



## Planning Scheme Amendment Checklist

To ensure that we can process your application as quickly as possible, please read the following checklist carefully and ensure that you have provided all the necessary information. If you are unclear on any aspect of your application. Please contact our Planning Department on 6259 3011 to discuss or arrange an appointment concerning your proposal.

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All requests for Amendments require the following information to be provided at the time of submitting the application. *However upon assessment, additional information may be requested.*

- ❑ A completed Application for Planning Scheme Amendment form. Please ensure that this form has the correct address and contact details, contains an accurate description of the proposal, is signed by the applicant and is dated.
- ❑ A current copy (less than 3 months old) of the Certificate of Title to the land containing the:
  - Search Page
  - Plan, Sealed Plan or Diagram
  - Any Schedule of Easements, Covenants, Council Notifications or Conditions of Transfer
- ❑ 1 copy of a written submission supporting the amendment including:
  - Detailed description of the requested amendment identifying the extent of its application.
  - Consideration of the Objectives of the Land Use Planning and Approvals Act 1993
  - Consideration of the relevant provisions of the Planning Scheme such as the Intents, Development Principles, Objectives and detailed provisions of this zone
  - Strategic impact of the proposal such as alternative uses, flow on development and cumulative impacts
- ❑ Relevant Application Fees (See Application Fees form)



## 99 High St, Oatlands

Submission to Southern Midlands Council in support of a Section 33 request to amend the Southern Midlands Interim Planning Scheme 2015

28 March 2018

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**NOTE**

References in this document to the provisions of the *Land Use Planning and Approvals Act 1993* are references to the former provisions of the Act as defined in Section 2 of Schedule 6 – Savings and transitional provisions of the Act.

# 1. Introduction

## 1.1 Purpose of the Report

Emma Riley and Associates (ERA) have been engaged by John Ibrahim to request an amendment to the *Southern Midlands Interim Planning Scheme 2015* (Interim Planning Scheme) pursuant to Section 33 of the *Land Use Planning and Approvals Act 1993* (the Act).

The application is to facilitate the establishment of a new whisky distillery at 99 High Street that will be integrated into the Callington Mill site providing for a seamless and enhanced visitor experience where visitors can appreciate the history of the mill and heritage buildings as well as showcase a Tasmanian produced whisky. There is strong alignment between the two uses on the site in terms of demonstrating how raw products from the surrounding farming region are used in food and beverage production.

The new and invigorated precinct will align with the overall experience along the Heritage Highway and the Tasmanian Whisky Trail. Our client, Mr Ibrahim who is also the owner and operator of Redlands Distillery and involved with several others within the region, will manage both the Callington Mill site and the new use as a single ongoing operation.

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

This report forms the basis of the application and has been prepared taking into account the provisions of the Interim Planning Scheme, the requirements under Section 32 of the Act and other relevant strategic documents.

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## 1.2 Background

On 18 December 2017, ERA submitted a Section 43A request to Southern Midlands Council for this rezoning, accompanied with the development application for the whisky distillery.

Following the referral to the Heritage Tasmania, it has become apparent that it is not possible for approval for heritage works to be issued through a discretionary permit under the Section 43A process.

This is due to the definition of discretionary permit under section 32 the *Historic Cultural Heritage Act 1995* limiting the scope to a permit under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Given that there is no other mechanism for approval for heritage works under section 43(2) of the Historic Cultural Heritage Act 1995 except by way of a discretionary permit or an exemption we have been required to separate out the two applications into a Section 33 request, after which it is intended to lodge a Section 57 permit application to Council.

For the purposes of providing background we have attached to this report the architectural plans and assessments undertaken to date on the development application. We note that revisions were being prepared to these documents

### **1.3 Proposed Amendment**

The proposed amendment is in two parts. The first is to rezone the land from General Residential Zone to General Business Zone under the Interim Planning Scheme as shown in Figure 1 over page. The second is to amend Clause 21.2 Use Table to insert the following use class as discretionary:

<b><i>Discretionary</i></b>	
<b><i>Use Class</i></b>	<b><i>Qualification</i></b>
<i>Resource Processing</i>	<i>If for food and beverage production</i>



Figure 1 Area of land to be rezoned to General Business Zone

## 1.4 Statutory References

### 1.4.1 Name of Planning Instrument

The subject of the proposed amendment is the **Southern Midlands Interim Planning Scheme 2015** (hence forth referred to as the Interim Planning Scheme).

### 1.4.2 Name of Planning Authority

The Planning Authority is the **Southern Midlands Council**.

## 1.5 Title Information

The proposed amendment relates to the following titles:

Address	Owner(s)	Title Reference	Land Area
99 High Street, Oatlands	Lake Frederick Inn Pty Ltd	240022/1	6,796m <sup>2</sup>

The Certificates of Titles are attached for this property and can be found in **Appendix A**.

Owner's consent as required by Section 33 of the Act can be found at **Appendix B**.

## 2. The Site and Surrounds

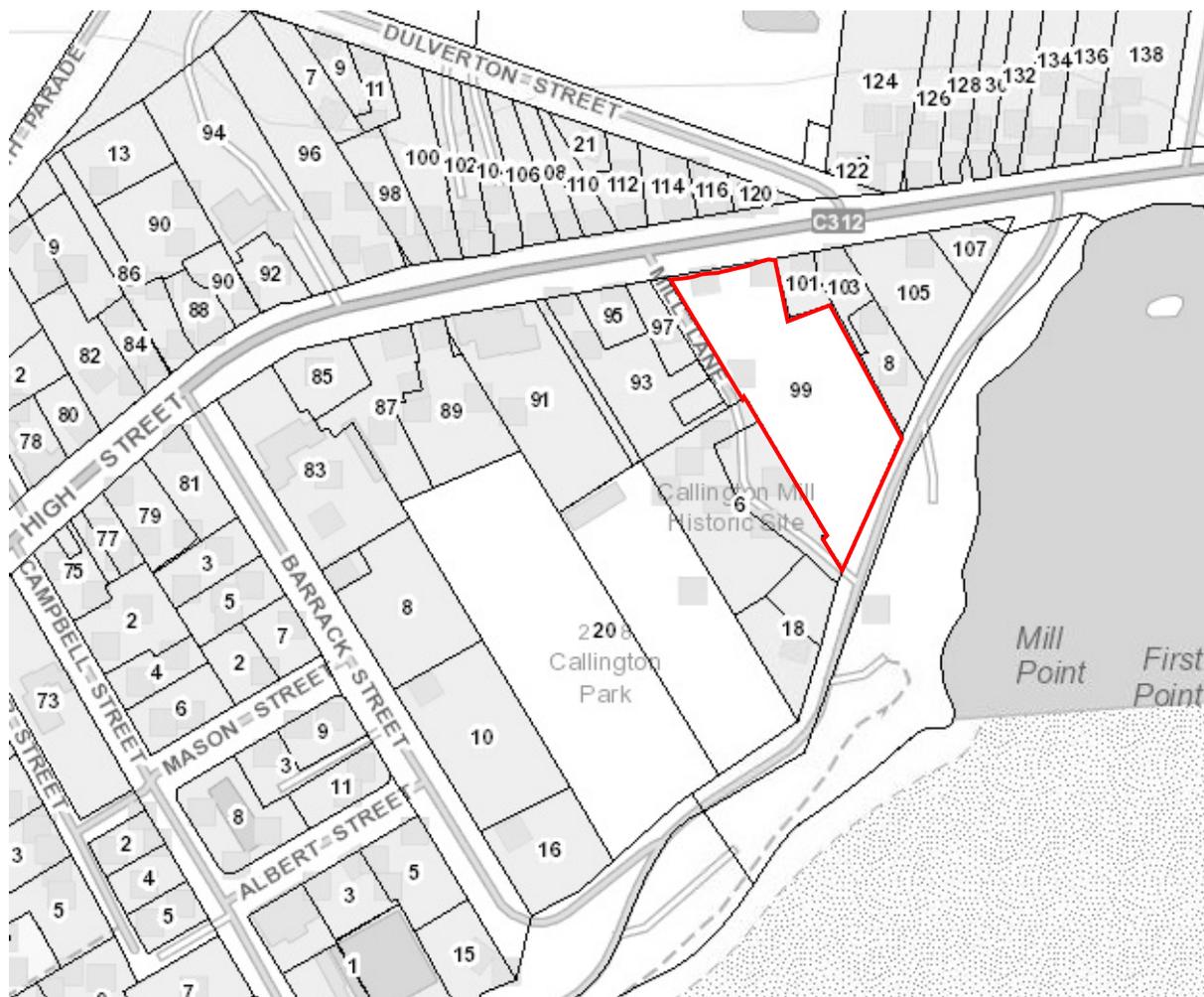
### 2.1 The Subject Land

The subject land is located at 99 High Street, Oatlands with frontages on both High Street and the Esplanade. It is located adjacent to Mill Lane and the Callington Mill Historic Site.

