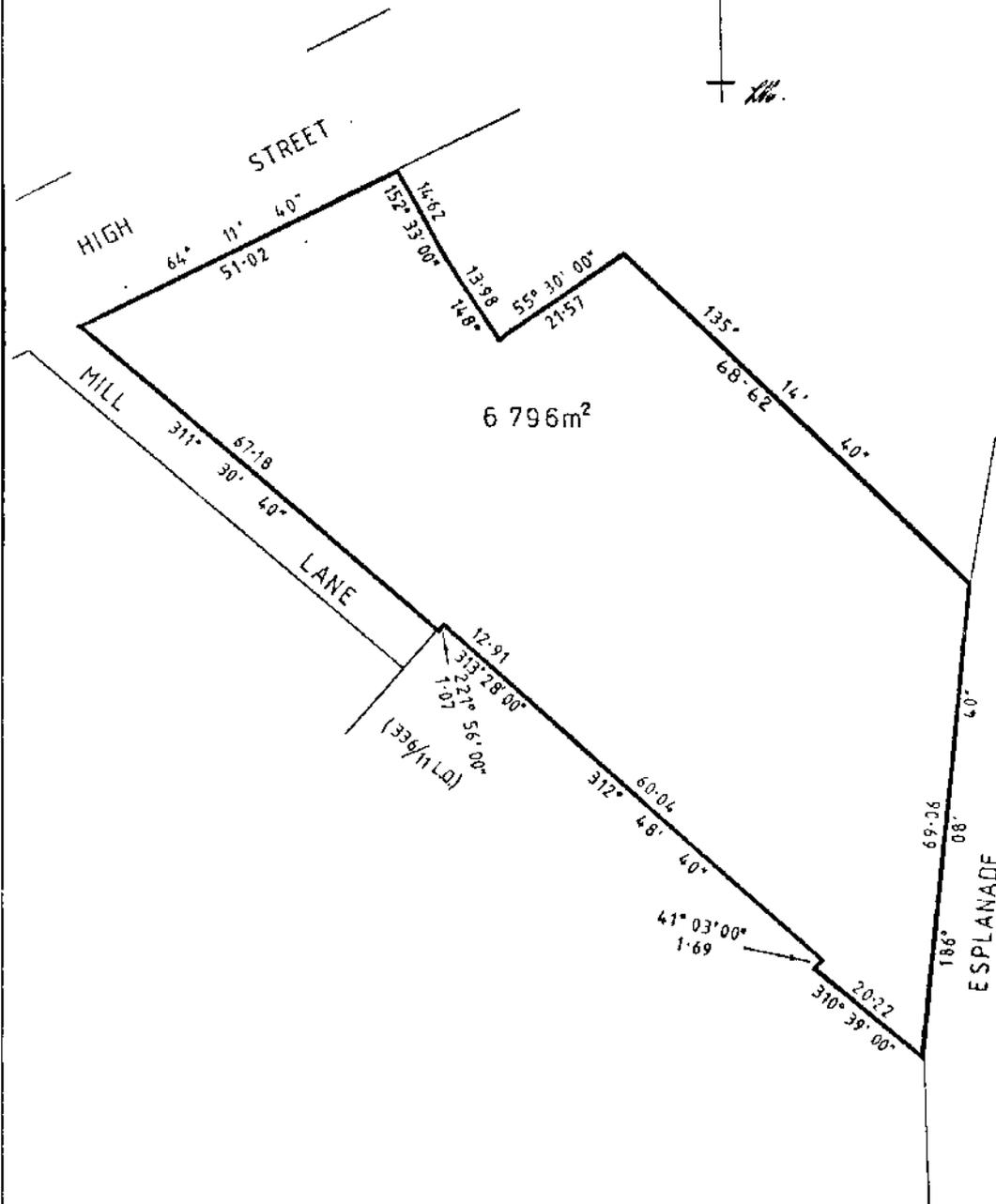
240022

Recorder of Titles



Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

Lengths are in metres
TWN. OATLANDS
SP. 9950



SEARCH OF TORRENS TITLE

VOLUME 150157	FOLIO 1
EDITION 1	DATE OF ISSUE 18-Apr-2007

SEARCH DATE : 10-Sep-2018

SEARCH TIME : 03.36 PM

DESCRIPTION OF LAND

Parish of OATLANDS Land District of MONMOUTH
 Lot 1 on Plan 150157
 Derivation : Part of Lot 4 (2a-1r-33p) granted to John Jubilee
 Vincent.
 Derived from A20067

SCHEDULE 1

THE CROWN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 150311	FOLIO 1
EDITION 1	DATE OF ISSUE 18-Apr-2007

SEARCH DATE : 10-Sep-2018

SEARCH TIME : 03.38 PM

DESCRIPTION OF LAND

Parish of OATLANDS Land District of MONMOUTH
 Lot 1 on Plan 150311
 Being the land described in Surrender No. 51/4914
 Derivation : Part of Lot 4 (2a-1r-33p) granted to John Jubilee
 Vincent
 Derived from A22978

SCHEDULE 1

THE CROWN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 240022	FOLIO 1
EDITION 6	DATE OF ISSUE 08-Jun-2017

SEARCH DATE : 10-Sep-2018

SEARCH TIME : 03.33 PM

DESCRIPTION OF LAND

Town of OATLANDS

Lot 1 on Plan 240022

Derivation : Part of 2A-0R-7Ps Gtd to G. Aitchison.

Prior CT 3666/10

SCHEDULE 1

E71809 TRANSFER to LAKE FREDERICK INN PTY LTD Registered
08-Jun-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



99 High Street, Oatlands

Submission to Southern Midlands Council
in support of a planning application for a whisky distillery

September 2018

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Appendices

- A Architectural Report & Proposal Plans
- B Additional Technical Information
- C Title Documents
- D Traffic Impact Assessment
- E Heritage Impact Assessment
- F Hydraulics Report

1. Introduction

1.1 Purpose of the Report

ERA Planning have been engaged by Cumulus Studio to provide a supporting planning submission for the use and development of a whisky distillery at 99 High Street, Oatlands (the site). This planning report assesses the proposed development against the *Southern Midlands Interim Planning Scheme 2015*.

Enquiries relating to this planning report should be directed to:

Emma Riley
Principal Planner
ERA Planning Pty Ltd
Email: emma@eraplanning.com.au
Mobile: 0409 787 715

Mark O'Brien
Planner
ERA Planning Pty Ltd
Email: mark@eraplanning.com.au
Mobile: 0415 407 294

1.2 The Proposal

The proposed development seeks approval for a whisky distillery (the Callington Mill Whisky Distillery) that will accommodate both a commercial operations function and a visitor attraction function. To support the visitor experience to both the whisky distillery and Callington Mill complex, a café is proposed. The use and development of the site has been planned in a manner which provides a clear distinction between the operational and visitor attraction functions, across two split levels.

The ground floor (855m² gross floor area) is generally devoted to commercial operations, although visitor tours will utilise this space on occasion. This includes the stills, fermentation area, storage areas, plant and equipment. Vacant floor area on the ground floor will be utilised for access, servicing, and temporary equipment required for commercial operations. The ground floor also accommodates a bar area (approximately 72m² of the 855m²) for visitor tours and tastings. A proposed barrel store will be for tastings only and will hold less than the manifest quantity for bushfire hazard purposes.

The first floor (230m²) is devoted to the visitor attraction function of the site. This includes a tasting area, cafe and bar, viewing platforms, office space and toilets. This visitor area will be accessible via a proposed pedestrian only entry way from the Callington Mill site, designed to create an integrated public forecourt. This visitor entry involves the removal of a 6m section of the dry stone wall between the mill and the distillery.

The height of the proposed building is based on the height of the stills required to produce the whisky. To minimise height and lessen the overall bulk and scale of the building, the development has been sited to utilise the natural slope of the land and has been designed to ensure that the built form appears as a series of buildings rather than one large structure. The proposed design and building materials reflect an agricultural outbuilding reference palate in a contemporary manner.

The proposed development will be located in the southwest of the site to ensure that a generous curtilage is maintained for neighbouring development including the dwelling at 8 Esplanade and the Lake Frederick Inn. It is sited in proximity to the Callington Mill site to facilitate high level of integration and activity across the two sites. No changes to use or development is proposed to the Lake Frederick Inn and associated outbuildings as part of this proposal.

Vehicular access to the site will be from The Esplanade, although this will be a service entrance only providing for deliveries. This service entry involves the removal/relocation of a 14m section of the dry stone wall along The Esplanade. Employee parking will be provided on the Callington Mill site and visitor parking is reliant upon public car parking at the Council owned Barrack Street car park or on-street along High Street.

Deliveries to the site will be primarily via a van, although once a week a small truck will deliver/pick up barrels and once a month there will be a semi-trailer delivery of barley. The barley delivered to the site will be stored in a grain silo to be located between the front elevation and the boundary with The Esplanade. The grain silo will have a height of approximately 7 metres.

The site will be serviced by reticulated water and sewerage. Pre-treatment of wastewater is required and therefore three wastewater tanks are also proposed. These will be less than 5m in height, located between the building and the eastern boundary. Tanks will be surrounded by timber batten screens and landscaping so as not to be visible. The closest tank is more than 6m from the adjoining residential boundary to the west of the site.

Stormwater will be disposed of to Council's stormwater system via a system of pipes and a spoon drain leading to a filtering system to collect silt.

Landscaping is proposed to soften the built form, add aesthetic quality and buffer the development from neighbouring residential land use. No new fencing is proposed.

A detailed architectural report, plans and renderings for the proposal have been provided by Cumulus Studio and are attached at **Appendix A**. Further technical information for the proposal relating to waste management, odour, noise, vibration, health, public amenity and instantaneous water demand can be found in **Appendix B**.

1.3 Title Details

The land at 99 High Street, Oatlands is contained within a single title under the ownership of Lake Frederick Inn Pty Ltd with Certificate of Title Reference Folio 1, Volume 240022. The landowner has been notified of the intention to make this development application per Section 52 of the *Land Use Planning and Approvals Act 1993* (the Act).

Land at 6 Mill Lane, Oatlands (CT 150311/1 and CT150157/1) also forms part of this application and is under Crown ownership. Crown consent is therefore required for this proposal pursuant to Section 52 (1B) of the Act.

Title documentation can be found in **Appendix C**.

2. Site and Surrounds

2.1 Site

The site is located at 99 High Street, Oatlands with frontages to High Street, the Esplanade and Mill Lane (Figure 1).

The 6,695m² site currently comprises the Lake Frederick Inn (located on High Street) and two associated buildings. The Inn was built in 1833 and is permanently listed on the Tasmanian Heritage Register. The middle and southern portion of the site remains an undeveloped paddock.

The site borders the Callington Mill Historic Site to the west, and to the east is adjacent commercial and residential properties. The site has a northern facing slope to High Street and views to the south overlooking Lake Dulverton.

The site is located within the General Business zone (recent amendment RZ 2018-1 to the *Southern Midlands Interim Planning Scheme 2015* endorsed by the Tasmanian Planning Commission on 29 August 2018) and directly abuts lots within the General Business, General Residential, Community Purpose, Environmental Management and Utilities zones (Figure 2). The site is located within the Callington Heritage Precinct and the southeast corner of the site along the Esplanade frontage is within the Waterway and Coastal Protection Area (Figure 3).

2.2 Surrounds

Oatlands and its surrounding area has a rich convict, military and farming history. The town is characterised by its 138 sandstone buildings, of which 87 are located on The Main Street. Oatlands is said to be home to the most pre-1837 sandstone buildings in Australia.

Oatlands is located 83 kilometres north of Hobart and 115 kilometres south of Launceston. It was selected for a township by Governor Macquarie in 1821 and quickly became a vital link between Hobart and Launceston. The town was known for its good supply of building timber and stone, and the surrounding rural area for farming of sheep, cattle and grain.

The strip of properties along the High Street of Oatlands are largely zoned General Business, and contain a number of small businesses as well as residential housing. Buildings along High Street are generally high quality residential/inn or public style historic buildings.

The land backing onto High Street from the saleyards on Barrack Street through to the quarry and tannery and Callington Mill site was an historical industrial/working area to Oatlands. This area displays different built characteristics than along High Street.



Figure 1: shows aerial imagery of the site (Source: The LIST)



Figure 2: shows zoning of the site (Source: The LIST)



Figure 3: shows overlays for the site (Source: The LIST)

3. Planning Assessment

3.1 Statutory Controls

The site is subject to the provisions of the *Southern Midlands Interim Planning Scheme 2015* (the planning scheme). Specifically, 99 High Street, Oatlands is zoned General Business following recent approval of amendment RZ 2018-1 to the planning scheme by the Tasmanian Planning Commission on 29 August 2018. The site is impacted by the Heritage Precinct and Waterway and Coastal Protection Areas overlays.

The following codes under the planning scheme are considered relevant

- E5 Road and Railway Assets Code
- E6 Parking and Access Code,
- E7 Stormwater Management Code
- E11 Waterway and Coastal Protection Code
- E13 Historic Heritage Code

The Lake Frederick Inn, situated in the north of the subject site, is listed on the Tasmanian State Heritage Register, triggering referral to Heritage Tasmania.

3.2 Use Status

The proposed café falls within the Food Services use class, which is a permitted use under Use Table 21.2 of the planning scheme.

The proposed distillery falls within the Resource Processing use class. Per recent amendment RZ 2018-1 to the planning scheme, this is a discretionary use under Use Table 21.2 with a qualification 'if for food and beverage production'.

3.3 Use Standards

The application is assessed against Clause 21.3 of the planning scheme below:

PLANNING SCHEME REQUIREMENT		RESPONSE
21.3.1 Hours of Operation		
<p>A1</p> <p><i>Hours of operation of a use within 50 m of a residential zone must be within:</i></p> <p>(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 7.00 am to 9.00 pm Sundays and Public Holidays.</p>	<p>P1</p> <p><i>Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.</i></p>	<p>Considerations against the performance criteria are necessary.</p> <p>The proposed hours of operation are forom 8am to 6pm 7 days a week for the café and visitors to the site (hours will typically be from 8am to 6pm, however occasional evening tastings until 9pm may occur).</p> <p>The proposed hours of operation for employees to the site are from 6am to</p>

PLANNING SCHEME REQUIREMENT		RESPONSE
<p><i>except for office and administrative tasks.</i></p>		<p>10pm 7 days a week, although production will need to occur 24 hours a day 7 days a week (i.e. the distilling process is continuous).</p> <p>Commercial vehicles, plant and equipment used to produce the whisky will have minimal noise output. For further detail please refer to the additional technical information provided in Appendix B.</p>
21.3.2 Noise		
<p>A1</p> <p><i>Noise emissions measured at the boundary of a residential zone must not exceed the following:</i></p> <p><i>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</i></p> <p><i>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</i></p> <p><i>(c) 65dB(A) (LMax) at any time.</i></p> <p><i>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.</i></p> <p><i>Noise levels are to be averaged over a 15 minute time interval.</i></p>	<p>P1</p> <p><i>Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.</i></p>	<p>Considerations against the performance criteria are necessary.</p> <p>The potential noise generation sources in the distilling processes are outlined in the response to 21.3.1 above. In general terms the equipment is not expected to generate noise that is audible outside of the building.</p> <p>External noise sources will however arise from the reversing of trucks or forklifts which will occur at the time of the monthly barley delivery or at the weekly loading and unloading of barrels. This noise is likely to exceed that outlined in the acceptable solution, however is considered to achieve the performance criteria</p>
21.3.3 External Lighting		
<p>A1</p> <p><i>External lighting within 50 m of a residential zone must comply with all of the following:</i></p>		<p>Complies with the acceptable solution.</p> <p>The proposal seeks to apply for the permitted hours of operation for</p>

PLANNING SCHEME REQUIREMENT	RESPONSE
<p>(a) be turned off between 11:00 pm and 6:00 am, except for security lighting;</p> <p>(b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.</p>	external lighting and security lighting is not proposed.
21.3.4 Commercial Vehicle Movements	
<p>A1</p> <p>Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site within 50 m of a residential zone must be within the hours of:</p> <p>(a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;</p> <p>(b) 7.00 am to 9.00 pm Sundays and public holidays.</p>	<p>Complies with the acceptable solution.</p> <p>The proposal seeks to apply for the permitted hours of operation for commercial vehicle movements.</p> <p>For details, refer to the Traffic Impact Assessment by Milan Prodanovic dated September 2018 in <i>Appendix D</i>.</p>

3.4 Development Standards for Buildings and Works

The application is assessed against Clause 21.4 of the Planning Scheme below:

PLANNING SCHEME REQUIREMENT	RESPONSE
21.4.1 Building Height	
<p>A1</p> <p>Building height must be no more than:</p> <p>9 m.</p>	<p><i>PI</i></p> <p>Building height must satisfy all of the following:</p> <p>(a) be consistent with any Desired Future Character Statements provided for the area;</p> <p>(b) be compatible with the scale of nearby buildings;</p> <p>(c) not unreasonably overshadow adjacent public space;</p> <p>(d) allow for a transition in height between adjoining buildings, where appropriate;</p>
	<p>Considerations against the performance criteria are necessary. The proposed building height is 10 metres.</p> <p>There is no desired future character statement for the area. The test within the performance criteria at subclause (b) requires both a consideration of scale and compatibility.</p> <p>Compatibility is generally a test of whether something can exist in harmony with something else or is capable of co-existing.</p> <p>Scale is not purely building height. Scale requires a consideration of the three-dimensional components of a building, including its form, bulk, siting, articulation and visual quality.</p>

PLANNING SCHEME REQUIREMENT		RESPONSE
		<p>Nearby buildings comprise a mix of different scales. To the east are some smaller scale residential properties with one relatively large outbuilding and towards the intersection of High Street and The Esplanade another relatively large building being a former service station and workshop.</p> <p>To the north are primarily two storey inn style residential buildings while to the west is the Callington Mill Precinct. The Callington Mill Precinct itself includes a mix of building scales, although the most dominant feature is the mill itself which due to its height is the major townscape element for the town.</p> <p>The proposal has been carefully designed taking into account the established built characteristics and in particular to ensure that the Callington Mill remains visually prominent within the townscape. The building has been articulated into two long gabled roof structures that are not only offset, but visually broken around the courtyard area. As a result, the building while internally one structure, has an external appearance of a collection of buildings.</p> <p>Moreover, the height of the building at 10 metres arises from a combination of the slope (the land falls away to the Esplanade) and the pitch of the gable roof which at 40 degrees is specifically responsive to the heritage design requirements. Beyond the peak of the gable roof on the part of the building closest to The Esplanade, the proposal is otherwise within the height limit.</p> <p>The proposal will not unreasonably overshadow any adjacent public space.</p>
A2		Complies with the acceptable solution.

PLANNING SCHEME REQUIREMENT		RESPONSE
<p><i>Building height within 10 m of a residential zone must be no more than 8.5 m.</i></p>		
<p>21.4.2 Setback</p>		
<p>A1</p> <p><i>Building setback from frontage must be parallel to the frontage and must be no more than:</i></p> <p><i>nil m, if fronting High Street,</i></p> <p><i>3 m, if fronting any other street.</i></p>	<p><i>Pl</i></p> <p><i>Building setback from frontage must satisfy all of the following:</i></p> <p><i>(a) be consistent with any Desired Future Character Statements provided for the area;</i></p> <p><i>(b) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</i></p> <p><i>(c) enhance the characteristics of the site, adjoining lots and the streetscape;</i></p> <p><i>(d) provide for small variations in building alignment only where appropriate to break up long building facades, provided that no potential concealment or entrapment opportunity is created;</i></p> <p><i>(e) provide for large variations in building alignment only where appropriate to provide for a forecourt for space for public use, such as outdoor dining or landscaping, provided the that no potential concealment or entrapment opportunity is created and the forecourt is afforded very good passive surveillance.</i></p>	<p>Considerations against the performance criteria are necessary as the building is setback more than 3m from The Esplanade.</p> <p>No desired future character statements are provided for this area.</p> <p>The proposed 11.5m setback is in keeping with setbacks of neighbouring buildings along The Esplanade, which vary greatly. For example, the adjoining residential dwelling at 8 Esplanade is setback approximately 8m, whereas the Callington Mill buildings are setback more than 30m.</p> <p>The proposed setback primarily facilitates access to the site for operational reasons. This setback also provides the necessary curtilage for the building to enhance visual amenity of the site and streetscape.</p> <p>A small variation in the setback alignment has been proposed to reduce the apparent scale of the building, reduce the overall length of the façade and facilitate site operations including access for commercial vehicles.</p> <p>Large variations in the building alignment are not proposed.</p>
<p>A2</p> <p><i>Building setback from a residential zone must be no less than:</i></p> <p><i>(a) 5 m;</i></p> <p><i>(b) half the height of the wall,</i></p> <p><i>whichever is the greater.</i></p>		<p>Complies with the acceptable solution as the proposed treatment tanks are setback approximately 6m from the residential zone.</p> <p>For further details, refer to Proposal Plans in Appendix A.</p>

PLANNING SCHEME REQUIREMENT		RESPONSE
21.4.3 Design		
<p>A1</p> <p><i>Building design must comply with all of the following:</i></p> <p>(a) <i>provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</i></p> <p>(b) <i>for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front facade no less than 40% of the surface area of the ground floor level facade;</i></p> <p>(c) <i>for new building or alterations to an existing facade ensure any single expanse of blank wall in the ground level front facade and facades facing other public spaces is not greater than 30% of the length of the facade;</i></p> <p>(d) <i>screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</i></p> <p>(e) <i>incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof;</i></p> <p>(f) <i>provide awnings over the public footpath if existing on the site or on adjoining lots;</i></p> <p>(g) <i>not include security shutters over windows or doors with a frontage to a street or public place.</i></p>	<p>P1</p> <p><i>Building design must enhance the streetscape by satisfying all of the following:</i></p> <p>(a) <i>provide the main access to the building in a way that addresses the street or other public space boundary;</i></p> <p>(b) <i>provide windows in the front facade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</i></p> <p>(c) <i>treat large expanses of blank wall in the front facade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</i></p> <p>(d) <i>ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is insignificant when viewed from the street;</i></p> <p>(e) <i>ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have insignificant visual impact;</i></p> <p>(f) <i>not provide awnings over the public footpath only if there is no benefit to the streetscape or pedestrian amenity or if not possible due to physical constraints;</i></p> <p>(g) <i>only provide shutters where essential for the security of the</i></p>	<p>Considerations against the performance criteria are necessary.</p> <p>The main entrance of the building is designed to face onto the courtyard with the Callington Mill Site to provide for an integrated precinct. This is a public space accessible from Mill Lane and therefore subclause (a) is achieved.</p> <p>On this courtyard elevation there is glazing with various types of treatments to provide for visibility through the building and from the building into the courtyard. The design approach in this sense is about visual connections between the sites.</p> <p>While the facade to The Esplanade has limited glazing there are architectural details arising from the large external sliding doors. While there are opportunities for passive surveillance the approach has been to treat the Callington Mill as the primary public space, since pedestrian access from The Esplanade is not proposed. As a result, it is considered that subclauses (b) and (c) are achieved.</p> <p>In regard to subclause (d) and (e) there will be no mechanical plant or miscellaneous equipment mounted on the outside of the building and there will be no roof top service infrastructure.</p> <p>The only miscellaneous equipment is for 3 wastewater tanks with pump station and the condenser units for the air conditioning units, however these will be screened by timber battens and vegetation.</p> <p>Regarding awnings, under subclause (f), this is not considered an appropriate</p>

PLANNING SCHEME REQUIREMENT		RESPONSE
	<p><i>premises and other alternatives for ensuring security are not feasible;</i></p> <p><i>(h) be consistent with any Desired Future Character Statements provided for the area.</i></p>	<p>design response in light of the historic characteristics of the surrounding buildings.</p> <p>In regard to (g), no shutters are proposed and in regard to (h), there are no relevant desired future character statements.</p>
<p>A2</p> <p><i>Walls of a building facing a residential zone must be coloured using colours with a light reflectance value not greater than 40 percent.</i></p>		<p>Complies with the acceptable solution,</p> <p>For further details, refer to Architectural Plans prepared by Cumulus Studio.</p>
<p>21.4.4 Passive Surveillance</p>		
<p>A1</p> <p><i>Building design must comply with all of the following:</i></p> <p><i>(a) provide the main pedestrian entrance to the building so that it is clearly visible from the road or publicly accessible areas on the site;</i></p> <p><i>(b) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the front façade which amount to no less than 40 % of the surface area of the ground floor level facade;</i></p> <p><i>(c) for new buildings or alterations to an existing facade provide windows and door openings at ground floor level in the façade of any wall which faces a public space or a car park which amount to no less than 30 % of the surface area of the ground floor level facade;</i></p> <p><i>(d) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</i></p>	<p>PI</p> <p><i>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</i></p> <p><i>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</i></p> <p><i>(b) locate windows to adequately overlook the street and adjoining public spaces;</i></p> <p><i>(c) incorporate shop front windows and doors for ground floor shops and offices, so that pedestrians can see into the building and vice versa;</i></p> <p><i>(d) locate external lighting to illuminate any entrapment spaces around the building site;</i></p> <p><i>(e) provide external lighting to illuminate car parking areas and pathways;</i></p> <p><i>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and</i></p>	<p>Considerations against the performance criteria are necessary.</p> <p>The Esplanade has been treated as a rear commercial entrance to the site, with preference given to its formal frontage onto the Callington Mill courtyard.</p> <p>The Esplanade provides for the rear entrance of other sites fronting onto High Street, including the adjoining Callington Mill site. The design approach adopted is therefore consistent with this historical pattern.</p> <p>Notwithstanding this, there are two large doorways proposed onto The Esplanade which will provide for passive surveillance when in use.</p> <p>The design facilitates clear sight lines to and from public spaces, whilst maintaining privacy to neighbouring residential dwellings.</p> <p>It is considered that on balance the performance criteria is achieved.</p>

PLANNING SCHEME REQUIREMENT		RESPONSE
<p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) provide well-lit public access at the ground floor level from any external car park.</p>	<p>adjacent properties and public spaces;</p> <p>(g) provide for sight lines to other buildings and public spaces.</p>	
21.4.5 Landscaping		
<p>A1</p> <p>Landscaping must be provided for sites for non-residential use along the frontage for at least 50% of the frontage width, except if front setback is less than 1 m in which case no landscaping is necessary.</p>	<p>P1</p> <p>Landscaping must be provided to satisfy all of the following:</p> <p>(a) enhance the appearance of the development;</p> <p>(b) provide a range of plant height and forms to create diversity, interest and amenity;</p> <p>(c) not create concealed entrapment spaces;</p> <p>(d) be consistent with any Desired Future Character Statements provided for the area.</p>	<p>Considerations against the performance criteria are necessary.</p> <p>A landscaping strategy is included on the Proposal Plans prepared in Appendix A.</p> <p>Limited landscaping is proposed directly surrounding the building to provide for a more appropriate heritage response.</p> <p>Landscaping has been designed to: enhance the appearance of the development; screen plant and equipment; and maintain a connection of the site with Callington Mill, Mill Lane and the Lake Frederick Inn,</p>
<p>A2</p> <p>Along a boundary with a residential zone landscaping must be provided for a depth no less than:</p> <p>2 m.</p>		<p>Complies with the acceptable solution.</p> <p>For further details, refer to the Proposal Plans prepared by Cumulus Studio in Appendix A.</p>
21.4.6 Outdoor Storage Areas		
<p>A1</p> <p>Outdoor storage areas for non-residential uses must comply with all of the following:</p> <p>(a) be located behind the building line;</p> <p>(b) all goods and materials stored must be screened from public view;</p>	<p>P1</p> <p>Outdoor storage areas for non-residential uses must satisfy all of the following:</p> <p>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the locality;</p>	<p>Considerations against the performance criteria are necessary.</p> <p>An outdoor storage area will be included on the site for a grain silo. The grain silo will be located in the south-west of the site and will be visible from The Esplanade.</p> <p>Grain silos are typical of many rural properties within the Southern Midlands. They have an architectural quality and</p>

PLANNING SCHEME REQUIREMENT		RESPONSE
<i>(c) not encroach upon car parking areas, driveways or landscaped areas.</i>	<i>(b) not encroach upon car parking areas, driveways or landscaped areas.</i>	are not considered to have an adverse visual impact.
21.4.7 Fencing		
A1 <i>Fencing must comply with all of the following:</i> <i>(a) fences, walls and gates of greater height than 1.5 m must not be erected within 4.5 m of the frontage;</i> <i>(b) fences along a frontage must be at least 50% transparent above a height of 1.2 m;</i> <i>(c) height of fences along a common boundary with land in a residential zone must be no more than 2.1 m and must not contain barbed wire.</i>		Complies with the acceptable solution. There will be some modifications to existing stone walls along the site boundary to improve access. This will not have a height greater than 1.2 metres. There are no proposed changes to the existing boundary fence with the residential zone.

3.5 Codes

The following codes are applicable to the application:

- E5.0, Road and Railway Assets Code
- E6.0, Parking and Access Code
- E7.0, Stormwater Management Code
- E11 Waterway and Coastal Protection Code
- E13.0, Historic Heritage Code

3.5.1 Road and Railway Assets Code

A comprehensive Traffic Impact Assessment (TIA) has been undertaken by Milan Prodanovic Traffic Engineering and Road Safety, which considers the impact of the proposed use on the existing access arrangements.

The TIA provides supporting justification to apply discretion against the following performance criteria within the Road and Railway Assets Code:

- E5.5.1 Existing Road Accesses and Junctions, P3

For further details, please refer to the supporting Traffic Impact Assessment report dated September 2018.

3.5.2 Parking and Access Code

A comprehensive Traffic Impact Assessment (TIA) has been undertaken by Milan Prodanovic Traffic Engineering and Road Safety, which considers the impact of the proposed development on the surrounding traffic network.

The TIA provides supporting justification to apply discretion against the following performance criteria within the Parking and Access Code:

- E6.6.1 Number of Car Parking Spaces, P1

For further details, please refer to the supporting Traffic Impact Assessment report dated September 2018.

3.5.3 Stormwater Management Code

The Stormwater Management Code applies to all new development. A Hydraulics Report has been undertaken by Pitt & Sherry, which assesses the proposal against the requirements of the code.

For further details, please refer to the supporting Hydraulics Report dated December 2018.

3.5.4 Waterway and Coastal Protection Code

The proposed development does not involve clearing of vegetation or soil disturbance to the bed of a watercourse, wetland or lake and is therefore exempt from assessment against the requirements of this code.

3.5.5 Historic Heritage Code

A comprehensive Heritage Impact Assessment (HIA) of the development against the Historic Heritage Code has been undertaken by Lucy Burke-Smith of Purcell which considers the responsiveness of the proposal against the development standards for heritage precincts and places.

The HIA provides supporting justification to apply discretion against the following performance criteria within the Historic Heritage Code:

- E13.7.1 Demolition, P1
- E13.7.2 Buildings and Works other than Demolition, P1, P2 and P3
- E13.8.1 Development Standards for Heritage Precincts, P1
- E13.8.2 Buildings and works other than Demolition, P1 and P2

For further details, please refer to the supporting report by Purcell dated September 2018.

4. Conclusion

The proposed Callington Mill Whisky Distillery accommodates both a commercial operations function and a visitor attraction function as well as an associated café falling as a separate use supporting the visitor attraction functions of the distillery and the adjoining Callington Mill complex. The building has been designed to facilitate this dual use, whilst also being sympathetic to the heritage values of the site as well and providing sufficient curtilage to neighbouring residential zoned land.

The application has the potential to increase visitation to the area, strengthen the local economy, generate jobs, and diversify the local business sector.

The proposal requests the following discretions:

- 21.3.1 Hours of Operation, P1;
- 21.3.2 Noise, P1;
- 21.4.1 Building Height, P1;
- 21.4.2 Setback, P1;
- 21.4.3 Design, P1;
- 21.4.4 Passive Surveillance, P1;
- 21.4.5 Landscaping, P1;
- 21.4.6 Outdoor Storage Area, P1;
- E5.5.1 Existing Road Accesses and Junctions, P3;
- E6.6.1 Number of Car Parking Spaces, P1;
- E13.7.1 Demolition, P1;
- E13.7.2 Buildings and Works other than Demolition, P1, P2 and P3;
- E13.8.1 Development Standards for Heritage Precincts, P1;
- E13.8.2 Buildings and Works other than Demolition, P1 and P2

On balance the application is considered to meet the requirements of the *Southern Midlands Interim Planning Scheme 2015* and should be considered for approval.

Appendix A
Architectural Report and Proposal Plans

Appendix B
Additional Technical Information

Appendix C
Title Documents

Appendix D
Traffic Impact Assessment

Appendix E
Heritage Impact Assessment

Appendix F
Hydraulics Report

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Document Status

Author: Mark O'Brien

Reviewer: Emma Riley

Version: Final



15 November 2018

The General Manager
Southern Midlands Council
PO Box 21
Oatlands Tasmania 7120

By: mail@southernmidlands.tas.gov.au

Attention: Jacqui Tyson, Senior Planning Officer

Dear Jacqui,

**99 High Street, Oatlands
Whisky Distillery
Application No. DA 2018/90**

I refer to your letter of 8 November 2018 requiring further information in relation to the above proposal. Additional information is provided in the responses below.

1. Appendix A – Architectural Report & Proposal Plans

Request:

- a) View 09 in the Architectural report refers to Millers Lane rather than Mill Lane. Please provide a corrected version.
- b) Please provide an amended plan of South elevation (Drawing T17333-da08 Issue B) identifying all external materials for clarity.

Response:

Please see attached *Appendix A_Architectural Report & Proposal Plans (Revised)*, which addresses the above request and supersedes the original Appendix A submitted with the application.

2. Appendix B – technical information

Request:

The Pitt & Sherry letter addressed to David Cundall dated 5 September mentions water entitlements purchased by the developer to be delivered via Council infrastructure to the site. Please clarify if water is to be provided to the site from sources other than Taswater infrastructure and if so, provide full design details.

Response:

The reference to water entitlements being purchased by the developer has been provided for information purposes only to highlight future intent. The current proposal will utilise existing Taswater infrastructure and the distillery does not rely upon any water entitlements to operate. Any future proposals for water entitlements would form part of a separate development application.

3. Materials

Request:

Please provide a detailed external materials schedule with photographs and/or accurate visual representation of the proposed materials including the bricks, render and expanded mesh over glazing.

Response:

Please see attached *Appendix A_Architectural Report & Proposal Plans (Revised)*, which addresses the above request and supersedes the original Appendix A submitted with the application.

4. Landscaping

Request:

Please provide further details of the proposed landscaping in order to demonstrate the level of screening to be achieved, including but not limited to:

- Number of each species to be planted;
- Expected height and width to maturity of the chosen species;
- Size of plants to be used initially;
- Approximate time to reach maturity; and
- Sample images of the chosen species.

Response:

Proposed landscaping has been amended to clarify that it is to be considered as indicative only at this stage. More detailed landscaping plans will be undertaken following the planning permit stage and to the satisfaction of the Southern Midlands Council. From discussions with Council it is understood that a condition can be placed on a planning permit to this effect.

For the amended landscaping plans, please refer to the attached *Appendix A_Architectural Report & Proposal Plans (Revised)*.

5. Noise Assessment

Request:

Please provide details of the expected noise level to be generated by the looped cooling water system referred to in the Hydraulic Assessment.

Response:

The looped cooling water system will be housed within the distillery building and will have a maximum noise output of 62dbA. Work Safe Australia defines this level of noise as equivalent

to a 'normal conversation'. Therefore, the chilled water system is expected to be inaudible outside the building.

6. Stormwater

Request:

Please confirm that stormwater will not be directed to Mill Lane at all (a concern of the landowner).

Response:

Due to the topography of the site and proposed design, stormwater will not be directed to Mill Lane.

I trust this satisfies Council's further information request. Please do not hesitate to contact me on 0415 407 294 or mark@eraplanning.com.au if you require further clarification.

Yours sincerely,



Mark O'Brien, MPIA

Planner

Jacqueline Tyson

From: Mark O'Brien <mark@eraplanning.com.au>
Sent: Tuesday, 20 November 2018 12:51 PM
To: Jacqueline Tyson
Cc: Emma Riley; Peter Walker [Cumulus-Studio]; John Ibrahim
Subject: RE: Response to Request for information | 99 High St, Oatlands | DA2018-90
Attachments: Pitt&Sherry Email response to TasWater.pdf; Appendix F_Hydraulic Services Report.pdf

Hi Jacqui,

Following on from my email yesterday, please find the responses to TasWater items below, reproduced from the attached email from Pitt & Sherry.

1. *Appendix F_Hydraulic Services Report* submitted with the application provides an assessment of source contaminant levels and the limits imposed by TasWater for receipt. The proposed trade waste system will be designed to adhere to all relevant discharge limits identified by TasWater and outlined in Schedule 2 and 3 of the *Water and Sewerage Industry (General) Regulations 2009*.
2. The proposed trade waste system has been designed to concept level for the purposes of seeking a planning permit (refer to Section 5.3 of *Appendix F_Hydraulic Services Report*). The system will be in a bunded compound and will contain an Anaerobic Treatment Tank, Aeration Treatment Tank, and Holding/Buffer Tank prior to discharge at intervals to the Site Sewage Pumping Station. Effluent of the treatment system shall be regularly tested for specific parameters in comparison with the trade waste licence limits to ensure compliance. Should the proposal be granted a planning permit, detailed design of the trade waste system will be undertaken and these design details will be provided to TasWater for formal review as part of approvals to receive the treated waste.
3. The trade waste system proposed will treat all contaminants to such a degree that they will comply with TasWater limits.

The key point to note is that the proposed trade waste system has been conceptually designed to meet all required limits and standards. Subsequent detailed design and construction stages will also provide further assurances that all limits and standards are achieved to the satisfaction of TasWater. The applicant requests that Council apply a condition on the planning permit to this effect.

Please don't hesitate to call should you have any questions.

Kind Regards,
Mark.

Mark O'Brien
PLANNER



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From: Jacqueline Tyson
Sent: Tuesday, 20 November 2018 8:24 AM
To: Mark O'Brien
Subject: RE: Response to Request for information | 99 High St, Oatlands | DA2018-90

Thanks Mark

From: Mark O'Brien <mark@eraplanning.com.au>
Sent: Monday, 19 November 2018 3:35 PM
To: Jacqueline Tyson <jtyson@southernmidlands.tas.gov.au>
Cc: Emma Riley <emma@eraplanning.com.au>; David Cundall <dcundall@southernmidlands.tas.gov.au>; Andrew Benson <abenson@southernmidlands.tas.gov.au>; Timothy Kirkwood <tkirkwood@southernmidlands.tas.gov.au>; Peter Walker [Cumulus-Studio] <peter@cumulus.studio>; John Ibrahim <john@caltexm4.com.au>
Subject: Response to Request for information | 99 High St, Oatlands | DA2018-90

Hi Jacqui,

Please find the response letter and supporting documents attached to this email. Please note that a response to TasWater items is currently being formulated and will be provided when finalised.

Kind Regards,
Mark.

Mark O'Brien
PLANNER



EMAIL: mark@eraplanning.com.au
PHONE: 0415 407 294 ; (03) 6105 0443
OFFICE: 183 Macquarie Street Hobart 7000
WEBSITE: www.eraplanning.com.au

From: Jacqueline Tyson <jtyson@southernmidlands.tas.gov.au>
Sent: Friday, 16 November 2018 5:18 PM
To: Mark O'Brien <mark@eraplanning.com.au>
Cc: Emma Riley <emma@eraplanning.com.au>; David Cundall <dcundall@southernmidlands.tas.gov.au>; Andrew Benson <abenson@southernmidlands.tas.gov.au>; Timothy Kirkwood <tkirkwood@southernmidlands.tas.gov.au>
Subject: RE: Response to Request for information | 99 High St, Oatlands | DA2018-90

Good afternoon,

Thank you for providing the additional information – I can confirm that the information provided addresses the matters adequately.

As foreshadowed previously, please find attached the additional request for information following completion of referrals.

In regard to timelines for this DA, the December Council meeting and AGM will be held earlier in the month than usual (scheduled for 12th December). If further information is received in time for advertising to take place, Council may be prepared to consider a special meeting later in December to allow the determination of the application prior to the holiday.

If you have any questions in regard to this matter please let me know.

Kind regards

Jacqui Tyson

Senior Planning Officer

Southern Midlands Council

85 Main Street

KEMPTON Tas 7030

Ph: 03 62593011 **Fax:** 03 62591327

Mobile: 0447527171

Email: jtyson@southernmidlands.tas.gov.au

Web: www.southernmidlands.tas.gov.au

Mark O'Brien

Subject: FW: #T17333, Callington Mill Distillery: DA_RFI
Attachments: HB17382L001 Rep 31p Rev 00.pdf; HB17382H001 Stormwater Management Plan 31P Rev 01.pdf; Request for information 2.pdf

From: Connell Maskrey
Sent: Tuesday, 20 November 2018 11:22 AM
To: Haydn Betts <hbetts@pittsh.com.au>
Subject: RE: #T17333, Callington Mill Distillery: DA_RFI

Hello Haydn,

In response to the TasWater RAI (ref TWDA 2018/01836-STM):

1. The report HB17382L001 Rep 31p Rev 00 provides an assessment of source contaminant levels (refer section 5.2 of the report as provided by the Whisky producers) and the limits imposed by TasWater for receipt and states that the trade waste system will be designed to comply with these discharge limits.
2. The trade waste system has been designed to concept level to achieve development approval (refer section 5.3 of the report). The system will be in a bunded compound and will contain Anaerobic treatment Tank, Aeration treatment Tank, and Holding/Buffer tank prior to discharge at intervals to the site sewage pumping station. Effluent of the treatment system shall be regularly tested for specific parameters in comparison with the trade waste licence limits to ensure compliance. Once the DA is granted the detailed design of the trade waste system will be undertaken and these design details will be provided to TasWater for formal review as part of approvals to receive the treated waste.
3. The trade waste system proposed will treat all contaminants to such a degree that they will comply with TasWater limits.