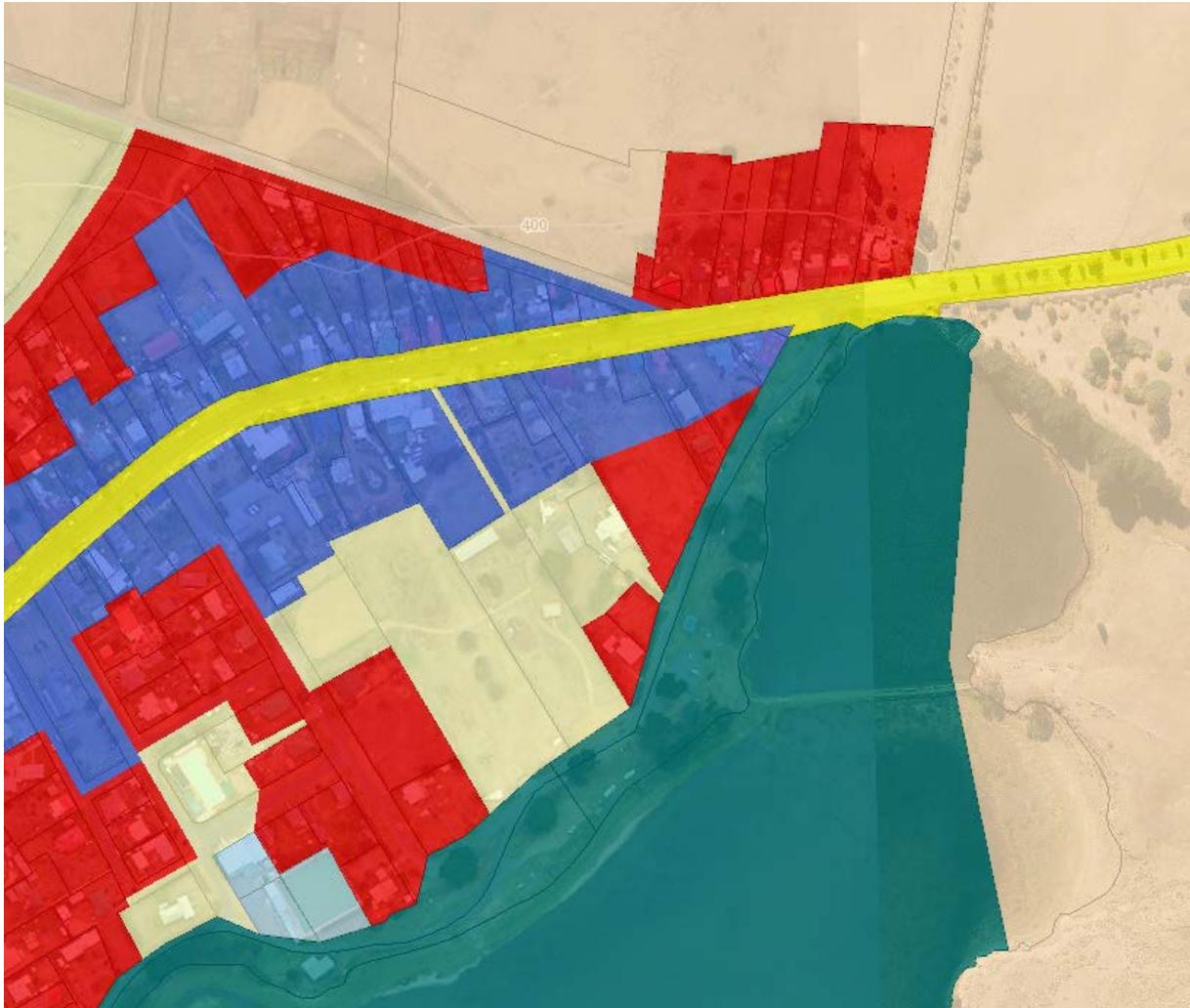
The 6,700m<sup>2</sup> site currently comprises the Lake Frederick Inn (located on High Street) and two associated buildings. The Inn was built in 1833 and is permanently listed on the Tasmanian Heritage Register. The building is currently used for residential purposes. The middle and southern portion of the site is currently undeveloped.

The site borders the Callington Mill Historic Site to the west, and to the east is adjacent to properties in the General Business and General Residential zones. The site has a northern facing slope to High Street and views overlooking Lake Dulverton.

The subject land is as shown in **Figure 2** below.



**Figure 2:** Land subject to the amendment request (source: [www.maps.thelist.tas.gov.au](http://www.maps.thelist.tas.gov.au)).



**Figure 3:** Existing zoning under the Southern Midlands Interim Planning Scheme 2015 (source: [www.maps.thelist.tas.gov.au](http://www.maps.thelist.tas.gov.au)).

## 2.2 Description of Surrounding Area

The subject land is located within Oatlands. 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 and displays different built characteristics than along High Street.

The Callington Mill was established in 1837 and is a substantially intact wind mill complex with a number of associated buildings. The mill tower is iconic of Oatlands and the mill is considered the only fully restored and working Lincolnshire wind driven flour mill in the Southern Hemisphere.

To the east of the subject land is a small area zoned General Residential. The nearest residential use is located on the site adjoining to the east.



**Figure 3:** Location of the site within the surrounding area (source: [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au))

## 2.3 Contextual Analysis

Oatlands has a population of around 860 people with a median age of 49 (2011 Census<sup>1</sup>). Its historical significance and collection of heritage listed buildings are a key attraction drawing visitors to the town. Oatlands is located on the touring route known as the Heritage Highway.

<sup>1</sup> 2011 Census QuickStats – Oatlands ([http://www.censusdata.abs.gov.au/census\\_services/getproduct/census/2011/quickstat/SSC60258](http://www.censusdata.abs.gov.au/census_services/getproduct/census/2011/quickstat/SSC60258))

The total number of visitors to Oatlands have been increasing over the last three years. Table 1 below indicates visitor numbers to Oatlands by type of stay. Importantly the number of visitors stopping has slightly declined. The increase in visitor numbers are due to an increase in the number of visitors passing through Oatlands as well as those staying overnight

**Table 1 – Oatlands Visitor Numbers by Type of Stay (source: Tasmanian Visitor Survey Analyser)**

	2013/14	2014/15	2015/16	2016/17
Places stayed overnight	6,825	7,262	9,683	9,941
Places stopped and looked at but did not stay overnight	38,690	39,658	35,544	36,357
Places passed through	32,481	32,936	33,869	44,315
<b>Places visited on this trip</b>	<b>77,997</b>	<b>79,856</b>	<b>79,096</b>	<b>90,613</b>

This trend in visitors stopping in the town is also reflected in the visitor numbers to the visitor centre at the Callington Mill, which also declined over 2012/13 to 2016/17 (see Table 2 below).

The Mill precinct had been a leading attraction for the town since the reconstruction and development project was completed in 2010. The closure of the visitor centre in October 2017 may also lead to a further decline in short-visit (less than a day) visitor numbers to the precinct and the township in coming years. It is anticipated that the proposed distillery will offer an additional attraction for visitors to the Callington Mill precinct and potentially alleviate some of the decline in visitor numbers experienced in recent years, providing an opportunity to capture some of the passing visitors through Oatlands.

**Table 2 – Callington Mill Visitor Statistics (Source: Southern Midlands Council)**

	2012/13	2013/14	2014/15	2015/16	2016/17
Visitor Numbers	49,000	42,000	40,000	37,000	34,000

\*The figures only reflect visitors entering through the front door of the Visitor Centre and do not reflect visitors who accessed the Visitor Centre from the rear entry. Nor do the figures reflect actual visitors to the Callington Mill Precinct if they did not pass through the Visitor Centre.

Overall, Oatlands has the potential to attract more visitors each year than present levels. A comparison of visitor numbers between Oatlands and Ross indicates a greater increase in visitors to Ross since 2013/14 than Oatlands (see Table 3 below). In 2016/17, approximately 30,000 more people visited Ross on their trip than Oatlands.

**Table 3 – Places visited: Oatlands versus Ross (Source: Tasmanian Visitor Survey Analyser)**

	2013/14	2014/15	2015/16	2016/17
Oatlands	77997	79856	79096	90613

Ross	85,002	104,447	104,031	112,446
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**2.4 Servicing**

The subject site is fully serviced with reticulated services as outlined in the Hydraulic Services Report at **Appendix F**.

**2.5 Consideration of Heritage**

The subject land has historic heritage significance. The land at 99 High Street contains the Lake Frederick Inn and associated buildings and is listed on the Tasmanian Heritage Register and the Historic Heritage Code under the Interim Planning Scheme.

The adjoining land - Callington Mill Historic Site is also listed under the Tasmanian Heritage Register and the Historic Heritage Code under the Interim Planning Scheme.

The subject land is also within a Heritage Precinct under the Interim Planning Scheme (Callington Heritage Precinct) as shown in Figure 4 below.

A Heritage Report outlining the significance of the subject land in the context of the future development application is provided at **Appendix D**.



**Figure 4:** Callington Heritage Precinct under the Southern Midlands Interim Planning Scheme 2015 (source: [www.maps.thelist.tas.gov.au](http://www.maps.thelist.tas.gov.au))

### 3. Assessment of Proposed Amendment.

#### 3.1 Description of Proposed Amendment

The proposed amendment is in two parts.

The first part is to rezone the land from General Residential Zone to General Business as shown in Figure 1 on page 3.

The second part is a textual amendment to the Interim Planning Scheme. Specifically, it is proposed to amend Clause 21.2 Use Table by inserting the following use class as discretionary:

<i>Discretionary</i>	
<i>Use Class</i>	<i>Qualification</i>
<i>Resource Processing</i>	<i>If for food and beverage production</i>

The textual amendment is considered to be consistent with the State Planning Provisions of the Tasmanian Planning Scheme as resource processing is discretionary in the General Business Zone with the qualification “*If for food and beverage production*”.

The purpose of the proposed amendment is to facilitate a new whisky distillery at the rear of 99 High Street that will form part of the Callington Mill Precinct, reinvigorating the precinct as a key visitor destination and providing an opportunity to showcase Tasmanian based products using raw materials, such as barley from the broader farming region. Some of the by-product of the process (such as the draff) is then reused by farms as animal food.

It is acknowledged that while the rest of the Callington Mill Precinct will remain in the Community Purpose Zone which is different zoning to that proposed, it was considered that use of the General Business Zone as part of the proposed amendment was a more appropriate approach for the following reasons:

- That the site at 99 High Street is already partially within the General Business Zone; and
- That the resource development use class while needing to be included into the Use Table for the General Business Zone under this proposed amendment is already provided for under that zoning in the State Planning Provisions and therefore the approach would be consistent with those.

#### 3.2 Requirements of the Act

Section (2)(b) of Schedule 6 of the *Land Use Planning and Approvals Act 1993* (the Act) saves Parts 2A and 3 of the former provisions under the Act.

Pursuant to Section 32(1) of the former provisions, a draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A)-

(a)....

*(b).....*

*(c).....*

*(d).....*

*(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*

*(ea) must not conflict with the requirements of section 30O; and*

*(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

*(2) The provisions of section 20(2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.*

Section 30O of the Act requires that an amendment to an interim planning scheme is as far as practicable, consistent with the regional land use strategy. Section 30O also sets a number of requirements relating to the insertion of a local provision and its relationship to a common provision.

In addition to these requirements, Section 20(1) is also relevant, as a planning scheme amendment is also the making of a planning scheme:

*(1) A relevant decision-maker, in preparing, accepting, declaring or making a relevant scheme, or giving approval in relation to the making or approving of a relevant scheme, must, in the opinion of the relevant decision-maker-*

*(a) seek to further the objectives set out in Schedule 1 within the area covered by the scheme; and*

*(b) prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and*

*(c) ...*

*(d) have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and*

*(e) have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.*

### 3.3 Southern Tasmanian Regional Land Use Strategy

The Southern Tasmanian Regional Land Use Strategy was declared in October 2011 with an amended strategy declared in October 2013 and then again on 14 September 2016. This Regional Strategy provides direction on future use and development within the Southern Region.

Of particular relevance are the Tourism Policies within Section 14 of the Strategy. This section does not detail areas specifically, but it does outline measures to provide for innovative and sustainable tourism, including to:

*T1.5 - Provide flexibility within commercial and business zones for mixed use developments incorporating tourism related use and development.*

Strategic Direction 5 of the Strategy, Supporting our Productive Resources, is also of relevance. It acknowledges the contribution of niche agricultural commodities to the State's and nation's primary production value:

*SD5 - While Southern Tasmania's contribution to the State's and nation's primary production value is limited to a few key areas: aquaculture, forestry and niche agricultural commodities, all forms of primary production are critical to the economic and social health of our regional towns and villages, assisting in creating employment opportunities and economic self-sufficiency.*

The proposed amendment is consistent with these Regional Policy strategic directions as the distillery is intended to incorporate tourism with the resource processing use of the business. The development will aim to build on the existing tourism experience of Callington Mill, creating a larger drawcard for visitors to the area and will showcase the production of raw material such as barley from the surrounding agricultural area as well as make available byproducts back farms for animal feed.

The proposed amendment and associated development will also contribute to economic growth for Oatlands on a wider scale through job production, tourism and diversifying the local business sector.

In regard to the Activity Centres policies under Section 18 of the Regional Land Use Strategy Oatlands is identified as a Rural Service Centre which is already identified through the Interim Planning Scheme by way of the General Business zoning. The proposed amendment as a small extension to the General Business Zoning to the entire site at 99 High Street, rather than only part of the site will not impact on the achievement of the Activity Centre policies through the Interim Planning Scheme.

### 3.4 Local and Common Provisions

In addition to requiring that a Draft Amendment is consistent as far as practicable with the Regional Land Use Strategy, Section 300 requires that an amendment to a local provision of the scheme is not directly or indirectly inconsistent with the common provisions.

The proposed amendment satisfies this requirement

**3.5 Objectives of the Resource Management and Planning System.**

Objective	Response
<i>Part 1</i>	
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The subject land is existing urban land zoned General Business and General Residential. The rezoning will facilitate consistency within the Interim Planning Scheme by removing the split zoning of the lot. The site has no identifiable natural values and therefore the proposed amendment will therefore not affect the attainment of this objective.
<i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water</i>	<p>The development represents orderly and sustainable use and development of air, land and water. The rezoning is an extension of the existing General Business Zone in order to facilitate a precinct based expansion to the Callington Mill site. It will remove an existing split zoning.</p> <p>The zone provisions of the General Business Zone contemplate its existence next to a residential zone and indeed this is currently the case. There are adequate provisions in the Interim Planning Scheme to manage this interface.</p> <p>The land is fully serviced with reticulated services.</p>
<i>(c) to encourage public involvement in resource management and planning</i>	Public involvement will be achieved through the public exhibition process for the draft amendment and draft permit.
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) an (c)</i>	The proposed amendment will facilitate economic development through the redevelopment of the site for a distillery as part of an integrated tourism precinct with Callington Mill and providing support for the agricultural industry through the processing of the local produce and providing a platform for showcasing it. It will assist in reinvigorating Callington Mill as a visitor destination.

Objective	Response
	It will contribute more generally to economic growth for Oatlands and the surrounding rural area utilising raw product produced within the region.
<i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</i>	The amendment process demonstrates the sharing of responsibility for resource management and planning between different spheres of government, the community and industry.
<i>Part 2</i>	
<i>(a) to require sound strategic planning and coordinated action by State and local government</i>	<p>The proposed amendment is consistent with the Southern Tasmania Regional Land Use Strategy.</p> <p>It also aligns with the Midlands Economic Development and Land Use Strategy prepared by Southern Midlands Council in 2014 as it will support the Callington Mill precinct as a visitor experience (Initiative 9 on p27).</p> <p>As such, it represents sounds strategic planning.</p> <p>The planning scheme amendment process allows for the coordinated action by State and local government.</p>
<i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</i>	The proposed amendment does not affect the established system of planning instruments: it will allow for the future development of the land to be considered against the provisions of the Interim Planning Scheme.
<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land</i>	<p>As demonstrated within this report, there are limited environmental considerations relevant to the subject land.</p> <p>The existing provisions of the Interim Planning Scheme provide adequate safeguards in regard to this issue. No further provisions are considered necessary.</p>

Objective	Response
<p><i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels</i></p>	<p>The proposed amendment does not affect the attainment of this objective.</p>
<p><i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</i></p>	<p>The S43A process ensures that there is a consolidated approval process.</p>
<p><i>(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania</i></p>	<p>The proposed amendment will facilitate an opportunity for a new resource processing and visitor experience for Oatlands that will complement the Callington Mill site and enhance tourism, commercial and recreation opportunities for the township.</p> <p>In terms of amenity considerations, the General Business Zoning provides adequate safeguards to ensure that the impact of future use and development on amenity is assessed appropriately.</p>
<p><i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i></p>	<p>There are some relevant heritage considerations present on the site, particularly in relation to the Lake Frederick Inn and its associated buildings (the carriage house and 101 High Street) as well as the Callington Mill Precinct</p> <p>The proposed amendment will not affect these heritage values and the heritage provisions within the Interim Planning Scheme will remain relevant for any use and development on the site as with the requirements of the <i>Historic Cultural Heritage Act 1995</i>.</p>
<p><i>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.</i></p>	<p>The proposed amendment seeks to provide an opportunity for a distillery enterprise that will complement the operations of the adjacent Callington Mill precinct providing for an integrated visitor experience.</p>

Objective	Response
	<p>The Callington Mill precinct is expected to benefit from increased visitation as a result of the proposed distillery operation.</p> <p>There are adequate safeguards through the permit application process to protect public infrastructure in proximity to the subject land.</p>
<p><i>(i) to provide a planning framework which fully considers land capability.</i></p>	<p>The proposed amendment does not affect the attainment of this objective.</p>

### 3.6 State Policies

#### 3.6.1 State Policy on the Protection of Agricultural Land 2009

The *State Policy on the Protection of Agricultural Land 2009* does not apply to the proposed amendment.

#### 3.6.2 State Policy on Water Quality Management 1997

The subject land has access to reticulated services.

Given this, the existing provisions within the Interim Planning Scheme and the nature of the existing development on the site, it is considered that there will be no impact on Water Quality from the proposed amendment.

#### 3.6.3 State Coastal Policy 1996

The subject site is over 1 kilometre from the coast. The State Coastal Policy therefore does not apply to the proposed amendment.

### 3.7 Gas Pipelines Act 2000

The subject land is not affected by the Gas Pipeline. This requirement is therefore not applicable.

### 3.8 Potential Land Use Conflict

The subject land is surrounded by adjacent properties in the General Residential, General Business and Community Purpose zones. The site is currently split zoned General Residential and General Business and under the proposed amendment will be all rezoned General Business.

The purpose of the General Business Zone under the Interim Planning Scheme includes at Clause 21.1.1:

*To provide for business, community, food, professional and retail facilities serving a town or group of suburbs.*

*To provide a safe, comfortable and pleasant environment for workers, residents and visitors through the provision of high quality urban spaces and urban design.*

The purpose of the General Business Zone therefore recognises the role of businesses in providing a safe and pleasant environment for surrounding residents (as well as workers and visitors) and their role in providing high quality urban spaces and urban design.

The zone provisions include specific standards relating to use and development near a residential zone. These include standards relating to hours of operation, noise, external lighting, commercial vehicle movements, building height, building setback and landscaping. These standards are considered sufficient to ensure that the potential for land

### 3.9 Regional Impact

The proposed amendment is considered to further the attainment of the tourism and productive resources policies of the Tasmanian Regional Land Use Strategy by incorporating tourism related uses within the business zone and by contributing to the economic and social health of regional communities. It is therefore considered consistent within the Southern Tasmania Regional Land Use Strategy.

### 3.10 Municipal Strategy

Section 20(d) of the Act requires the Commission to have regard to the strategic plan of a Council prepared in accordance with Division 2 of Part 7 of the *Local Government Act 1993*.

The Southern Midlands Council Strategic Plan 2014 to 2023 provides six (6) strategic themes:

- **Infrastructure:** The need to maintain, improve and maximise the Community benefit from infrastructure provided by Council.
- **Growth:** The need to increase the population in the municipality and to grow the level of agricultural, commercial and industrial activity.
- **Landscapes:** The need to maintain, improve and maximise the benefits of the existing heritage, natural and cultural landscapes of the Southern Midlands.
- **Lifestyle:** The need to increase the opportunities for improved health and well-being of those that live in the Southern Midlands.
- **Community:** The need to retain and build on the strong sense of Community that exists within the Southern Midlands.
- **Organisation:** The need to monitor and continuously improve the efficiency and effectiveness of the way the Council provides services to the Community.

Each strategic direction identifies a number of strategic and operational actions. Of relevance to this proposal are the following operational actions:

*2.2.1.1 Seek opportunities to support the development and growth of a wide range of tourism in the Southern Midlands*

*2.2.1.2 Seek opportunities to further develop the Callington Mill Precinct as well as the Oatlands Military Precinct*

*2.2.1.3 Support the development of tourism products*

*2.3.1.1 Continue to facilitate and actively promote the development of new business opportunities.*

The proposed development will contribute to these operational actions by establishing a new business opportunity in Oatlands that can complement and strengthen the role of the Callington Mill precinct as a key visitor destination within the Midlands district.

### **3.11 Other requirements of Section 20**

The proposed amendment is also consistent with the other requirements under Section 20(2), (3), (4), (5), (6), (7), (8) and (9) of the Act. In particular, the proposed amendment does not:

- prevent the continuance or completion of any lawful use or development;
- prevent the use of any building which was erected before that coming into operation for any purpose for which it was lawfully being used immediately before that coming into operation, or the maintenance or repair of such a building;

## 5. Conclusion

The application is for a planning scheme amendment pursuant to Section 33 of the former provisions of the *Land Use Planning and Approvals Act 1993*.

The planning scheme amendment component seeks to extend the General Business Zoning at 99 High Street across the entire site. It is currently split zoned between General Business and General Residential. The proposed amendment also incorporates a textual change to the Use Table under the General Business Zone to provide for resource processing as a discretionary use subject to the qualification that it is for food or beverage production. This will bring the use table into greater conformity with the State Planning Provisions.

The purpose of the amendment is to facilitate a new whisky distillery at 99 High Street that will be integrated into the Callington Mill Precinct providing for a seamless and enhanced visitor experience where visitors can appreciate the history of the mill and heritage buildings whilst showcasing a Tasmanian produced whisky using raw products from the broader agricultural region. The new and invigorated will align with the overall experience along the Heritage Highway and the Tasmanian Whisky Trail.

Overall the proposed amendment is considered to satisfy the relevant legislative requirements under Section 32 of the Act.