Connell Maskrey | Associate Engineer – Industrial | [pitt&sherry](http://pittsh.com.au) | **W:** www.pittsh.com.au
T: (03) 6210 1487 | **M:** 0417 347 934 | **E:** cmaskrey@pittsh.com.au

From: Haydn Betts
Sent: Monday, 19 November 2018 16:23
To: Connell Maskrey <CMaskrey@pittsh.com.au>
Subject: FW: #T17333, Callington Mill Distillery: DA_RFI



Callington Mill Distillery,
New Distillery proposed for
99 High St, Oatlands

developing great
ideas together

cumulus studio

Architectural Report

14th November 2018

Southern Midlands Council

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Revision	Date	Author	Reviewed	Issued by
Draft A	10.09.2018	Cumulus Studio		Peter Walker
Rev A	12.09.2018	Cumulus Studio	KS	Peter Walker
Rev B	14.11.2018	Cumulus Studio	PW	Peter Walker

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1.0 Summary

Cumulus Studio has been engaged by John Ibrihim (CEO of the Callington Mill Distillery Pty Ltd) as the architect for a new distillery proposed to be located at 99 High St, Oatlands, adjacent to the historically significant Callington Mill Site.

This Architectural Report seeks to provide context around the architectural design of the Callington Mill Distillery project and should be read in conjunction with the Heritage Impact Assessment by Purcell, as well as the Development Planning Report by ERA Planning.

IMAGE

Aerial photo of the site and immediate surrounding context

source: www.thelist.tas.gov.au



Rather than mimicking or copying historical references, our proposal seeks to interpret the historic fabric of Oatlands and present a contextually appropriate, contemporary addition to the township. The Callington Mill Distillery project has been guided by the best practice framework of The Burra Charter and Heritage Tasmania's Works Guidelines.

The proposed design employs appropriate siting, scale, form and materials for the Heritage context, while fulfilling the operational requirements of a working distillery.

2.0 Background

2.1 INTRODUCTION

In July 2018, Cumulus Studio was engaged by John Ibrihim to design a new Whisky distillery to produce a high quality Tasmanian Single Malt Whisky in close association with the historic Callington Mill Site.

To be called a Single Malt Whisky, the whisky must have been distilled at a single distillery using a pot still distillation process and made from a mash of malted barley. While the process has been modernised over the years, there are many aspects of the distilling process that rely on traditional methods and the unique flavour and quality of a Whisky is largely reflective of the individual distillery's own distilling process, equipment and the raw ingredients.

In this context, it is not surprising that a Whisky's brand (and credibility) is highly dependant on the way it demonstrates the authenticity of the distilling process, its historical pedigree and the calibre of its ingredients. For a new distillery, it is highly beneficial if it can borrow these qualities, something this proposal hopes to do through is association with Callington Mill.

The Callington Mill site is a significant historic feature of Oatlands which is operated by the Southern Midlands Council. It is proposed that the new Callington Mill Distillery will take over the operation of this site and by doing so, provide on-going financial and operational support for the site as well as create a strong brand association benefiting both the Oatlands Community and the Distillery.

The values and aspirations of both sites are mutually aligned as it is in the Distillery's best interest that the historical and cultural value of the Mill is protected and showcased. The uses of both sites are also congruent as both the Flour Mill and Whisky Distillery involve industrial processes that historically rely on the grinding of grain to value add to the raw product.

2.2 THE SITE

The project is proposed to be sited at 99 High St, Oatlands, a property which extends between High St and The Esplanade. The High St frontage of the site is occupied by the Lake Fredrick Inn and its associated gardens while the rear of the site is undeveloped open land.

The existing buildings on High St are Georgian in style and respond to the street frontage and urban pattern of Oatlands. The alignment of these existing buildings is set perpendicular to the street and establishes the primary grid pattern for the site.

The Esplanade end of the property is currently vacant and the angle of its frontage responds to the geometry of Lake Dulverton. The site falls over 3m in height from the long boundary that borders Callington Mill across to the opposite boundary. The contours, which run along the length of the site perpendicular to the Esplanade boundary, set up a secondary grid pattern that acknowledges the natural setting and its place towards the rear of the settlement.

A third site pattern is set up by the orthogonal geometry of Callington Mill itself.

SITE DIAGRAMS

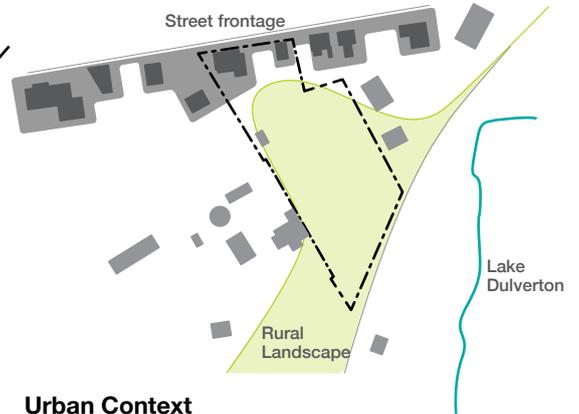
DIAGRAMS

Left: The site is located between High St and The Esplanade at the rear of The Lake Fredrick Hotel

Right: The site's street frontage responds to the pattern of High St while the rear of the site forms part of the rural landscape.



Site Location

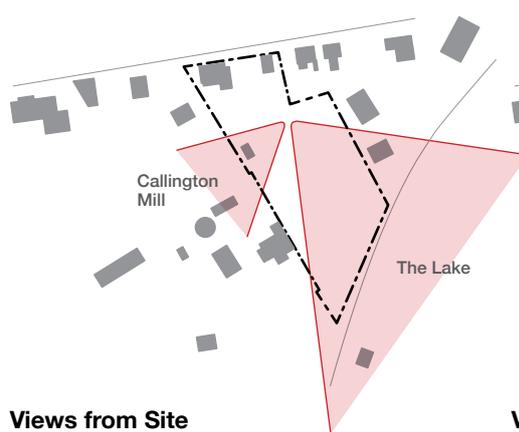


Urban Context

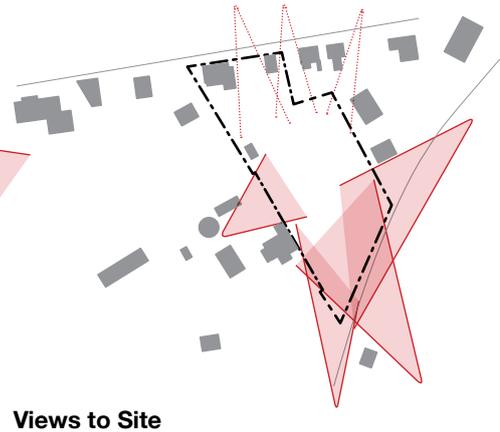
DIAGRAMS

Left: The site has prominent views to both Lake Dulverton and the Callington Mill

Right: The site is visible from High Street through gaps in the street frontage. It is highly visible from the Esplanade as well as the Callington Mill Site.



Views from Site

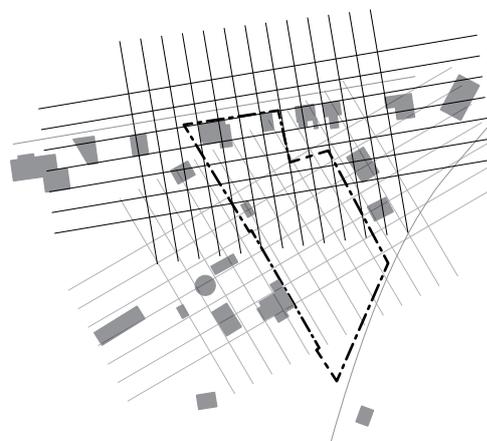


Views to Site

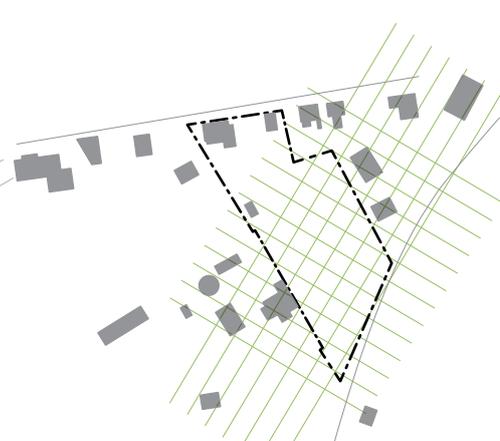
DIAGRAMS

Left: The two orthogonal urban grids of High Street and the Callington Mill.

Right: The assumed natural grid of the site set up by The Esplanade boundary and the site contours.



Urban Grids



Natural Grid

3.0 The Brief

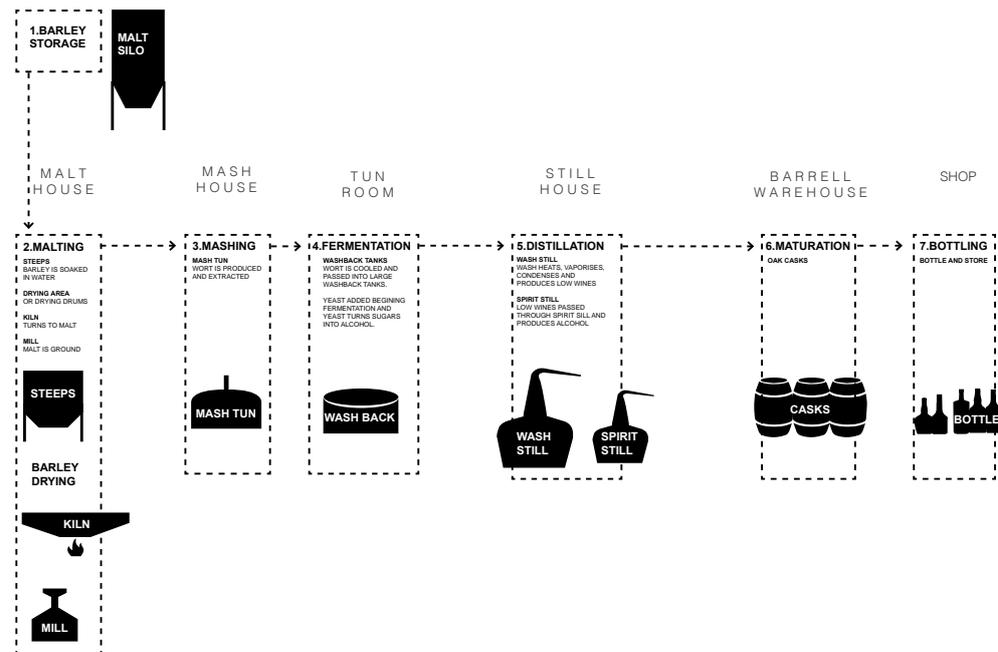
The project brief revolves around two main activities - firstly the creation of a world class distillery produce premium single malt whisky, and secondly, a cellar door as the 'spiritual home' for the whisky brand. Hence it is important that the distillery accommodates both the working operations of the distillery - from product delivery through to barrelling - as well as the visitor experience of whisky tasting and distillery tours.

3.1 WHISKY MAKING

Whisky making is an sequential industrial process which takes raw ingredients and turns them into bottled whisky. The process - involving the malting of the barley, mashing, fermentation, distillation through stills, maturation and bottling - is summarised by the diagram below.

DIAGRAM

Diagrammatic representation of a typical whisky manufacturing process - it is proposed that only steps 3 to 5 will occur on this site.



It is proposed that only steps 3 through to 5 will occur at this distillery, with ground malted barley being processed off site, delivered to the service area adjacent to the Esplanade, and stored in silos until required. Oak Casks filled will be matured off site at Tunnack Road.

The production capacity of the distillery is governed by the size, type and number of stills. In this case, the operations have been set up around two traditional swan necked copper stills which not only influence the flavour of the whisky but also act as a sculptural centre piece for the visitor experience.

The physical size of the distillery is also governed by the still setup, with all associated equipment located and sized to create an efficient production process. Not only does the equipment have particular spatial requirements - including access, servicing

and installation - but also the distillery requires a large amount of free floor space for loading/ unloading as well as decanting and barrelling. Although this space is often left free it is critical to the distillery function at busy periods.

At the outset of the project the client estimated that 1,000m² of production space was required for the operation of the distillery however through working with the distiller and equipment manufacturers we have reduced this area to 727m² (573m² for production and another 154m² for barrel storage).

PHOTOS

Examples of whisky equipment from other distilleries including Mash Turn, Fermentation Tanks and Swan-necked Copper Stills. Photos also show mezzanine arrangement with equipment viewable from upper level.



3.2 VISITORS

The distillery is also intended to act as a cellar door for the whisky and as a 'spiritual home' for the brand. As noted earlier, it is important that the project has a close association with the Callington Mill site as the brand will be intrinsically linked to its historic values.

The design proposes that access for all visitors to the distillery is from a newly created forecourt that links to, and is level with, the Callington Mill site. In this way, visitors are introduced to the heritage values of the area and traditional processes not dissimilar from those involved in the whisky production - ie. barley was often ground on stone plates powered by wind or water.

It is proposed that a small section of the dry stone wall that borders the site is removed (relocated nearby in the forecourt for interpretation and future reconstruction if required) to allow access between the two properties. The distillery building is recessed into the slope of the site allowing visitors to enter at an upper level and also permitting views from the forecourt into the production area of the distillery. Large glazed walls showcase the copper stills as well as the barrel store area.

From the forecourt visitors enter the building through the tasting bar which also acts as the retail space for the cellar door and provides information about the site and distillery tours. Visitors are able to see into the production area as well as take a self guided tour of the distillery on an upper level mezzanine floor. This allows views to lower production levels yet keeps the public out of the way of day-to-day operations.

A second tasting bar is located downstairs in the barrel store for private tasting and events as well as distiller's sampling of whisky during the maturation period. The barrel store is intended to be a temporary store only for sampling or special whisky runs with the majority of the whisky being stored off site in a secure bond store.

The floor area for the two tasting bars (including office space) is 295m². with the whole floor area for the distillery totalling 1,084m²

4.0 Design Response

Our design for the distillery takes into account the context and the functional brief, reconciling these into a unique contemporary building which is highly functional yet also sensitive to the site values. Influences for the design include (but are not limited to) the following:

- ▷ Town Context
- ▷ Historic Site Values
- ▷ Site Location, Orientation and Topography
- ▷ Functional & Operational Requirements of the Distillery

4.1 TOWN CONTEXT

As noted in section 2.2 Site, the site has a different quality from the High St frontage, which responds to the context and pattern of the township, to the Esplanade, which is undeveloped and faces the natural lake setting.

IMAGE

Aerial photo of the site showing the town context and the site location on the edge of the lake. Shaded zone indicates area with less densely spaced rural-style buildings.

source: www.thelist.tas.gov.au



The local context for the lake side of this part of Oatlands is one of stand alone, 'rural style' buildings with free space around them, consistent with both being on the historic edge of the settlement (ie away from the town development along the main road) and the traditionally industrial or rural uses for these sites.

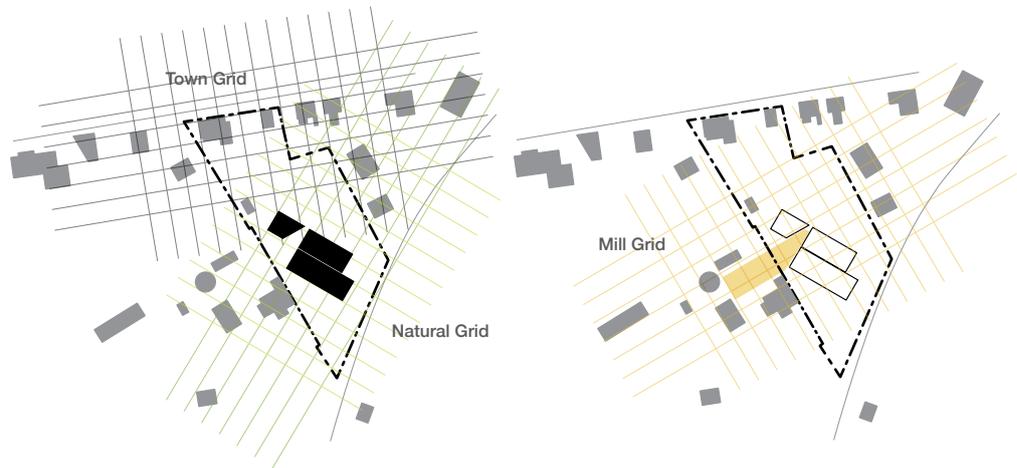
Rather than follow the established grid pattern of High St, the design deliberately locates the building away from the boundary and orientates the building diagonally across the site. By doing so the building is given a generous curtilage allowing it to be read as a stand alone structure that responds to the alignment of the site's southern boundary, the fall of the land and the nearby lake. The design also acknowledges the orthogonal grid of the neighbouring Callington Mill site by aligning the orientation of the forecourt to its geometry and by cutting the extruded form.

During the design process a number of different configurations of the siting and layout of the distillery were explored (three of these are included in Appendix 02 and evaluated for impact on the neighbouring Callington Mill site. The current siting was favoured as it was evident that it had the least visual impact from key view locations.

DIAGRAMS

Left: The strong urban form of Oatland's High St (grey) against a constructed grid relating to the Esplanade's natural context (green)

Right: The forecourt responds to the grid & orientation of the Callington Mill site.



4.2 HISTORIC SITE VALUES

During the concept evolution the design team met a number of times with both Southern Midland Council's Heritage Manager (Brad Williams) as well as Heritage Advisors (Russel Dobie and Deirdre MacDonald) from Heritage Tasmania to understand the potential impact of the design. Additional advice on the design was provided by Damian Mackey at regular intervals to work through siting, form and material treatment.

The Heritage Impact Assessment that accompanies this application has been produced independently by Purcell and outlines in detail an assessment of the proposal's impact on the heritage values of the site.

By the nature of the building's function and the area required there is an inherent bulk to the scale and form of the building. This bulk is often found in rural sheds and out buildings and is suited to the rural context of The Esplanade side of site.

There are many examples of these sheds throughout Tasmania (including the local Oatlands area) with the main construction material varying between timber, brick and stone depending on availability of local resources, the building's importance, and the period in which it was constructed.

IMAGES

Examples of Rural Shed buildings from around Tasmania. Left: Timber shed located in Lake St, Oatlands. Middle: Stone Barn, Fingal (c.1885) and Right: Brick Shed, Darlington Maria Island (c.1845)



The proposed design responds to the straightforward nature of traditional rural sheds by creating two simple, unadorned gabled roof volumes. The two gables are then varied in length with the longer form separated into two parts to break down the scale

of the building. This allows the building to present itself as both a single form and a collection of smaller buildings depending on the angle it is viewed from. The building also has simple openings and reduced eaves in keeping with the Georgian character of the surrounding area.

IMAGES

LEFT: The proposed simple brick form of the Distillery viewed as an outbuilding from High St.

BELOW: An Austral San Selmo Reclaimed brick proposed for the external walls



A kiln fired clay brick (of similar styling to traditional sand-stock bricks) was chosen as the primary cladding material - this elevates the importance of the building giving it a permanence appropriate for a project that is intended to become part of the long term heritage of the town, yet clearly signifies the building is of a different era to the adjacent sandstone structures of the Callington Mill Site.

4.3 LOCATION, ORIENTATION AND TOPOGRAPHY

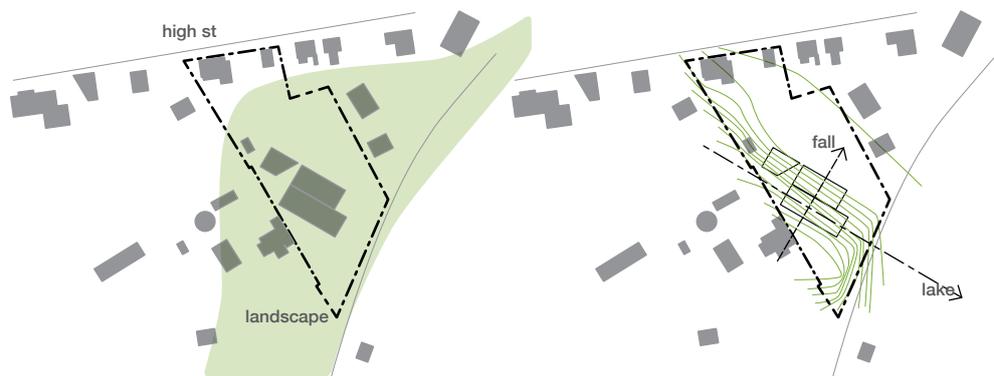
The site qualities and its context are described in sections 2.2 and 4.1 above. As outlined earlier the design responds to the less rigid context of the lake side of the settlement and is sited as a freestanding building with a generous curtilage.

The diagonal orientation of the gabled roof forms allows the building to follow the contours of the land as well as distinguishes the building from the orthogonal arrangement of the neighbouring Callington Mill site.

DIAGRAMS

Left: The Esplanade end of the site is more informal and loose in its arrangement of built forms

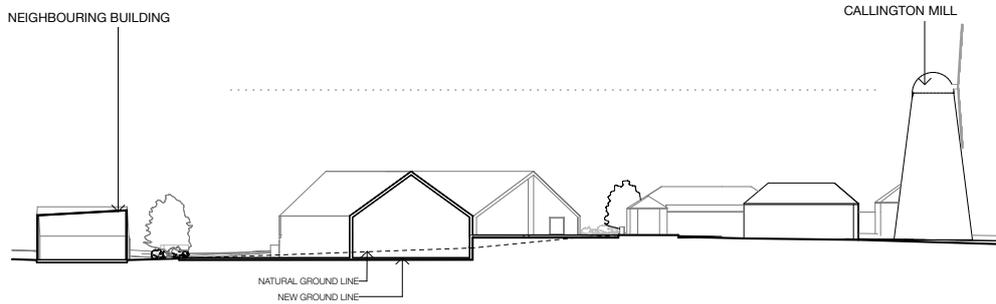
Right: Orientation responds to the Lake and runs parallel to the site's contours.



By following the contours the building is able to be recessed into the slope of the land so allowing the building to read as a larger rural structure from the Esplanade while appearing as only single storey from the Callington Mill and further reducing the distillery's presence and impact on the site.

SECTION

The two extruded gable volumes of the proposed distillery are set into the natural slope of the site to reduce the impact on the neighbouring Callington Mill.



The angled orientation of the proposed building also assists in significantly reducing the design's impact when entering Callington Mill via Miller's Lane as it hides the main bulk of the building behind existing trees and structures.

IMAGE

The main bulk of the Distillery is hidden when entering the Callington Mill site along Miller's Lane.



4.4 FUNCTIONAL REQUIREMENTS

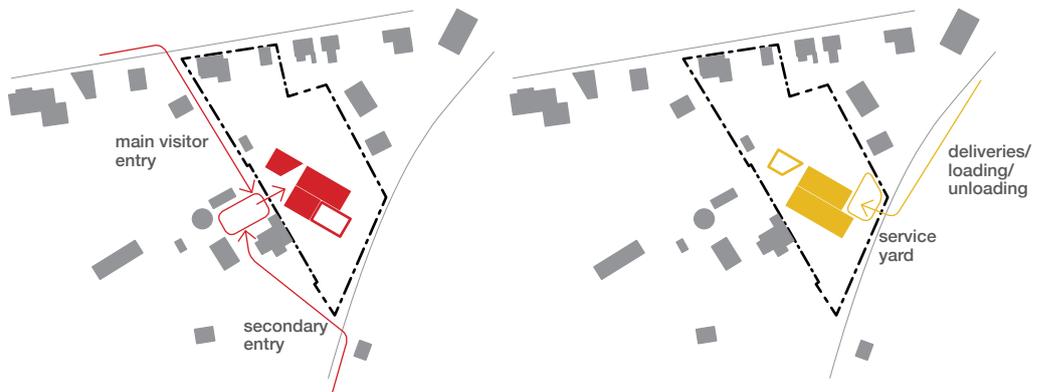
The Functional & Operational requirements of the Distillery are generally outlined in Section 3.0, including the dual nature of the building needing to provide for both visitors to the site as well as industrial process and its servicing.

DIAGRAMS

The public and private aspects of the project are separated using dual access points and the two levels of the building.

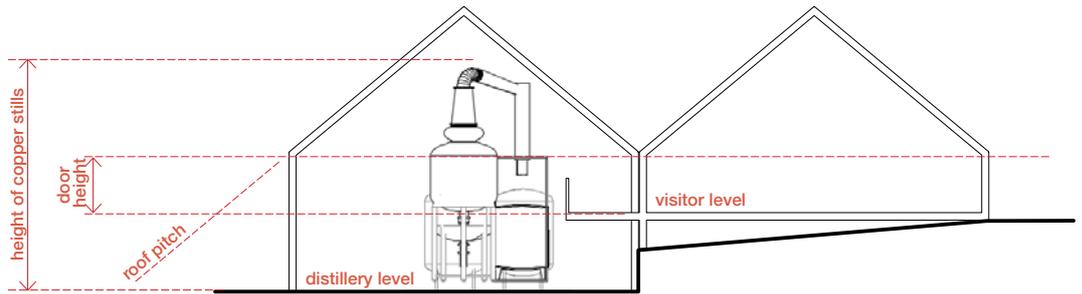
Left: The public can enter the site from Miller's Lane and the Callington Mill.

Right: Loading and Servicing can be facilitated from the Esplanade.



DIAGRAM

The height of the building is mainly determined by the equipment heights - particularly the swan neck copper stills - and the ability to maintain access between the two gable volumes



For occupational health and safety reasons it is important that visitors are kept out of the way of these industrial processes. The two storey nature of the proposal allows the distillery functions to occur on the lower level while the upper level (accessed from the Callington Mill site) is largely allocated to visitors. A mezzanine floor is provided so that visitors can view distillery operations without being in the way of the process.

The second storey also provides additional volume for larger pieces of distillery equipment such as the swan neck copper stills around which the distillery is planned. An analysis was performed of differing roof pitches which maintained the height required for the stills with the steeper pitch preferred as it decreased the external wall height and subsequent mass of the building (see Appendix 03).

IMAGES

TOP: The building height is reduced when seen from the Callington Mill site which forms the main visitor entry to the Distillery.

The ends of the gabled volumes that face the entry terrace are glazed with mesh screening over to both appear solid yet allow visitors view into the building.

BOTTOM: The building appears as two simple rural sheds from The Esplanade with views through to the distillery equipment.



5.0 Conclusion

The design proposed for the Callington Mill Distillery will provide a highly functional building that accommodates the operational requirements of a working distillery as well as act as a “spiritual home” for the whisky brand.

Not only does it fulfil the functional requirements but the design is also highly respectful of the neighbouring Callington Mill site, having carefully considered its heritage significance and the unique context. The proposed building’s form, scale, orientation and material palette are respond appropriately to the values of the site given the constraints of the project.

Most importantly, we envisage that both the proposal new Distillery and the Callington Mill site will benefit from each other, with the distillery injecting new life and increased visitation into the site and each helping to interpret the other.

6.0 Appendices

The following appendices have been referenced in this report:

- ▷ APPENDIX 01: Views of the Site
- ▷ APPENDIX 02: Analysis of Configuration Options
- ▷ APPENDIX 03: Analysis of Roof Pitch.

Appendix 01

View Analysis of the Proposed Development

View 01 & 02: Highway



Above & Below: From analysis of numerous viewing locations along the Midlands Highway we do not envisage the proposed distillery project will be visible from the highway - it is not visible in either View 01 or 02.

View 03: High St Corner

EXISTING



PROPOSED



The proposed distillery is only partially visible from the corner of High St and The Esplanade and appears as a rural outbuilding.

View 04: The Esplanade

EXISTING



PROPOSED



The proposed distillery is highly visible from most parts of The Esplanade. From The Esplanade the design presents itself as rural barn buildings that relate the agricultural setting of edge of the settlement. The building forms and height were carefully managed to ensure that views of the windmill were maintained.

View 05: The Esplanade

EXISTING



PROPOSED



The proposed distillery is highly visible from most parts of The Esplanade. From The Esplanade the design presents itself as rural barn buildings that relate the agricultural setting of edge of the settlement.

View 06: High St Approach

EXISTING



PROPOSED



The proposed distillery is only partially visible between existing buildings that form the street frontage along High St. From this location the roof of the blends with the hip roof forms of the street context. The building forms and height were carefully managed to ensure that views of the windmill were maintained.

View 07: High St Frontage

EXISTING



PROPOSED



The proposed distillery is only partially visible between existing buildings that form the street frontage along High St and is most visible from directly in front of the property. From this location the building's gabled roof appears as an outbuilding not dissimilar to the existing carriage house form.

View 08: High St Garden

EXISTING



PROPOSED



The building's gabled roof form becomes more apparent further along High St due to the diagonal orientation of the building. The brick external material and corrugated sheet roof are appropriate for an outbuilding which is subservient to the primary building on the site - The Lake Frederick Inn.

View 09: Mill Lane Approach

EXISTING



PROPOSED



The diagonal orientation of the proposed distillery allows the building to largely disappear so that is only partially visible on the approach to Callington Mill along Mill Lane.

View 09: Mill Lane

EXISTING



PROPOSED



The diagonal orientation of the proposed distillery allows the building to largely disappear so that is only partially visible on the approach to Callington Mill along Mill Lane.

View 10: Callington Mill

EXISTING



PROPOSED



The design deliberately employs a different (but appropriate) material palette and orientation to the Callington Mill site so that it is not confused as one of the original buildings on the site. A forecourt is created at the same level as the Mill and the buildings set into the slope of the land so that their apparent height is reduced.

Appendix 02

Analysis of Potential Development Configuration Options

During the Design Process a number of potential configurations were explored for the site. Three of the options which were preferred from an operational perspective are shown in this Appendix item. These include:

OPTION 01:

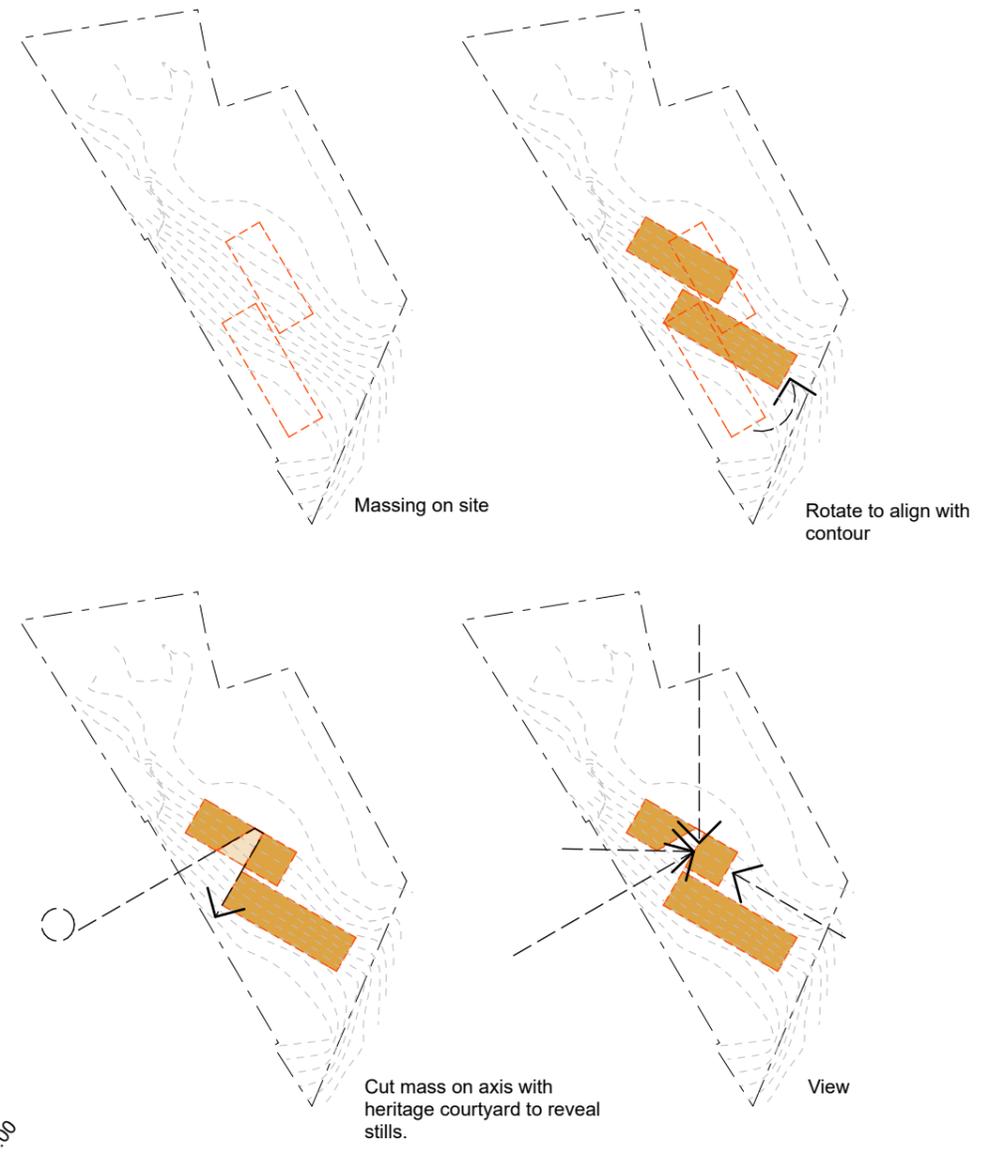
This is the preferred option which forms the basis of the Development Application.

OPTION 02:

In this option the Distillery structure was aligned broken into a collection of buildings around a courtyard which responded to, and finished the geometry of, the courtyard of the Callington Mill Site. While this broke down the bulk of the proposed building it had similar issues as Option 01

OPTION 03:

In this option the Distillery structure was aligned with the geometry of Callington Mill. This was discounted as it had the potential to confuse the development forms with the configuration of the existing collection of buildings which contribute to the Heritage Mill Site. In this configuration the bulk of the distillery is more visible from key views.



OPT01 Diagrams

1. Site Plan OPT01
1:500



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stage:
Concept Design

project:
Oatlands Whisky Distillery

Site Plan OPT01
plan

original size
A3
drawing n°
Friday, 8 June 2018
issue

T17333-sk01 A



OPT02 Diagrams

1. Site Plan OPT02
1:500



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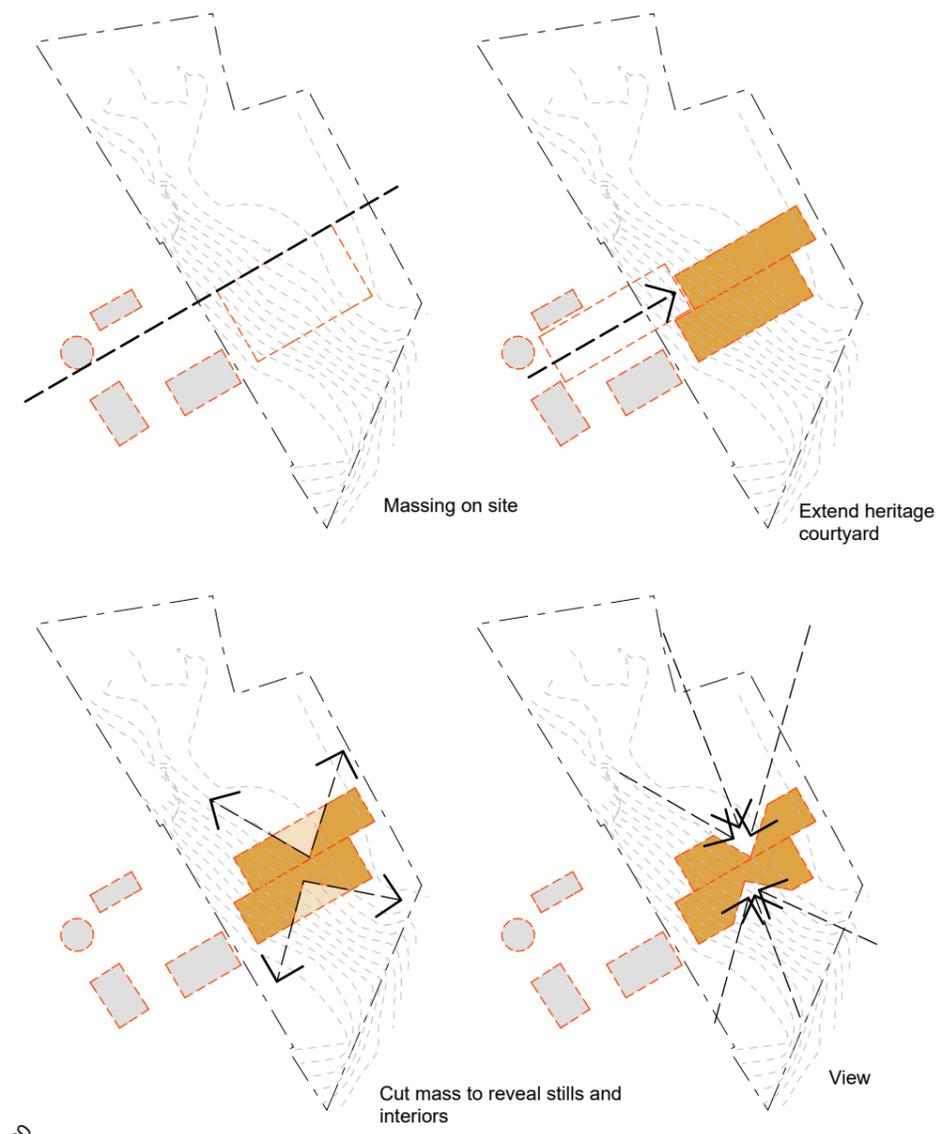
stage:
Concept Design

project:
Oatlands Whisky Distillery

Site Plan OPT02
plan

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OPT03 Diagrams

1. Site Plan OPT03
1:500



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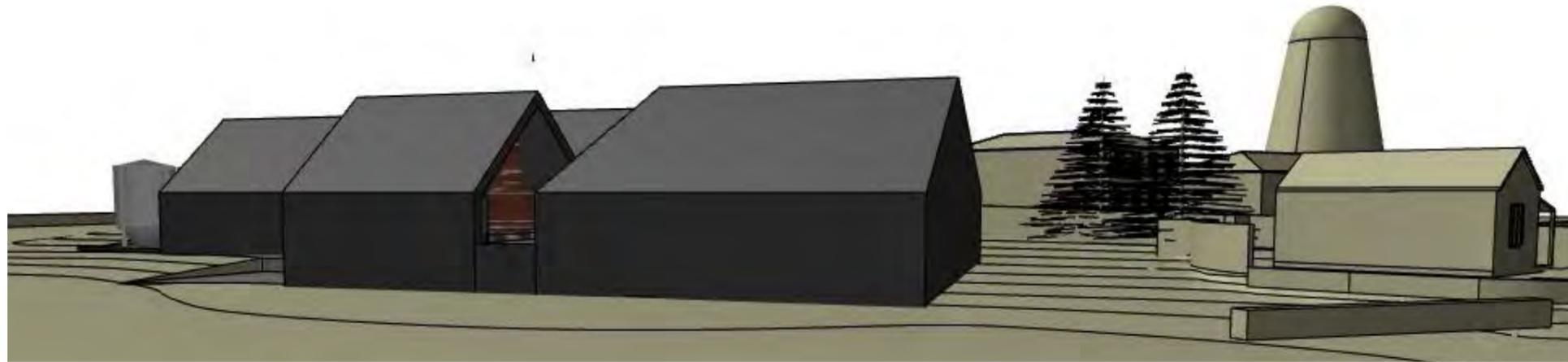
stage:
Concept Design

project:
Oatlands Whisky Distillery

Site Plan OPT03
plan

original size
A3
drawing n°
Friday, 8 June 2018
issue

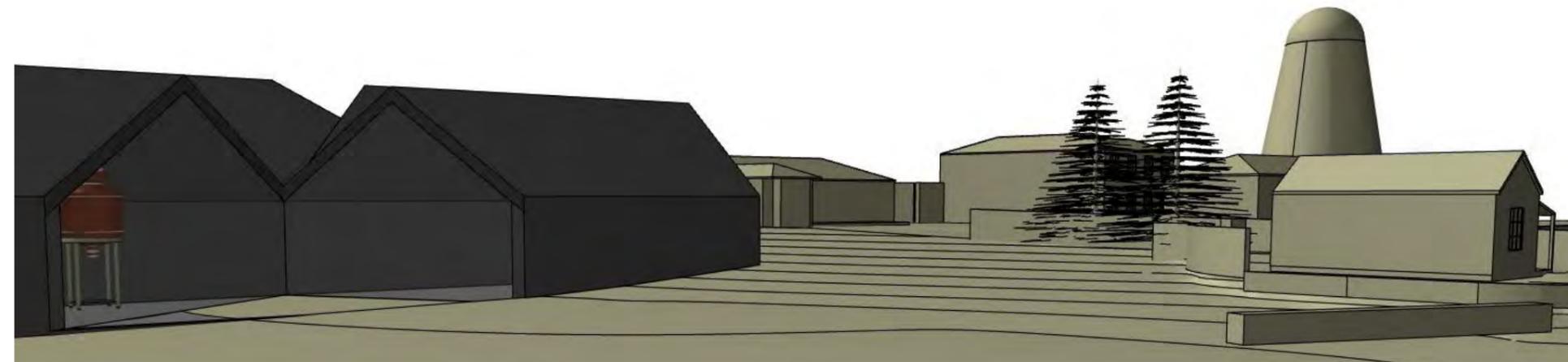
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○ View 01-OPT01 from northern corner of site