Appendix A  
Title Documentation

Appendix B

Owners Consent

Appendix C

## Architectural Drawings

Appendix D

## Heritage Impact Assessment

Appendix E

## Traffic Impact Assessment

Appendix F  
Hydraulic Services Report

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**Document Status**

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Version: Final for Submission\_28 March 2018

**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	A
da plan	da02	Site Plan Existing	A
da plan	da03	Site Plan Proposed	A
da plan	da04	Ground Floor Plan	A
da plan	da05	First Floor Plan	A
da plan	da06	Second Floor Plan	A
da elevations	da07	Elevations	A
da elevations	da08	Elevations	A
da sections	da09	Sections	A
da Visualisation	da10	Visual Impact Renders	A
da Visualisation	da11	Visual Impact Renders	A

**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:** EXPANDED STEEL MESH SCREEN OVER FIXED GLAZING

**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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accredited designer:  
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drawn by  
 EP

reason of issue  
**Development Application**

client  
**Mr John Ibrahim**  
 99 High Street  
 Oatlands  
 Tasmania, 7120

checked by  
 LW

project  
**Callington Mill Distillery**

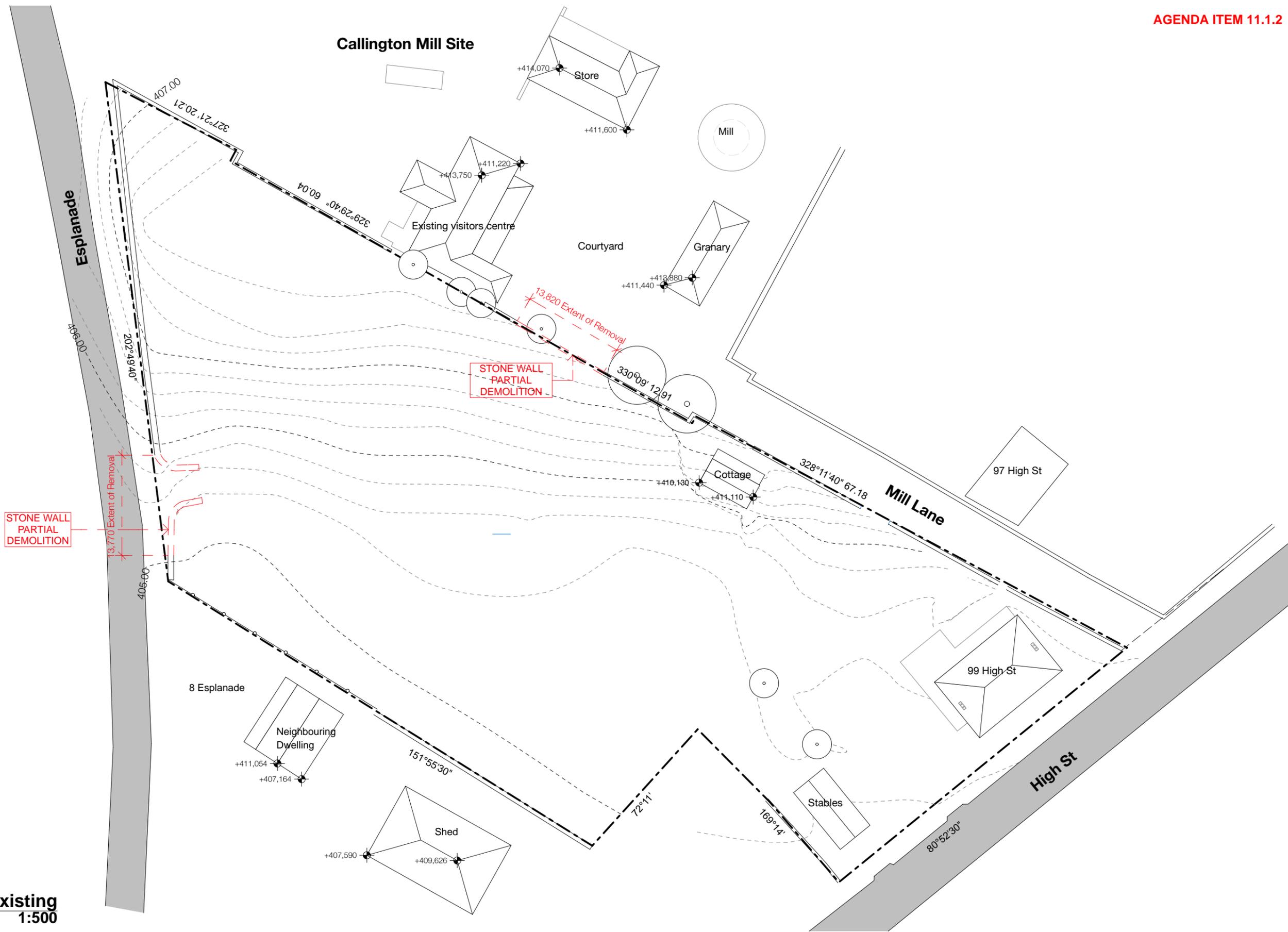
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**Cover Page**  
 (plan)

print date  
 13/12/2017

drawing n°  
**T17333-da01**

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**DA**



Site Plan Existing  
1:500

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**Site Plan Existing**  
 (plan)

print date  
 13/12/2017

drawing n°  
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original size  
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issue  
 DA

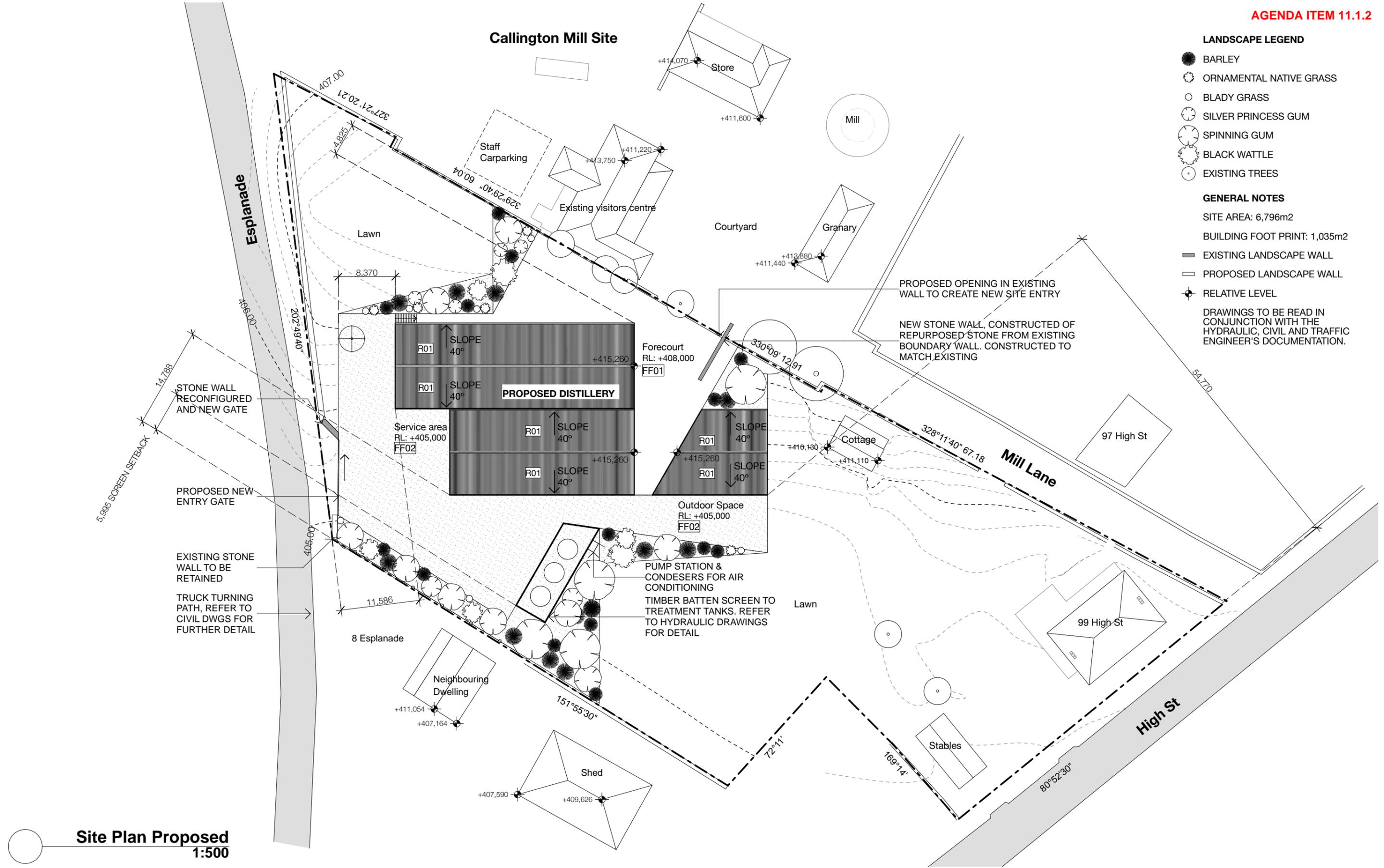
Callington Mill Site

LANDSCAPE LEGEND

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

GENERAL NOTES

- SITE AREA: 6,796m<sup>2</sup>
- BUILDING FOOT PRINT: 1,035m<sup>2</sup>
- EXISTING LANDSCAPE WALL
- - - PROPOSED LANDSCAPE WALL
- ◆ RELATIVE LEVEL
- DRAWINGS TO BE READ IN CONJUNCTION WITH THE HYDRAULIC, CIVIL AND TRAFFIC ENGINEER'S DOCUMENTATION.



Site Plan Proposed  
1:500

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**Callington Mill Distillery**

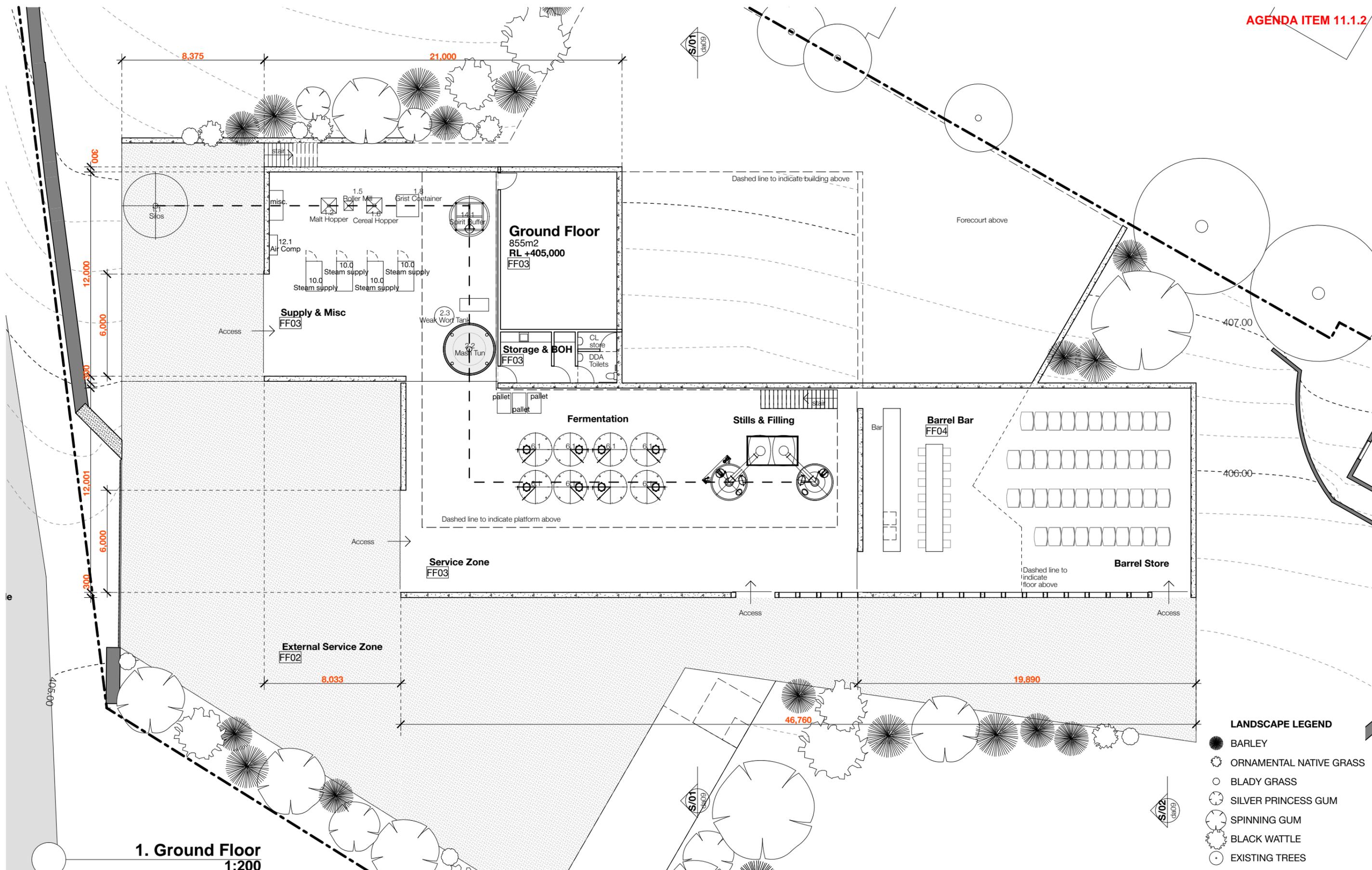
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 (plan)

print date  
 13/12/2017

drawing n<sup>o</sup>  
**T17333-da03**

original size  
 A3

issue  
**DA**



**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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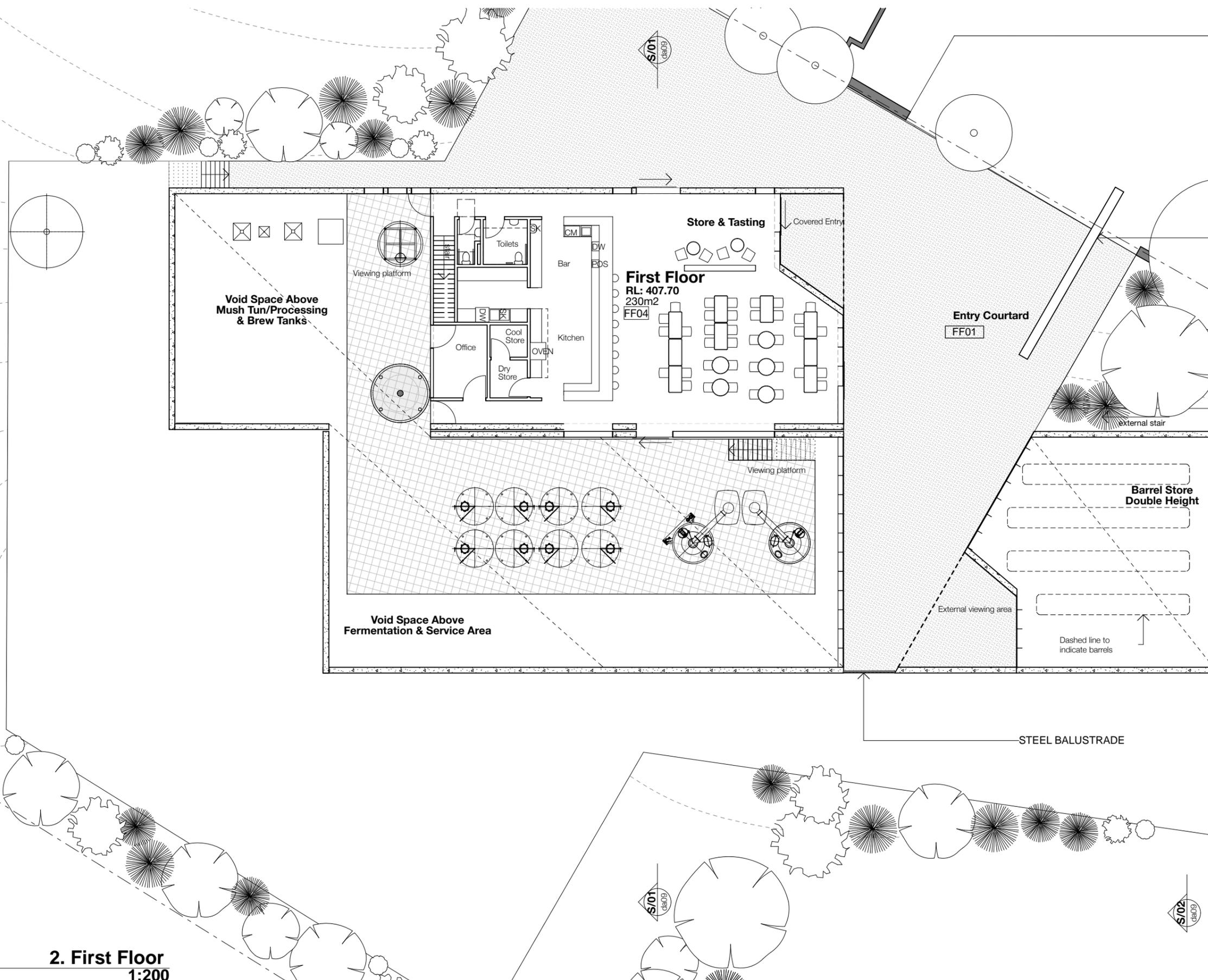
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 (plan)

print date  
 13/12/2017

drawing n°  
**T17333-da04**

original size  
 A3

issue  
**DA**



**2. First Floor**  
1:200

**LANDSCAPE LEGEND**

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

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**Callington Mill Distillery**

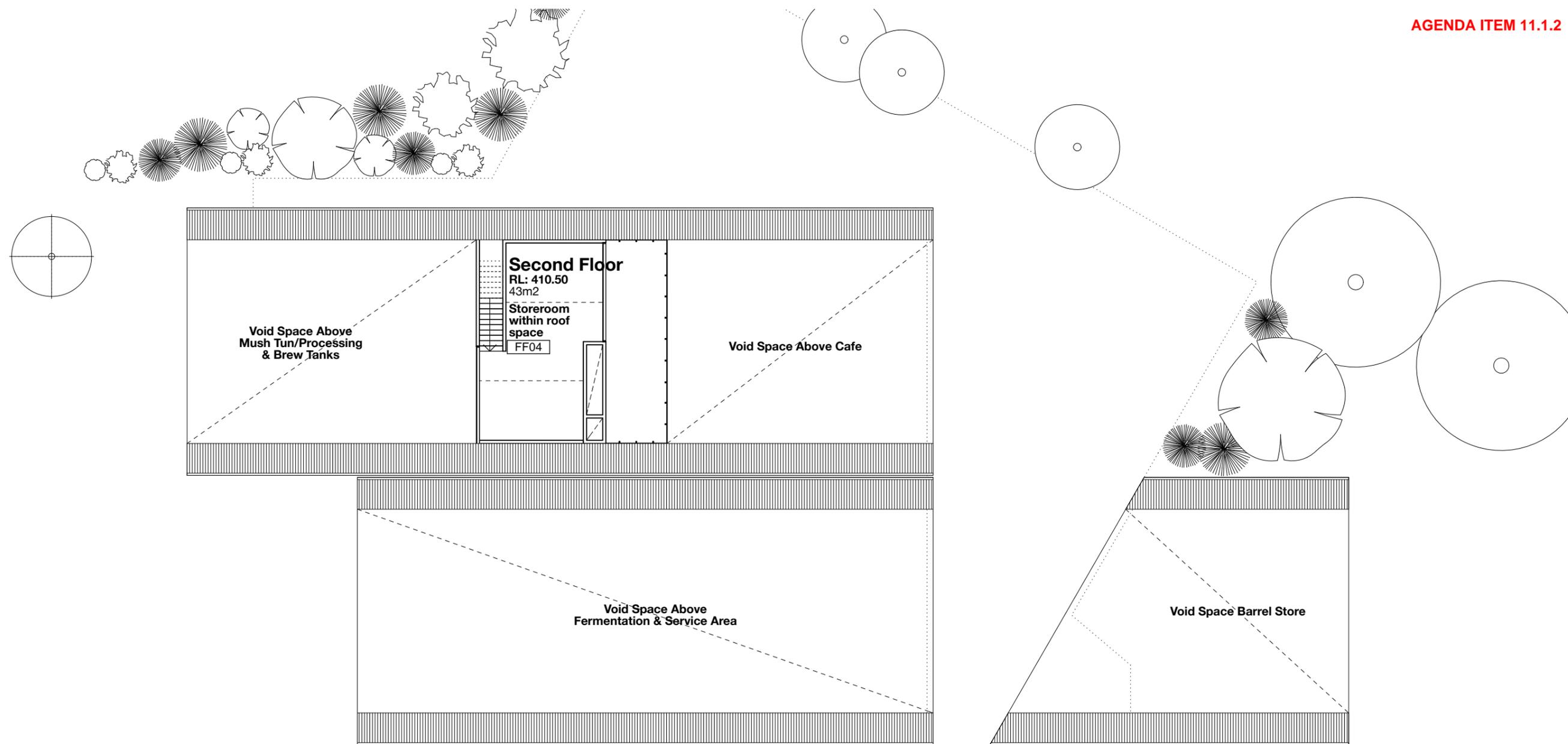
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 (plan)