○ View 01-OPT02 T01 from northern corner of site



○ View 01-OPT03 T01 from northern corner of site



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project:
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Perspective + Ideas
Perspectives

original size: A3
drawing n°: Friday, 8 June 2018
issue: A

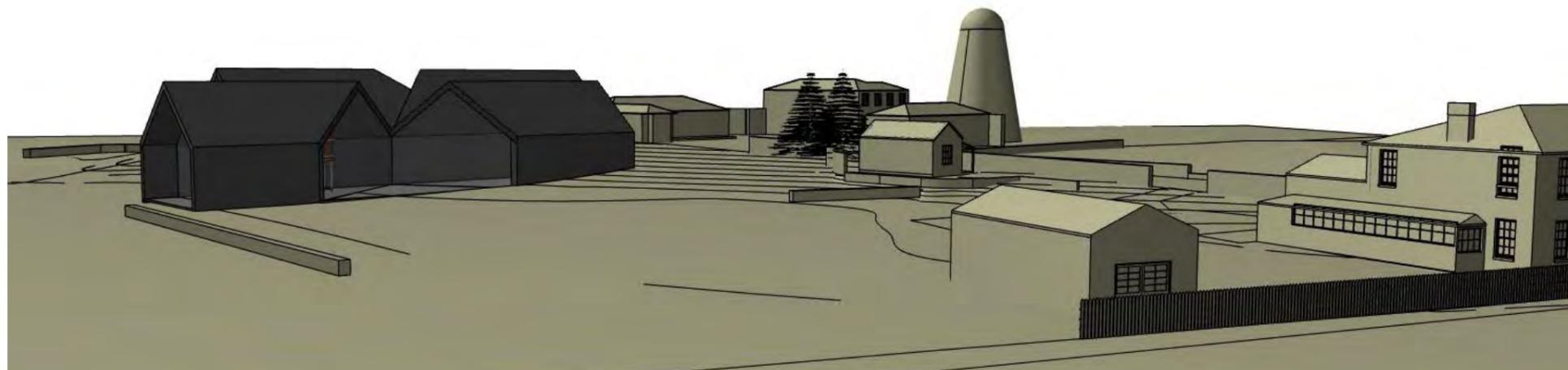
T17333-sk03 A



View 02 - OPT01 from High St



View 02 - OPT02 from High St



View 02 - OPT03 T01 from High St



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Perspective + Ideas (1)
Perspectives

original size
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drawing n°
Friday, 8 June 2018
issue

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View 03 - OPT01 from Mill Lane



Veiw 04 -OPT01 from Mill



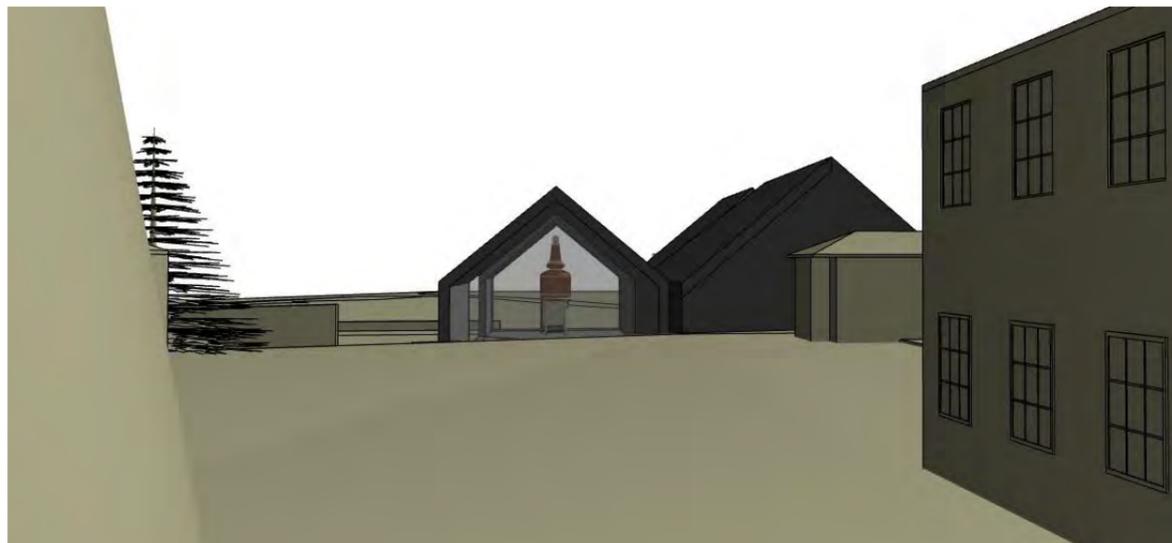
View 03 - OPT02 from Mill Lane



Veiw 04 -OPT02 from Mill



View 03 - OPT03 T01 from Mill Lane



View 04 - OPT03 T01 from Mill



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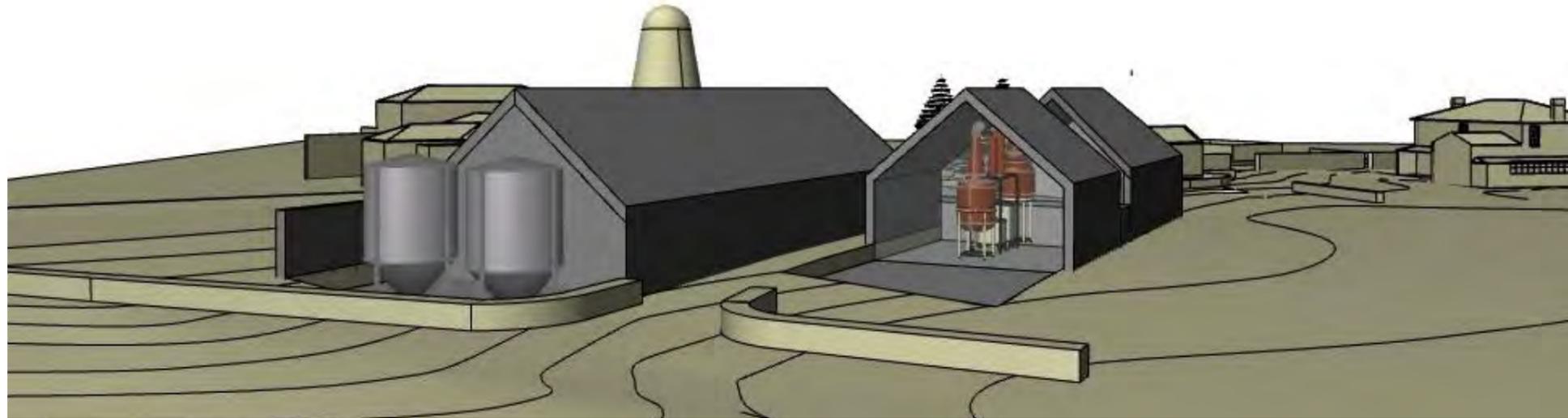
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Concept Design

project:
Oatlands Whisky Distillery

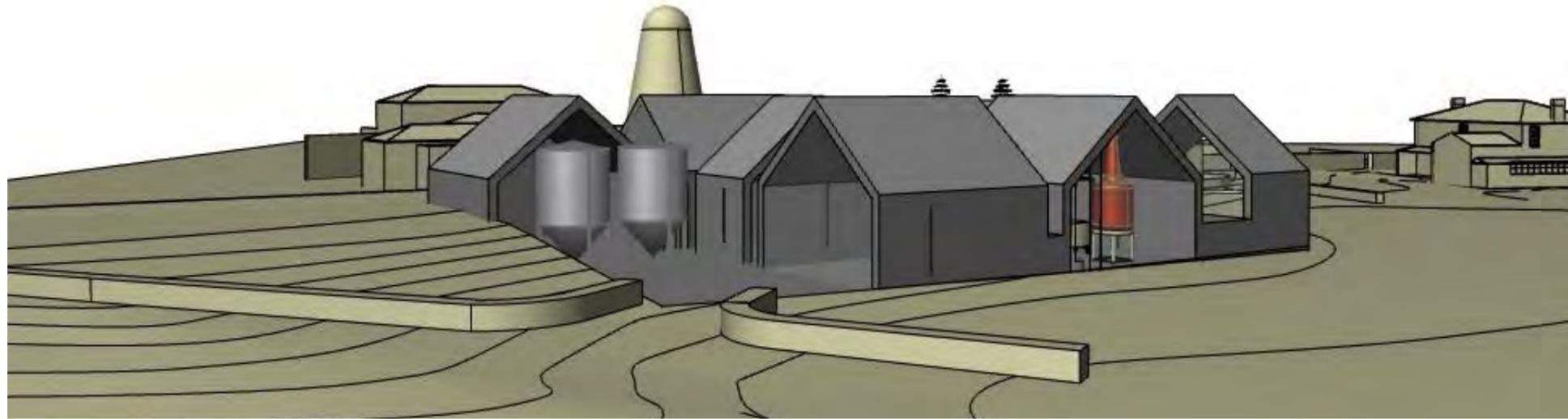
Perspective + Ideas (2)
Perspectives

original size
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drawing n°
Friday, 8 June 2018
issue

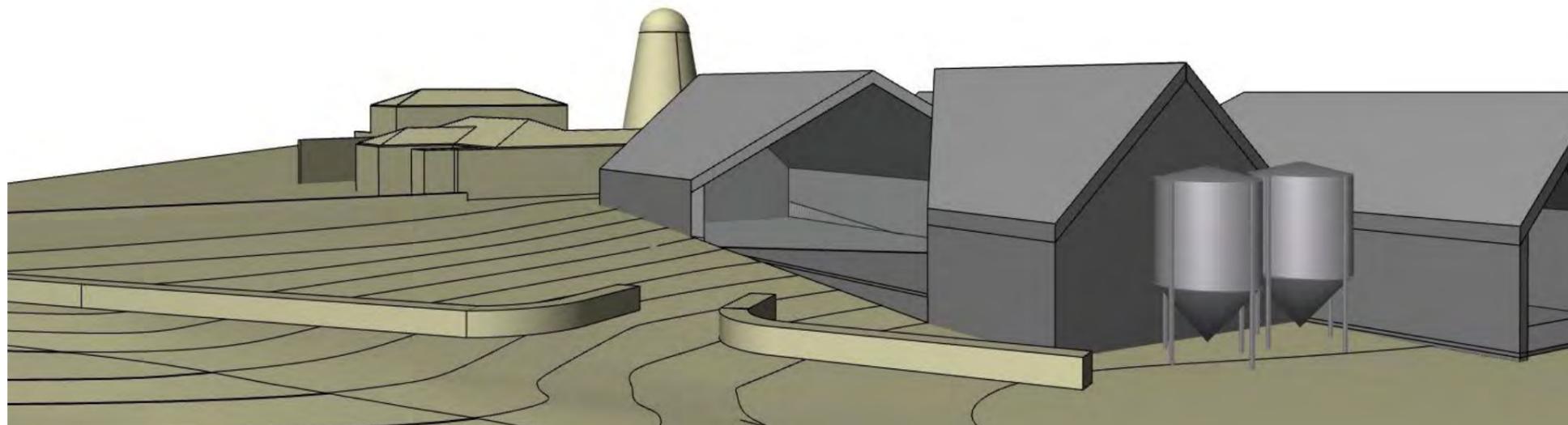
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View 05 - OPT01 from Esplanade



View 05 - OPT02 from Esplanade



View 05 - OPT03 from Esplanade



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Perspective + Ideas (3)
Perspectives

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Friday, 8 June 2018
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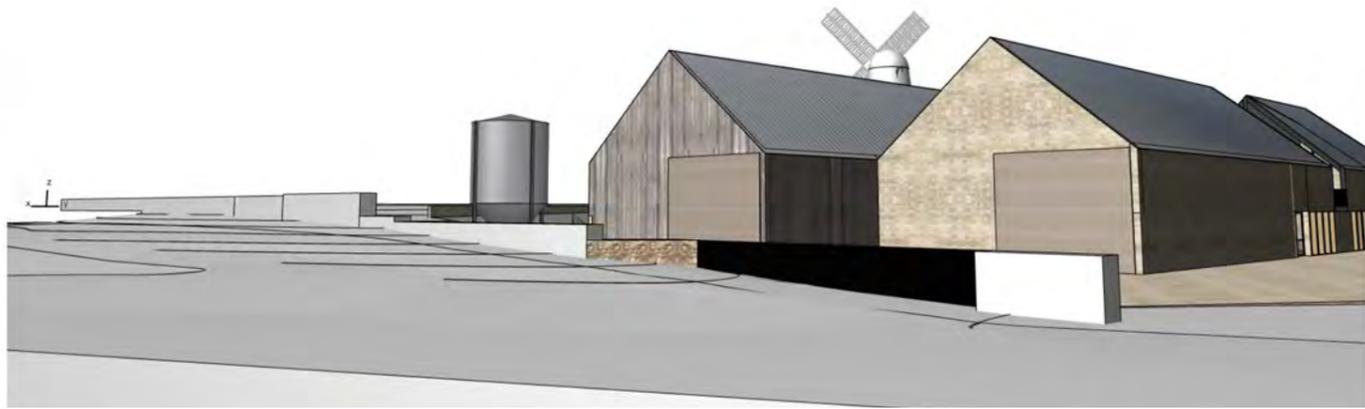
Appendix 03

Analysis of Roof Pitch Options & Cladding Exploration

During the Design Process various pitches for the gabled roof form were explored. As outlined in Section 4.4, the roof height is governed by the distillery equipment (in particular the copper stills), so when the pitch is altered the wall height increases or decreases.

This appendix item shows the difference between the roof at 40° pitch (the maximum allowable under the planning scheme) against a less inclined roof of 35° pitch. The modelling also includes an option which was explored to have two different wall cladding materials for each volume.

The Development Application shows a pitch of 40° to the roof as it was generally felt that this had the least impact on the heritage site due to the reduced wall height. A single cladding material was also preferred as this gave the building greater cohesion and alluded to being constructed at one time rather than over a period of time.



Option 1: roof 40 degrees



Option 2: roof 35 degrees



Option 1: roof 40 degrees



Option 2: roof 35 degrees

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accredited designer:
Cumulus Studio
 Peter Walker, CC2143E

drawn by
 EP

checked by
 LW

reason of issue
Development Application

client
Mr John Ibrahim
 99 High Street
 Catlands
 Tasmania, 7120

project
Callington Mill Distillery

drawing title
Comparison 35-40 degrees
 (Visualisation)

print date
 6/6/18

drawing n°
T17333-

original size
 A3

issue
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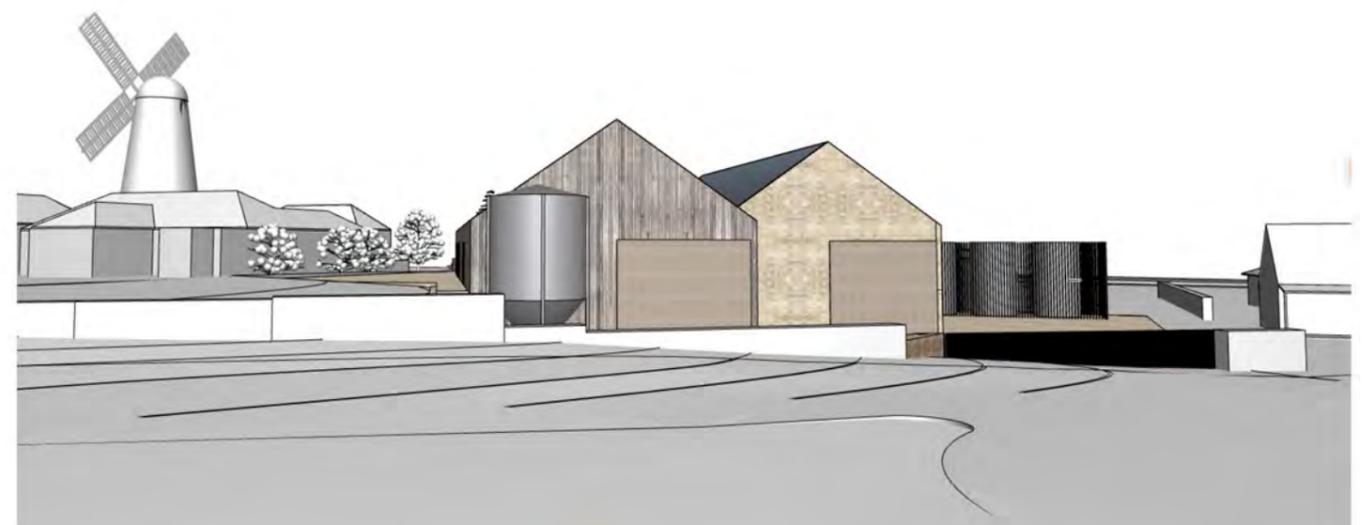
Option 1: roof 40 degrees



Option 2: roof 35 degrees



Option 1: roof 40 degrees



Option 2: roof 35 degrees

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accredited designer:
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 Peter Walker, CC2143E

drawn by
 EP

checked by
 LW

reason of issue
Development Application

client
Mr John Ibrahim
 99 High Street
 Catlands
 Tasmania, 7120

project
Callington Mill Distillery

drawing title
Comparison 35-40 degrees
 (Visualisation)

print date
 6/6/18

drawing n°
T17333-

original size
 A3

issue
 DA

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Callington Mill Distillery, 99 High Street Oatlands Tasmania 7120

GENERAL NOTES

PROJECT

DESIGNER
 CUMULUS STUDIO PTY LTD
 CERTIFIED ARCHITECT: PETER WALKER
 ACCREDITATION N°: CC2143E
 ARCHITECTS ADDRESS: Suite 2, Level 2, 147
 Macquarie Street
 Hobart
 +61(3) 62314841.

LOCATION
 PROJECT N°: T17333
 PROJECT NAME: Callington Mill Distillery
 TITLE REFERENCE: 10/ 3666
 PROJECT ADDRESS: 99 High Street
 Oatlands
 Tasmania, 7120

SITE DETAILS
 BAL: TBC at BA
 CLIMATE ZONE: ZONE 7
 WIND SPEED: REFER ENG
 SOIL CLASS: REFER ENG
 ALPINE AREA: NO
 CORROSION: NA

GENERAL

THESE DRAWINGS SHOW DESIGN INTENT AND ARE SUITABLE AS A GUIDE ONLY. DO NOT SCALE OFF THE DRAWINGS. ALL DIMENSIONS IN MILLIMETRES. DIMENSIONS OF EXISTING BUILDING ARE INDICATIVE ONLY AND SHOULD NOT BE RELIED ON - VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. ALL DOCUMENTS SHALL BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ANY CONSULTANTS DETAIL.

ANY DISCREPANCIES, ERRORS OR OMISSIONS SHALL BE REFERRED TO THE ARCHITECTS. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.

ALL WORK CARRIED OUT SHALL BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, NCCS, BUILDING CODE OF AUSTRALIA, SPECIFICATIONS AND ANY LOCAL AUTHORITY BY-LAWS AND REGULATIONS.

DDA (DISABILITY DISCRIMINATION ACT) ACCESSIBLE AREAS ARE TO COMPLY WITH AS1428.1 - 2009. PRIOR TO CONSTRUCTION THE DIMENSIONS OF ROOM SIZES, DOOR SWINGS, FITTING LOCATIONS AND GRAB RAILS SHOULD BE CONFIRMED TO COMPLY.

ALL WET AREAS ARE TO BE WATERPROOFED TO AS3740 2010

DA DRAWING LIST

Set	N°	Drawing Name	Rev
da plan	da01	Cover Page	C
da plan	da02	Site Plan Existing	C
da plan	da03	Site Plan Proposed	C
da plan	da04	Ground Floor Plan	C
da plan	da05	First Floor Plan	C
da plan	da06	Second Floor Plan	C
da elevations	da07	Elevations	C
da elevations	da08	Elevations	C
da sections	da09	Sections	C
da sections	da10	Sections	C
da Materials	da11	Material Schedule	C
da Visualisation	da12	Visual Impact Renders	C
da Visualisation	da13	Visual Impact Renders	C
da Visualisation	da14	Visual Impact Renders	C

FINISHES SCHEDULE

ROOF CLADDING:

R01: LYSAUGHT CUSTOM ORB GALVANISED FINISH

EXTERNAL FINISHES:

CL01: AUSTRAL BRICKS SAN SELMO RECLAIMED BRICK OR SIMILAR

CL02: EXPANDED STEEL MESH SCREEN

CL03: FC SHEET RENDERED, CHARCOAL PAINT FINISH

MT01: ALUMINIUM FRAMING

TM01: TIMBER CLADDING, RECYCLED TIMBER

TM02: TIMBER BATTEN, SILVERTOP ASH

GLAZING:

GL01: DOUBLE GLAZING, CLEAR

FLOOR FINISHES:

FF01: AUSTRAL BRICKS SAN SELMO RECLAIMED BRICK OR SIMILAR USED AS PAVING SYSTEM

FF02: COMPACTED GRAVEL

FF03: BURNISHED CONCRETE FLOOR, COMMERCIAL GRADE POLYURETHENE FINISH

FF04: BURNISHED CONCRETE FLOOR, MATT FINISH



3d View



Location Plan
1:2000

rev	date	purpose	rev	date	purpose
B	23/08/18	DA			
C	14/11/18	DA			

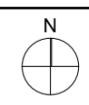
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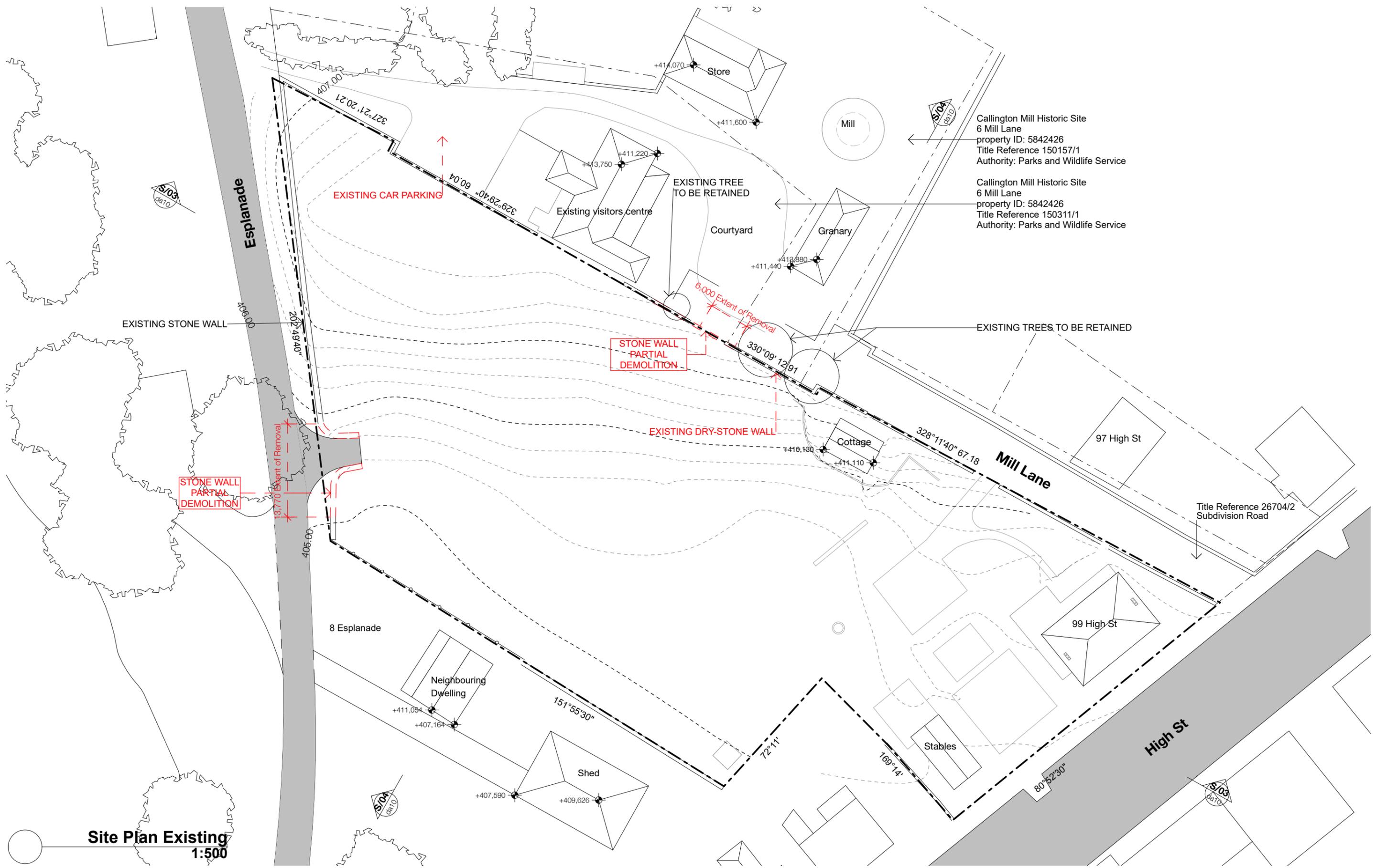
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accredited designer:
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 Peter Walker, CC2143E
 drawn by
 RS
 checked by
 LW
 reason of issue
Development Application

client
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 project
Callington Mill Distillery



drawing title
Cover Page
 (plan)
 print date
 14/11/18
 drawing n°
T17333-da01
 original size
 A3
 issue
C



Callington Mill Historic Site
 6 Mill Lane
 property ID: 5842426
 Title Reference 150157/1
 Authority: Parks and Wildlife Service

Callington Mill Historic Site
 6 Mill Lane
 property ID: 5842426
 Title Reference 150311/1
 Authority: Parks and Wildlife Service

Site Plan Existing
 1:500

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client
Mr John Ibrahim
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 Catlands
 Tasmania, 7120

project
Callington Mill Distillery



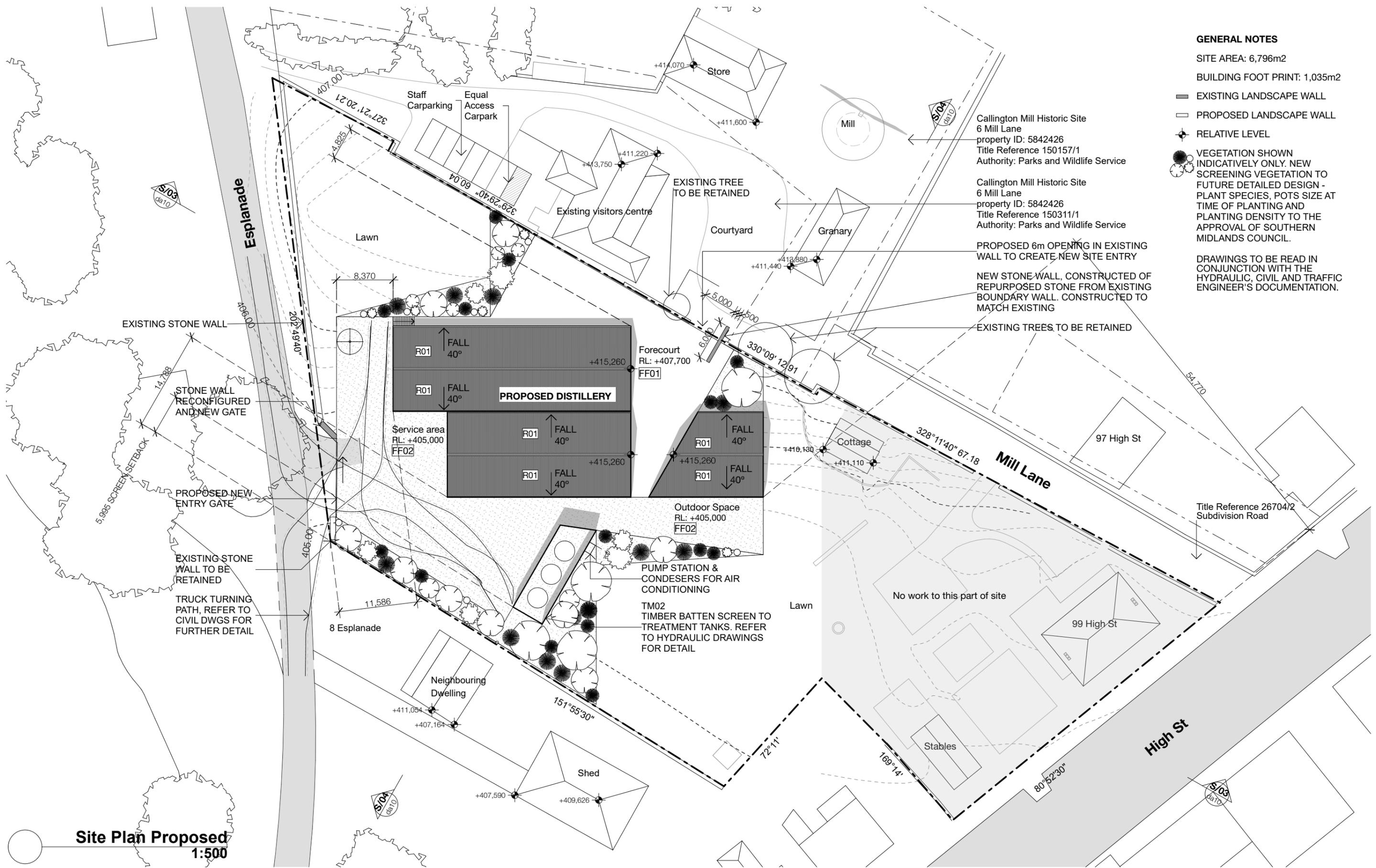
drawing title
Site Plan Existing
 (plan)

print date
 14/11/18

drawing n°
T17333-da02

original size
 A3

issue
C



- GENERAL NOTES**
- SITE AREA: 6,796m²
 - BUILDING FOOT PRINT: 1,035m²
 - EXISTING LANDSCAPE WALL
 - PROPOSED LANDSCAPE WALL
 - RELATIVE LEVEL
 - VEGETATION SHOWN INDICATIVELY ONLY. NEW SCREENING VEGETATION TO FUTURE DETAILED DESIGN - PLANT SPECIES, POTS SIZE AT TIME OF PLANTING AND PLANTING DENSITY TO THE APPROVAL OF SOUTHERN MIDLANDS COUNCIL.
 - DRAWINGS TO BE READ IN CONJUNCTION WITH THE HYDRAULIC, CIVIL AND TRAFFIC ENGINEER'S DOCUMENTATION.

Site Plan Proposed
1:500

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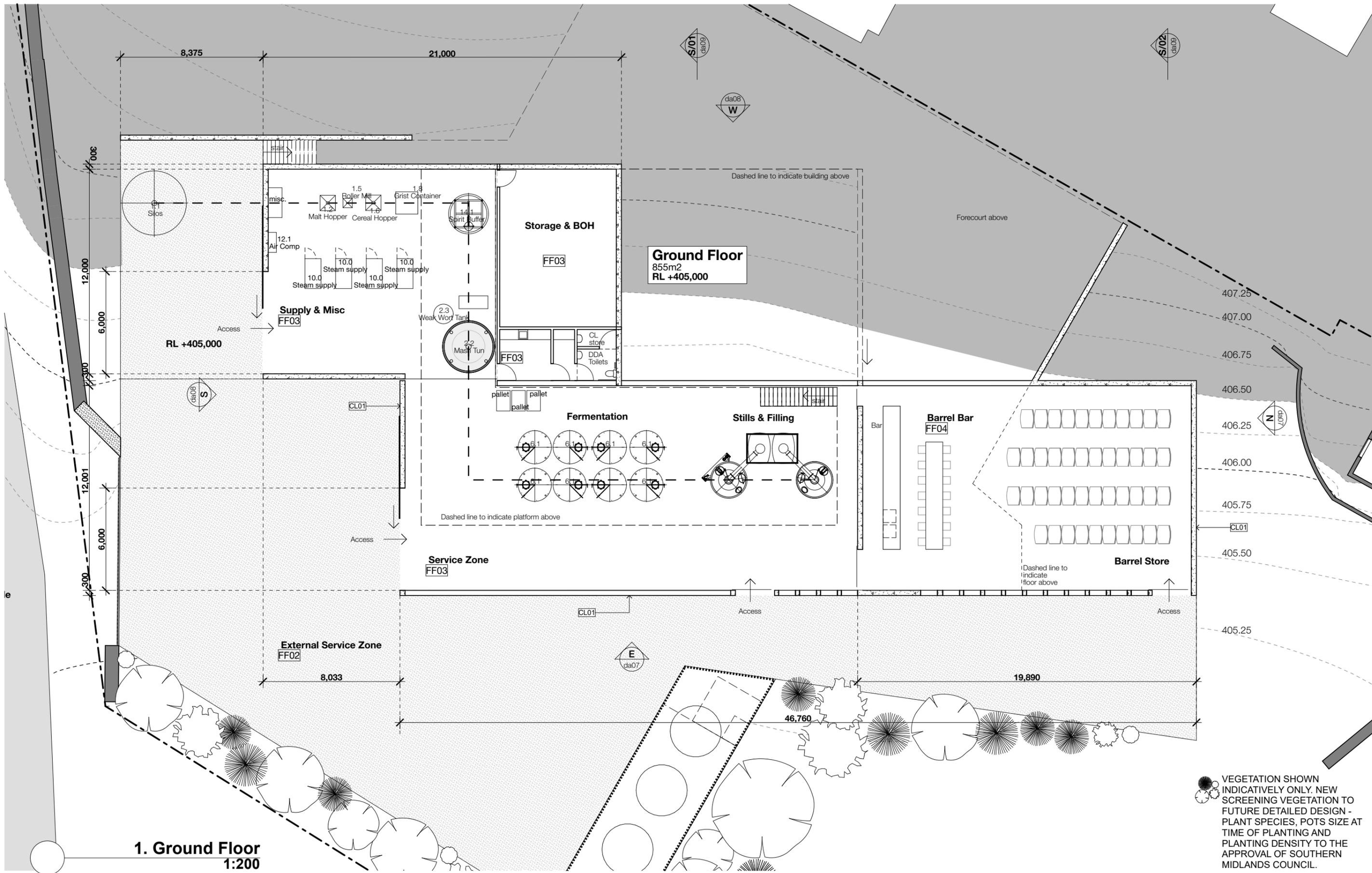
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 (plan)

print date
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drawing n°
T17333-da03

original size
 A3

issue
C



1. Ground Floor
1:200

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project
Callington Mill Distillery

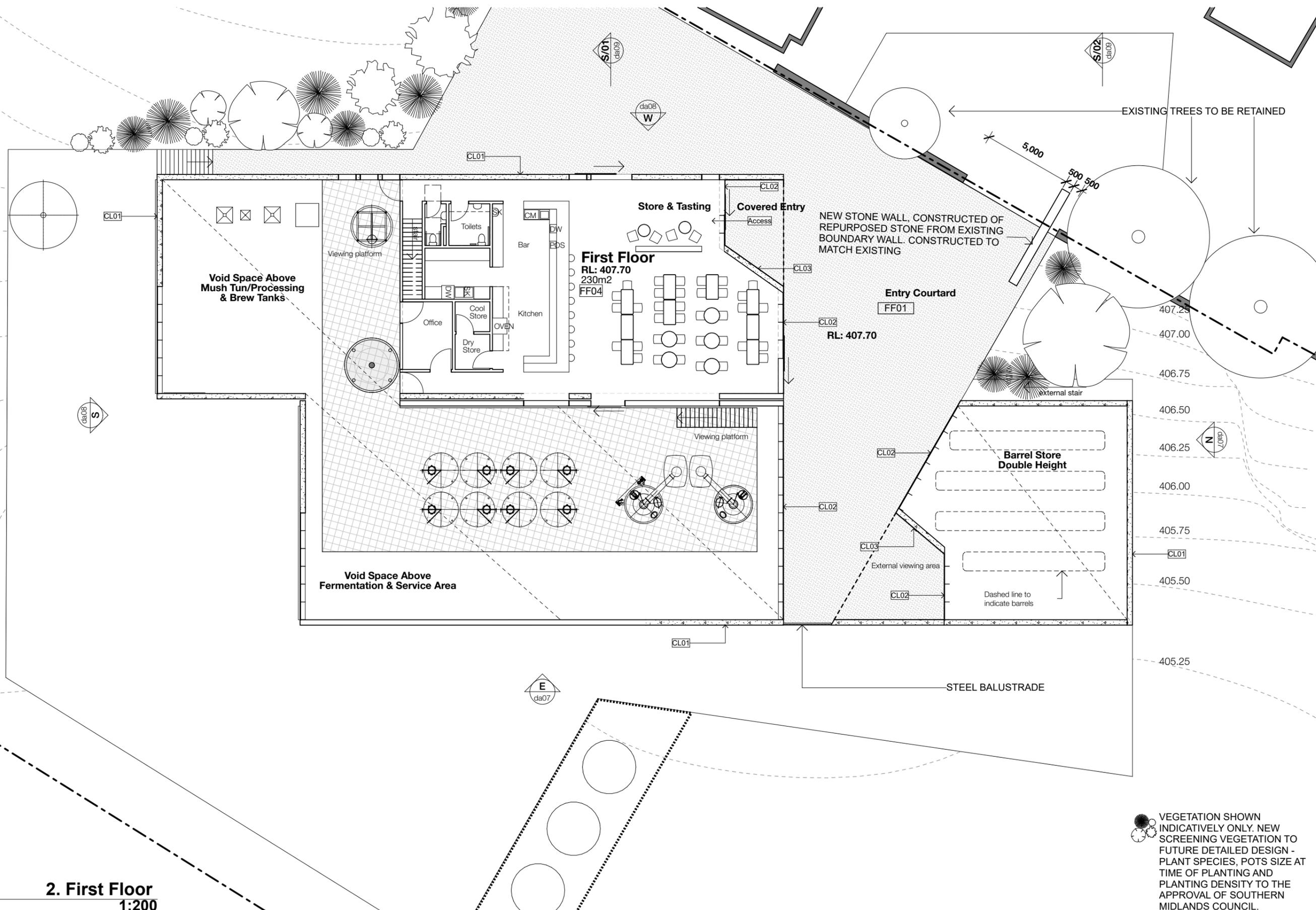
drawing title
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 (plan)

print date
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drawing n°
T17333-da04

original size
 A3

issue
C



2. First Floor
1:200

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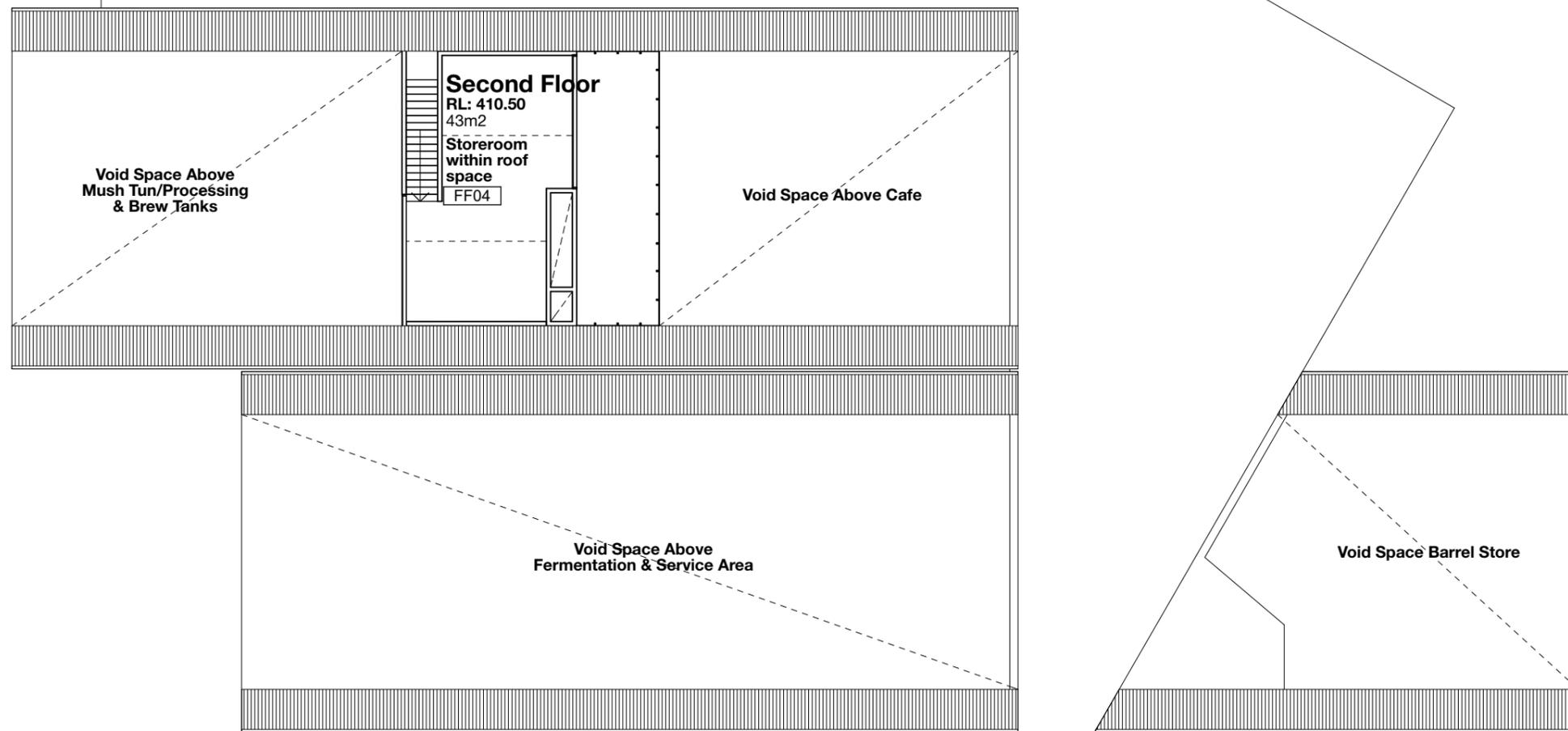
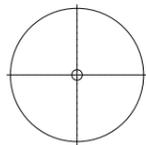
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 project
Callington Mill Distillery



drawing title
First Floor Plan
 (plan)
 print date
 14/11/18
 drawing n°
T17333-da05

original size
 A3
 issue
C



3. Second Floor 1:200

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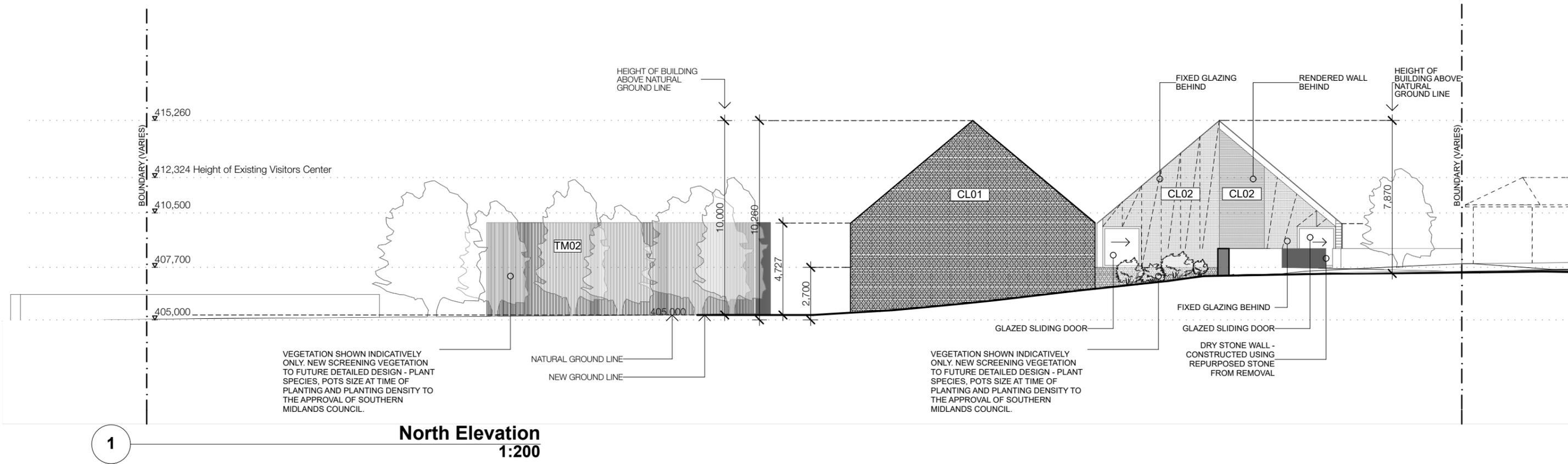
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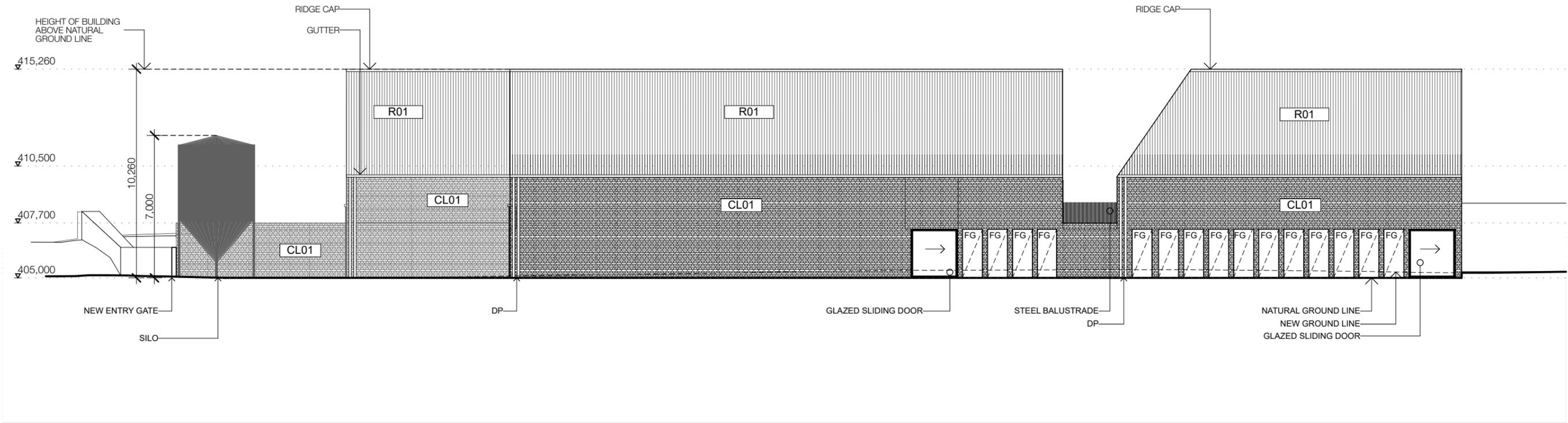
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 project
Callington Mill Distillery



drawing title
Second Floor Plan
 (plan)
 print date
 14/11/18
 drawing n°
T17333-da06
 original size
 A3
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C