print date  
 13/12/2017

drawing n°  
**T17333-da05**

original size  
 A3

issue  
**DA**



LINE OF BUILDING FOOT PRINT BELOW



**LANDSCAPE LEGEND**

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

**3. Second Floor**  
1:200

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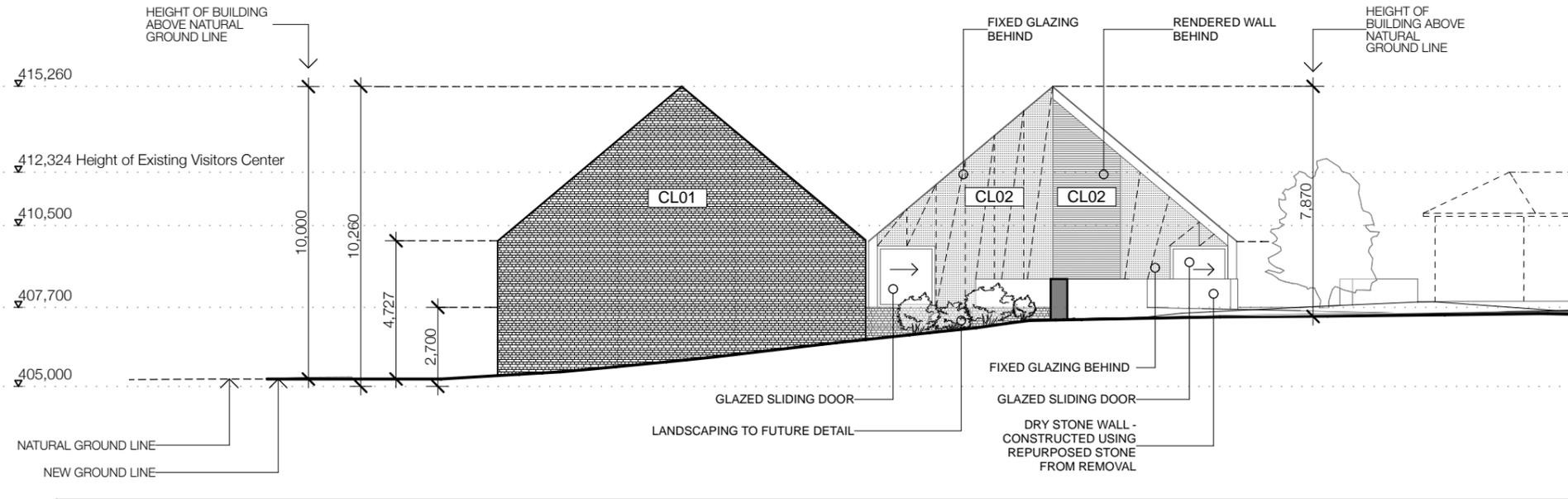
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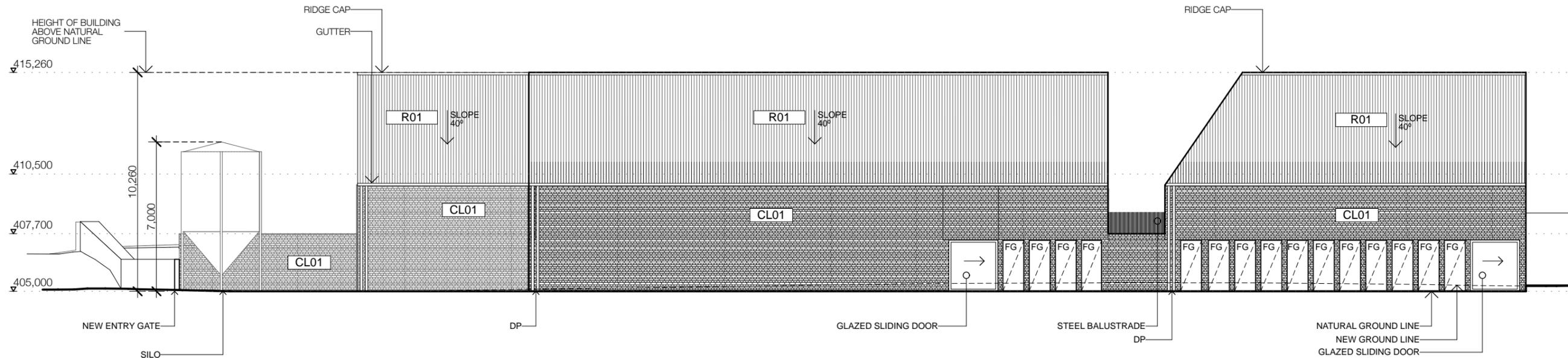
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 project  
**Callington Mill Distillery**

drawing title  
**Second Floor Plan**  
 (plan)  
 print date  
 13/12/2017  
 drawing n°  
**T17333-da06**  
 original size  
 A3  
 issue  
 DA



1 North Elevation 1:200



2 East Elevation 1:200

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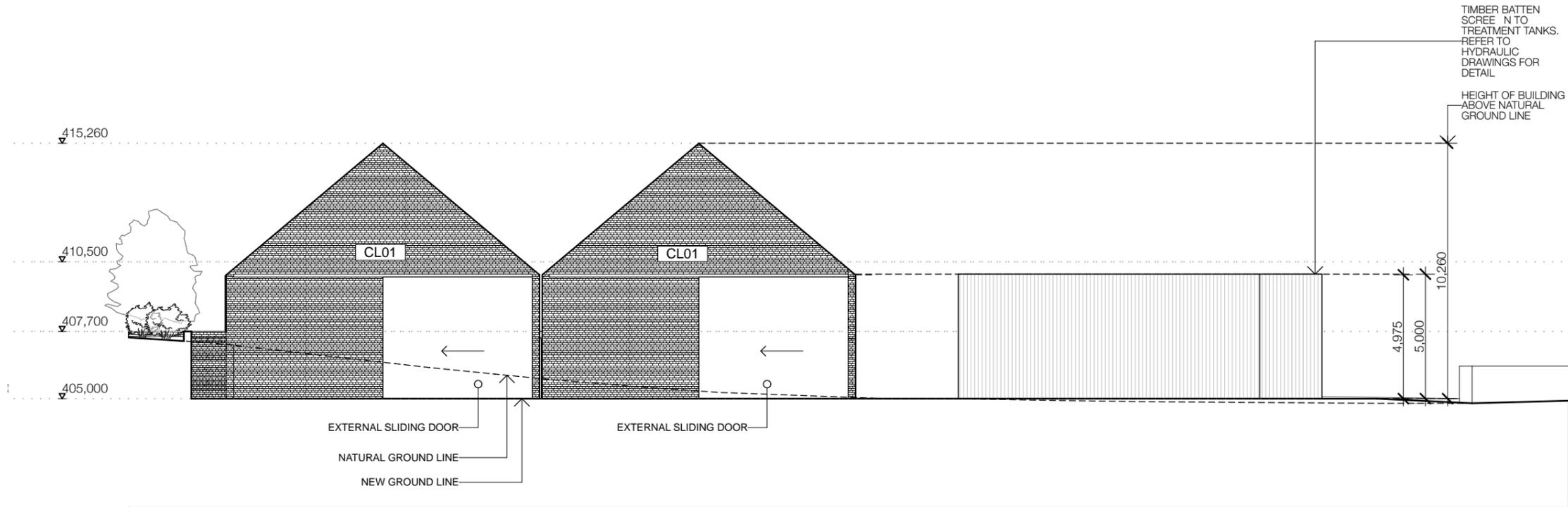
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 (elevations)

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 13/12/2017

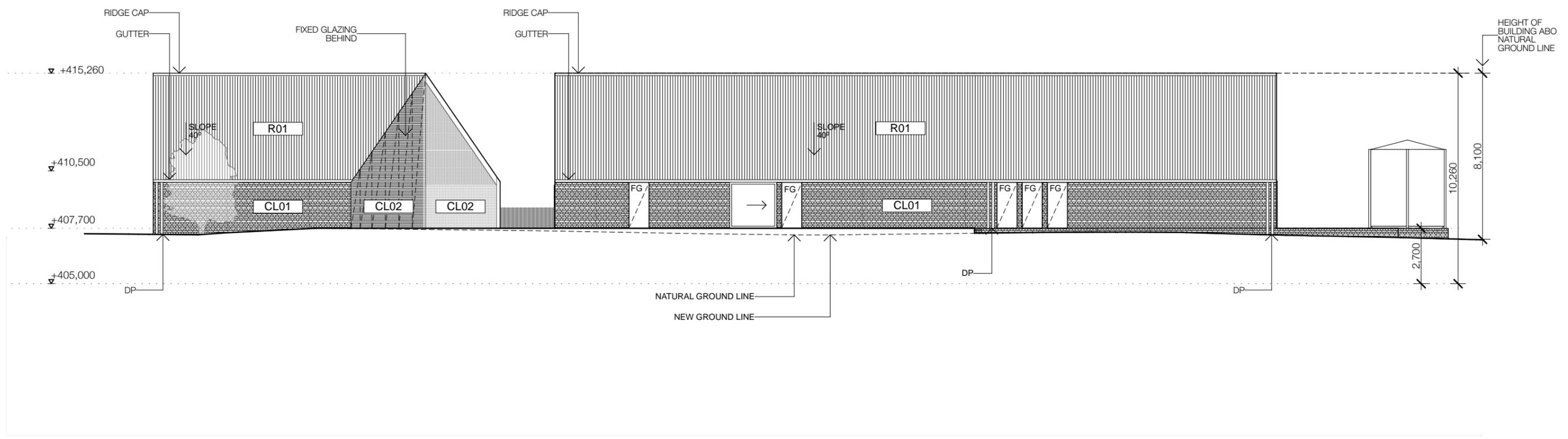
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original size  
 A3

issue  
 DA



1 **South Elevation**  
1:200



2 **West Elevation**  
1:200

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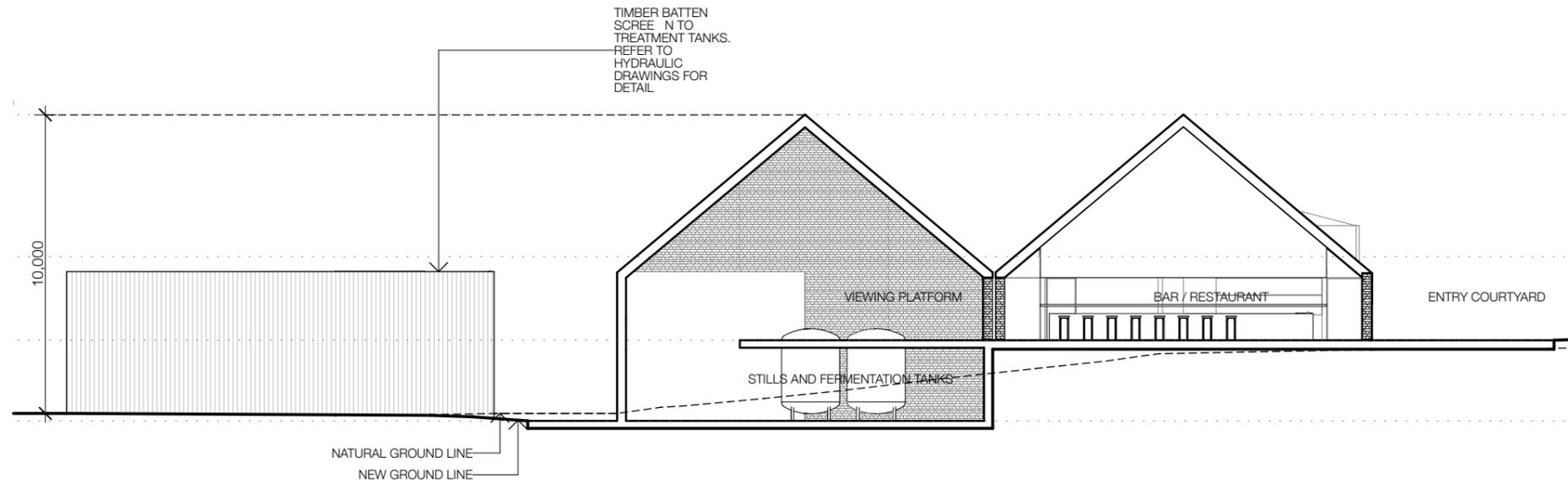
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 (elevations)