North Elevation
1:200



East Elevation
1:200

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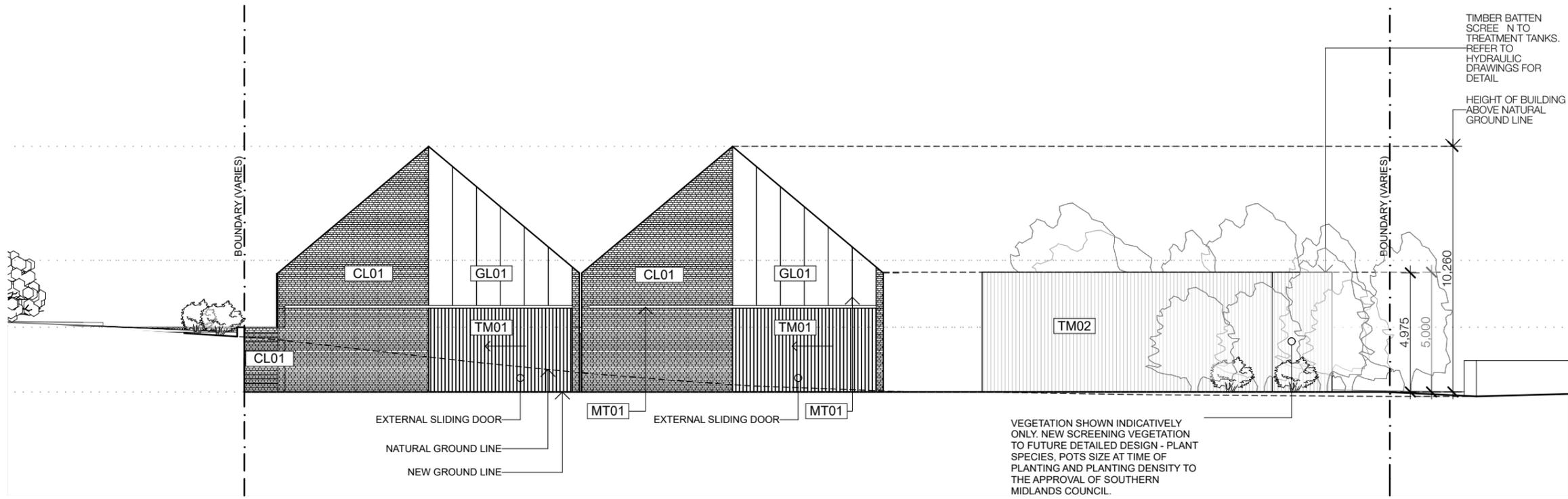
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 (elevations)

print date
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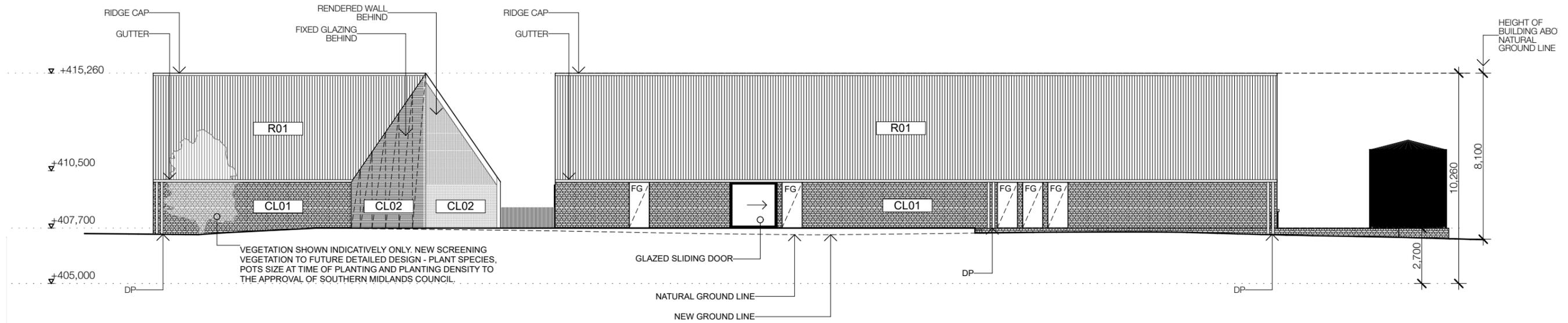
drawing n°
T17333-da07

original size
 A3

issue
C



1 **South Elevation**
1:200



2 **West Elevation**
1:200

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Development Application

client
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project
Callington Mill Distillery

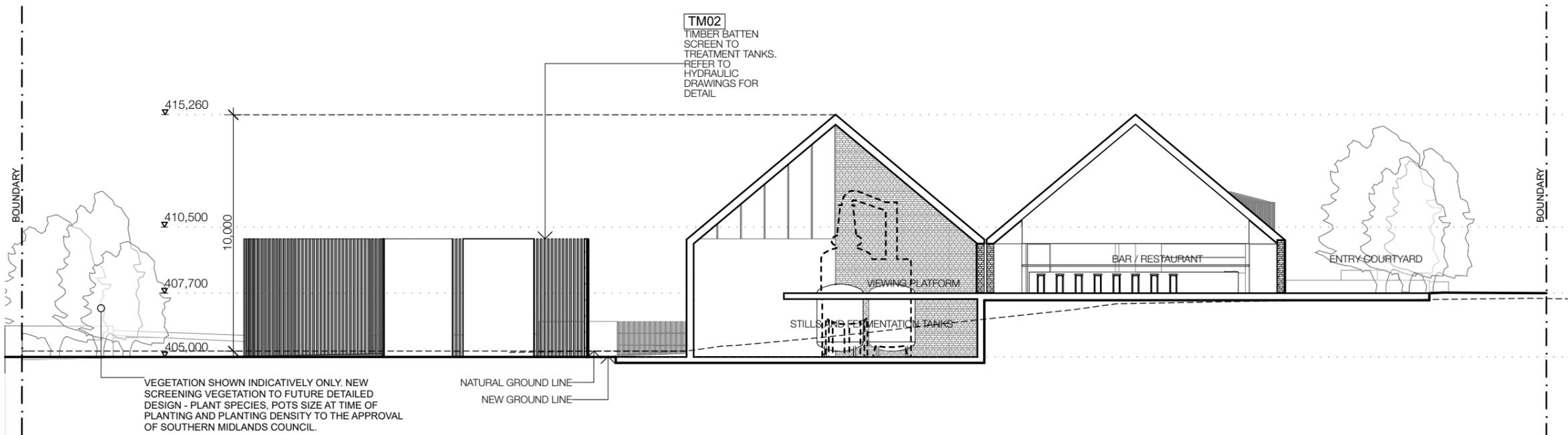
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print date
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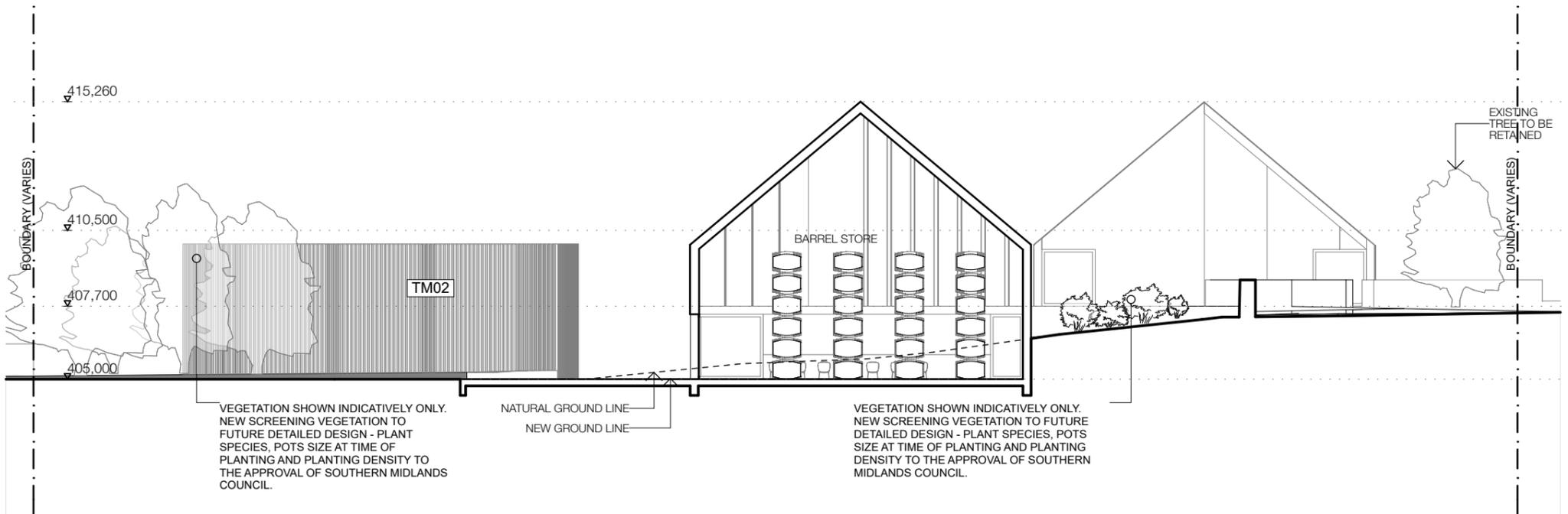
drawing n°
T17333-da08

original size
 A3

issue
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Section 01 Bar
1:200



Section 02 Barrel Store
1:200

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Development Application

client
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project
Callington Mill Distillery

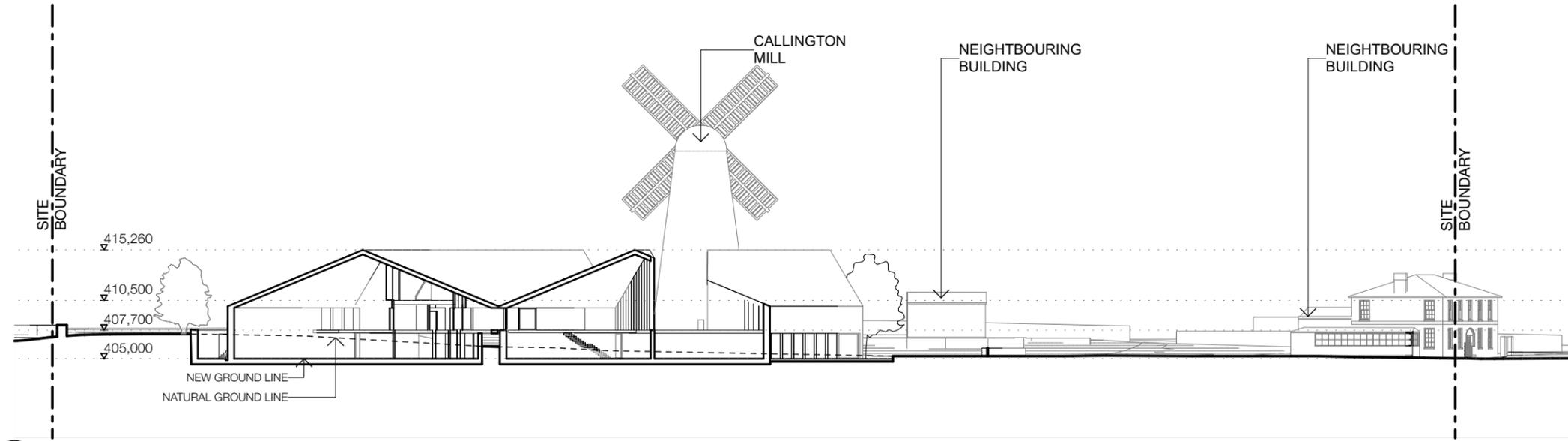
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print date
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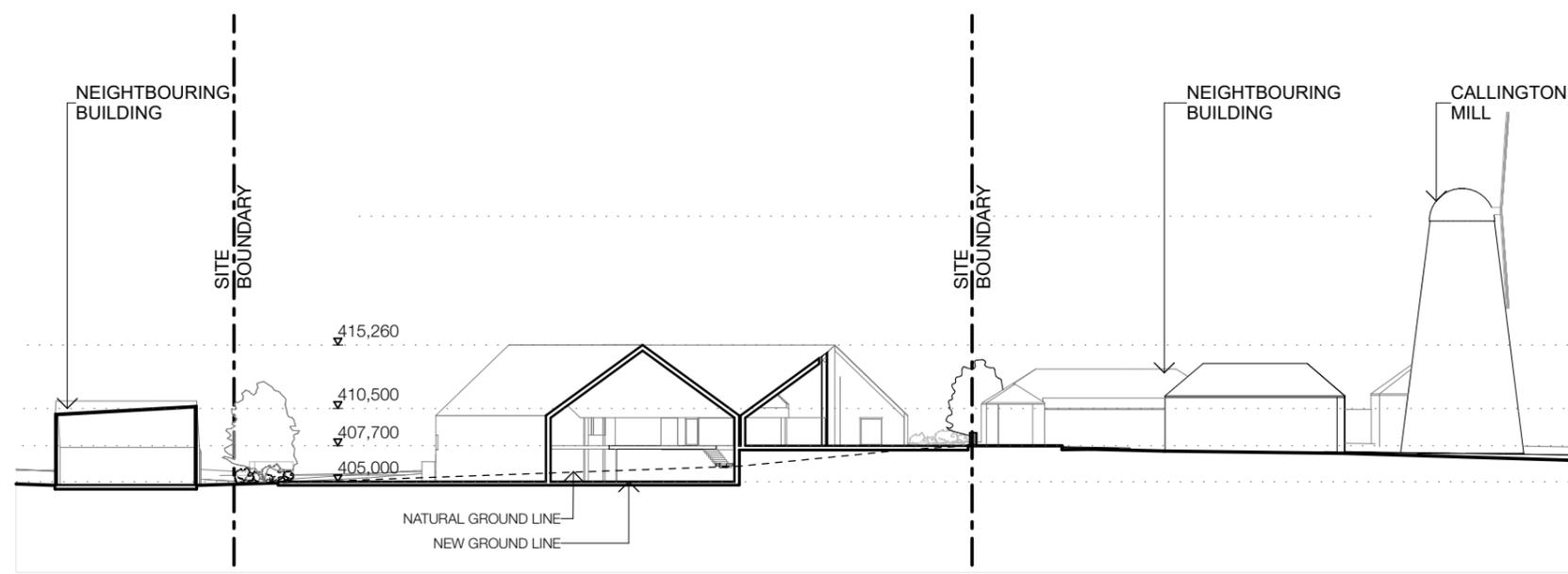
drawing n°
T17333-da09

original size
 A3

issue
 C



Section 03
1:500



Section 04
1:500

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client
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 Tasmania, 7120

project
Callington Mill Distillery

drawing title
Sections
 (sections)

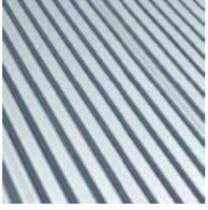
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T17333-da10

original size
 A3

issue
C

Materials + finishes schedule

Element	Location	Material / Finish	Sample/ Image
R01 Lysaght Custom ORB	Roofing	Galvanised	
CL01 Brickworks	External walls	Austral Bricks, San Selmo, Reclaimed bricks 230 L x 110 W x 76 H mm	
CL02 Screening / facade	External walls over fixed glass	Lockers group, Sunscreening range Colour black	
CL03 FC sheet	External walls	James Hardie HardieTex 100 mm FC sheet rendered, paint colour charcoal	
MT01 Aluminium window framing and exposed steel sections	Selected sliding doors and windows	charcoal powdercoat finish	
TM01 Timber cladding	External sliding doors finish	Recycled timber, Silvertop ash or similar timber species, unfinished left to weather naturally	

Element	Location	Material / Finish	Sample/ Image
TM02 Timber battens	Screenings to services area	Silvertop Ash or similar timber species, unfinished left to weather naturally	
GL01 Glazing	Windows and doors	double glazing, clear	
FF01 Brickworks	Floor finishes	Austral Bricks, San Selmo, Reclaimed Bricks, 230 L x 110 W x 76 H mm	
FF02 Compacted Gravel	Paths	Compacted gravel "Tassie Gold"	
FF03 Burnished Concrete	Floor finish	Commercial grade, polyurethane finish, smooth, grey	
FF04 Burnished Concrete	Floor finish	Grey, matt finish, no aggregate	

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Mr John Ibrahim
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project
Callington Mill Distillery

drawing title
Material Schedule
 (Materials)

print date
 14/11/18

original size
 A3

drawing n°
T17333-da11

issue
C



1 Mill Lane View 01



3 Mill Courtyard



2 Mill Lane View 02



4 Esplanade View 01

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client
Mr John Ibrahim
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 Catlands
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project
Callington Mill Distillery

drawing title
Visual Impact Renders
 (Visualisation)

print date
 14/11/18

original size
 A3

issue
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drawing n°
T17333-da12



1 **Esplanade View 02**



2 **Corner High St View**

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reason of issue
Development Application

client
Mr John Ibrahim
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project
Callington Mill Distillery

drawing title
Visual Impact Renders
 (Visualisation)

print date
 14/11/18

original size
 A3

drawing n°
T17333-da13

issue
C



1 **High Street View 01**



2 **High Street View 02**



3 **High Street View 03**

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T17333-da14

issue
C

17 September 2018

Southern Midlands Council

PO Box 21

Oatlands TAS 7120

Dear Sir/Madam

99 High Street Oatlands – Distillery
Response to environmental matters

On 1st March 2018 Southern Midland Council requested further information with respect to 99 High Street, Section 43A application Whisky Distillery RZ 2018/3.

One of the matters included in that request was environmental management, specifically outlined as follows:

Environmental Management

- *provide written description and any accompanying drawings to demonstrate waste management:*
 - *proposed solid waste generated from the complex (inclusive of Callington Mill Site) i.e. primarily waste generated from resource processing use; and*
 - *storage location of such waste (skip bins, holding structures etc); and*
 - *length of time waste will be stored on the site between generation and removal*
- *provide written description of any odour generating activities from the complex (for proposed new uses)*
- *provide written description of any vibration generating activities from the complex (for proposed new uses)*
- *Council Officers are not familiar with a "commercial scale mixer" described on page 21. Please provide the estimated Db of this equipment (and process).*

This letter outlines a response to each of these issues.

In addition, Council have provided redacted copies of representations with respect to the application and the following information also aims to address environmental matters raised in those representations, in particular:

- Noise, particularly from pumping station, air conditioning and truck entrance;
- Odour, particularly fumes from the distillery;
- Fungus from the distillery; and
- Health and safety concerns particularly around explosion, chemical fumes and diesel fumes.

The following sections outline additional information on each of the key matters raised.

Waste Management

Solid and liquid wastes will be generated by the proposed development.

Liquid wastes from toilets, bar, café and the distillery itself will all be directed to the local sewerage system. Domestic sewage will be directed, via a new grease trap, to a new onsite pumping station connected to the local sewerage system. Trade waste from the distillery will undergo onsite pre-treatment in a series of three sealed above ground tanks and will then be directed via a pump station to the existing local sewerage system.

Solid wastes generated on site once the development is operational include:

- Packaging, food scraps and other miscellaneous wastes from the café, bar and distillery;
- Solid waste accumulated over time in the grease trap;
- Solid waste from the trade waste stream in the form of barley fines and spent yeast; and
- Spent grain from the distillery process.

The following systems will be put in place to manage these solid waste streams:

- Covered wheelie bins for general waste and recyclable materials will be placed on site and emptied regularly by a licenced operator and deposited at a licenced facility.
Recycling bins will be used for cardboard packaging, plastic containers, aluminium and glass. Collection of these bins will be on a weekly or fortnightly basis depending on waste quantities. Bins will be placed with existing waste bins at the Callington Mill site.
- The grease trap will be maintained and inspected in accordance with manufacturer instruction and will be cleaned out routinely by a licenced contractor with all waste removed from the grease trap transported under licenced to an approved waste management facility.
- Solid waste contained within the liquid waste stream, in the form of barley fines and spent yeast, will be gravity separated from the liquid waste stream and pumped out on a regular basis by a suitably licenced contractor for use as a fertiliser or animal feed offsite.
- On the day of mashing, spent grain from the mash tun will be transferred to a large bin and removed from site the same day by a local farmer for use as animal feed.

Odour

The proposed development has limited potential for odour generation.

Domestic sewerage will be pumped to the existing network. There is no onsite treatment for domestic sewerage proposed. The pump station will have sufficient storage to handle a minimum 24 hour period in case of power loss or pump failure as well as level monitoring and alarm beacon for high level occurrences. The pump station will incorporate an odour stack with carbon filter, or similar, to manage any fugitive emissions. There will be no detectable odour from the pump station at the site boundary.

The distillery trade waste will be treated within three sealed above ground tanks located between the building and the eastern boundary. The tanks will be located within a low bund wall and surrounded by timber batten screens and landscaping. The closest tank will be 6 metres from the residential boundary to the east. The tanks will be sealed with an air vent fitted with a carbon filter, or similar, to manage potential fugitive emissions. With these measures in place there will not be detectable odour from these tanks at the site boundary.

The distilling process itself has some potential for generation for low levels of odour associated with heated grain (a porridge type smell), fermentation (a yeast like smell similar to bread production) and distilling vapours. All of these odours are transient (only occur during the distilling process) and highly localised. These odours are not expected to be detectable outside the distilling building and will be confined to the land.

Noise

The potential for noise generation from the development can be separated into the following components:

- There will be minor noise associated with visitor movements and activities on site including use of the bar, café and outdoor spaces. It is noted that visitors to the site will use existing public parking nearby to the site. Visitation will be restricted to the hours of 8am to 6pm daily. This falls within the Acceptable Solution for operating hours under Section 21.3.1 of the Interim Planning Scheme.
- Vehicle movements to and from the site have potential for noise generation. Staff hours will be from 6am to 10pm daily with all staff vehicle access via the existing Callington Mill site. There is no increase in staff parking proposed. Commercial vehicles will be restricted to the hours of 8 am to 6pm Monday to Saturday and will access the site via the Esplanade. Commercial vehicles will include supply deliveries to the café/bar, waste removal, monthly delivery of malted barley on a semi-trailer and weekly movement of barrels to and from the site on a small truck.
- During the distilling process, the key noise generating equipment is milling of grain, boiler and pumps¹. Specified noise levels for this equipment is as follows
 - AR 2000 450/4 roll mill, noise rated at 70Db at 1m
 - Simons Boiler, noise rated at 85Db at 1m
 - Alfa Laval LKH Pumps, noise rated at 60-85 Db at 1mUse of this equipment will be for short periods during distilling only (i.e. not continuous) and will be within the main building. Given the noise ratings and

¹ In the original planning application, the mash tun was noted as a potential noise source. This is no longer the case and the mash tun will be effectively silent.

based on experience with other distilleries in Tasmania with equivalent equipment, none of these tasks will be audible outside the building. Further the nearest residential boundary is approximately 15m from the building within which these activities will occur.

- There will be a new onsite wastewater pump to the east of the main building and approximately 15m from the nearest residential boundary. The pump station will be underground in a pump well and emit only a very low level of noise audible only immediately adjacent to the pumps station. The pump station will not be audible at the site boundary.

At the same location there will be condensers for the site air conditioning. Again, these will emit very low noise, similar to a residential heat pump, and will not be audible at the site boundary (approximately 15 meters away).

The Acceptable Solution in Clause 21.3.2 of the Interim Planning Scheme requires that:

Noise emissions measured at the boundary of a residential zone must not exceed the following:

- (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;*
- (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;*
- (c) 65dB(A) (LAm_{ax}) at any time.*

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.

Except for vehicle movements, noise generated from the development once operational is not expected to be audible at the nearest boundary of the residential zone and is therefore expected to fall within the acceptable solution.

Vehicle movements may cause sound levels at the nearest residential zone above the levels stipulated in the acceptable solution, however these will be occasional and short lived (ie during delivery and unloading) and restricted to the hours of 8am to 6pm Monday to Saturday. Given these restrictions this noise is considered to achieve the performance criteria under the Scheme which states:

Noise emissions measured at the boundary of a residential zone must not cause environmental harm within the residential zone.

Vibration

There are no proposed activities on the site that will generate vibrations beyond that experienced from routine vehicle movements.

Health and Public Amenity

Movement of vehicles to and from the site will result in minor vehicular emissions, however this is expected to be consistent with the existing environment and does not pose a significant change in emissions.

The development will involve the storage and use of small quantities of cleaning chemicals. These will be stored in an appropriately secured and labelled fashion in

accordance with relevant legislation. There will be no offsite effects from chemicals stored or used on site.

The proposed barrel store on site will be for tastings only and will hold less than the manifest quantity for bushfire hazard purposes.

Unlike other parts of the world, which can experience whisky fungus (a certain fungal species which feeds on ethanol from the distilling process and can coat nearby buildings), there are no known fungus issues with whisky production in Tasmania. It is useful to note here that the distillery will be professionally vented and will be cleaned in accordance with manufacturer instructions after every use. Additionally, there is no permanent on site whisky storage proposed and all whisky will be removed and bonded offsite on daily/weekly basis.

Thank you for consideration of these matters and please do not hesitate to contact the undersigned for further information.

.

Yours sincerely,

Anahita Jungalwalla
Senior Environmental Scientist
ERA Planning

5 September 2018

David Cundall
Manager Development & Environmental Services
Southern Midlands Council
85 Main Street
Kempton TAS 7030

Dear David

RZ 2018/3 Callington Mill Distillery – Instantaneous Water Demand

Further to the Request for Information received via TasWater preliminary advice SI 2018/00231-STM:

To assist with this assessment, the consultant would need to provide the anticipated maximum instantaneous inflow into the on-site tanks.

pitt&sherry has reviewed the domestic water usage as well as distillery production/process water requirements and determined a simultaneous peak demand of 2.23 L/s on the TasWater connection as per the following:

- Distillery café and ablutions probable simultaneous flow rate (PSFR) = 0.56 L/s (based on 42 Loading units as per AS3500.1:2015 Table 3.2.4)
- Peak production water demand: Filling of mash tun = 1.67 L/s for 30 mins once per day.

Note, the proponent has purchased water entitlements which will run on council's infrastructure to the site. These water entitlements will run the distillery condenser, and be used for cleaning, hose down and CPI units, with the exception of the mash tun which will utilise TasWater flows (as advised above). The daily production water requirement from TasWater is 6,000L as per the following table:

Mash tun operation	Volume / Rate	Duration
Initial Water Charge	3,000L @ 6,000L/Hr	30 mins
Steep	N/A	1 to 2 hrs (max 4 hrs)
Top Up Charge #1	1,500L @ 3,000L/Hr	30 mins
Steep	N/A	1 to 2 hrs (max 4 hrs)
Top Up Charge #2	1,500L @ 3,000L/Hr	30 mins

Yours sincerely



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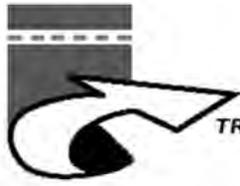


TRAFFIC IMPACT ASSESSMENT

**PROPOSED
CALLINGTON MILL DISTILLERY
DEVELOPMENT**

**ESPLANADE
OATLANDS**

SEPTEMBER 2018



MILAN PRODANOVIC B.E. PEng
TRAFFIC ENGINEERING & ROAD SAFETY

TRAFFIC IMPACT ASSESSMENT

PROPOSED CALLINGTON MILL DISTILLERY DEVELOPMENT

ESPLANADE OATLANDS

SEPTEMBER 2018

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ATTACHMENTS:

Attachment A – Drawings of proposed Callington Mill Distillery site layout

Attachment B – Drawings of swept turning path of semi-trailers at the development site and at the High Street/Esplanade junction

1. INTRODUCTION

A distillery development is proposed at Esplanade in Oatlands. The site will have the commercial vehicle and employee parking access off Esplanade with visitor and pedestrian access off High Street and Barrack Street.

This Traffic Impact Assessment (TIA) report has been prepared to assist the Southern Midlands Council in the assessment of the application for this development.

The report describes the current road and traffic conditions in the area around the development site. An assessment is made of the traffic that the proposed distillery development will generate and the effect of this traffic on Esplanade and other adjacent streets.

Consideration is also given to the proposed access driveways, internal circulation, parking supply and parking arrangements for the Callington Mill Distillery development.

The report is based on the Department of State Growth - Traffic Impact Assessment Guidelines. The techniques used in the investigation and assessment incorporate best practice road safety and traffic management principles.

2. DEVELOPMENT SITE

The proposed site for Callington Mill Distillery is a vacant parcel of land located off Esplanade near the eastern end of Oatlands.

The Callington Mill site is located adjacent to the western boundary of the proposed distillery site.

The location of the distillery development site is highlighted on the extract from the street atlas for this area seen in Figure 2.1.



Figure 2.1: Extract from street atlas showing location of proposed distillery site

3. DEVELOPMENT PROPOSAL

The distillery building will include areas for the distillery processing, associated offices as well as café and bar areas.

The distillery will have a total floor area of 727m², the area of café and bars will be 314m².

A drawing detailing the proposed distillery site layout and floor plans are included with this report as Attachment A.

Access for commercial vehicles to the distillery building will be via a driveway off Esplanade leading to a truck manoeuvring and parking area just inside the property.

The Callington Mill will have no more than 10 employees. An employee car parking area will be provided in the existing car parking area on the Callington Mill site located next to the boundary to the distillery site and accessed off Esplanade.

A large car parking area for Callington Mill visitors has been constructed by the Southern Midlands Council off Barrack Street (opposite Mason Street) and adjacent to the western boundary to the Callington Historic Mill site. It is proposed that this car park will also serve visitors to the distillery as a one stop visit to this area.

A view of the development site frontage along Esplanade is seen in Photograph 3.1.



Photograph 3.1: View of development site from Esplanade

4. EXISTING ROAD AND TRAFFIC ENVIRONMENT

4.1 Road Characteristics

Both Esplanade and Barrack Street are relevant to the proposed development.

Esplanade will be the street which provides access for commercial vehicles to the distillery and employee car park. It passes along the southern boundary of the development site and is a local street in Oatlands which also provides access to the Lake Dulverton foreshore and associated visitor facilities.

In the area of the development site, it is a 5.3m wide sealed street with a fairly flat grade and a slightly curved horizontal alignment. A 40km/h speed limit applies to the street.

Barrack Street is a local access street. It has a north-south alignment, connecting with High Street (formerly Midland Highway) at its northern end and Esplanade at its southern end. It has a straight horizontal alignment on a flat grade in the area of the access to Council's visitor car park.

A 50km/h speed limit applies to the other streets.

4.2 Traffic Activity

Both Esplanade and Barrack Street are local access streets in an area that is not densely developed. Both streets provide access to Lake Dulverton which would be one of the main attractions for visitors and local residents.

Traffic volumes along both streets would not be high. It is estimated there may be up to 300 vehicles/day (say 30 vehicles/hour) along sections of both streets in the areas of relevance to the development site during the peak tourist season.

4.3 Crash Record

All crashes that result in personal injury are required to be reported to Tasmania Police. Tasmania Police record all crashes that they attend. Any crashes that result in property damage only, which are reported to Tasmania Police, are also recorded even though they may not visit the site.

Details of reported crashes are collated and recorded on a computerised database that is maintained by DSG.

Information was requested from DSG about any reported crashes along Esplanade and Barrack Street, over the last five and three-quarter years since January 2012.

Advice has been received that there have been no reported crashes along either street over this period of time.

5. TRAFFIC GENERATION BY THE DEVELOPMENT

As described in Section 3 of this report, the development proposal under consideration is a distillery.

The distillery will have up to 10 employees and is expected to attract a similar numbers of visitors as does the Callington Mill, with the two being on adjacent sites.

It is considered reasonable to expect that employees will mostly, if not entirely, be residents of Oatlands. The site is within around one-kilometre walking distance of a majority of the dwellings in the main built up area of Oatlands; therefore, some employees will not be reliant on motor vehicle transport to and from the site.

As a result, it is considered the distillery could generate a demand for up to 5-6 employee parking spaces on some days, less on other days with favourable weather.

On this basis, the traffic generation by employee traffic could be up to 10 vehicle movements/day.

The distillery development will also generate some commercial vehicle traffic. There will be one semitrailer delivery each month and a small service vehicle twice a week using the driveway to the distillery, off the Esplanade. There will also be a food delivery to the distillery restaurant around twice a week.

In regard to the visitor traffic generation to the proposed development, both distillery and the café and bars, it is expected there will be similar numbers as for Callington Mill Historic site.

Advice has been received that the Southern Midlands Council has data which shows while there was an average of 248 visitors/day to Oatlands, an average of 93 people/day visited the Callington Mill Historic site in 2016/17.

Visitor numbers to Oatlands and the Mill site have been decreasing over recent years, up to 30% decrease to the Mill site in the last four years.

The average 93 people/day represents around 43 cars/day, based on a vehicle occupancy of 2.2 people/vehicle.

Assuming a length of stay of around 2.5 hours and the highest number of visitors being present over an equivalent of five hours (plus shoulder periods) of the day, there would on average be 8 visitor vehicles per hour or 16 vehicle movements per hour (16 vehicles/hour).

There would clearly be some seasonal variation in visitor numbers. It is known the traffic volumes on the Midland Highway vary +/- 6% over the year but this is not a good guide for visitor numbers.

It will therefore be assumed that visitor numbers during the seasonal high period of the year is twice the daily average for the year and that visitor

numbers to the site will increase to at least that of four years ago, say another 40%.

On this basis, the number of vehicle movements in the future during the busiest time of day and month of year will be 45 vehicles/hour.

6. TRAFFIC ASSESSMENT AND IMPACT

This section of the report assesses the impact that the traffic expected to be generated by the proposed development of the Callington Distillery site will have on Esplanade and Barrack Street. Consideration is also given to the access driveway arrangements, the adequacy of sight distances and internal traffic circulation, parking supply and parking arrangements.

6.1 Impact of Traffic Activity Generated by Development

The Callington Mill Historic site together with the proposed distillery is expected to generate up to around 6 employee vehicles/hour at the start and also end of the working day off Esplanade.

The distillery development would also generate up to 10 commercial vehicle movements each week off Esplanade via the two driveways.

Visitor cars are expected to generate up to 45 vehicle movements/hour.

With passing traffic volumes along Esplanade and Barrack Street considered to be up to around 30 vehicles/hour, it is clear the future traffic to and from the distillery and mill site will not create any operational issues. Traffic volumes of up to 1,500 vehicles/hour can generally be accommodated at intersections (as well as driveways) between conflicting traffic streams.

The traffic conflict at the driveways will be around 5% of this maximum traffic volume.

Therefore, the turning traffic movements at the driveways will operate at Level of Service A with negligible delay and queueing.

6.2 Sight Distance Considerations

Consideration has been given to the available sight distances along Esplanade at the proposed driveways to the Mill and distillery site, and along Barrack Street at the Council car park driveway.

Current views along Esplanade to and from a vehicle waiting to enter Esplanade from the two driveways are seen in Photographs 6.1 to 6.4.

Measurements have determined the currently available sight distances to and from both access driveways are at least 70m and mostly much more than this.

At the Barrack Street access to the Council car park, the sight distances are well over 100m to and from any turning vehicle at the driveway.

The speed limit along Esplanade is 40km/h and along Barrack Street is 50km/h. The required sight distances for these speeds are as follows:

- 60m for approach speeds of 40km/h, based on Code E5 of the planning scheme but which applies to public road intersections;
- 80m for approach speeds of 50km/h, based on Code E5 of the planning scheme but which again applies to public road intersections;
- desirable sight distance of 55m for approach speeds of 40km/h, based on AS 2890.1 and Code E6 of the planning scheme which applies to access driveways;
- desirable sight distance of 69m for approach speeds of 50km/h, based on Code E6 of the planning scheme which also again applies to access driveways.

The available sight distances at all driveways are therefore more than sufficient to meet the interim planning scheme requirements for not only access driveways (Code E6) but also public road intersections (Code E5).



Photograph 6.1: View to east along Esplanade from location of Callington Mill access driveway



Photograph 6.2: View to west along Esplanade from location of Callington Mill access driveway



Photograph 6.3: View to east along Esplanade from location of proposed Callington Mill Distillery access driveway



Photograph 6.4: View to west along Esplanade from location of proposed Callington Mill Distillery access driveway

6.3 Internal Traffic Arrangements

The proposed layout of the internal traffic and parking arrangements, which will service the distillery, are shown on the site layout drawing in Attachment A.

The drawing provides detail of indicative arrangements for the employee parking and the commercial vehicles access and circulation.

Relevant design elements of the proposed site layout related to traffic are discussed below.

Access driveway

The driveway to the employee car park off Esplanade is 3.5m wide at its narrowest (at the property boundary) tapering out to around 10m over a distance of 20m to the start of the car parking area. This is seen in Photograph 6.5.

The new driveway off Esplanade to the distillery site will be constructed in the area of the current gated access, seen in Photograph 6.6.

The site layout drawing indicates an opening in the frontage fence line which will be 11m wide, with provision for the semitrailer truck manoeuvring and parking immediately inside.

The semitrailers will be visiting the site once a month and a couple of other smaller commercial vehicles twice a week (up to 10 vehicle movements per week).

The required swept path of the semitrailer entering and exiting the site is shown on the drawing included as Attachment B to this report.

The trucks are expected to travel along the eastern end of Esplanade directly to and from High Street, thereby minimising any amenity impacts on local development in other local streets.

At the High Street/Esplanade junction, the semitrailer will turn in both directions between the northern leg of High Street and Esplanade. The semitrailers will enter and exit the Midland Highway at the northern of the town, i.e. not travel through the town.

The swept path of the semitrailer movements at the High Street/Esplanade junction are also shown on the drawing included as Attachment B to this report. While the right turn path of the semitrailer from Esplanade has been plotted to pass along the parking lane on the northern side of High Street, this will not be necessary. It is clear there is more than sufficient area within the junction for the semitrailer to turn directly into the eastbound traffic lane on High Street.

The driveway off Barrack Street to the Council car park off Barrack Street is around 6m. It is very short, widening into the car park after a distance of around 10m from the edge of Barrack Street seal, as seen in Photograph 6.7.

All driveway dimensions will be quite sufficient to accommodate the expected low traffic movement at each driveway, including the single lane to the employee car park off Esplanade.

The design provides for the movement of all vehicles in a forward direction to and from the site and will be more than sufficient for the two-way traffic movement.



Photograph 6.5: View along Callington Mill access driveway towards Esplanade



Photograph 6.6: View of gated access of Esplanade to distillery site



Photograph 6.7: View from Mason Street across Barrack Street to Council car park for Callington Mill Historic site

Car parking supply

It is assumed the distillery is classified as a resource processing development. For such a use, the planning scheme requires car parking at the rate of one space per 50m² of floor area.

There are a wide range of activities that would fall under the 'processing' category which would have various floor area arrangements. In this case the distillery will generate a parking demand with its employees as well as visitors to the distillery. The visitor numbers are expected to be fairly similar to that visiting the Callington Mill site, with a high proportion of visitors to the Callington Mill also being visitors to the distillery.

The floor area of the distillery (not including the café and bar areas) will be 727m² which translates to a required parking supply for 15 cars.

It has been determined there will not be a need to have a supply of 15 car parking spaces. The distillery will have up to 10 employees and parking demand for these employees is expected to be around six car parking spaces, based on estimates in Section 5 of this report.

Currently there is parking for at least six cars in the area designated for employee parking on the layout site drawing. This area is seen in Photographs 6.8 to 6.10.

It is quite acceptable for this car park and driveway to remain with a gravel surface, without the need for formal ground markers to define the bay. There are signs which define the individual bays which are wider than required in a more formal car parking area. Some of the signs should be changed from visitor to employee parking.

The café and bar areas will have a total floor area of 314m² and an indicative 70 seats. The required parking supply by planning scheme for the bars is 15 spaces per 100m² or one space per three seats, whichever is greater.

On this basis there would be a need for 24 visitor parking spaces based on seats and 47 visitor parking spaces based on area.

Parking for these visitors will be available in the Council car park off Barrack Street, as will be parking for all visitors to the Callington Mill site.

In Section 5 of this report, consideration was given to the likely number of visitors to the Callington Mill site in the future during the tourist high season. This indicated there could be up to 45 visitor vehicle movements per hour. It would also mean there would be up to 55 visitor cars parked at any one time over the day, allowing for a turnover of parked cars with a 2.5 hour stay.

It can reasonably be expected that more than 75% of visitors to the proposed distillery, café and bars would also visit the Callington Mill Site. This effectively means that less than 25% of visitors to the proposed distillery development would generate a new visitor parking demand to in this area, with

a resulting need for 12 additional visitor parking bays, based on the higher floor calculations are rather than seat numbers in the distillery.

This also means that combined total visitor parking demand for the Callington Mill site and the proposed distillery site would be 67 bays, based on the estimated peak hour visitor vehicles due the high tourist season together with a 40% increase in visitor numbers to the Callington Mill site from year 2016/2017.

The Barrack Street public car park has an area of some 2,500m², which would accommodate more than 70 cars and therefore capable of accommodating the total visitor parking demand. In addition, there is ample on-street parking that visitors to Oatlands can and do utilise. For the majority of the year, visitor parking demand will be vastly lower than these maximum possible figures.



Photograph 6.8: View along Callington Mill access driveway towards car park for employees



Photograph 6.9: View of eastern side of Callington Mill car park for employees



Photograph 6.10: View of western side of Callington Mill car park for employees

Disabled parking

Normally, disabled parking spaces need to be provided to meet the requirements of the Building Code of Australia (BCA). In this case with the amount of parking space that is available, accessible parking should not be an issue.

However, it is recommended that Council sign an area sufficient for two parking spaces with one 'shared area' in the Council car park for disabled persons; this to be located nearest the pedestrian pathway to the Callington Mill site (with a post in the shared area) plus ensure disabled persons can get access through the gates along the pathway to the mill site.

Bicycle parking

Having regard to the planning scheme requirements and the likelihood of employees cycling to/from work, provision needs to be made for the secured parking of at least one bicycle on the distillery site.

Pedestrian access

There is good pedestrian access to and around the Callington Mill site from both the Barrack Street visitor car park as well as a walkway off High Street. Pedestrian access will be extended into the distillery site with a footway link through the side boundary wall just to the north of the visitor centre building.

Pedestrian sight lines at access driveway

Figure 3.3 of AS 2890.1 specifies the required sight lines (sight triangle) between vehicles on a driveway entering a public road and approaching pedestrian on the public road footpath.

There will not be any such issues at driveways associated with the proposed development.

Commercial vehicles

The site will be serviced by a semitrailer and smaller commercial vehicles. There will be provision for such service vehicle access to the distillery building off Esplanade, as described above, with a plot of the swept path of the semitrailer is shown on the drawings in Attachment B.

7. SUMMARY AND RECOMMENDATIONS

This traffic assessment has been undertaken of the proposal to construct the Callington Mill Distillery at Esplanade in Oatlands.

Access to the distillery site for commercial vehicles will be via a driveway off Esplanade, employee parking off another driveway off Esplanade and visitor parking off Barrack Street.

Traffic volumes along streets in the area are not high. It is estimated up to 300 vehicles/day (say 30 vehicles/hour) would currently use the adjacent streets during the peak tourist season.

There have been no reported crashes along Esplanade and Barrack Street for more than five years.

It is expected the traffic generation by distillery employee traffic could be up to 12 vehicle movements/day. The distillery development will also generate up to some 10 commercial vehicle movements per week. In allowing for significant growth in visitor numbers to this area over the next few years, it has been estimated there may be up to 45 vehicle movements/hour to and from the Callington Mill and distillery site during the busiest hour in peak tourist season periods.

It is clear the additional traffic will not create any operational issues. Traffic volumes of up to 1,500 vehicles/hour can generally be accommodated at intersections (as well as driveways) between conflicting traffic streams.

Measurements have determined the currently available sight distances to and from each of the driveways to be used by employee, deliveries and visitors to the develop will be more than sufficient for the speed environment.

The designated car park for employees will be sufficient to meet the expected employee parking demand. It is quite acceptable for the car park and driveway to remain with a gravel surface while signs which define the individual bays should be changed from visitor to employee parking.

The new driveway to the distillery site will accommodate the semitrailer vehicles that will enter the site monthly as well as other smaller commercial vehicles each week.

These vehicles are expected to use Esplanade between the development site and High Street and not impact on other local streets in Oatlands.

Provision needs to be made for the secured parking of at least one bicycle on the distillery site.

It has been determined the future parking demand during the tourist high season and allowing for some growth in visitor numbers, for both the Callington Mill site and the distillery, will be 55 parking spaces.

There will be ample parking in the Council car park off Barrack Street to meet this demand as it is capable of accommodating over 70 cars.

It is suggested Council consider signing two parking spaces (plus a shared area) in this Council car park for disabled persons. This needs to be located nearest the pedestrian pathway to the Callington Mill site (with a post to keep the shared area clear of parked cars) plus ensure disabled persons can get access through the gates along the pathway to the mill site.

Overall this traffic assessment has determined there are no operational or safety issues which would arise as a result of the distillery modifications and the proposed development can be supported on traffic grounds with the provision of parking measures that have been suggested above.

8. REFERENCES:

- Australian Standard AS 1742.2-2009 – Manual of uniform traffic control devices Part 2: Traffic control devices for general use
- AUSTRROADS – Guide to Road Safety Part 6: Road Safety Audit
- AUSTRROADS – Guide to Road Design Part 4A: Unsignalised and Signalised Intersections
- AUSTRROADS – Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings
- Road Traffic Authority NSW – Guide to Traffic Generating Developments, 2002
- Australian Standard AS 2890 – Parking Facilities, Part 1 – Off-street car parking
- Australian Standard AS 2890 – Parking Facilities, Part 2 – Off-street commercial vehicle facilities
- Australian Standard AS 2890 – Parking Facilities, Part 6 – Off-street parking for people with disabilities
- Southern Midlands Interim Planning Scheme 2015

ATTACHMENT A
Drawings of proposed Callington Mill Distillery site layout

Callington Mill Distillery, 99 High Street Oatlands Tasmania 7120

GENERAL NOTES

PROJECT

DESIGNER
 CUMULUS STUDIO PTY LTD
 CERTIFIED ARCHITECT: PETER WALKER
 ACCREDITATION N°: CC2143E
 ARCHITECTS ADDRESS: Suite 2, Level 2, 147
 Macquarie Street
 Hobart
 +61(3) 62314841.

LOCATION
 PROJECT N°: T17333
 PROJECT NAME: Callington Mill Distillery
 TITLE REFERENCE: 10/ 3666
 PROJECT ADDRESS: 99 High Street
 Oatlands
 Tasmania, 7120

SITE DETAILS
 BAL: TBC at BA
 CLIMATE ZONE: ZONE 7
 WIND SPEED: REFER ENG
 SOIL CLASS: REFER ENG
 ALPINE AREA: NO
 CORROSION: NA

GENERAL

THESE DRAWINGS SHOW DESIGN INTENT AND ARE SUITABLE AS A GUIDE ONLY. DO NOT SCALE OFF THE DRAWINGS. ALL DIMENSIONS IN MILLIMETRES. DIMENSIONS OF EXISTING BUILDING ARE INDICATIVE ONLY AND SHOULD NOT BE RELIED ON - VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. ALL DOCUMENTS SHALL BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ANY CONSULTANTS DETAIL.

ANY DISCREPANCIES, ERRORS OR OMISSIONS SHALL BE REFERRED TO THE ARCHITECTS. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.

ALL WORK CARRIED OUT SHALL BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, NCCS, BUILDING CODE OF AUSTRALIA, SPECIFICATIONS AND ANY LOCAL AUTHORITY BY-LAWS AND REGULATIONS.

DDA (DISABILITY DISCRIMINATION ACT) ACCESSIBLE AREAS ARE TO COMPLY WITH AS1428.1 - 2009. PRIOR TO CONSTRUCTION THE DIMENSIONS OF ROOM SIZES, DOOR SWINGS, FITTING LOCATIONS AND GRAB RAILS SHOULD BE CONFIRMED TO COMPLY.

ALL WET AREAS ARE TO BE WATERPROOFED TO AS3740 2010

DA DRAWING LIST

Set	N°	Drawing Name	Rev
da plan	da01	Cover Page	B
da plan	da02	Site Plan Existing	B
da plan	da03	Site Plan Proposed	B
da plan	da04	Ground Floor Plan	B
da plan	da05	First Floor Plan	B
da plan	da06	Second Floor Plan	B
da elevations	da07	Elevations	B
da elevations	da08	Elevations	B
da sections	da09	Sections	B
da sections	da10	Sections	B
da Visualisation	da12	Visual Impact Renders	B
da Visualisation	da13	Visual Impact Renders	B
da Visualisation	da14	Visual Impact Renders	B

FIXTURES AND FINISHES SCHEDULE

ROOF CLADDING:

RF01: LYSAUGHT CUSTOM ORB COLORBOND 'BASALT' OR SIMILAR

EXTERNAL FINISHES:

CL01: AUSTRAL BRICKS SAN SELMO RECLAIMED BRICK OR SIMILAR

CL02: EXPANDED STEEL MESH SCREEN OVER FIXED GLAZING

CL03: EXPANDED STEEL MESH SCREEN OVER RENDERED

FLOOR FINISHES:

FF01: AUSTRAL BRICKS SAN SELMO RECLAIMED BRICK OR SIMILAR USED AS PAVING SYSTEM

FF02: COMPACTED GRAVEL

FF03: BURNISHED CONCRETE FLOOR, COMMERCIAL GRADE POLYURETHENE FINISH

FF04: BURNISHED CONCRETE FLOOR, MATTE FINISH



3d View



Location Plan
1:2000

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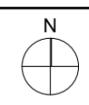
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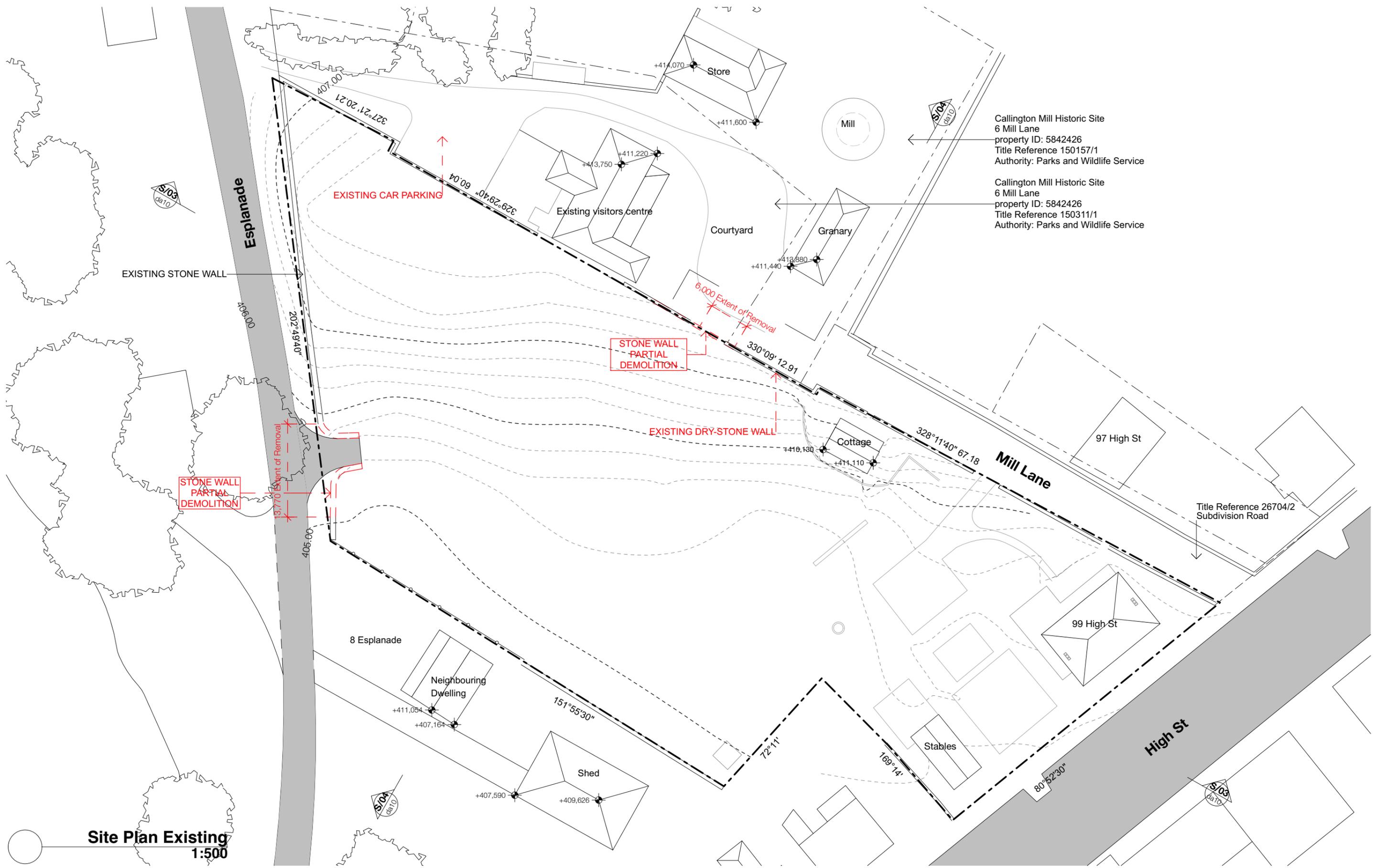
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accredited designer:
Cumulus Studio
 Peter Walker, CC2143E
 drawn by
 EP
 checked by
 LW
 reason of issue
Development Application

client
Mr John Ibrahim
 99 High Street
 Oatlands
 Tasmania, 7120
 project
Callington Mill Distillery



drawing title
Cover Page
 (plan)
 print date
 11/9/18
 drawing n°
T17333-da01
 original size
 A3
 issue
B



Callington Mill Historic Site
 6 Mill Lane
 property ID: 5842426
 Title Reference 150157/1
 Authority: Parks and Wildlife Service

Callington Mill Historic Site
 6 Mill Lane
 property ID: 5842426
 Title Reference 150311/1
 Authority: Parks and Wildlife Service

Site Plan Existing
 1:500

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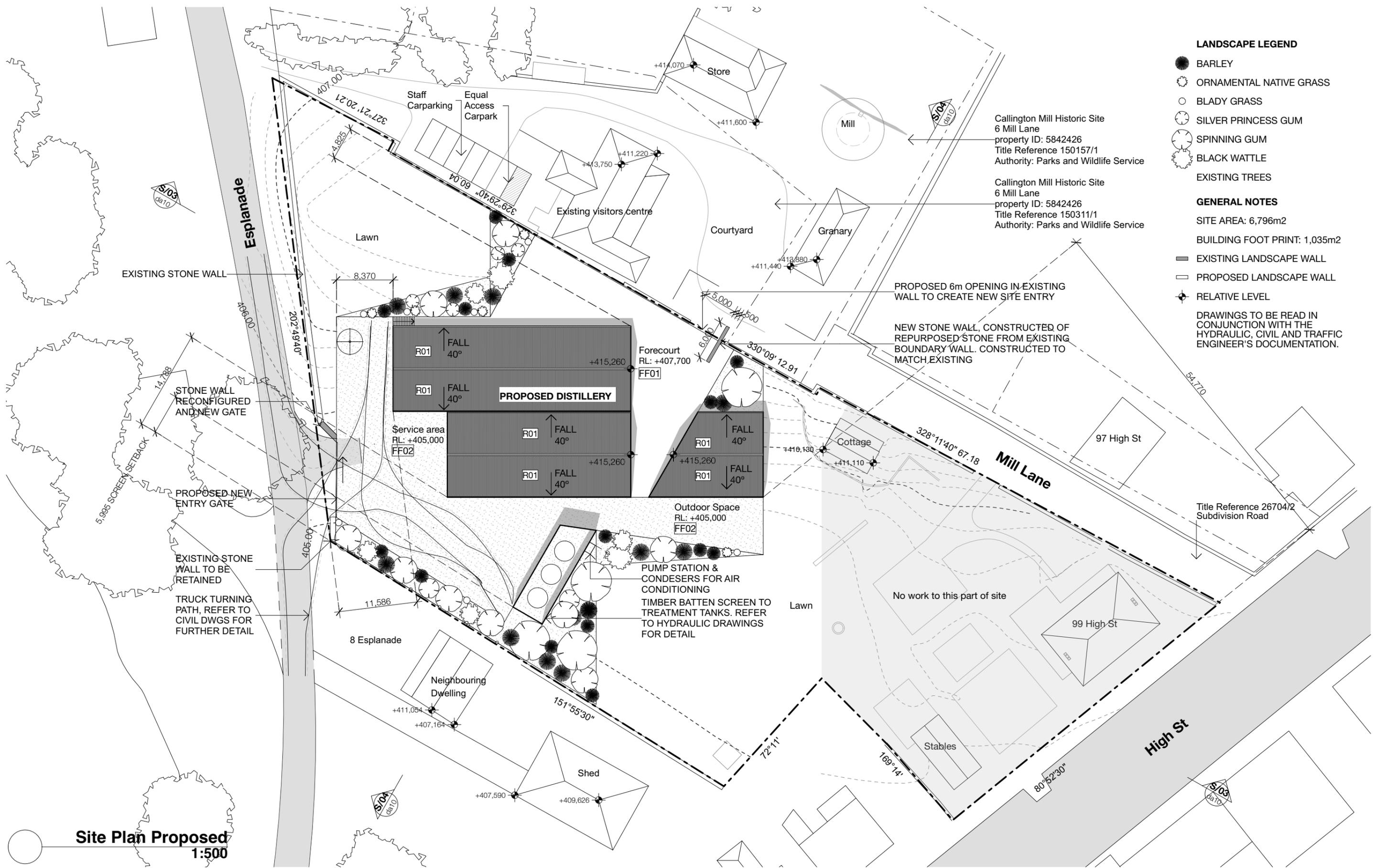
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 (plan)

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- LANDSCAPE LEGEND**
- BARLEY
 - ORNAMENTAL NATIVE GRASS
 - BLADY GRASS
 - SILVER PRINCESS GUM
 - SPINNING GUM
 - BLACK WATTLE
 - EXISTING TREES

GENERAL NOTES

SITE AREA: 6,796m²
 BUILDING FOOT PRINT: 1,035m²

- ▬ EXISTING LANDSCAPE WALL
- ▭ PROPOSED LANDSCAPE WALL
- ◆ RELATIVE LEVEL

DRAWINGS TO BE READ IN CONJUNCTION WITH THE HYDRAULIC, CIVIL AND TRAFFIC ENGINEER'S DOCUMENTATION.

Callington Mill Historic Site
 6 Mill Lane
 property ID: 5842426
 Title Reference 150157/1
 Authority: Parks and Wildlife Service

Callington Mill Historic Site
 6 Mill Lane
 property ID: 5842426
 Title Reference 150311/1
 Authority: Parks and Wildlife Service

PROPOSED 6m OPENING IN EXISTING WALL TO CREATE NEW SITE ENTRY

NEW STONE WALL, CONSTRUCTED OF REPURPOSED STONE FROM EXISTING BOUNDARY WALL. CONSTRUCTED TO MATCH EXISTING

PUMP STATION & CONDESERS FOR AIR CONDITIONING
 TIMBER BATTEN SCREEN TO TREATMENT TANKS. REFER TO HYDRAULIC DRAWINGS FOR DETAIL

No work to this part of site

Site Plan Proposed
 1:500

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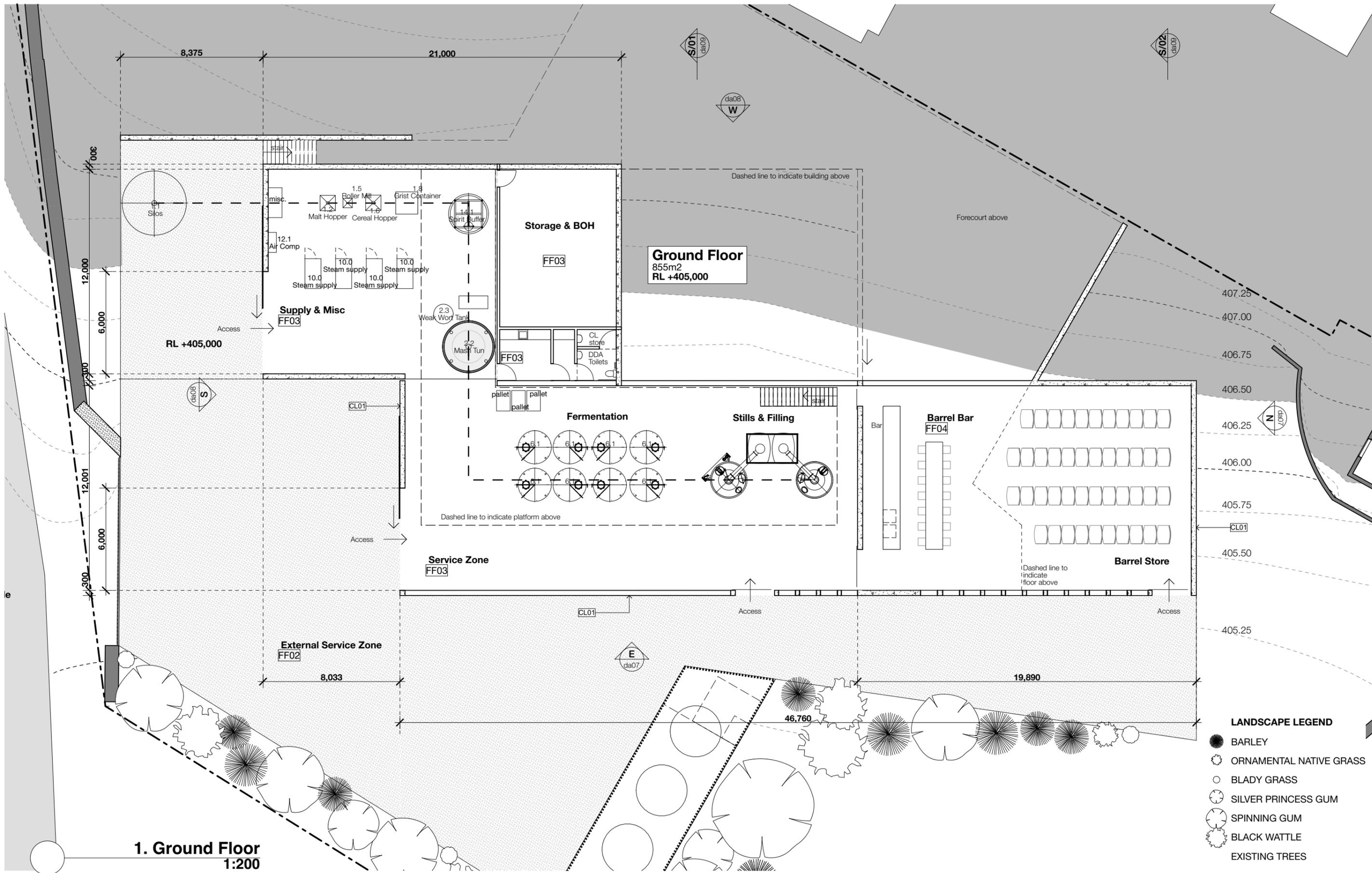
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1. Ground Floor
1:200

- LANDSCAPE LEGEND**
- BARLEY
 - ORNAMENTAL NATIVE GRASS
 - BLADY GRASS
 - SILVER PRINCESS GUM
 - SPINNING GUM
 - BLACK WATTLE
 - EXISTING TREES

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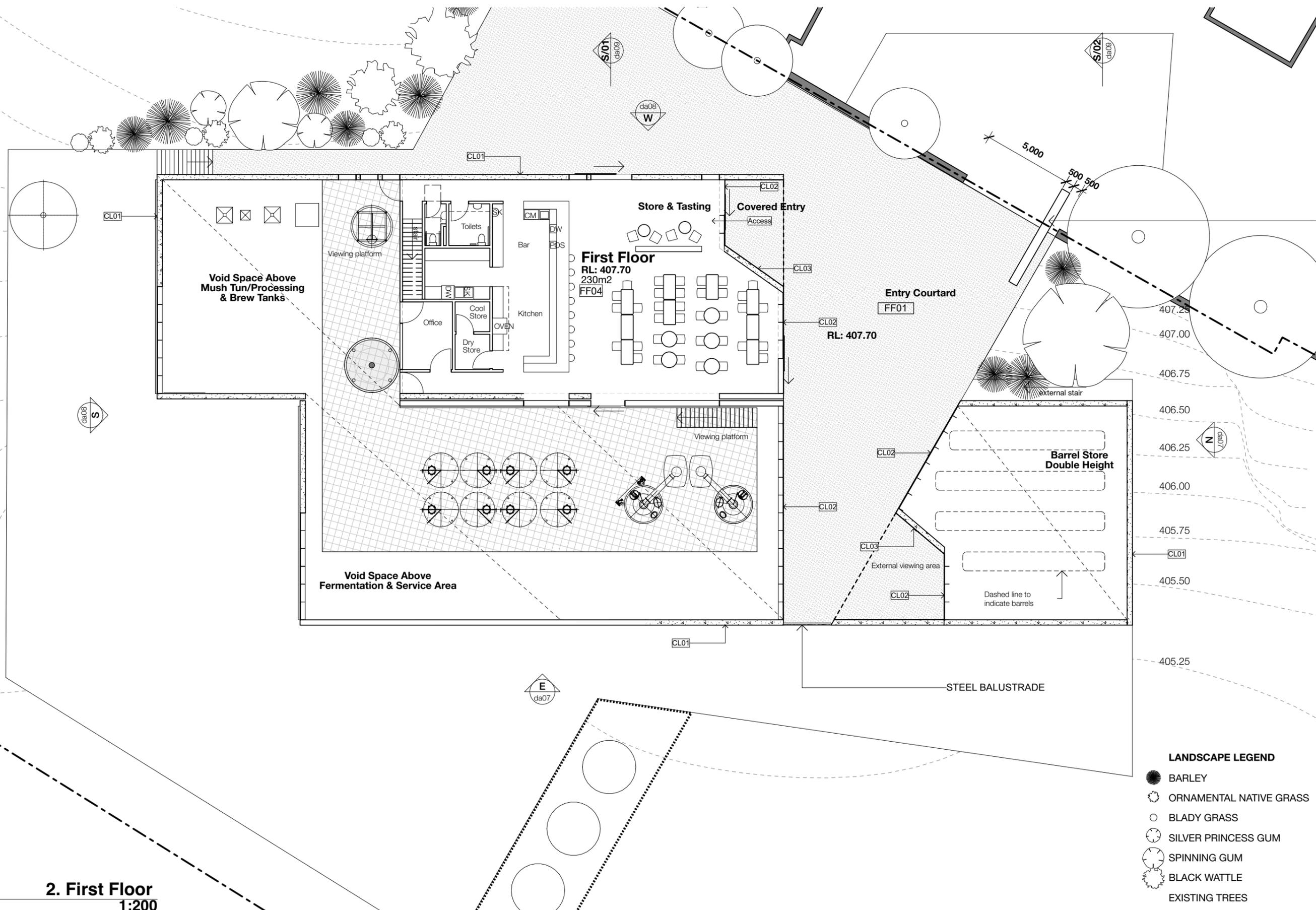
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2. First Floor
1:200

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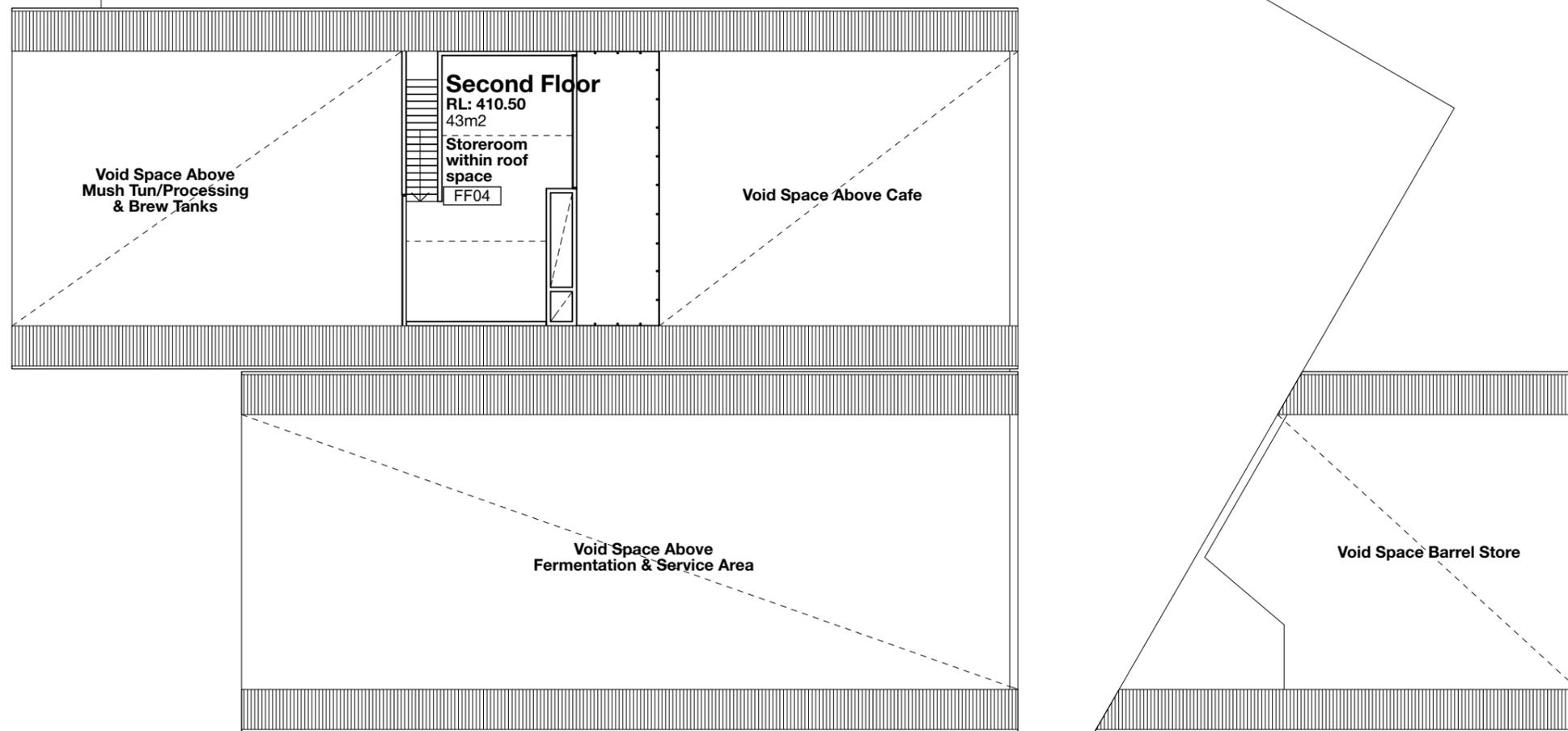
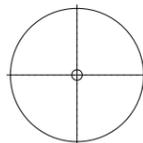
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LINE OF BUILDING FOOT PRINT BELOW

3. Second Floor 1:200

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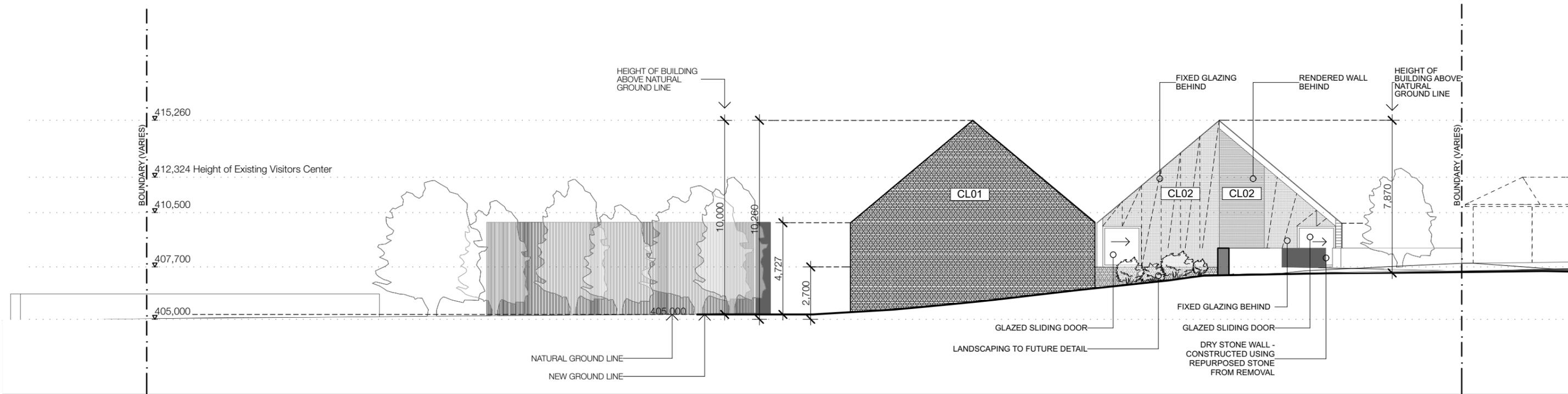


LANDSCAPE LEGEND

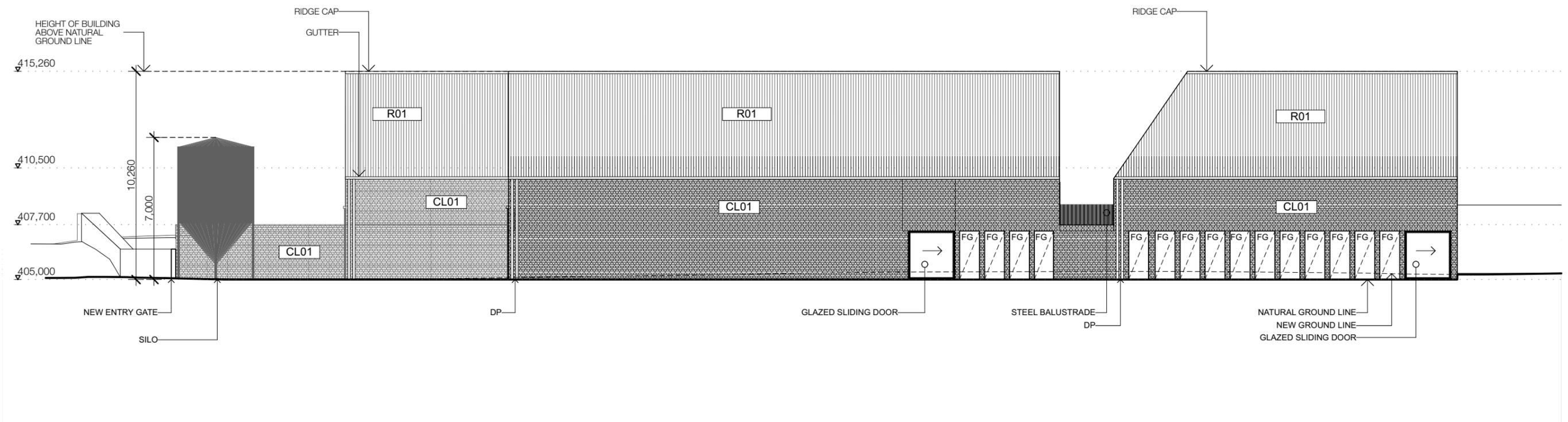
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- SILVER PRINCESS GUM
- SPINNING GUM
- BLACK WATTLE
- EXISTING TREES

drawing title
Second Floor Plan
 (plan)
 print date
 11/9/18
 drawing n°
T17333-da06

original size
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1 North Elevation
1:200



2 East Elevation
1:200

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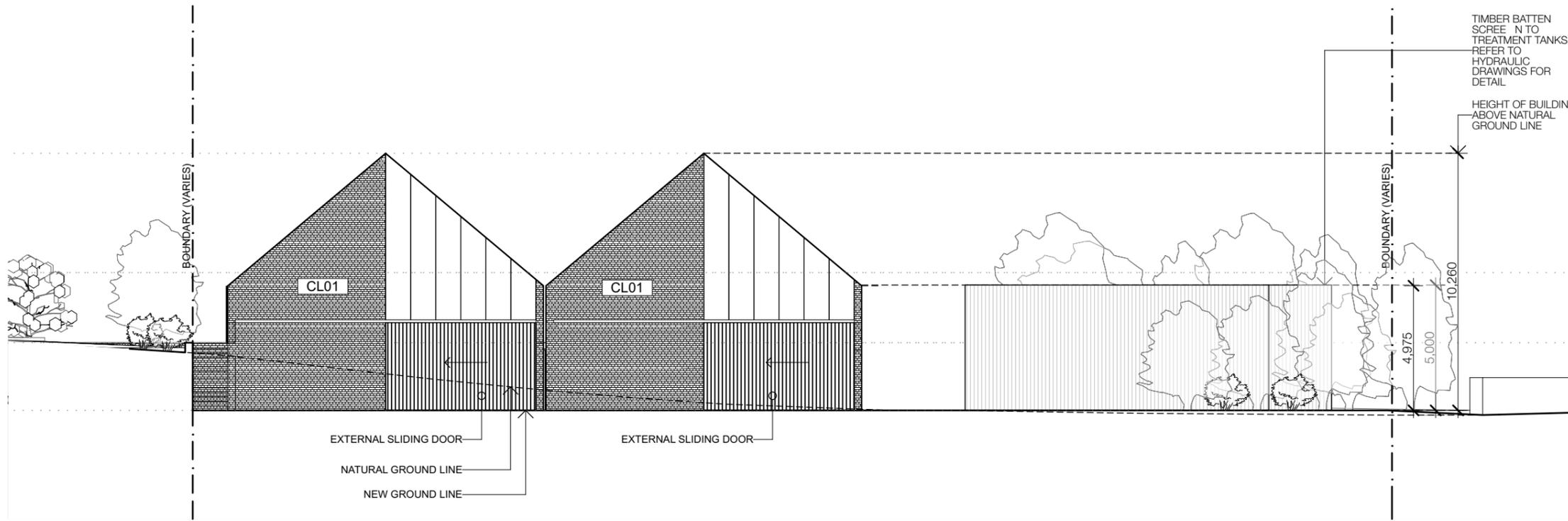
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 (elevations)

print date
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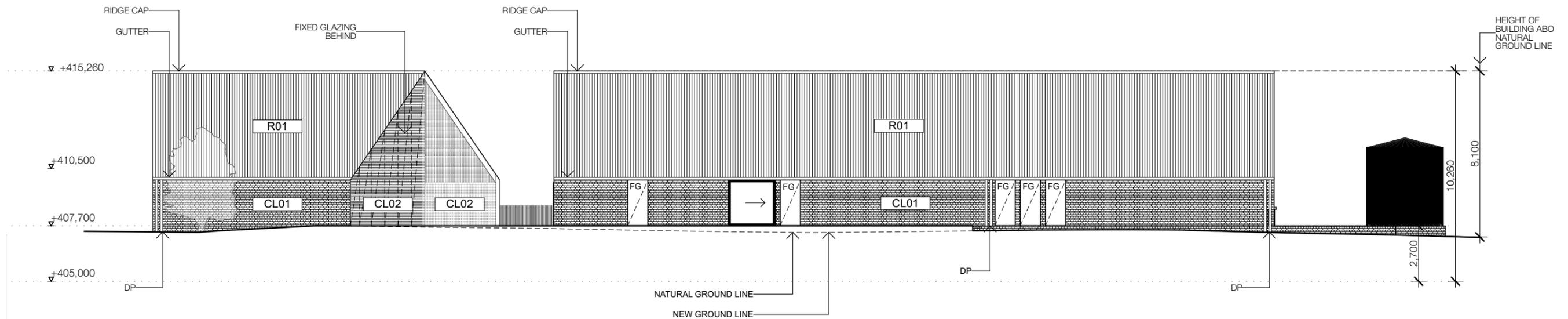
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original size
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1 **South Elevation**
1:200