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 13/12/2017

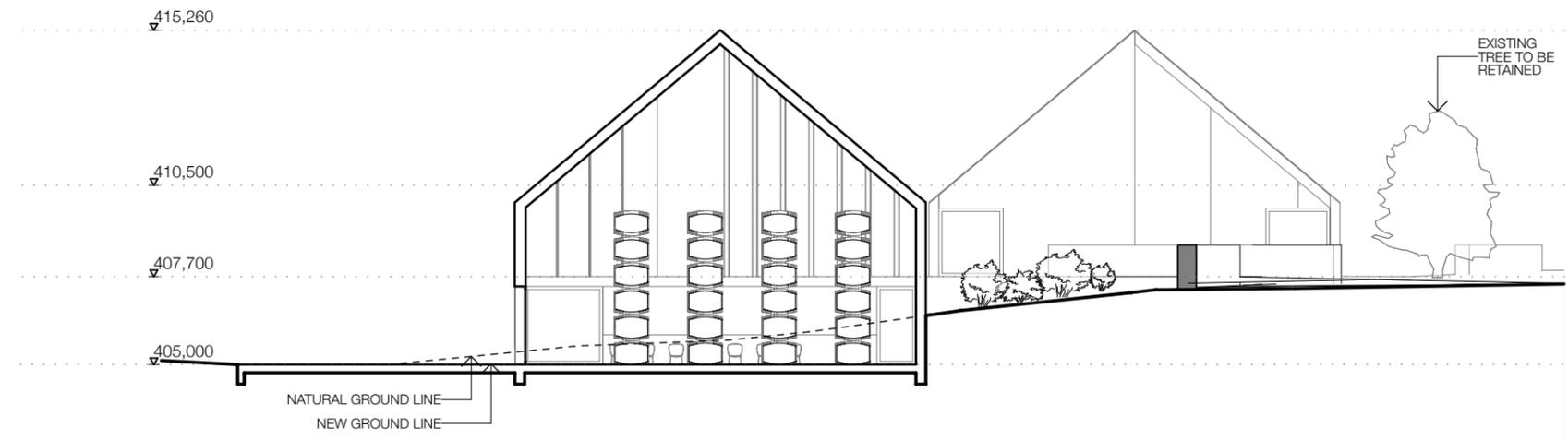
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**T17333-da08**

original size  
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issue  
 DA



Section 01 Through Bar  
1:200



Section 02 Through Barrel Store  
1:200

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**Development Application**

client  
**Mr John Ibrahim**  
 99 High Street  
 Catlands  
 Tasmania, 7120

project  
**Callington Mill Distillery**

drawing title  
**Sections**  
 (sections)

print date  
 13/12/2017

drawing n°  
**T17333-da09**

original size  
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issue  
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High Street View

1



Mill Courtyard

3



Mill Lane View

2



Esplanade View 01

4

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**Callington Mill Distillery**

drawing title  
**Visual Impact Renders**  
 (Visualisation)

print date  
 13/12/2017

drawing n<sup>o</sup>  
**T17333-da10**

original size  
 A3

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**DA**



1 **Esplanade View 02**

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**Callington Mill Distillery**

drawing title  
**Visual Impact Renders**  
 (Visualisation)

print date  
 13/12/2017

drawing n<sup>o</sup>  
**T17333-da11**

original size  
 A3

issue  
**DA**

## Heritage Report Proposed Distillery at 99 High Street, Oatlands



Damian Mackey - B Surv., M.T.P.  
11 December 2017

## 1. SITE DESCRIPTION

### 1.1 99 High Street - The Lake Frederick Inn

99 High Street, Oatlands, is a 6,796 m<sup>2</sup> property in the village of Oatlands adjacent to the historic Callington Mill complex.

The dominant building on the site is the former Lake Frederick Inn, a substantial two-storey Old Colonial Georgian brick building with ashlar sandstone façade, fronting High Street. A separate sandstone carriage house also fronts High Street, as do two stone cottages at 101 and 103 High Street which once formed part of the property but are now on separate titles.

The Tasmanian Heritage Register (THR) data sheet (refer Attachment 1) provides an extensive Statement of Significance, distilled into the following summary:

*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 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 ambiance 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 founder of the dominant coaching service in Tasmania from 1848 to 1876.*



Photo 1: The Lake Frederick Inn, from High Street.

On High Street, the Lake Frederick Inn, the carriage house and the neighbouring cottages mentioned above significantly contribute to the streets' formal, hard-edged Colonial Georgian stone streetscape.



Photo 2: Carriage house and Lake Frederick Inn from High Street, with Callington Mill behind.

The Esplanade frontage is much less formal, with the property presenting as a vacant paddock with a dry-stone wall along the frontage. This area of the town, away from the High Street frontage, was originally the location for the town's industrial uses, including the flour mill, quarries and tanneries. (Ref.: B Williams 2006).

The Lake Frederick Inn has a distinct curtilage comprised of formal gardens and the carriage house. The majority of the property, behind this curtilage and running back to the Esplanade is a paddock once used to accommodate horses associated with the property's coaching function.



Photo 3: The rear paddock with the drystone wall along the Esplanade frontage in the distance.

The Esplanade frontage is fenced with a dry-stone wall. A vehicular access was cut through the wall approximately 10 years ago, whereby a new gate was installed and the two new sections of curved wall were created flanking the driveway.



Photo 4: View over the Esplanade frontage, with Lake Dulverton in the background. The vehicular entrance through the dry stone wall was created ten years ago.

The site is across the Esplanade from Lake Dulverton (visible in the above photograph), a significant natural attraction and trout fishery on the doorstep of Oatlands.

Dry-stone walls line the common boundary with Callington Mill, as well as the Esplanade frontage.



Photo 5: Dry stone wall on common boundary with the Callington Mill property.

A 'hut' is located on the south-western side boundary fronting Mill Lane. This was moved to the property in the 1970s and was used, for a time, as a visitor information centre for Callington Mill. It is not mentioned in the extensive THR data sheet and is assumed to hold little significance. In any case, the proposed development does not involve any impact on the hut.



Photo 6: Hut fronting Mill Lane.

## 1.2 The Callington Mill Complex

The Lake Frederick Inn neighbours the Callington Mill complex, a significant heritage site and local landmark.

The spatial relationship between 99 High Street and the Callington Mill site is set out below in Figure 1.



Figure 1: Spatial Relationship between 99 High Street, Callington Mil and surrounds.

Callington Mill is a sandstone stone Lincolnshire-type wind-driven flour mill constructed in 1837. It became unused around the end of the nineteenth century, fell into disrepair and was subsequently burnt out. It was then lined and used as a water tank in the first half of the twentieth century. The restoration of the mill began in the 1970s as a community-driven

project. Restoration was completed in 2010 with the involvement of the local council and financial assistance from State and Federal governments. Now in full working order, it is the only operating, authentically restored mill of its type in the Southern Hemisphere. The complex comprises the windmill, the granary, a stables, a miller's cottage and the mill owner's house - which has been used as the visitor centre for the last six years until the site's recent closure.

## **2. HERITAGE LISTINGS**

### **2.1 99 High Street - The Lake Frederick Inn**

The subject property, 99 High Street, is listed as a Heritage Place on Table E13 (Heritage Places) of the Southern Midlands Interim Planning Scheme 2015 (SMIPS2015).

99 High Street is also within the Callington Mill Heritage Precinct (HP2 Heritage Precinct) of the SMIPS2015.

99 High Street is also listed on the Tasmanian Heritage Register; 'Lake Frederick Inn and associated buildings', THR ID Number 5534.

Similarly, Callington Mill is listed in Table E13 of the SMIPS2015 and is within the Callington Mill Heritage Precinct (HP2) - and is also listed on the Tasmanian Heritage Register, THR ID Number 5547.

Attachments 1 and 2 include the THR data sheets for 99 High Street and Callington Mill. The tables below, in Section 5, include the relevant provisions from the SMIPS2015 for Heritage Places and for Heritage Precinct HP2, along with an assessment for compliance with the provisions.

The THR data sheet for 99 High Street contains no archaeological controls. However, it notes that the Lake Frederick Inn once had a second wing and a stable building to the rear which are now demolished. These are included within the building's curtilage.

## **3. INFORMING THE DESIGN PROCESS**

### **3.1 Lake Frederick Inn - Curtilage**

The proposed development is to be sited in the paddock at the rear of the Lake Frederick Inn, fronting Esplanade. The Lake Frederick Inn, its gardens and carriage house and the sites of the now-demolished second wing and the stables building are located within the curtilage fronting High Street. It is important that the proposed development does not impinge on this curtilage.

No fence or garden plantings clearly demarcate the precise boundary of the curtilage of the High Street buildings, with landscaping elements and tree plantings within the garden giving way to the expanse of the paddock at the rear. To ensure new development does not impinge on the values of the Lake Frederick Inn complex of buildings, a generous curtilage is defined as per Figure 2, below.



Figure 2 – Curtilage Definition

This curtilage definition projects a line from the common boundary between 99 High Street and 101 High Street into the heart of the property. This line is intersected by a line starting on Mill Lane at the gateway into the Mill complex, running passed, and parallel to, the side wall of the hut. This definition comfortably encapsulates the sites of the now demolished wing of the housed and stables buildings, the formal garden beds, the well and the recently built short length of dry-stone wall.

Due to the large size of the title, this leaves a large section of the property outside the defined curtilage. An alternative definition to the above could use the line of the recently built short section of dry-stone wall, projected from either end to intersect with either side boundary. Whilst this would encapsulate a reasonable curtilage, it is considered more prudent to adopt the more generous area depicted in Figure 2.

It is important that the siting of the proposed new buildings enables the 'rear paddock' to continue to be read as such. They should not extend across most the Esplanade frontage and a significant 'spatial openness' should continue to be seen when viewing the area from High Street through gaps between buildings fronting High Street.

### **3.2 Place / Fabric**

Locating the proposed development outside the curtilage depicted in Figure 2 will ensure no impacts on built fabric of buildings or remains of buildings.

The only fabric proposed to be impacted is the removal of a 13.8 m section of the dry-stone wall on the common boundary between 99 High Street and the Callington Mill property. This is necessary to enable the two sites to function together. The total length of dry stone wall on the common boundary is approximately 130 m, with a further 69 metres of wall along the Esplanade frontage. The proportion of wall proposed to be removed represents 10.6 % of the common boundary wall, and 6.9 % of the total length around the property. The assessment provided in Section 5, below, concludes that this removal is justifiable.

### **3.3 Setting / Townscape**

The site is within the Callington Mill Heritage Precinct under the SMIPS2015, the practical purpose of which is to recognise and protect the setting of Callington Mill by ensuring development on adjacent and nearby properties is appropriate. The precinct provisions provide clear direction to achieve this purpose, and are assessed in detail in Section 5, below.