2 **West Elevation**
1:200

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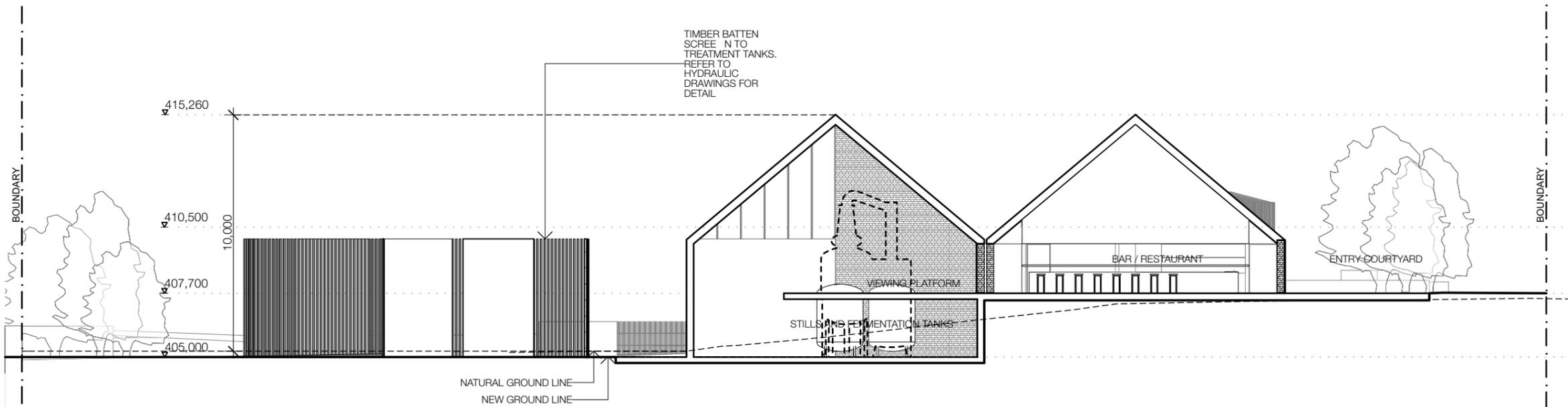
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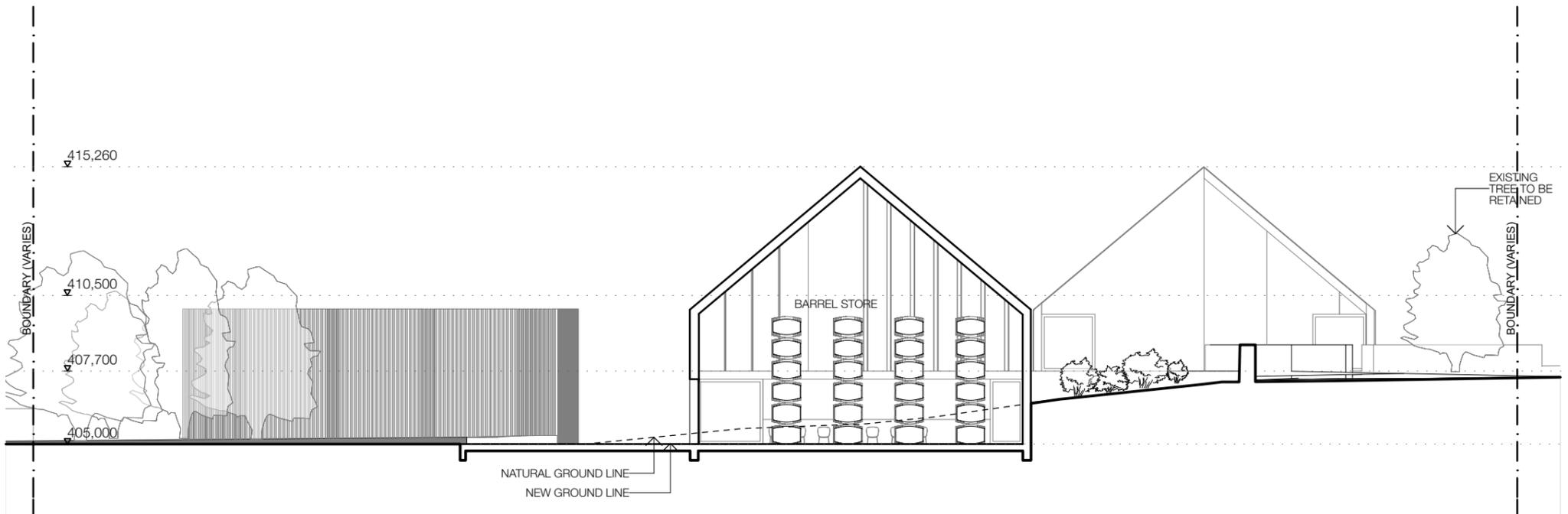
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Callington Mill Distillery

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Elevations
 (elevations)
 print date
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T17333-da08
 original size
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1

Section 01 Bar
1:200



2

Section 02 Barrel Store
1:200

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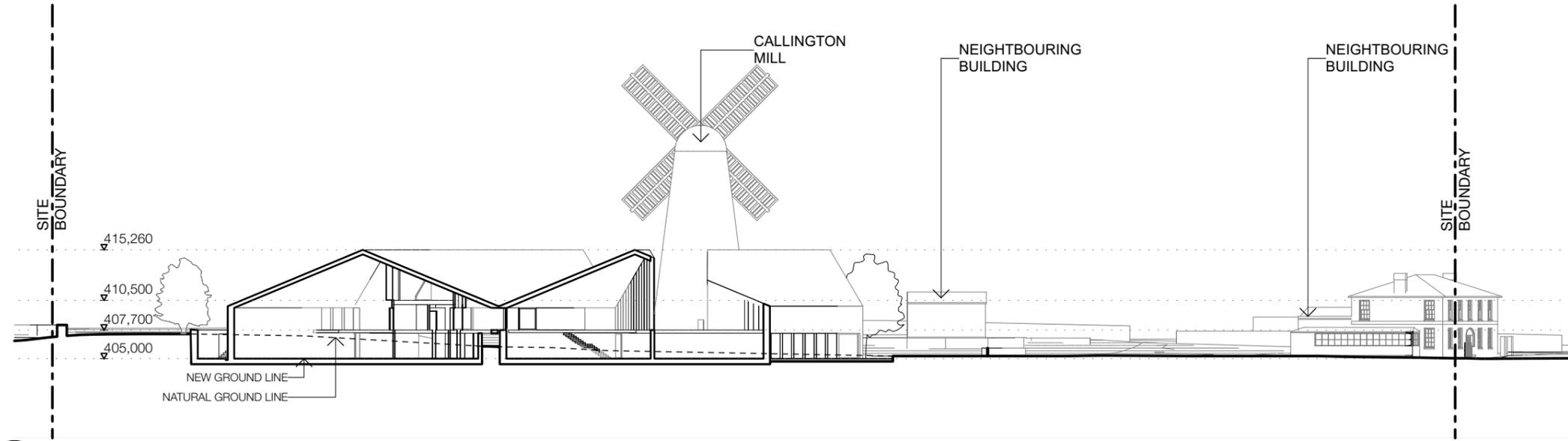
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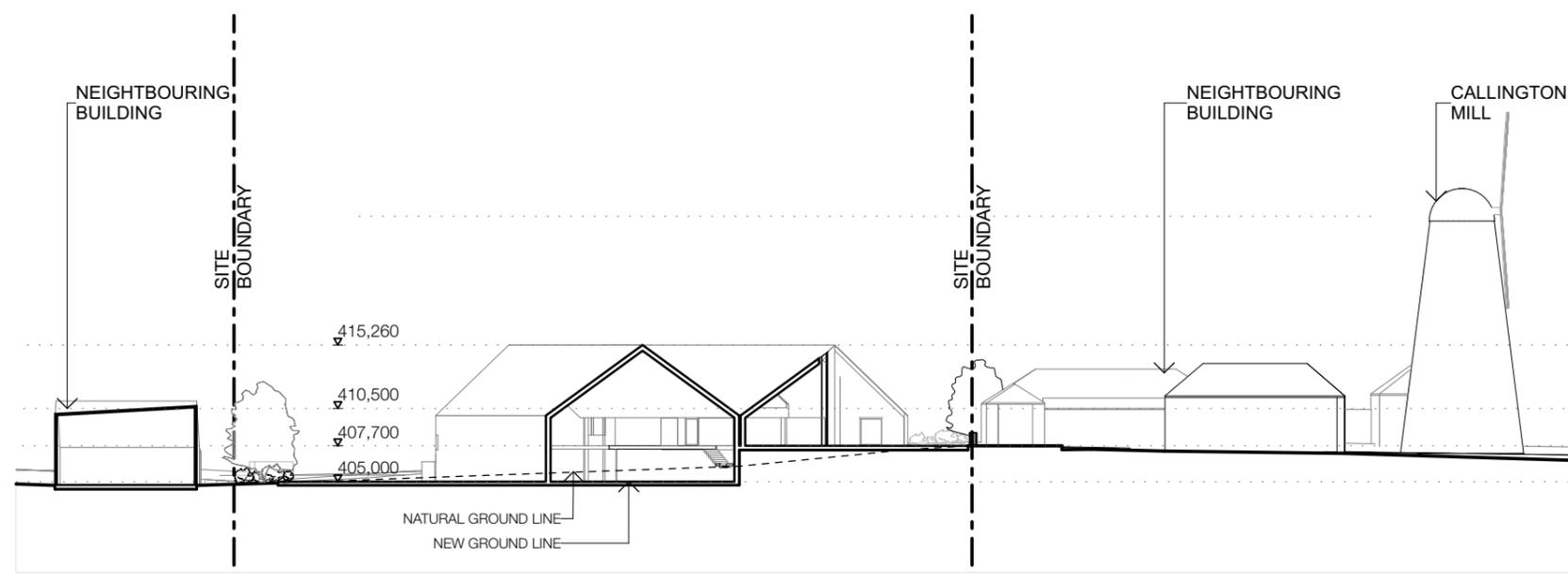
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Callington Mill Distillery

drawing title
Sections
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 drawing n°
T17333-da09
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Section 03
1:500



Section 04
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project
Callington Mill Distillery

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 (sections)

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T17333-da10

original size
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1 Mill Lane View 01



3 Mill Courtyard



2 Mill Lane View 02



4 Esplanade View 01

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Mr John Ibrahim
 99 High Street
 Catlands
 Tasmania, 7120

project
Callington Mill Distillery

drawing title
Visual Impact Renders
 (Visualisation)

print date
 11/9/18

drawing n°
T17333-da12

original size
 A3

issue
B



1 **Esplanade View 02**



2 **Corner High St View**

rev	date	purpose	rev	date	purpose
B	23/08/18	DA			

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general notes
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accredited designer:
Cumulus Studio
 Peter Walker, CC2143E

drawn by
 EP

checked by
 LW

reason of issue
Development Application

client
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project
Callington Mill Distillery

drawing title
Visual Impact Renders
 (Visualisation)

print date
 11/9/18

drawing n°
T17333-da13

original size
 A3

issue
B



1 **High Street View 01**



2 **High Street View 02**



3 **High Street View 03**

rev_date	purpose	rev_date	purpose
B 23/08/18	DA		

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drawing title
Visual Impact Renders
 (Visualisation)

print date
 11/9/18

drawing n°
T17333-da14

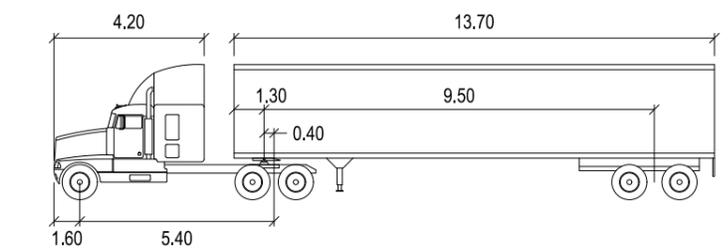
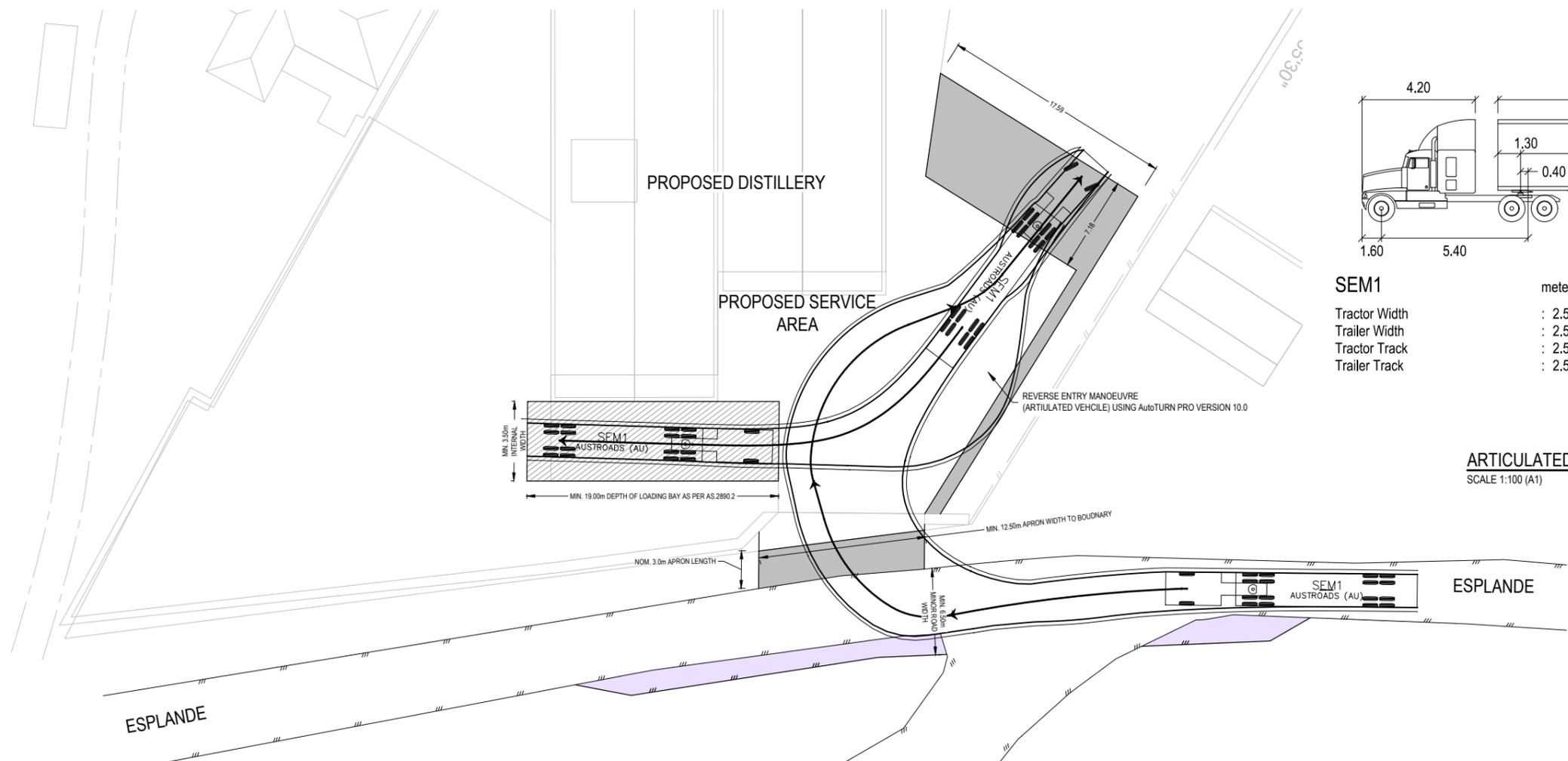
original size
 A3

issue
B

ATTACHMENT B

**Drawings of swept turning path of semi-trailers at the
development site and at the High Street/Esplanade junction**

CALLINGTON MILL SITE

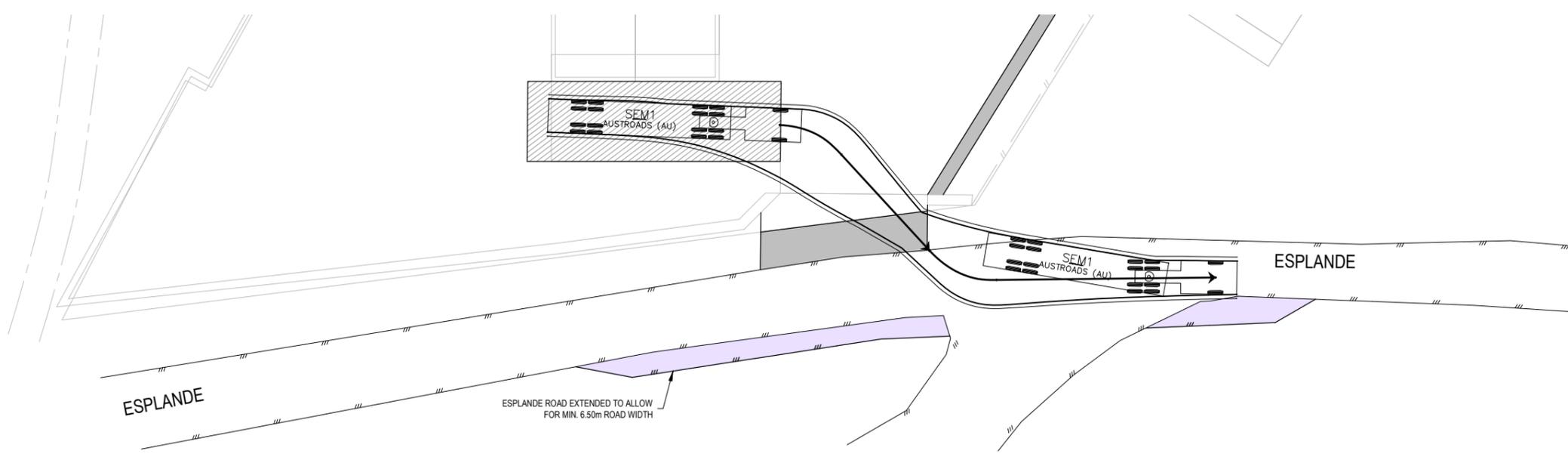


SEM1 meters

Tractor Width	: 2.50	Lock to Lock Time	: 6.0
Trailer Width	: 2.50	Steering Angle	: 28.4
Tractor Track	: 2.50	Articulating Angle	: 70.0
Trailer Track	: 2.50		

ARTICULATED VEHICLE DETAILS
SCALE 1:100 (A1)

ENTRY TURNPATH PLAN
SCALE 1:200 (A1)



EXIT TURNPATH PLAN
SCALE 1:200 (A1)

THESE DRAWINGS MUST BE APPROVED BY COUNCIL & TASWATER PRIOR TO CONSTRUCTION

HALF SCALE PRINT

BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

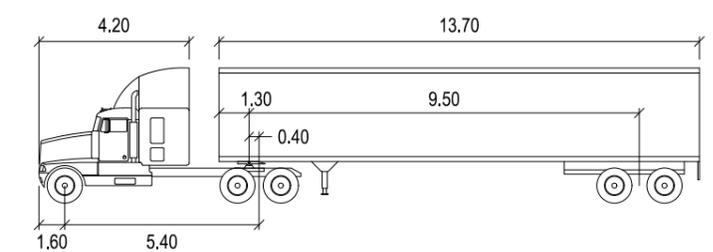
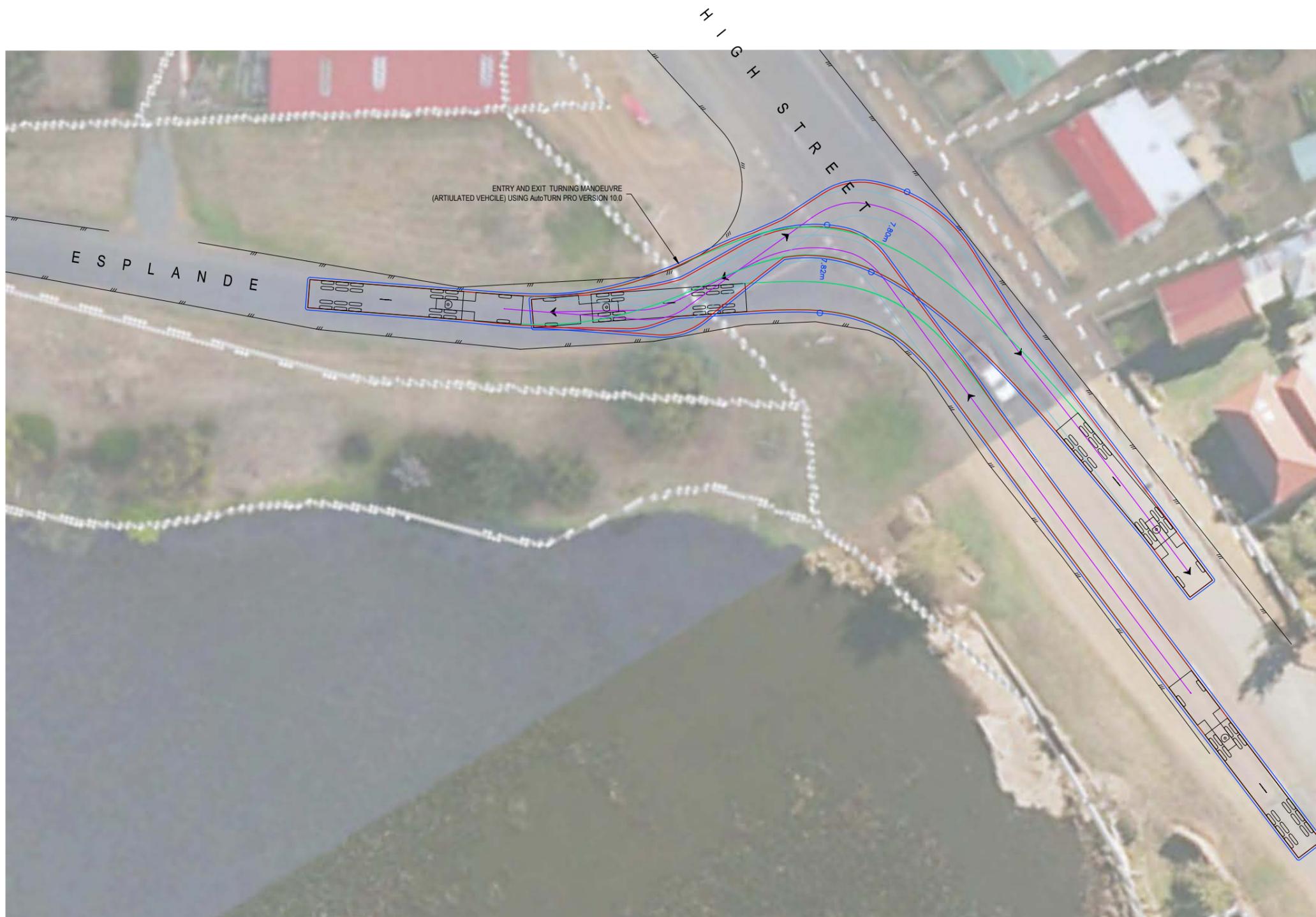
REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE
C	UPDATED TURNPATH - HIGH STREET TO ESPLANDE	3/09/2018			
B	AMENDED ENTRY TURNPATH	6/15/2017			
A	PRELIMINARY	21/11/2017			

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SHEET:	SITE TURNPATHS - SHEET 1
PROJECT:	CALLINGTON MILL DISTILLERY
ISSUE:	DEVELOPMENT APPROVAL

DRAWN:	NM	DESIGNED:	NM	VERIFIED:	-	DATE:	3/09/2018
SCALE:	1:100	SIZE:	A1	TOTAL SHEETS:	2		
PROJECT No.	17E54-5	SHEET No.	C1.01	REV No.	C		



SEM1 meters

Tractor Width	: 2.50	Lock to Lock Time	: 6.0
Trailer Width	: 2.50	Steering Angle	: 28.4
Tractor Track	: 2.50	Articulating Angle	: 70.0
Trailer Track	: 2.50		

ARTICULATED VEHICLE DETAILS
SCALE 1:100 (A1)

THESE DRAWINGS MUST BE APPROVED BY COUNCIL & TASWATER PRIOR TO CONSTRUCTION

ENTRY ONTO THE ESPLANADE FROM HIGH STREET TURNPATH PLAN
SCALE 1:200 (A1)

HALF SCALE PRINT

BEWARE OF UNDERGROUND SERVICES
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REV.	DESCRIPTION	DATE	REV.	DESCRIPTION	DATE
D	UPDATED TURNPATH	17/09/2018			
C	UPDATED TURNPATH - HIGH STREET TO ESPLANDE	3/09/2018			
B	AMENDED ENTRY TURNPATH	6/15/2017			
A	PRELIMINARY	21/11/2017			

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CLIENT:	MR JOHN IBRAHIM
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SHEET:	SITE TURNPATHS - SHEET 2
PROJECT:	CALLINGTON MILL DISTILLERY
ISSUE:	DEVELOPMENT APPROVAL

DRAWN:	NM	DESIGNED:	NM	VERIFIED:	-	DATE:	17/09/2018
SCALE:	1:100	SIZE:	A1	TOTAL SHEETS:	2		
PROJECT No.	17E54-5	SHEET No.	C1.02	REV No.	D		

CALLINGTON MILL DISTILLERY, TASMANIA
HERITAGE IMPACT ASSESSMENT
12 SEPTEMBER 2018



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INTRODUCTION

BACKGROUND

BACKGROUND

This Heritage Impact Assessment (HIA) has been prepared for John Ibrahim on behalf of ERA Planning to review and assess the proposed Callington Mill Distillery, located at 99 High Street, Oatlands. The site, known as the former Lake Frederick Inn is recognised through listing on the Tasmanian Heritage Register. It is also identified as a Heritage Place in Table E13.1 and as being within Heritage Precinct [HP2 - Callington Mill Precinct] as listed within Table E13.2 of the Southern Midlands Interim Planning Scheme, 2015.

This assessment has reviewed the proposed works as detailed in the following plans and documents:

- *Callington Mill Distillery Architectural Report* prepared by Cumulus Studio, dated 4th September 2018;
- Callington Mill DA Drawings, prepared by Cumulus Studio.
- Planning Report, prepared by ERA Planning.

This report has been prepared by Lucy Burke-Smith and Tom Brigden of Purcell. It has been informed by a desk based study and physical inspection.

LIMITATIONS

This HIA is limited to an assessment of the potential impacts of the proposal to the setting, context and significant fabric of the subject property, a portion of the reconstructed dry stone wall dividing 99 High Street from the adjacent Callington Mill site, and the Callington Mill Heritage Precinct. The report does not consider the potential archaeological impacts of the proposal. This assessment assumes that these impacts will be assessed through archaeological assessments required through conditions of approval.

REFERENCES

This document utilises the following references:

- Apperly, R, Irving R & Reynolds P. *A Pictorial Guide to Identifying Australia Architecture*, 1994.
- ICOMOS Australia, *The Burra Charter* (1999, revised 2013).
- *Works Guidelines for Historic Heritage Places*, prepared by Heritage Tasmania for the Tasmanian Heritage Council, November 2015.
- *Design in Context – Guidelines for Infill Development in the Historic Environment*, NSW Heritage Office & RAI, 2005.
- *Good Design + Heritage*, Office of the Victorian Government Architect, 2017.

UNDERSTANDING THE SITE

THE SITE

THE SITE

The subject site is located at 99 High Street, Oatlands, and is known as the former Lake Fredrick Inn. The site is recognised by Certificate of Title 240022/1.

The site has street frontages to both High Street and the Esplanade to the rear boundary. It sits adjacent to Mill Lane and the site of the Callington Mill (C/T I50311/1 and I50157/1).

The subject site and surrounds were inspected on 25 July 2018 for the preparation of this Heritage Impact Assessment.



Site Aerial of the Oatlands Township with the subject site indicated in red (source: www.maps.thelist.tas.gov.au, amended by ERA).

UNDERSTANDING THE SITE

STATUTORY LISTING

HISTORIC CULTURAL HERITAGE ACT (TAS) 1995

The Lake Frederick Inn is listed on the Tasmanian Heritage Register as both 99 and 101 High Street, Oatlands (THR ID Number 5534). The registration accounts for the Inn, the associated carriage house and the cottage at 101 High Street, Oatlands.

The Tasmanian Heritage Council have issued Works Guidelines under the provision of section 90A of the Historic Cultural Heritage Act 1995. Under Part 6 of the Act approval is required of the Heritage Council for works to a place listed on the THR in the form of a certificate of exemption or a discretionary permit. The Works Guidelines provide a framework for the determination of those works which may qualify for a certificate of exemption, or those which may require a discretionary permit.

For completeness this report, when assessing the proposal against the 'former Lake Frederick Inn' assumes the collection as identified by the THR amalgamation of properties at both 99 and 101 High Street, Oatlands.

SOUTHERN MIDLANDS INTERIM PLANNING SCHEME 2015

The subject site is recognised within the Historic Heritage Code (E.13) of the Southern Midlands Interim Planning Scheme 2015 as a Heritage Place within Table E13.1 (Ref. No. 274) and as being located within Heritage Precinct Heritage Precinct 2 [HP2] Callington Mill Precinct as identified within Table E13.2.

101 High Street, which is noted as part of the THR listing is separately listed under the Historic Heritage Code as Thimble Cottage (Ref. No. 275).

Table E13.2 of the Southern Midlands Interim Planning Scheme notes the following significance for the Callington Mill Precinct in which the subject site is located:

The Callington Mill Precinct is of historic cultural heritage significance because:

- a. *it is a rare and unique example of a flour mill complex dating from the early to mid nineteenth century, demonstrating agricultural enterprises of the colony, and the success of the wheat industry in the Southern Midlands area;*
- b. *its creative and technical achievement as an Old Colonial Georgian flourmill of circular domed tower of sandstone;*
- c. *it is a distinctive landmark both within the township of Oatlands and from the Midland Highway⁰¹*

REGISTER OF THE NATIONAL ESTATE

The significance of the site is recognised through its inclusion on the Register of the National Estate (Place ID 11621). This is a non-statutory archive.

⁰¹ Source: GHD 2007: SMC Heritage Project

UNDERSTANDING THE SITE

HISTORY

HISTORY OF OATLANDS

The township of Oatlands was first explored by European settlers in 1811, when Governor Lachlan Macquarie and his party passed through the area. By 1821, it was noted by Macquarie as a 'most eligible situation for a town' and a military detachment (H.M. 3rd Regiment of Foot (Buffs)) was stationed in the town by 1825.⁰² In 1826, Governor George Arthur established Oatlands as one of nine police districts within the colony of Tasmania. A formal survey was conducted in 1827 and Oatlands grew rapidly over the following decade. By 1829, several permanent buildings had been erected within the town by the Royal Staff Corps and local tradesmen. Through the 1830s, Oatlands became a booming town with seven hotels, stores, two breweries and mills creating a vibrant town that thrived off the rural economy.⁰³ Two of the dominant buildings within the township were constructed in the 1830s, including the Oatlands Gaol (1836), the largest regional gaol in Van Diemens Land, and the Callington Mill (1837). By the end of the 1830s, it was reported that two hundred buildings were erected, predominately of sandstone, and the township continued to grow as one of the primary woolgrowing regions of Tasmania.⁰⁴ Towards the end of the nineteenth century and coinciding with the decline in the wool industry, Oatlands ceased its rapid rise. The Gaol ceased operations in 1937.⁰⁵



View of Oatlands, undated Source: [https://stors.tas.gov.au/TASIMAGES\\$init=AU-TAS001126253517w800](https://stors.tas.gov.au/TASIMAGES$init=AU-TAS001126253517w800)



View of Oatlands c1886. Source: [https://stors.tas.gov.au/TASIMAGES\\$init=AU-TAS001126183417w800](https://stors.tas.gov.au/TASIMAGES$init=AU-TAS001126183417w800)



Oatlands Gaol, undated. Source: <https://stors.tas.gov.au/AUTAS001131821738>

⁰² <http://www.aussietowns.com.au/town/oatlands-tas>, accessed 18 April 2018.

⁰³ Oatlands Gaol CMP, 2006 pp.11-18.

⁰⁴ Oatlands Gaol CMP, 2006 pp.11-18.

⁰⁵ Oatlands Gaol CMP, 2006 pp.11-18.

UNDERSTANDING THE SITE

HISTORY

COLONIAL GEORGIAN ARCHITECTURE IN TASMANIA (1788 - c1840)

The earliest buildings with architectural pretension in Tasmania, and more broadly in Australia, utilised a simplified version of the classical Georgian style that had evolved in Britain over the reigns of the first three King Georges. The style has its roots in Renaissance Architecture, which grew into the English Georgian architecture developed by Sir Christopher Wren and his contemporaries towards the end of the seventeenth century. Coming to Australia through designers such as Francis Greenway and pattern books of the style, and the first convicts and settlers, the Georgian Style provided the new colonies of Australian with an architectural style that spoke of a refined, high culture and an understated elegance and restraint synonymous with Georgian Architecture.⁰⁶

Stylistically, Georgian architecture is based on classical order and restraint - all parts of the building are in harmony visually with one another as well as with the whole. The achievement of this harmony was based most heavily on proportion, with the use of simple mathematical ratios to determine elements of the building. Key characteristics of the style include a human scale, rectangular and prismatic shapes with classical detailing, symmetrical facades and harmonious proportions. Early materials included exposed brick or stone masonry, occasionally covered with paint or stucco for the main building form, with shingle, slate or galvanised iron roofs with close eaves. In Tasmania, the works of architects such as John Lee Archer (Colonial Architect and Engineer) and James Blackburn who designed many of Tasmania's civic and cultural buildings of the period typify this style. As the colonies grew, the design and workmanship of buildings increased with the advent of more detailed facades with Palladian style central blocks, emphasised with porticos, pediments and quoining, and traditional Colonial Georgian Style evolved into the later Colonial Regency (nominally 1788-c1840).⁰⁷



Main Street, Oatlands c1873. Source: <https://stors.tas.gov.au/PH30-1-8963>



Fonhill, Oatlands 1847. Source: <https://stors.tas.gov.au/AUTAS001124067638w800>



Oatlands Town Hall, 1970. Source: National Library of Australia.



O'Doherty's cottage, Oatlands, undated. Source: <https://stors.tas.gov.au/AUTAS001139586622>

⁰⁶ A Pictorial Guide to Identifying Australia Architecture, pp.23-27.

⁰⁷ A Pictorial Guide to Identifying Australia Architecture, pp.23-27.

UNDERSTANDING THE SITE

LAKE FREDICK INN

HISTORICAL OVERVIEW - LAKE FREDRICK INN

The THR citation for the Lake Frederick Inn provides the following historical overview:

The land on which the Lake Frederick Inn stands was granted to George Aitchison as a parcel 2 acres 7 perches (approx. 0.83 ha) in area on 13 October 1837 (DO: Mem. 6/4939). Aitchison was a former convict who turned around his adverse circumstances to become a highly skilled artisan, respected local and regional citizen, successful business man and one of the major property owners in the Oatlands area (pers. com., Steven Walker, 2 Dec. 2008). He had, in fact, acquired his Oatlands block some years before 1837, and by 1834 had a two-storey stone building erected upon it. He named it the Lake Frederick Inn, and John Vincent jun., the son of John Vincent who in 1836/37 built the Callington Mill, became its first licensee. The inn was named after Lake Frederick, which was soon renamed Lake Dulverton (Hobart Town Gazette, 2/10/1834 P996 & Weeding 1988: p64)

In 1839 George Aitchison, who had retained ownership of the inn, became its licensee when Page transferred to the Oatlands Hotel. A year later, Aitchison was planning to move to Victoria, and advertised the hotel for lease. No taker was forthcoming, and he was obliged to carry on until 1844, when the licence passed to Edward Barwick, followed by William Barwick. Joseph McEwan, who was licensee from 1855 to 1857, renamed the inn 'McEwans Hotel'. In 1858 William Sanderson took over as licensee and changed the name to 'White Horse Inn'. This name endured despite several more changes of licensee, Alexander Parker taking over in 1860, Edmund White in 1864, Isaiah Fish in 1867 and George Law in 1878 (Hobart Town Gazette, 2 Jan. 1856 12 Sep. 1878).

George Aitchison, meanwhile, had died in Melbourne in 1861 and the hotel was managed by his trustees until 1878, when it was sold by auction in several lots on 19 September. Richard Norton, a wheelwright, bought 101 High Street (DO: Mem. 6/4903). The property has been used as a private dwelling ever since. On occasions between 1878 and the present, 101 High Street and the former Lake Frederick Inn have been in common ownership, and this tradition was re-established in 2007, when the owner of the Lake Frederick Inn purchased 101 High Street.

At the 1878 auction, George Sturgeon, a licensed victualler, bought the (then) White Horse Inn on a parcel of land about 1.5 acres in area (DO: Mem. 6/4939). He ran the hotel for a decade before selling it to Margaret Bourke, a spinster (DO: Mem. 7/9687). She ran the hotel in partnership with her brother, James Bourke, and when she died it became solely his property. Towards the end of the nineteenth century, the inn was renamed the Turf Hotel, and presumably had a connection with horse racing (Weeding 1988: p29).

In his will, James Bourke appointed William Fisher and Joseph Upchurch (a police Senior Constable) as his executors. Bourke died in March 1918, and Fisher and Upchurch agreed to sell the property to the latter's wife, Jane Eliza Upchurch (DO: Mem. 14/4209). She and her daughter, Ethel Fish, occupied the property, and in 1925 Jane Upchurch formally made the building over to Ethel Fish, who lived in it until her death (DO: Mem. 16/8382 & Weeding 1988: p29). During the Fish family's tenure the larger, second wing at the rear of the building was demolished as was the twelve-stall stable block adjoining the carriage house; the stone was sold off to be used in other local buildings and the site was cleared. Also during that time, the well and cellar were filled in, the bullnosing was smashed off the treads of the internal stone stairs and the glazing bars were similarly removed from the side and fanlights. Part of the building was used as a bakery storeroom. Since 1975, the property has served a number of commercial functions, but in the twenty-first century it is a private house.

UNDERSTANDING THE SITE

SIGNIFANCE AND DESCRIPTION

STATEMENT OF SIGNIFICANCE – LAKE FREDERICK INN

The THR citation for the Lake Frederick Inn provides the following statement of significance:

The Lake Frederick Inn, Oatlands, and its associated buildings have cultural heritage significance as an example of an early Tasmanian coaching inn complex. The main inn building functioned as hostelry from 1834 until the twentieth century. The building, which has changed little externally since the 1830s, also has the ability to demonstrate the characteristics of a two-storey Old Colonial Georgian inn. The cottage at 101 High Street has the ability to demonstrate the characteristics of single-storey Victorian-Georgian cottages. Additionally, the use of stone as a building material in two of the buildings enhances the overall ambience of Oatlands, which reputedly has the largest number of nineteenth century sandstone buildings within a regional township in Australia. The Lake Frederick Inn is also significant for its association with Samuel Page, its second licensee and the founder of the dominant coaching service in Tasmania from 1848 until 1876.

DESCRIPTION OF THE SUBJECT SITE

The THR citation for the Lake Frederick Inn provides the following description:

The Lake Frederick Inn is a two-storey, Georgian, colonial brick building with an ashlar sandstone facade. It has a prominent stringcourse unusually at window sill level and a medium-pitched broken-backed hipped roof with boxed eaves. The roof is clad in corrugated iron. Two simple chimneys are featured, one at each end. A six-panelled timber door is situated in the centre of the symmetrical facade. It has sidelights and an arched transom light. The facade features expressed quoins and reveals. The front door is flanked by two double-hung twelve-paned sash windows. The first floor features five similar windows. To the side elevations there are also double-hung twelve-paned sash windows.

To the rear of the building is a single-storey kitchen wing, and on the eastern side of the building there is an enclosed verandah. A sandstone gable-ended carriage house, part of the original L-shaped stable block, stands on High Street immediately to the east of the building and on the same title.

101 High Street is a single-storey Victorian-Georgian sandstone cottage. It has a hipped roof clad in corrugated iron and four tall simple chimneys. The building has a symmetrical facade, with a twelve-paned double-hung sash window with stone sill either side of the central front door, over which there is a rectangular transom.



Lake Frederick Inn from High Street.



Lake Frederick Inn from High Street, with the adjacent carriage house to the left and Callington Mill to the rear.

UNDERSTANDING THE SITE

DESCRIPTION & SITE CONTEXT



View down Mill Lane with the Lake Frederick Inn to the left.



View toward proposed site of the Callington Mill Distillery from the Callington Mill site. The image represents the area of wall nominated for isolated dismantling.



Looking towards the rear boundary of 99 High Street from the Callington Mill site.



Looking along the boundary between 99 High Street and Callington Mill.



The proposed site of the Callington Mill Distillery toward the rear of 99 High Street.



99 High Street as viewed from the Esplanade.

HERITAGE IMPACT ASSESSMENT

PROPOSED WORKS

PROPOSAL

The proposal, subject of this application, seeks approval for the construction of a new building to the rear of 99 High Street. The building is proposed to be constructed within the open paddock area to the rear of the site and will be accessed from the Esplanade. The building is proposed as a purpose built whisky distillery accommodating tasting and visitor facilities. There are no works proposed to the Lake Frederick Inn or associated structures. It is proposed that the development interface with the adjacent Callington Mill Site, with a part opening in the reconstructed stone wall.

The nominated site is located toward the rear of the property, providing a respectable curtilage for the historic Lake Frederick Inn. The orientation of off set locality of the proposed buildings retain views to the Lake Frederick Inn from the Esplanade while at the same time allowing views from High Street through to the rear boundary of the Esplanade and of the Lake beyond.

The proposed buildings are two storey in height, with additional eaves space. Given the natural contours of the site, which slope down towards Lake Frederick, the ground storey is proposed to be partially excavated into the hillside, reducing the apparent scale of the building when viewed from the South. The buildings take their massing and form from traditional agricultural buildings, particularly their elongated plan form, simple pitched roofs and clipped eaves.

In terms of materiality, the buildings are proposed to be constructed from a simple material palette informed by agricultural buildings, including walls of reclaimed brick, partially glazed gable walls, timber doors and corrugated metal sheet roofing.

Further details of the proposal are provided within the following documentation:

- *Callington Mill Distillery Architectural Report*, prepared by Cumulus Studio, dated 4th September 2018;
- *Callington Mill Distillery DA Drawings*, prepared by Cumulus Studio.
- *Planning Report*, prepared by ERA Planning.



High Street view. Source: Cumulus Studio

HERITAGE IMPACT ASSESSMENT

PROPOSED WORKS



Mill Lane View. Source: Cumulus Studio



Esplanade View. Source: Cumulus Studio

HERITAGE IMPACT ASSESSMENT

IMPACT ASSESSMENT

GUIDANCE DOCUMENTATION

This assessment has been informed by the following documents which provide for a best practice management framework of historic sites:

- ICOMOS Australia, The Burra Charter (1999, revised 2013).
- Works Guidelines for Historic Heritage Places, prepared by Heritage Tasmania for the Tasmanian Heritage Council, November 2015.
- Design in Context – Guidelines for Infill Development in the Historic Environment, NSW Heritage Office & RAI, 2005.
- Good Design + Heritage, Office of the Victorian Government Architect, 2017.

ASSESSMENT CRITERIA

This assessment is based on observations made during the site visit and a review of the design proposal within the context of the Southern Midlands Historic Heritage Code. It addresses the impact of the proposal, and its effect on the cultural heritage significance of 99 High Street, the wall nominated for partial dismantling between the site and Callington Mill and the Heritage Precinct. The assessment considers the potential for detrimental impacts as a result of the proposal, as well as all mitigation measures proposed. Works have been assessed in terms of their impact on the heritage value of the Heritage Precinct as identified in its Statement of Significance, and to the setting and context.

ASSESSMENT AGAINST HISTORIC HERITAGE CODE

As the subject site is identified as a Heritage Place in Table E13.1, and as being within the Callington Mill Heritage Precinct in Table E13.2, of the Southern Midlands Interim Planning Scheme, the following assessment considers the responsiveness of the proposal against the Development Standards for Heritage Precincts.

TABLE E13.7.1 DEVELOPMENT STANDARDS FOR HERITAGE PLACES –DEMOLITION	
OBJECTIVE	
The ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.	
PI Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;	
a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place	Demolition is limited to partial dismantling of the reconstructed dry stone wall to the boundary of the subject site and the adjacent Callington Mill and widening of the existing entrance from the Esplanade. Documentary evidence indicates that these walls have been subject to an ongoing program of reconstruction since the 1980s. The proposed opening in the wall adjacent to Callington Mill is 6m in length. The stone units nominated for dismantling are proposed to be reconstructed perpendicular to the wall (as though a section of the wall has been 'opened') so that the boundary is clearly legible to visitors, and its heritage values may be interpreted.
b) there us no prudent feasible alternatives;	
c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to the retained;	
d) significant fabric is documented before demolition.	
TABLE E13.7.2 DEVELOPMENT STANDARDS FOR HERITAGE PLACES – BUILDINGS AND WORKS OTHER THAN DEMOLITION	
OBJECTIVE	
The ensure that development at a heritage place is:	
a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage; and	
b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.	
PI Development must not result in any of the following:	

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<p>a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;</p>	<p>The architectural design of the proposed Callington Mill distillery demonstrates a considered and compatible response to the historic context of both the site itself, the Callington Mill Heritage Precinct and the Oatlands township more broadly.</p> <p>Its siting has been carefully defined to ensure limited impacts to the views and vistas to, from and through both the subject site and that of the adjacent Callington Mill. The height and scale of the development contributes further to the crafting of a compatible and discreet insertion within this heritage context. The partial excavation of the ground floor into the natural contours of the site effectively reduces the apparent scale of the buildings when viewed from within the Callington Mill site.</p> <p>The design responds to the established Old Colonial Georgian architecture of the Precinct through its form, including roof pitch, materiality and fenestration. Overall it presents as a reference point to agricultural outbuildings of the Old Colonial period. Its siting is less formal than that of the homestead, with a generous curtilage so as not to detract from the hierarchy of buildings, the predominant of which remains the Lake Frederick Inn.</p> <p>The proposed material palette of reclaimed brick and corrugated metal sheet roofing is informed by traditional agricultural buildings, and is deliberately subservient to the sandstone of Lake Frederick Inn so as not to visually dominate the site.</p>
<p>b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.</p>	<p>It is not considered that the proposal results in substantial diminution of the historic cultural heritage significance of the Lake Frederick Inn or its setting.</p> <p>Its siting has been carefully defined to ensure limited impacts to the views and vistas to, from and through both the subject site and that of the adjacent Callington Mill. The height and scale of the development contributes further to the crafting of a compatible and discreet insertion within this heritage context.</p> <p>The proposal does not include significant alteration to the dry stone wall of the Esplanade nor change to the existing planting and trees of the nominated site or streetscape.</p> <p>Proposed landscaping utilises a screening of native grasses and trees, which is both appropriate to the site, and will serve to break up the mass of the buildings when viewed from the Esplanade and from with the Lake Frederick Inn and Callington Mill sites.</p>
<p>P2 Development must be designed to be subservient and complementary to the place through characteristics including:</p>	
<p>a) scale and bulk, materials, built form and fenestration</p>	<p>It is considered that the scale, and bulk, materials, built form and fenestration of the proposal is subservient and complementary to the Lake Frederick Inn.</p> <p>The design and siting presents a solution which draws precedent from collections of agricultural buildings typical to Old Colonial Georgian period. Sited away from the principal residence, toward the rear of the site with a walled and internalised focus it speaks of a utilitarian function, secondary, or subservient to that of the Inn. The limited external fenestration, the simple masonry construction, bulk and form are all complementary to ancillary structures of this period which are not out of context with the historic cultural heritage significance of the Lake Frederick Inn or its setting.</p>

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b) setback from frontage;	The proposal does not impact on the setback from High Street, and is sufficiently set back from its secondary frontage of the Esplanade so as not to detract from the historic cultural heritage significance of the Lake Frederick Inn or its setting.
c) siting with respect to buildings, structures and listed elements;	The buildings respect both the Lake Frederick Inn and Callington Mill heritage sites through their placement within the site. A dialogue is set up between the Callington Mill courtyard and the Distillery courtyard, while the latter is also clearly indicated as subservient through its smaller size and angular form.
d) using less dominant materials and colours.	The proposed use of reclaimed brick and sheet metal roofing is consistent with traditional agricultural buildings, and is intended to indicate the buildings' subservient nature to adjacent sandstone heritage buildings.
P3 Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.	Simple elongated plan forms, pitched roofs and traditional masonry construction respond to the dominant heritage characteristics of Oatlands, and agricultural buildings of the region more generally.
P4 Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.	Not applicable
P5 New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.	Not applicable
P6 The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance of the place	Not applicable

E13.8.1 DEVELOPMENT STANDARDS FOR HERITAGE PRECINCTS	
OBJECTIVE	
To ensure that demolition in whole or in part of buildings or works within a heritage precinct does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.	
PI Demolition must not result in the loss of any of the following:	
a) buildings or works that contribute to the historic cultural heritage significance of the precinct;	Demolition is limited to partial dismantling of the reconstructed dry stone wall to the boundary of the subject site and the adjacent Callington Mill and enlargement of the existing opening to the wall of the Esplanade boundary. Documentary evidence indicates that these walls have been subject to an ongoing program of reconstruction since the 1980s. The proposed opening adjacent to Callington Mill is 6m in length. The dry stone units nominated for dismantling are proposed to be reconstructed perpendicular to the wall (as if a section has been 'opened') so that the boundary is clearly legible to visitors, and its heritage values may be interpreted.
b) fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct; unless all of the following apply; <ul style="list-style-type: none"> i. there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place. ii. there are no prudent or feasible alternatives; iii. opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct. 	

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E13.8.2 DEVELOPMENT STANDARDS FOR HERITAGE PRECINCTS – BUILDINGS AND WORKS OTHER THAN DEMOLITION	
OBJECTIVE	
To ensure that development undertaken within a heritage precinct is sympathetic to the character of the precinct.	
P1 Design and siting of the buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.	Refer to Assessment Table for E13.2 design criteria
P2 Design and siting of the buildings and works must comply with any relevant design criteria / conservation policy listed in Table E13.2, except if a heritage place of an architectural style different from that characterising the precinct.	Refer to Assessment Table for E13.2 design criteria
P3 Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct;	Not applicable
P4 New front fences and gates must be sympathetic in design, (including height, form, scale and materials), and setback to the style, period and characteristics of the precinct.	Not applicable

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E13.2 HERITAGE PRECINCTS	
HP2 DESIGN CRITERIA / CONSERVATION POLICY	
The design and siting of buildings and works must satisfy the following criteria:	
a) scale, roof pitch, building height, form, bulk, rhythm, materials and colour of new buildings and additions to existing buildings should respect the Old Colonial Georgian architectural style;	The proposed form of the buildings is influenced by traditional agricultural buildings, particularly the elongated plan form, simple pitched roof and material palette adopted.
b) building setback from frontage must provide a strong edge to High Street and be parallel to the street;	Not applicable
c) buildings close to the street frontage must address the street;	<p>The building does not front High Street, nor impact on the presentation of the Lake Frederick Inn to High Street.</p> <p>While the proposed development is close to the street frontage of the Esplanade, and does not 'address the street' this design response is considered to derive appropriate influence from collections of ancillary agricultural buildings which typically placed around somewhat of an internal courtyard with little perimeter fenestration. This design response is considered appropriate for a rear frontage and one responsive to the Old Colonial Georgian characteristics of the Heritage Precinct.</p>
d) buildings must not visually dominate the streetscape or existing buildings;	The proposed buildings are set back from High Street, with very little visual impact to views of Lake Frederick Inn. Although the buildings are more prominent in views from the Esplanade, the buildings do not dominate adjacent heritage buildings, given their low height and the partial excavation of the ground floor into the natural contours of the site.
e) architectural details and openings for windows and doors to visually prominent facades must respect the Old Colonial Georgian architectural style in terms of style, size, proportion and position;	Given that the proposed development does not front High Street, and that it is intended to be clearly a new construction which complements the adjacent Callington Mill site when viewed from the Esplanade, it is considered appropriate to adopt a simple contemporary style for glazed openings.
<p>f) external wall building material must be any of the following:</p> <p>i. sandstone of a colour matching that commonly found in Oatlands' buildings</p> <p>ii. weatherboard (traditional profiles);</p> <p>iii. rendered, painted or lime wash brickwork;</p> <p>iv. unpainted brick of a traditional form and colour laid with a traditional bond;</p> <p>v. traditional Tasmanian vertical board (non- residential buildings only);</p>	It is proposed to utilise traditional unpainted brick construction supplemented with vertical timber boards. Facades fronting the internalised yard include screens of expanded mesh, which are not visible from the streetscape, nor considered inconsistent with the typology of the agricultural influences.

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<p>g) roof form and material must be consistent with the following:</p> <ul style="list-style-type: none"> i. pitch between 30 and 40 degrees and hipped or gable if a major part of the building; ii. pitch less than 30 degrees and skillion if a minor part of the building at the rear; iii. avoidance of large unbroken expanses of roof and very long roof lines iv. roof material either custom orb (corrugated profile) sheeting, timber shingles, and slate. Sheeting must be either traditional galvanised iron or painted; v. guttering is rounded profile, with downpipes of circular cross-section 	<p>Roof form is gabled with a pitch of approximately 40 degrees. The roof material is proposed to be corrugated profile sheeting.</p>
<p>g) wall height sufficient to provide for lintels above doors and windows, with wall space above;</p>	<p>Given the single storey agricultural form of the West Elevation, this criteria is not thought to be appropriate.</p>
<p>h) outbuildings generally to have a gabled, corrugated roof with an angle of pitch matching that of the primary building on the land, and with differentiated colouring of the exterior walls and roof so as to also approximate that of the primary building on the land;</p>	<p>The proposed Callington Mill Distillery has a gabled corrugated roof of a pitch compliant with the requirements of Design Criteria E13.2.g. Its material has a differentiated colour to that of the exterior walls, and one complementary to that of the former Lake Frederick Inn and associated historic buildings.</p>
<p>i) fences along frontages must be:</p> <ul style="list-style-type: none"> i. between 900mm and 1000mm high, with a maximum of 1200mm for posts; ii. vertically articulated, (such as with dowel- and-rail, picket or palisade fences); iii. "semi-transparent" in appearance, that is, the distance between dowels or pickets, etc., must be such that the fence does not appear 'solid'; 	<p>Not applicable.</p>
<p>j) new buildings and additions to existing buildings must not significantly obstruct or diminish views of Callington Mill from High Street, the Esplanade or the Midland Highway.</p>	<p>As demonstrated through the modelling in View 01 to 10 of the <i>Callington Mill Distillery Architectural Report</i>, the siting of the proposed Callington Mill Distillery does not significantly obstruct or diminish views of the Callington Mill from High Street, the Esplanade, nor the Midland Highway.</p>

HERITAGE IMPACT ASSESSMENT

SUMMARY OF ASSESSMENT & CONCLUDING REMARKS

SUMMARY

The proposal to redevelop the site at 99 High Street, Oatlands, with a distillery and associated visitor facilities is considered to be an appropriate use given the nature of the adjacent Callington Mill site - historically this site behind High Street has been long associated with agricultural and commercial enterprise, while the former Lake Frederick Inn has been long associated with hosting visitors to Oatlands. It is also noted that such a development has the potential to significantly increase visitor numbers to Callington Mill site, and to provide visitors with enhanced visitor facilities, which could be of major benefit to the heritage place.

On the whole, the design proposals do not propose interventions to the historic built fabric of the site, apart from a small section of dismantling to the boundary drystone wall. In this case, the drystone wall has been shown to have been subject to a continuous programme of reconstruction in the past, and the residual value of the deconstructed stones is to be retained on site through their reconstruction. In our opinion, the retention of the stones will allow for the continued legibility and interpretation of the boundary, and therefore the retention of its heritage values.

In terms of scale and massing, the proposed development has been carefully considered from a number of vantage points, along High Street, from within the Callington Mill and Lake Frederick Inn heritage sites, and from the Esplanade. The partial excavation of the ground floor level into the natural contours of the site significantly reduces the scale of the building when viewed from within the Callington Mill site, while the siting of the building, and its traditional pitched roof form and material palette ensure that the development is of minimal impact to views from High Street. The greatest visual impact will be from the Esplanade, looking towards Callington Mill, though the low form of the buildings ensures that views of the historic windmill and sails are retained. Landscaping of native trees and grasses will also soften the apparent bulk of the building when viewed from this location.

The use of a material palette of reclaimed bricks, sheet metal roofing, simple glazed openings and timber sliding doors is considered to be an appropriate response to the agricultural context of the site, and ensures that the buildings read as subservient to the sandstone buildings of Oatlands High Street.

CONCLUSION

The design for the proposed Callington Mill Distillery acknowledges and responds to the significant setting and context of the site and key HP2 Design Criteria and Conservation Policy for the Callington Mill Precinct. It is our position that the proposal does not impact on the values of the Lake Frederick Inn, Callington Mill site or the broader Heritage Precinct, and should be approved under the Historic Cultural Heritage Act and Southern Midlands Interim Planning Scheme 2015.

HERITAGE IMPACT ASSESSMENT

SUMMARY OF ASSESSMENT & CONCLUDING REMARKS

Callington Mill Distillery Oatlands Planning Report - Hydraulics

transport | community | mining | industrial | food & beverage | energy



Prepared for:

Callington Mill Distillery Trust

Client representative:

John Ibrahim

Date:

14 December 2017

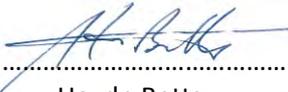
Rev A

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Appendices

- Appendix A: Architect's plans
- Appendix B: Site survey
- Appendix C: Hydraulic engineering drawings

Prepared by:	 Connell Maskrey	Date: 14 December 2017
Reviewed by:	 Haydn Betts	Date: 14 December 2017
Authorised by:	 Haydn Betts	Date: 14 December 2017

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Executive Summary

This report has been prepared to assist the Callington Mill Distillery Trust gain Planning Approval for its proposed whisky distillery at its Callington Mill site at Oatlands. The Trustee, Mr John Ibrahim, has asked **pitt&sherry** to review the stormwater drainage, domestic sewage and trade waste requirements for the operation of the distillery and prepare a report to support the application.

The proposed development is situated in a heritage site, the Callington Mill, which is located on vacant land that generally falls from Mill Lane to the north and ultimately drains across The Esplanade and into Lake Dulverton. This permanent water body is environmentally sensitive and required special consideration for any water that may drain from the development.

The proposed development is a two-storey structure comprising distilling, retail, commercial and barrel storage areas.

The engineering requirements for the development are set by the Southern Midlands Council for the management of stormwater and TasWater for the discharge of domestic sewage and trade waste.

pitt&sherry has discussed these requirements with each authority, outlined the design issues and solutions and has received tacit support for the solutions offered pending official review.

In our view, these should not be an incumbrance for the granting of development approval.

1. Introduction

This report has been prepared to assist the Callington Mill Distillery Trust gain Planning Approval for its proposed whisky distillery at its Callington Mill site at Oatlands. The Trustee, Mr John Ibrahim has asked **pitt&sherry** to review the stormwater drainage, domestic sewage and trade waste requirements for the operation of the distillery and prepare a report to support the application.

Appended to this report are the architect's plans (Appendix A), site survey (Appendix B) and hydraulic engineering preliminary concepts (Appendix C).

1.1 Development site

The proposed development is situated in a heritage site, the Callington Mill which is located on vacant land that generally falls from Mill Lane to the north and ultimately drains across The Esplanade and into Lake Dulverton. This permanent water body is environmentally sensitive and required special consideration for any water that may drain from the development.

1.2 Proposed development

The proposed development is a two-storey structure comprising distilling, retail, commercial and barrel storage areas as shown on the architect's (Cumulus Studio Pty Ltd) plans Appendix A.

2. Engineering requirements

2.1 Stormwater

The Southern Midlands Council has confirmed the lawful point of discharge for stormwater is the entrance to an existing driveway culvert that eventually drains to Lake Dulverton. Council also requires the installation of a silt trap within the property.

Drainage design is to be in accordance with its Planning Scheme Code that requires the minor drainage system (piped stormwater) to be designed to a 2% Annual Exceedance Probable (AEP) storm event whilst the major system is to be designed to a 1%AEP event.

2.2 Domestic Sewage and Trade Waste

TasWater will permit the discharge of sanitary sewage from the development and its trade waste in a controlled manner to an existing manhole located in Mill Lane adjacent to the proposed development. Given the site is much lower than the invert of the sewer manhole, it will be necessary to provide a pumped system to convey liquid waste under pressure from a collection point.

3. Stormwater

The existing surface in the proposed development area slopes down to the North-East at around 6%. Beyond the proposed development footprint, the surface is much flatter, in the vicinity of 1% grade towards the NE property boundary.

From the survey levels, the NE edge of the property from the small shed along the paling fence to the SE stone wall has about 0.5% available existing grade. If a consistent grade can be achieved along this fence line, a 100mm deep, 2m wide spoon drain to a grated pit on the SE corner is sufficient to convey surface flow.

We have assumed a 95% impervious area for the proposed development area which for a 2% AEP provides a discharge of 50-60 l/s. A 225mm diameter uPVC pipe is sufficient to convey this stormwater from the development area to a grated inlet pit at the south-eastern corner of the property. This pit will also collect stormflow from the spoon drain.

The pit is to have two chambers, the first chamber is intended to collect silt and an internal overflow weir will allow discharge into a deeper chamber.

From the grated pit at the SE corner, a 225mm diameter PVC pipe can convey the water under the existing stone wall and down to another grated pit immediately before the next northern property access culvert. Council has agreed this as the Lawful Point of Discharge from the site. The existing access culvert to the neighbouring property will likely need to be re-laid to align with the new pit and 225 mm diameter pipe. A pipe along the side of the road is preferred to direct outfall into a table drain. A table drain would be deep and compromise the safety and amenity of the area and preclude car parking on the verge.

4. Domestic sewage

The development contains a bar and kitchen facility, toilets, and cleaners' facilities. The sanitary fixture load has been determined as per AS3500.2 Table 6.2(A)

Fixture	Abv.	Connection Size (DN)	Qty	FU Rating	FU Total
Water Closet	W.C.	100	3	6	18
Hot Water Cylinder	HWC	40	1	0	0
Sink	S	50	5	3	15
Basin	B	40	3	1	3
Floor Waste	FW	65		0	0
Commercial Dishwasher	CDW	50	1	6	6
Cleaners Sink	CS	50	1	1	1
Dishwasher	DW	40	1	3	3
TOTAL					46

The waste will drain via a vented DN100 PVC which has sufficient capacity (at grades between 1.65 and 5%) as per the maximum fixture loadings in AS3500 tables 3.3.1 and 8.2.2(A).

A grease trap/arrestor will be required prior to discharge into the developments pump well due to the kitchen/bar facilities to meet trade waste requirements (see further below).

The pumping system proposed and all other sanitary plumbing works will comply with the requirements of relevant Australian Standards, WSAA codes and TasWater supplements to the codes.

The pump well will have sufficient storage to handle a minimum 24-hour period in the case of power loss or pump failure. The pump station will include level monitoring and an alarm and beacon for high level occurrences.

5. Trade waste

There are two (2) components to trade waste:

- Kitchen/bar facilities – managed with sink basket wastes and a standard 1000L grease trap/arrestor
- Whisky making process – onsite treatment, as discussed in detail below.

5.1 Scope of Services on Trade Waste Management

The wider scope for **pitt&sherry** is as follows:

- Analysis and preparation of a stormwater drainage concept sketch for the site including determining the lawful point of discharge
- Determination of the equivalent population sewage loading and deriving a method for its discharge to the Oatlands sewerage scheme and preparation of a concept sketch
- Holding discussions with TasWater regarding the satisfactory disposal of trade waste discharges from the distillery
- Preparation of a hydraulic services report that support the development application
- Discussions with your architect, Southern Midlands Council, Environmental Protection Agency and TasWater.

Services which are excluded from the scope to be undertaken by **pitt&sherry**:

- Site visit
- Analysis of the trade waste
- Determination of measures to dispose of solids from the trade waste
- Development of concepts to treat trade waste prior to its disposal (which we presume at this stage) can be discharged to the Oatlands sewerage treatment plant via the sewerage scheme
- Preparation of detailed designs.

This report specifically reviews concept designs related to trade waste management. For the purpose of this review and concept designs, the trade waste component is limited to liquids treated on site to an acceptable standard prior to discharge into TasWater sewerage.

The distillery will function around 350 days a year.

5.2 Process Review

pitt&sherry undertook a review of the proposed distillation process including various infrastructure, process stages and outputs as well as waste / wastewater generated.

A list of the distillery process components is given below:

- Stills (2 off)
- Fermentation (8 off)
- Mash Tun, Wort Tank and miscellaneous storage vessels
- Silos (2 off)
- Hoppers and Mills
- Steam supply
- Associated pipe work.

5.2.1 Proposed Distillation Process

The daily process is initiated by approximately 1,250 tonnes of Westminster malted barley being crushed in a roller mill with 5,500L of 64°C hot water. The hot water dissolves the sugars within the grain starch.

Approximately 5,000L of produced wort is transferred to the fermenter tanks, where yeast is added to boost the fermentation process over five to seven days. Cleaning the mash tun and grain chute is undertaken with approximately 100L of water on a daily basis.

The fermented wash, containing 6% to 8% alcohol is pumped out of the fermenter into wash still for distillation, through a process termed wash run. Approximately 150L of thick residual slurry of spent yeast is removed from the fermenter tanks at this time. This is high in protein and can be recycled into animal feed. Cleaning the fermenter tanks requires 100L of clean water per tank.

Two thirds of the wash run liquid is a residual fluid is termed pot ale and is another waste product of the process. This is removed and the distillers are washed, which require approximately 250L of fresh water per still. This process is undertaken twice a day, thereby producing 500L of wastewater from the cleaning process.

Floor washing in the distillery and packing area would produce large quantities of wastewater – this will be a function of floor areas and frequency/duration of wash down and is thus to be finalised. An allowance is made in the daily wastewater generation.

5.2.2 Trade waste streams

Trade waste is predominantly liquid waste with additional solid component in the form of spent yeast and barley fines. The solids will be recycled into animal feed by separate agreements. Raw wastewater from whisky production would be high in BOD and COD, which will require pre-treatment prior to discharge into sewer as trade waste.

Description	Approx quantities
Wash out water	4,000L / day
Pot Ale	5,470 L / day
Spent Yeast	21 kg / week
Cooling water	No wastewater is generated – looped system
Floor cleaning	variable

As per TasWater guidelines for Determination of trade waste category (which follows the WSAA Australian Sewage Quality Management Guideline 2012), TasWater determines a business' trade waste risk score as per the following formula:

$$\text{Total trade waste risk score} = A + S + P + V$$

Where, A= Business Activity risk score

S = Substance of Most Concern score

P = Pre-treatment equipment required and

V = Trade waste volume score

The business activity score is assumed to be 10 as per listing of suggested businesses.

A total volume of approximately 10,000L per day or 3,500kL/year would suggest a volume score of 30.

A substance score of 5 (low risk) and Pre-treatment score of 15 (neutralisation) are considered due to high bio-chemical content in the original effluent. This would indicate a total trade waste risk score of 60, indicating an overall Risk Category of 2C.

As per the guideline, **Category 2A, 2B, 2C** are customers discharging low to medium volume and low impact trade waste that requires physical pre-treatment at the source to make it acceptable for discharge to the sewerage system.

As per the 'New customers trade waste charges 2015-18' information available from TasWater, a 2C applicant would incur an application fee of \$141.60 and annual trade waste charge of \$1,887.28 (FY 2017 – 2018).

As per available information, a specific wastewater treatment system will be implemented to treat the process effluent / wastewaters to within allowable limits to be discharged into the TasWater sewer network under a specific trade waste licence. Maintenance of the wastewater treatment system will need to be undertaken through regular clean and check activities as prescribed by, and with ongoing support by, the system manufacturer.

5.2.3 Water Quality Data Review

The applicable trade waste values and the expected water quality data (as per design parameters for the proposed on-site wastewater treatment system) are in the table below:

Parameter	TasWater trade waste limits ¹	Design Data
Volume flow	n/a	10,000 L / day
pH	6-10	6.5 – 7.0
BOD	600 mg/L	600 mg/L
COD	1,500 mg/L	1,500 mg/L
TDS	10,000	900 mg/L
TSS	600	600 mg/L
Temperature	<38°C	<30°C
Colour	Not noticeable at 100 dilutions	TBC
Ammonia – N	100 mg/L	TBC
TKN	150 mg/L	TBC
Total Organic Carbon (TOC)	1,200 mg/L	TBC
Phosphorous	50 mg/L	TBC
Sulphates	1,500 mg/L	TBC
Sulphites	15 mg/L	TBC
Chlorine (residual)	10 mg/L	TBC
Cyanide	5 mg/L	TBC
Fat Oil and Grease	200 mg/L	TBC

5.3 Proposed On-Site Treatment System

According to previous advice received from TasWater, development of small distilleries in the area may not pose major concerns for water and wastewater reticulation capacities; however, the strength of the wastewater may be a limiting factor for treatment. Wastewater produced from whisky production is high in organics (especially chemical oxygen demand) and large quantities of it could impart high nutrient loading at a local wastewater treatment system. It is understood that the TasWater-operated wastewater treatment plant at Oatlands is a lagoon system with a recent history of algal bloom issues. Though TasWater has not raised this as a particular issue, it may be considered that any process disruption or increase in nutrient loading could pose further issues. Raw pot ale could have COD as high as 55,000mg/L, Total Dissolved Solids of 25,000mg/L and Total Phosphorous of 650mg/L. It is a known fact that high oxygen demand and phosphorous could contribute to major issues in water systems including algal blooms. Therefore, it is imperative that the proposed distillery undertake on-site wastewater treatment for nutrient removal prior to discharging the treated wastewater.

¹ Schedule 3, TasWater trade waste limits

To reduce the organics loading added to the local sewer network, the proposed distillery plans to install a proprietary wastewater treatment system involving anaerobic treatment or Dissolved Air Flootation (DAF) and extended aeration (to be confirmed as part of options analysis by the treatment plant provider). The plant will be designed to include treatment elements as required by the Trade Waste Compliance Plan 2015-2018 Commercial Customers Pre-Treatment Guideline and as relevant to the processes and wastewaters generated.

Effluent of the system shall be regularly tested for specific parameters in comparison with the trade waste licence limits. The treated wastewater will be pumped, through an interim holding/equaliser tank as part of the treatment system to a sewer manhole on Mill Lane to alleviate issues related to variable flow volumes. It is expected that domestic sewage from the facility will also be directed to this manhole so testing for trade waste parameters (and metering) will be undertaken prior to pump out.

A proprietary treatment system mainly consisting of the below elements is proposed:

- Anaerobic treatment Tank: 3m Diameter 5m High
- Aeration treatment Tank: 3m Diameter 5m High
- Holding Tank: 3m Diameter 5m High
- Pumping station for treated effluent.

The system will be housed in adequately bunded and preferably roofed space with adequate ventilation and allowing an effluent pipeline to the sewer manhole on Mill Lane. A bunded pad of 14m X 5m with 0.9m high bund wall is proposed.

Daily waste water volume 8,300 to 10,000 l, will be discharged to the developments pumping system at a rate of 50 l/min giving a 3 to 4-hour time frame for waste discharge (this can be modified to suit Tas Water requirements).

5.4 Trade Waste Summary

A review of available information regarding the proposed process and trade waste was undertaken. An overall risk category of 2C is envisaged as per proposed operations and the expected raw wastewater from distillery operations that would require appropriate pre-treatment prior to discharge into the sewer. The design parameters for various known physical and chemical parameters were reviewed that will be the basis of developing the treatment system.

Appendix A

Architect's Plans

Callington Mill Distillery, 99 High Street Oatlands Tasmania 7120

GENERAL NOTES

PROJECT

DESIGNER

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LOCATION

PROJECT N°: T17333
PROJECT NAME: Callington Mill Distillery
TITLE REFERENCE: <FOLIO / VOLUME>
PROJECT ADDRESS: 99 High Street
Oatlands
Tasmania, 7120

SITE DETAILS

BAL: <BAL#>
CLIMATE ZONE: ZONE 7
WIND SPEED: REFER ENG
SOIL CLASS: REFER ENG
ALPINE AREA: NO
CORROSION: <BCA VOL2 3.5.1.3>

GENERAL

THESE DRAWINGS SHOW DESIGN INTENT AND ARE SUITABLE AS A GUIDE ONLY. DO NOT SCALE OFF THE DRAWINGS. ALL DIMENSIONS IN MILLIMETRES. DIMENSIONS OF EXISTING BUILDING ARE INDICATIVE ONLY AND SHOULD NOT BE RELIED ON - VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. ALL DOCUMENTS SHALL BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ANY CONSULTANTS DETAIL.

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ALL WET AREAS ARE TO BE WATERPROOFED TO AS3740 2010

DA DRAWING LIST

Set	N°	Drawing Name	Rev	Scales
da plan	da01	Cover Page	A	NA
da plan	da02	Site Plan Existing	A	1:500
da plan	da03	Site Plan Proposed	A	1:500
da plan	da04	Ground Floor Plan	A	1:200
da plan	da05	First Floor Plan	A	1:200
da plan	da06	Second Floor Plan	A	1:200
da elevations	da07	Elevations	A	1:200
da elevations	da08	Elevations	A	1:200
da sections	da09	Sections	A	1:200
da Visualisation	da10	Visual Impact Renders	A	NA
da Visualisation	da11	Visual Impact Renders	A	NA

FIXTURES AND FINISHES SCHEDULE

ROOF CLADDING:

R01: LYSAUGHT CUSTOM ORB COLORBOND 'BASALT' OR SIMILAR

EXTERNAL FINISHES:

CL01: AUSTRAL BRICKS SAN SELMO RECLAIMED BRICK OR SIMILAR

CL02: PERFORATED MESH

FLOOR FINISHES:

FF01: AUSTRAL BRICKS SAN SELMO RECLAIMED BRICK OR SIMILAR

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EP

checked by
LW

reason of issue
Development Application

client
Mr John Ibrahim
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Oatlands
Tasmania, 7120

project
Callington Mill Distillery

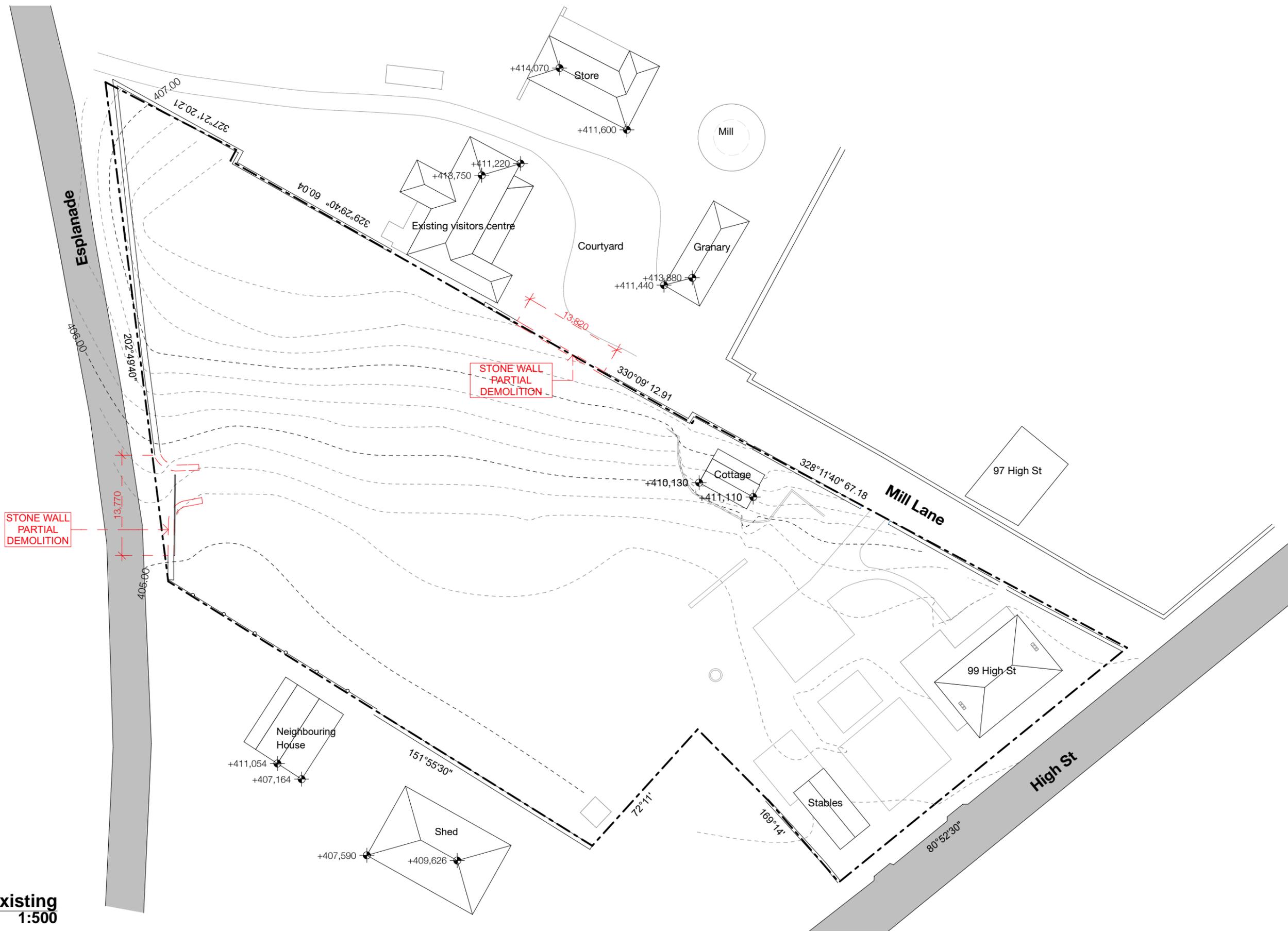
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29/11/2017

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Site Plan Existing
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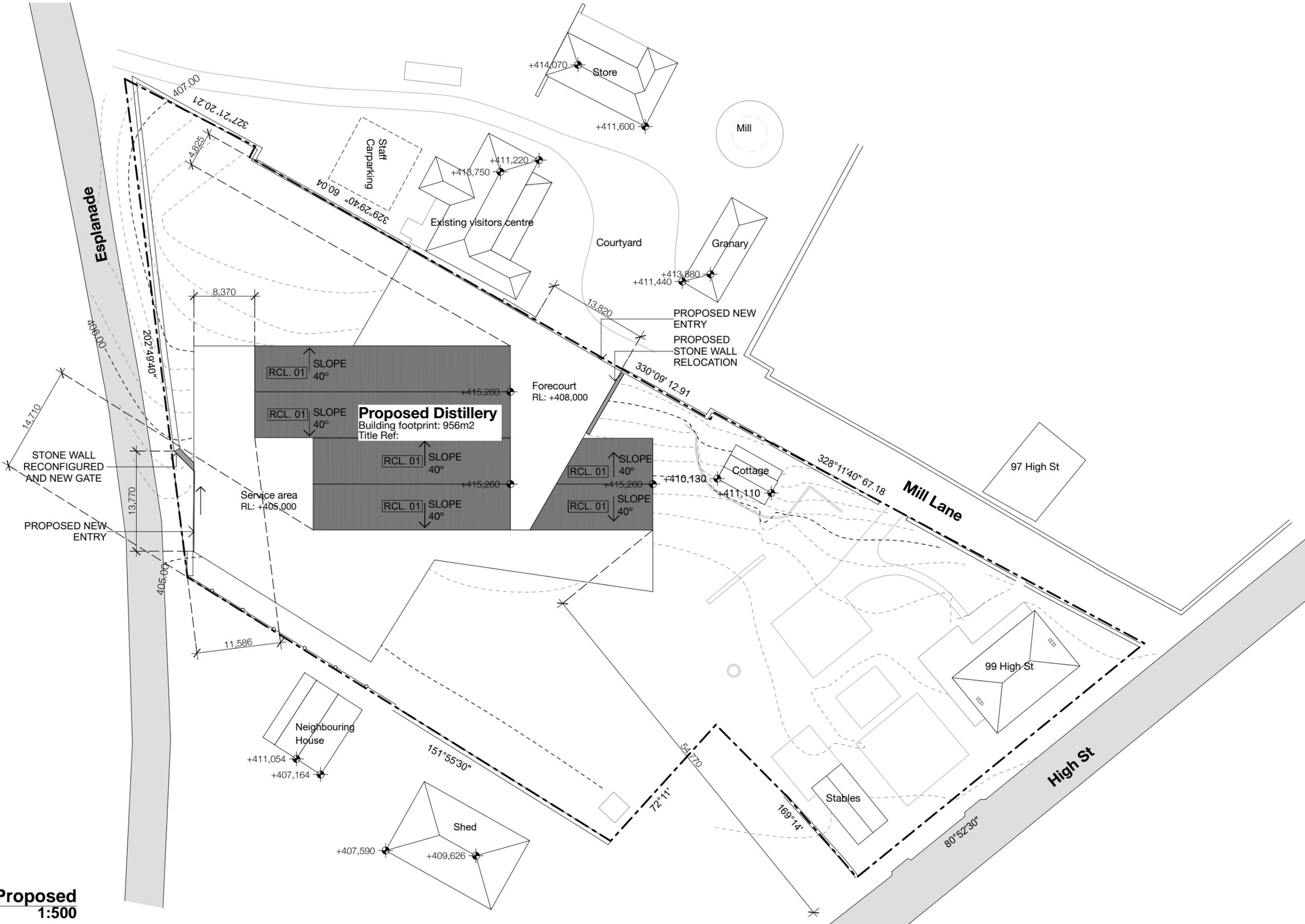
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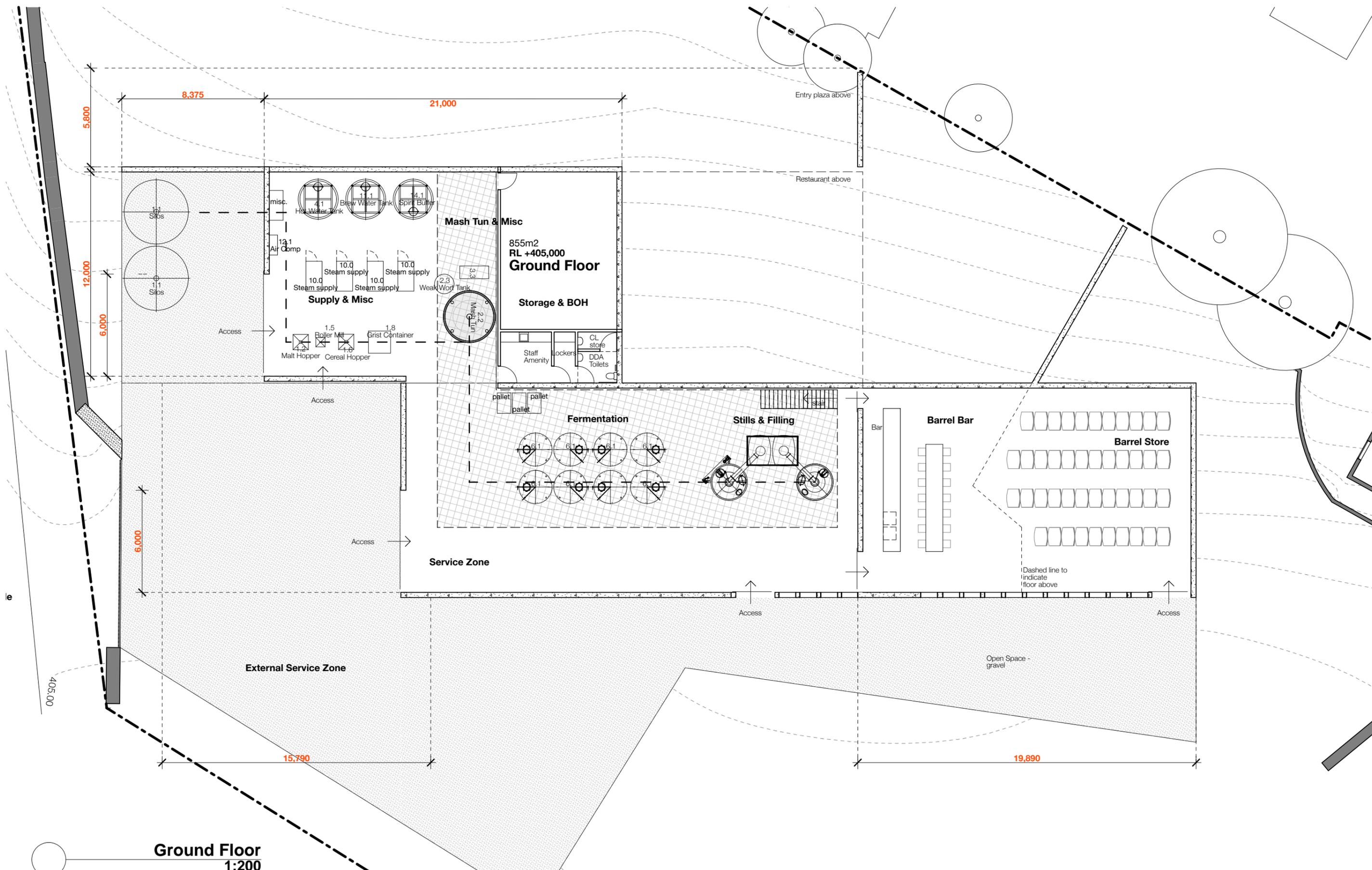
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Ground Floor
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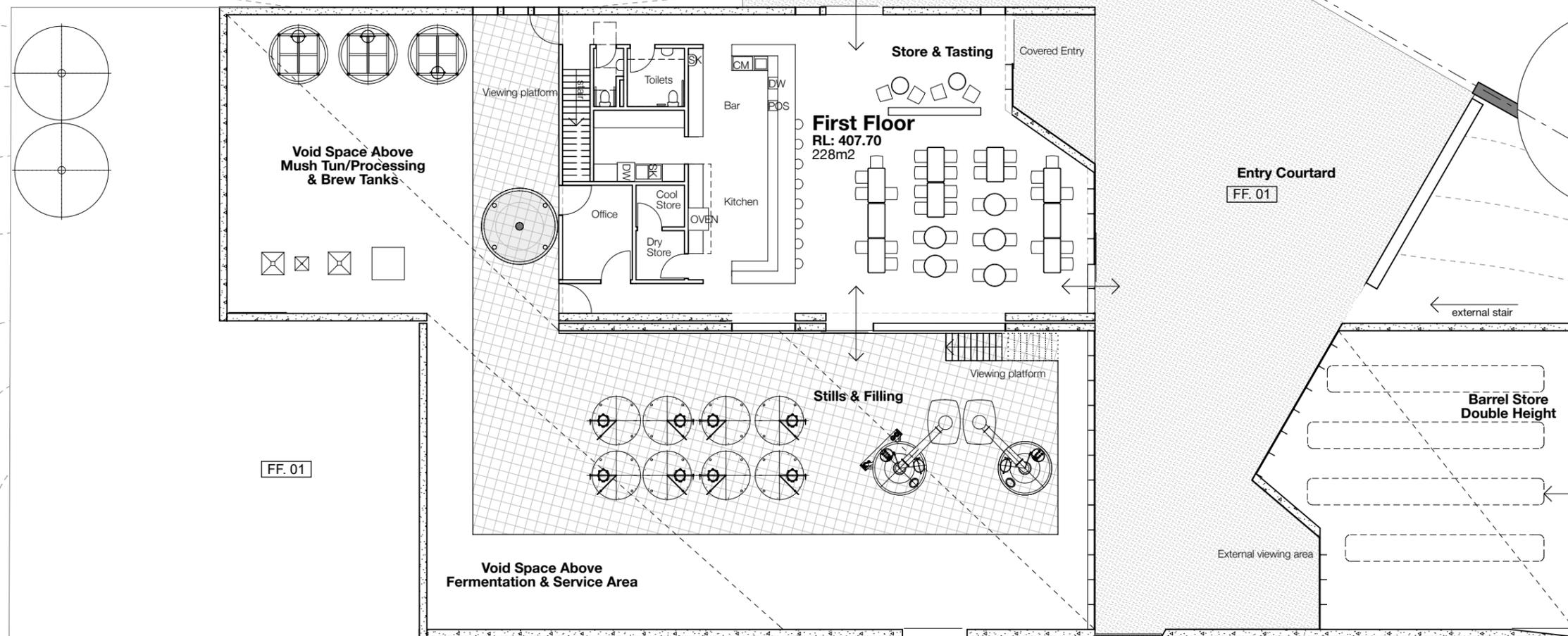
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original size
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2. First Floor
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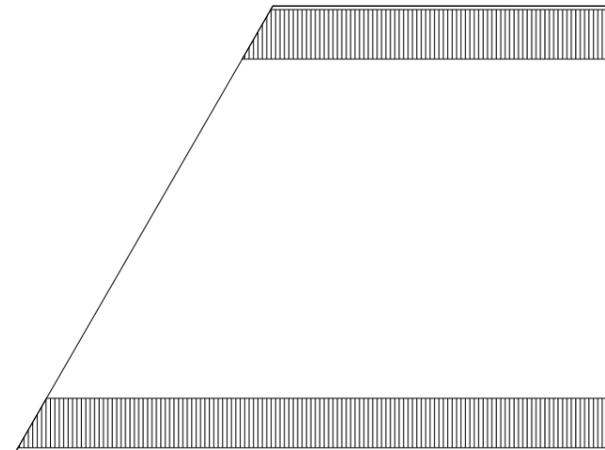
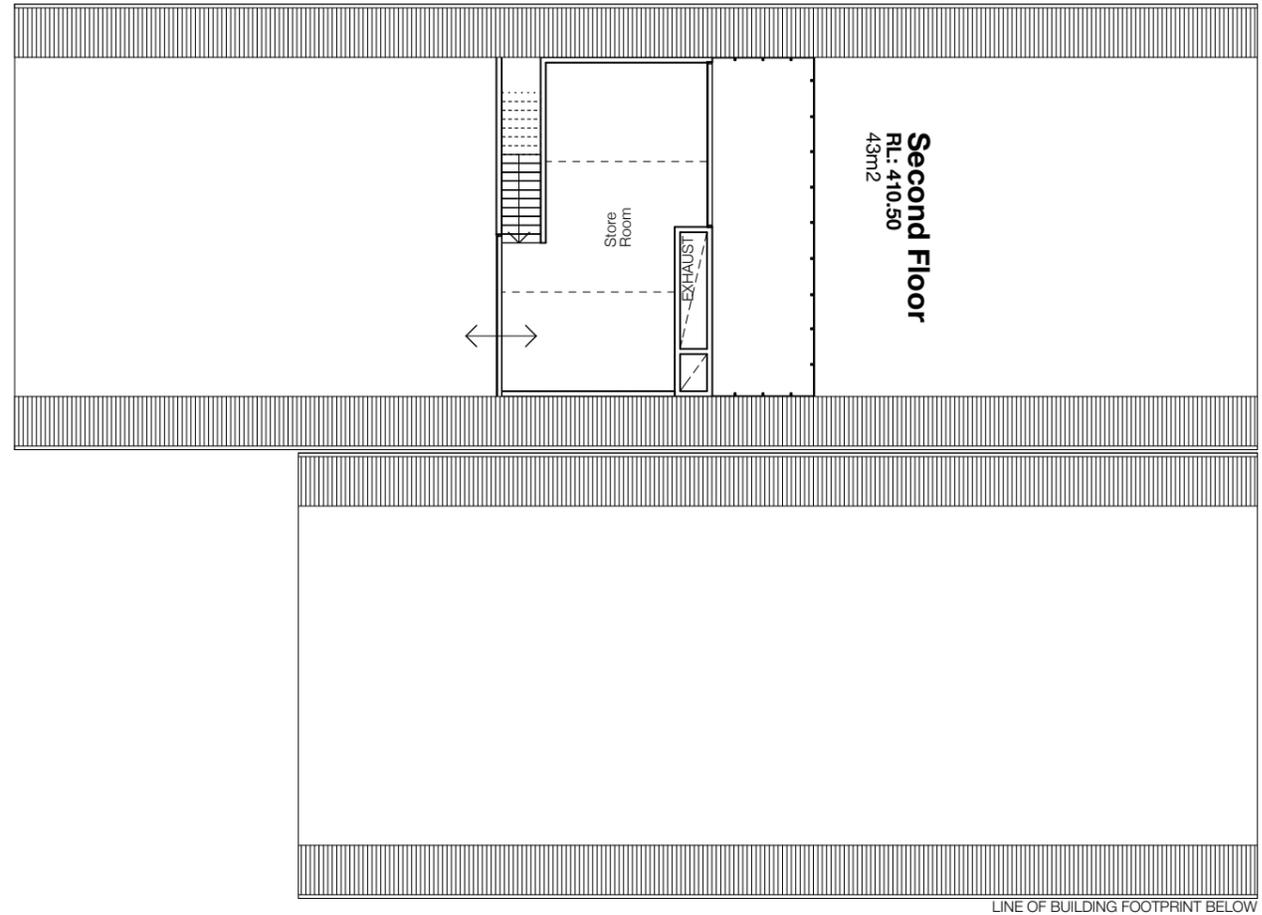
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LINE OF BUILDING FOOTPRINT BELOW

3. Second Floor 1:200

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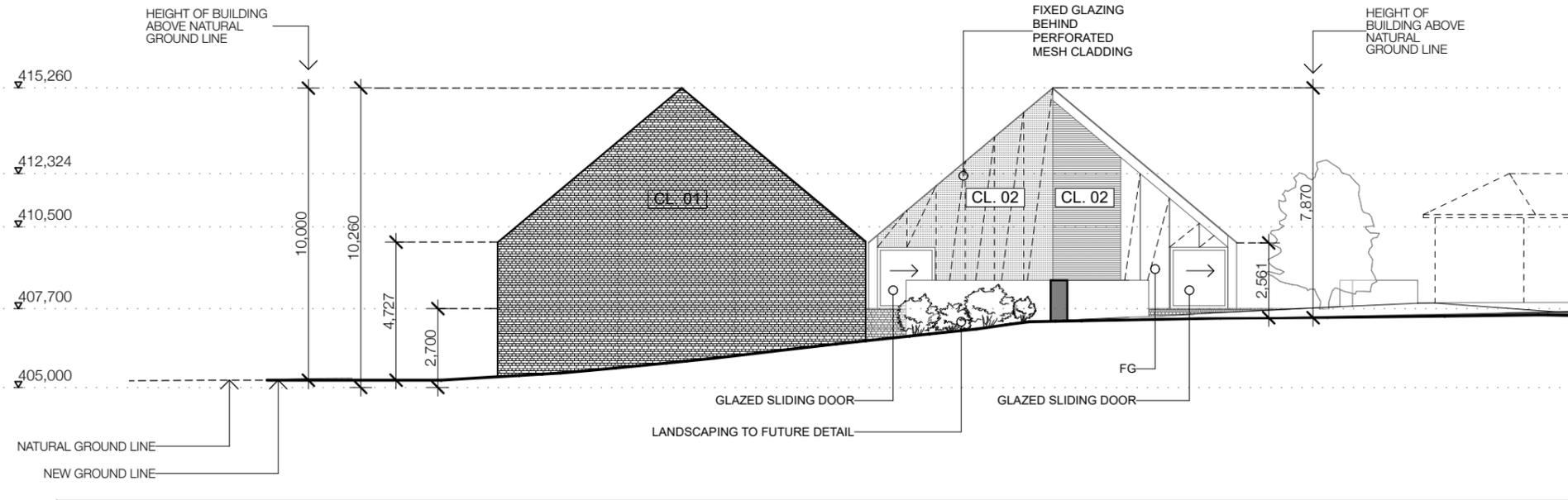
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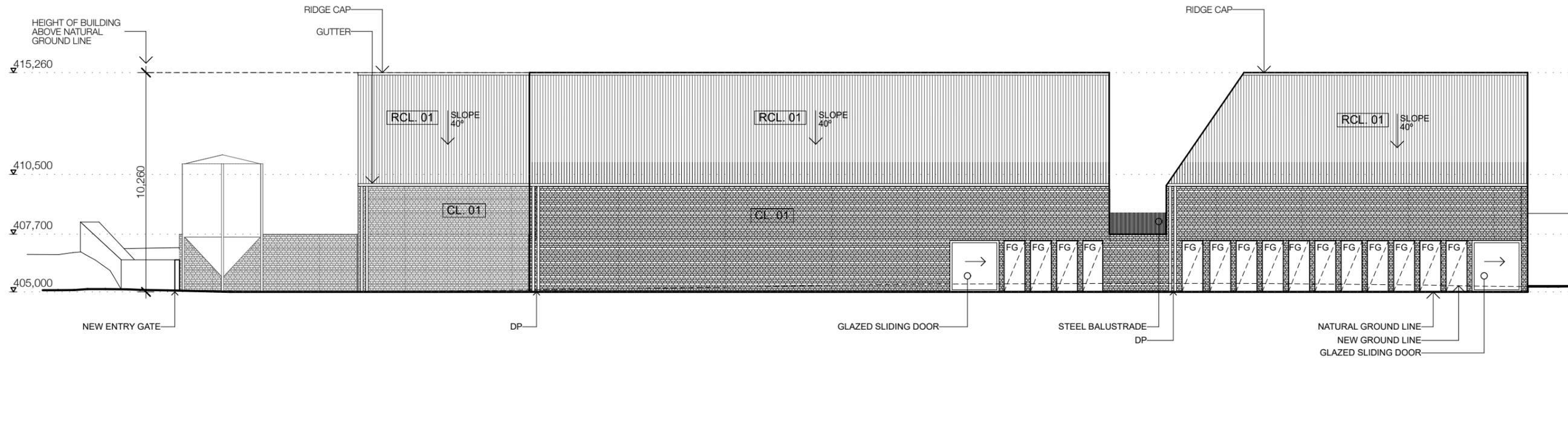
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drawing title
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 (plan)
 print date
 29/11/2017
 drawing n^o
T17333-da06
 original size
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 issue
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Elevation 01
1:200



Elevation 02
1:200

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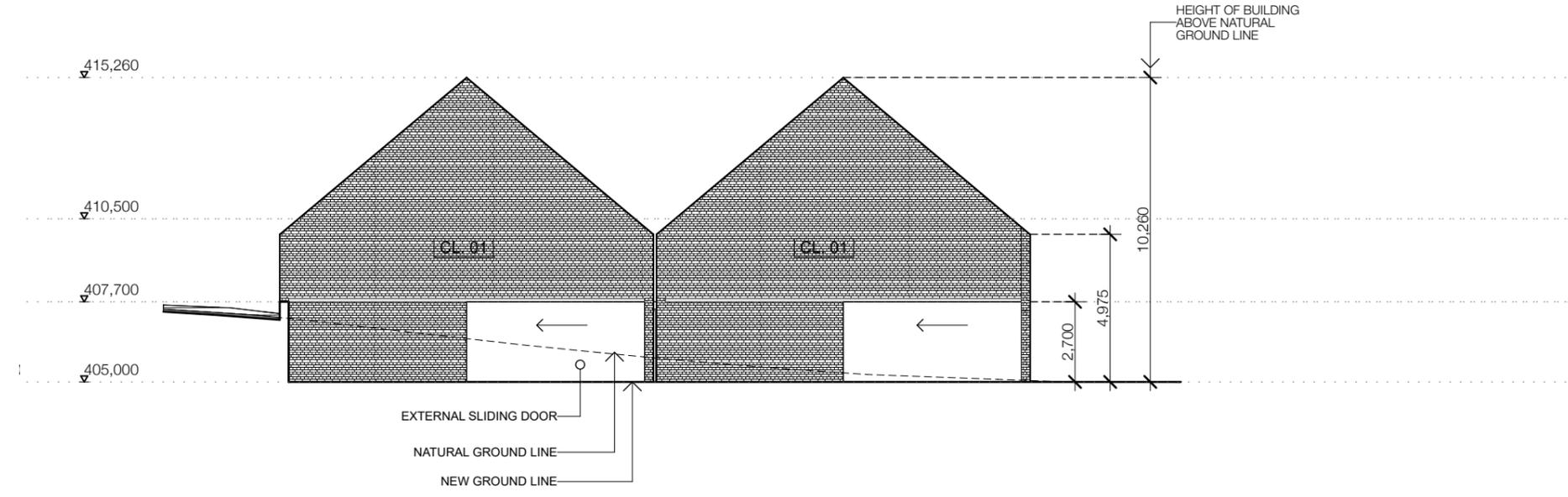
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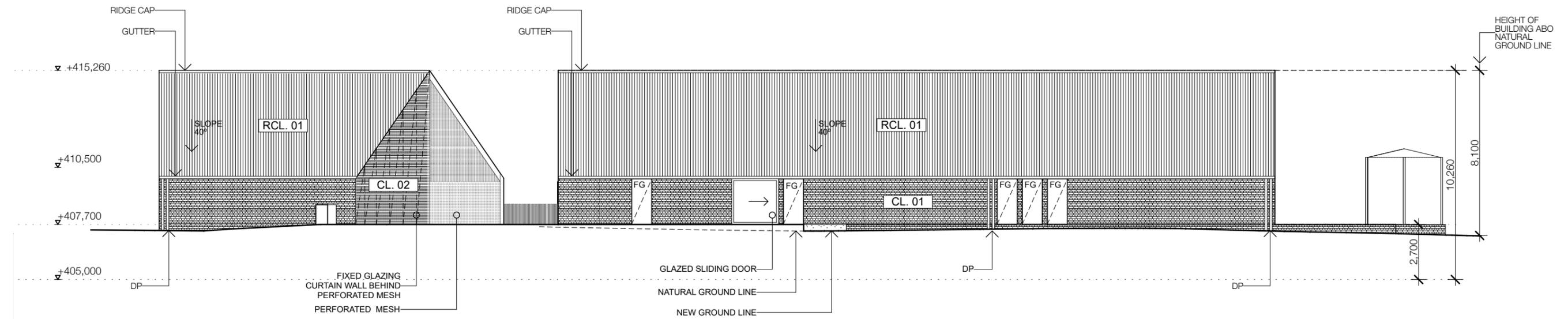
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Elevation 04
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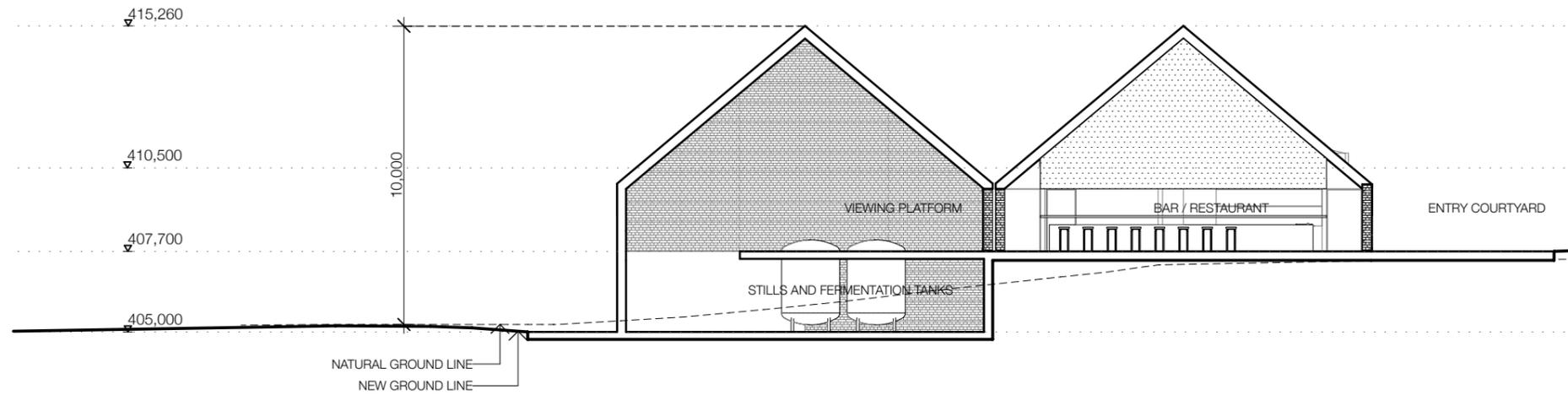
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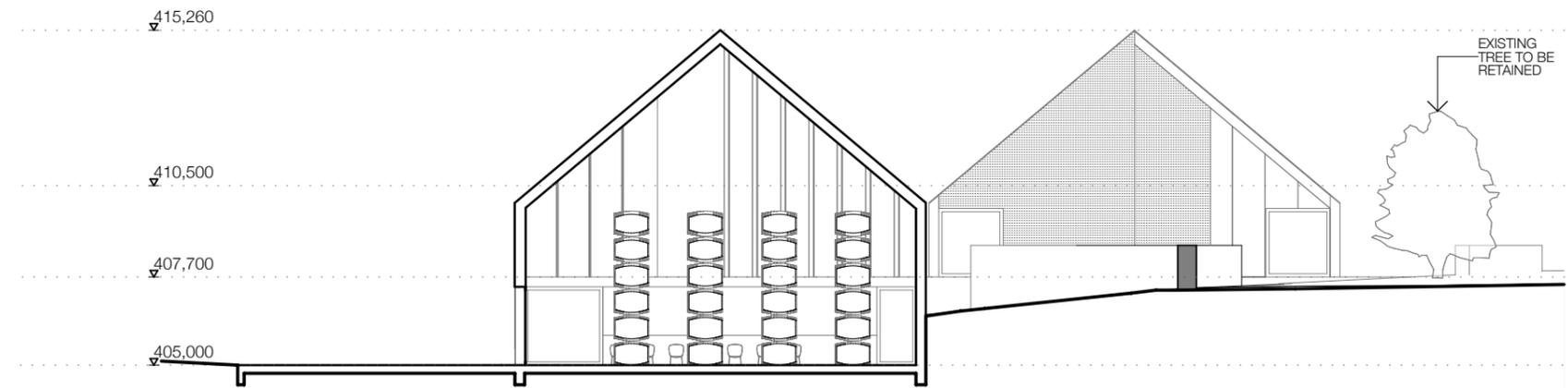
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Section 01
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Section 02
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drawing title
Sections
 (sections)

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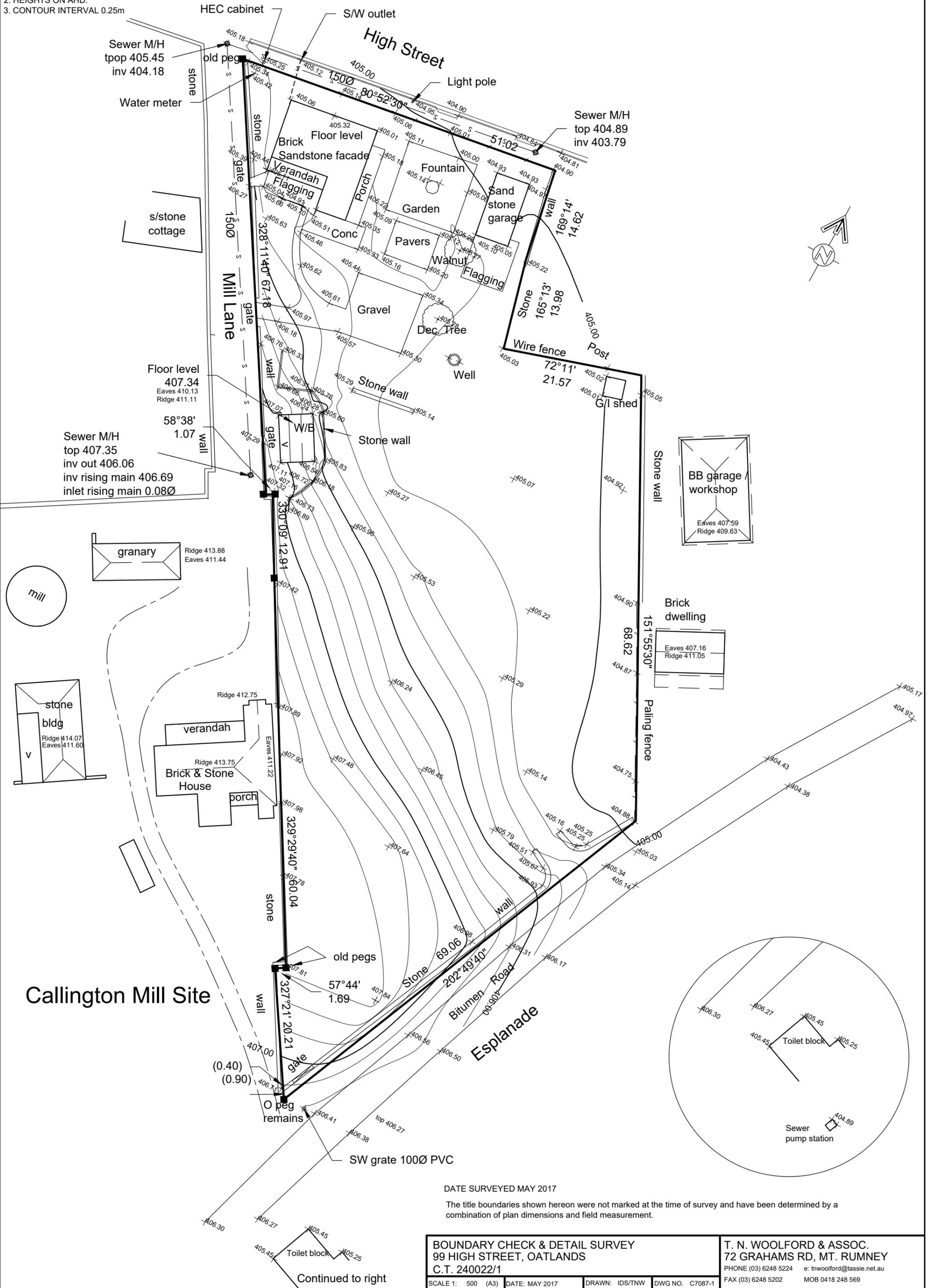
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issue
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Appendix B

Site survey

NOTE:-
 1. BEARINGS ON MGA
 2. HEIGHTS ON AHD.
 3. CONTOUR INTERVAL 0.25m



Callington Mill Site

DATE SURVEYED MAY 2017

The title boundaries shown hereon were not marked at the time of survey and have been determined by a combination of plan dimensions and field measurement.

BOUNDARY CHECK & DETAIL SURVEY 99 HIGH STREET, OATLANDS C.T. 240022/1		T. N. WOOLFORD & ASSOC. 72 GRAHAMS RD, MT. RUMNEY PHONE (03) 6248 5224 e: tnwoolford@tassie.net.au FAX (03) 6248 5202 MOB 0418 248 569	
SCALE 1: 500 (A3)	DATE: MAY 2017	DRAWN: IDS/TNW	DWG NO. C7087-1

Continued to right

Appendix C

Engineering sketches

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transport | community | mining | industrial | food & beverage | energy



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incorporated as
Pitt & Sherry (Operations) Pty Ltd
ABN 67 140 184 309



Stormwater Management Plan Callington Mill Distillery, Oatlands

transport | community | mining | industrial | food & beverage | energy



Prepared for:

Callington Mill Distillery Trust

Client representative:

John Ibrahim

Date:

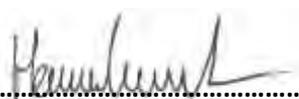
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Rev 01

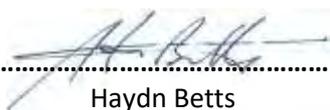
Table of Contents

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4.	Proposed Catchments	3
5.	Stormwater Quantity	4
6.	Stormwater Quality.....	4
6.1	Treatment System.....	6
7.	Conclusion & Recommendations	6

Appendices

Appendix A: Concept Stormwater Management Plan Drawing

Prepared by:  Date: 6 November 2018
Hamish Peacock

Reviewed by:  Date: 6 November 2018
Haydn Betts

Authorised by:  Date: 6 November 2018
Haydn Betts

Revision History						
Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date	
A	Stormwater Management Plan	Hamish Peacock	Haydn Betts	Haydn Betts	20/09/2018	
00	Stormwater Management Plan	Hamish Peacock	Haydn Betts	Haydn Betts	10/10/2018	
01	Stormwater Management Plan	Hamish Peacock	Haydn Betts	Haydn Betts	6/11/2018	

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1. Introduction

John Ibrahim has requested **pitt&sherry** provide a Stormwater Management Plan to address Southern Midlands Council's request for additional information to accompany a development application for a distillery at 99 High St, Oatlands. The site sits in the Commercial zone under the Southern Midlands Interim Planning Scheme 2015¹ (Planning Scheme) and is shown in Figure 1 below.

This report will form the Stormwater Management Plan for the proposed development. The plan will include a concept for the general management of stormwater on the developed site incorporating the impact of development on the stormwater quantity and quality. Included in the plan are the following:

- The proposed stormwater features
- Method for determination of stormwater flows and stormwater treatment measures
- A drawing showing the proposed stormwater infrastructure.

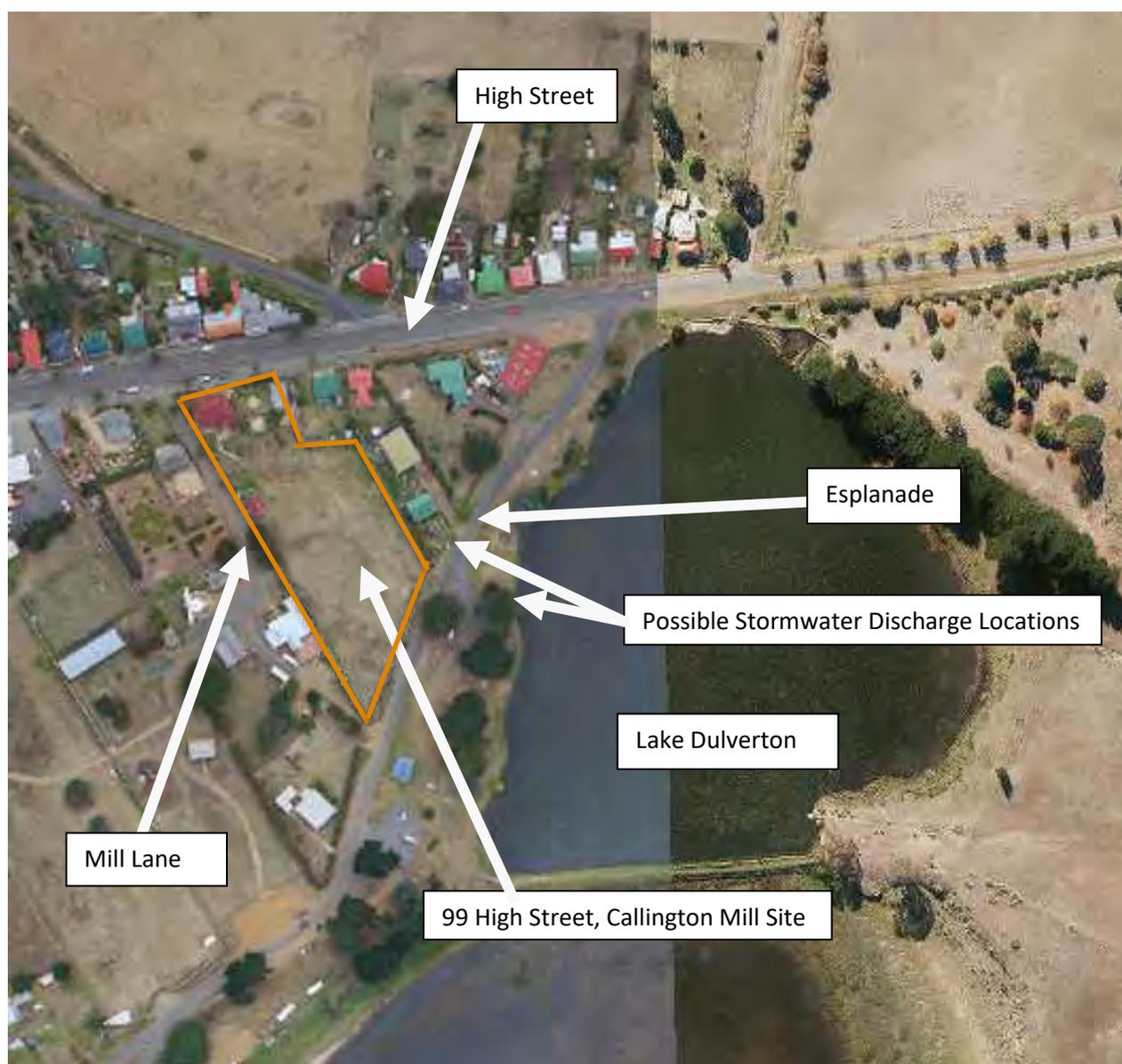


Figure 1 – Callington Mill Site

¹ <http://www.iplan.tas.gov.au/pages/plan/book.aspx?exhibit=souips>

2. Stormwater Assessment

The stormwater management plan was developed using information from the following sources:

- Survey provided by the client including existing surface levels
- Site inspection to determine existing stormwater service locations and sizes
- Bureau of Meteorology 2016 Intensity-Frequency-Duration (IFD) data².

The following Guidelines and Standards were used to design the stormwater system:

- Australian Rainfall and Runoff 2016 (ARR16)³
- Planning Scheme
- State Stormwater Strategy⁴
- Urban Drainage Act⁵.

The following methodology was adopted:

- Determine point of discharge (acceptable to council)
- Determine proposed sub-catchment areas
- Determine the 2% AEP design flow (as per Planning Scheme Requirements) using a DRAINS⁶ ILSAX model which was then compared to a Rational Method calculation
- Determine detention rain tank sizes to reduce peak post-development flow rates to predevelopment levels
- Use a MUSIC⁷ model to design a stormwater treatment system to meet the requirements of the Planning Scheme and State Stormwater Strategy
- Prepare a preliminary drawing showing the proposed stormwater layout.

3. Existing Site Stormwater Characteristics

The existing surface in the proposed development area slopes down to the north-east at around 6%. Beyond the proposed building footprint, the surface is much flatter, in the vicinity of 1% grade falling towards the NE property boundary. The flow direction from the boundary is unclear and most likely seeps through the existing paling fence. The Stormwater Management Plan assumes physical barriers will prevent flow across this boundary.

² Australian Government Bureau of Meteorology (BOM), 2017, <http://www.bom.gov.au/water/designRainfalls/revised-ifd/>

³ Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors), 2016, *Australian Rainfall and Runoff: A Guide to Flood Estimation*, Commonwealth of Australia

⁴ <https://epa.tas.gov.au/epa/water/stormwater/state-stormwater-strategy>

⁵ <https://www.legislation.tas.gov.au/view/html/inforce/current/act-2013-071>

⁶ www.watercom.com.au/

⁷ <https://ewater.org.au/products/music/>

4. Proposed Catchments

Table 1 below shows the breakdown of the proposed catchment areas.

Table 1 – Development Catchment Areas

Area	Catchment Area (m ²)
Roof	1,035
Gravel (Trafficable Surface)	880
Paved Areas (Non-Trafficable)	466
Grassed & Vegetated	2,965



Figure 2 – Catchment Plan

5. Stormwater Quantity

The estimated peak post development discharge from the site is 83 l/s in the 2% AEP rainfall event compared to the estimated pre-development flow rate of 60 l/s. Rainwater tanks are proposed to reduce the post development peak outflow to pre-development levels. A 225mm diameter pipe is sufficient to convey this stormwater from the south-eastern corner of the property to an acceptable point of discharge.

There are two options for the discharge of stormwater from the site:

- to the existing table drain at the SE corner of the property, or
- directly across the Esplanade to Lake Dulverton.

Given that the proposal ensures flows will not exceed pre-development levels, either options described above are feasible.

It is understood that Southern Midlands Council engineers have expressed preference for direct discharge to Lake Dulverton, and it is expected that either option can form a condition of approval.

The proposed onsite stormwater network will consist of the following (refer Appendix A for stormwater drainage drawing):

- Roof areas will discharge into various downpipes and across to two 14 kl water tanks. The water tanks will act as half storage and half detention. Any overflow will discharge to 100mm diameter downpipes which will tie into a 150mm diameter pipe to the underground system
- The northern grassed area will flow into a catch drain on the property boundary and across the vegetated area
- The southern grassed area will convey water in a catch drain along the south-eastern boundary into a pit
- Drainage from the forecourt areas will be diverted to the bio retention basin
- The gravel area will be intercepted by a catch drain and discharge into the vegetated basin area for filtering of sediment and biological treatment. Discharge will be soil filtration into perforated subsoil pipes or overflow into a raised pit
- Remaining discharge from the site will be via one of two options. Either a new DN225mm pipe across to Lake Dulverton or into the existing stormwater network via table drain. Following assessment, it is expected that Council's preferred option will form a condition of any planning permit.

6. Stormwater Quality

The primary goal of the stormwater quality treatment plan is to:

- Ensure removal of pollutants post development to the requirements of the State Stormwater Strategy that requires an:
 - 80% Reduction of Total Suspended Solids
 - 45% Reduction of total Phosphorus
 - 45% Reduction of Total Nitrogen

The stormwater flow concentration parameters used in MUSIC modelling were estimated from the typical surface types identified by Fletcher et al 2004⁸.

⁸ Fletcher et al, 2004, *Stormwater Flow and Quality and the Effectiveness of Non-Proprietary Stormwater Treatment Measures – A Review and Gap Analysis*

6.1 Treatment System

The proposed system incorporates the following:

- Bioretention basin with the following characteristics:
 - Extended detention depth of 200mm
 - Minimum surface area of 10 m²
 - Sandy loam filter depth of 400mm incorporating a free draining layer in the bottom 150mm around perforated pipes.
 - 80 mm perforated pipes connected to discharge pit
 - Overflow from basin to gully pit.

Maintenance:

- Rainwater Tanks
 - These Rainwater tanks will divert a significant volume of stormwater from the onsite treatment train. Tanks will supply water for toilet flushing and thence to sewage or be used for irrigating the lawns and gardens. The assumed usage is 0.6kl per day
 - Additionally, half of each tank will act as detention storage with a 60mm overflow half way up each tank and a 100mm overflow from the top of the tank.

Maintenance:

- The bio-retention basin will require periodic maintenance to ensure continued performance. This includes the removal of sediment build-up and gross pollutants (recommended every 3 months and following heavy rainfall events)
- Gutters should be checked for blockage on a regular basis (recommended 3 monthly).

7. Conclusion & Recommendations

- Callington Mill Distillery Trust has requested **pitt&sherry** provide an updated stormwater management plan to meet Further Information Request regarding water quality requirements from the Southern Midlands Council
- A stormwater design was undertaken to ensure the contained discharge of all flows up to the 2% AEP rainfall event. Flow attenuation using water tank detention storage limited the peak discharge from the site to 60l/s and is proposed to be discharged by a 225mm pipe. This peak discharge matches the calculated existing conditions for the site
- A stormwater treatment plan which incorporates a bio-retention filter system and rainwater tank (irrigation and toilet flushing use) was designed to ensure the stormwater quality requirements of the Planning Scheme are met.

Appendix A

Concept Site Stormwater Plan Drawing

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