Key overarching policies in this regard can be summarised as follows:

- Minimise impact on the views of the Mill from High Street, the Midland Highway and Esplanade.
- Protect the heritage significance of the Lake Frederick Inn and associated buildings by locating new buildings outside the curtilage around these buildings.
- Minimise impacts on the formal streetscape of High Street by locating new buildings in the paddock at the rear.
- Cluster new buildings so that the paddock remains readable as a paddock associated with the historic coaching use of the property.
- New buildings should have a traditional industrial Georgian working building built form, with floor area broken up under several forms to avoid large roof expanses. Steep pitched and gable-ended.

The above points combined with the need to keep a large separation distance to the residential use to the north-west necessitates the new buildings to be located closer to the Callington Mill complex than the residential use, with a bare minimum distance to provide visual separation from the Callington Mill complex.

Further differentiation between the historic mill complex buildings and the new distillery buildings is desirable, however. Because of this, (and the planning scheme’s directive for buildings to address street frontages), it is proposed that the new buildings are oriented to the Esplanade street frontage. This is a different orientation to the High Street frontage and different again the Mill complex buildings. Refer Figure 3, below.



Figure 3: Building Orientation

### 3.4 Archaeology

The THR data sheet for 99 High Street contains no archaeological controls. However, it notes that the Lake Frederick Inn once had a second wing and a stable building to the rear which are now demolished. These are included within the curtilage as defined above, and no development is proposed within this area.

Old concrete pads are evident on the property approximately 10m from the Mill boundary and mill owner's house. It is understood these were the footings for a fuel tank which once occupied this location. They are not considered significant.



Photo 7. Old concrete pads on site.

This location has also been identified in Southern Midlands Council's Callington Mill Archaeological Management Plan 2009 as a possible location of an outbuilding depicted in an 1850 sketch by Nixon. The sketch is not conclusive as to the exact location of the building and it is unclear whether it is on the Callington Mill site or the subject site. The siting of the proposed distillery building may, therefore, coincide with the location of the outbuilding.

A condition of approval should apply to the development requiring a watching brief for archaeological remains during site excavation, with any remains found to be documented.

#### 4. GENERAL HERITAGE CONSIDERATIONS

The proposed development will interact with Callington Mill in several ways:

The tourism component of the whisky distillery will be operated in conjunction with that of Callington Mill, thereby reviving the site as a key visitor attractor to Oatlands.

Since restoration six years ago, the Mill has been operated by the local council, which has been subsidising the operation with public funds. It has been operating as both a tourist attraction and a specialty flour producer, and has been the key attractor for visitors to the town.

In recent months, with the local council unable to continue subsidising the Mill's operation, the site was closed.

The proposed whisky distillery on the adjacent land is intended to operate with the Mill complex under one management regime. The combination of both operations is anticipated to attract sufficient visitors to make both financially viable.

A 13.82-metre portion of the dry-stone wall along the common boundary is proposed to be removed, and rebuilt on site, to create a common open space joining the two complexes to facilitate the single operation of the two attractions. The section of wall removed is proposed to be rebuilt along the side of the visitor courtyard. This aspect is considered further in the tables below in Section 5.

The curved sections of the dry-stone wall fronting the Esplanade, either side of the vehicular entry are proposed to be reconfigured to improve access for commercial vehicle use. This entry-way through the dry-stone wall was created in recent times – within the last ten years – by a previous owner. Further altering this access way and the sections of wall either side raises no heritage concerns.

The overall built form of the proposed development draws heavily from 'working buildings' typical of Georgian architecture. That is: steep-roofed and gable-ended. Local Oatlands examples are depicted in the following photographs.



Photo 8. Former tannery. 90A High Street



Photo 9. Former stables. 85 High Street.

‘Georgian working building’ design principles were used to design the Historic Agricultural Implements Display Building located in Callington Park in the early 2000s.



Photo 10. The Historic Agricultural Implements Display Building.  
Note the proximity to Callington Mill.

## **5. HERITAGE IMPACT ASSESSMENT – PLANNING SCHEME PROVISIONS**

The Heritage Place Provisions within Section E13.7 of the SMIPS2015 are relevant in considering the proposed development in the context of the subject site only, that is; The Lake Frederick Inn property.

The proposed development oriented to the Esplanade end of the property, opposite to the existing heritage buildings on the site which are all clustered towards the High-Street end. They are outside the curtilage around the Lake Frederick Inn. The development is closer to the complex of buildings that make up the Callington Mill Historic Site on the neighbouring land. Assessment of the impacts on Callington Mill are assessed against the provisions of the Callington Mill Heritage Precinct (Section E13.8 of the SMIPS2015), which follows this section.

One aspect of the proposal that is common to both properties is the removal and relocation of a 13.82m section of the dry-stone wall on the common boundary between 99 High Street and the Callington Mill property. This is considered in respect of E13.7, below, as is the reconfiguration of the dry-stone wall flanks of the Esplanade vehicular entry.

## 5.1 Heritage Place Provisions

E13.7 Development Standards for Heritage Places		
E13.7.1 Demolition		
Objective		
To 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.		
Acceptable Solutions	Performance Criteria	Assessment
<p><b>A1</b> No Acceptable Solution.</p>	<p><b>P1</b> 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;</p> <p>(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</p> <p>(b) there are no prudent and feasible alternatives;</p> <p>(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;</p> <p>(d) significant fabric is documented before demolition.</p>	<p><b>1. Dry-stone Wall on Common Boundary:</b> The proposal development does not propose the demolition of buildings or other substantial structures. A 13.82m section of the dry-stone boundary wall between the subject site and the Callington Mill property is proposed to be removed to link the two sites. This is necessary to facilitate visitor movement, seamless joint management of the two sites and distillery operation (noting that the mill will grind malt barley for whisky production in addition to flour). Dry-stone walls along most of the boundaries of Callington Mill and many of the boundaries of nearby properties are a significant feature of Oatlands. The demolished section of the wall will be reconstructed in two sections on each side of the new entry courtyard, thereby retaining this fabric. The 13.82m section of wall to be demolished is part of a 130m long boundary wall (in several parts), representing 10.6 % of the wall. Around the subject site and Callington Mill there are 199m of dry-stone wall, with 13.82m representing 6.9% The performance criteria are considered satisfied because: (a) There are economic reasons for relocating this section of drystone wall that are of greater value to the community than the historic cultural heritage values constituted by this relatively short section. The proposed distillery will operate in concert with Callington Mill, which otherwise is likely to remain shut. It is considered crucial that the two attractions operate under one management, and that visitors, staff and product can readily flow between the two. Over \$2.5 m of Federal, State and Local Government funds were used to authentically restore the mill to working order, and the Local Council has been subsidising its operation by several hundred thousand dollars per year since. The distillery will ensure that the public funds expended on the Mill to date will not be wasted. More significantly, the mill</p>

		<p>acts as key attractor for visitors to the town and it is important for the local and regional economy that it continues. The combination of historic mill and traditional whisky distillery, working in concert, will achieve this.</p> <p>(b) There are no prudent and feasible alternatives to the removal (and relocation) of this section of wall which currently forms a barrier between the two sites;</p> <p>(c) The stones will be retained and reused in a new section of dry-stone wall one side of the entry courtyard, forming a corner with the remaining section of wall.</p> <p>(d) The wall will be documented before demolition and relocation.</p> <p><b>2. Dry-Stone Wall Flanks to Esplanade Entry:</b></p> <p>It is proposed to reconfigure the vehicular entry onto the property from the Esplanade. This is through a gap in the dry stone all fronting the Esplanade which was made (with approval) ten years ago. At that time, the wall was reconfigured to create two curved flanks to the entry way. The further reconfiguration of these wall entry flanks is considered reasonable, and necessary to facilitate the occasional large commercial vehicle.</p>
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<b>E13.7 Development Standards for Heritage Places</b>		
<b>E13.7.2 Buildings and Works other than Demolition</b>		
<b>Objective</b>		
<p>To ensure that development at a heritage place is:</p> <p>(a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and</p> <p>(b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.</p>		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>Assessment</b>
<p><b>A1</b> No Acceptable Solution</p>	<p><b>P1</b> Development must not result in any of the following:</p> <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>(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>(a) Overall built form is sympathetic to Georgian working / industrial form, with steep pitched roofs (40°) and gable ends. Bulk and scale are reduced by splitting the required floor area over two levels and by breaking up the roof into three sections. Building height is compatible with buildings on the neighbouring Callington Mill site. External wall material is predominantly brick, 'San Selmo Reclaimed Brick' which is sympathetic to original handmade brick.</p>  <p>Roof cladding is traditional corrugated-iron profile colorbond, in 'basalt' colour.</p> <p>(b) The proposal involved no loss of streetscape elements.</p>
<p><b>A2</b> No Acceptable Solution</p>	<p><b>P2</b> 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>(b) setback from frontage;</p> <p>(c) siting with respect to buildings, structures and listed elements;</p> <p>(d) using less dominant materials and colours.</p>	<p>The distillery will front The Esplanade whilst the Lake Frederick Inn and its carriage house front High Street at the other end of the property. The distillery buildings will be a minimum 54 m from High Street.</p> <p>(a) The built form of the development is respectful of, and sympathetic with, the dominant Georgian architecture on the property (and neighbouring on the Callington Mill site);</p> <p>(b) The proposed buildings address the Esplanade, which does not have the formality of the High Street frontage or general streetscape. There is no existing strong building line to conform to along the Esplanade.</p> <p>(c) The proposed development is approximately 35 metres from the rear of the Lake Frederick</p>

		<p>Inn: a sufficient distanced to ensure it will not dominate these buildings in terms of scale and bulk;</p> <p>(d) The use of traditional profile colorbond on the roof and brick walls will not be dominant over nearby heritage buildings.</p>
<p><b>A3</b> No Acceptable Solution</p>	<p><b>P3</b> 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.</p>	<p>External wall material is brick. Roof material will appropriately be corrugated profile colorbond. These are sympathetic to traditional building materials.</p> <p>Built form responds to the Georgian characteristics of the site through steep pitch gable-ended roof lines reminiscent of working buildings of the era, over two rectangular floor plates, and under three separate roof forms. The ‘break’ accommodating the entry courtyard in the building form nearest Callington Mill provides a respectful visual clue, readable from a distance, that these structures should not be mistaken for original Oatlands buildings.</p>
<p><b>A4</b> No Acceptable Solution</p>	<p><b>P4</b> Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.</p>	<p>No extensions are proposed to existing buildings. The proposed development is approximately 35 from the original historic buildings on the property, which are located on the High Street frontage and will not be extended.</p> <p>The hut fronting Mill Lane (relocated to the site in the 1970s) will also not be extended.</p>
<p><b>A5</b> New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.</p>	<p><b>P5</b> 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.</p>	<p>No new front fences are proposed. The existing Esplanade frontage dry-stone wall will remain, however the stone all flanks of the vehicular entry will be reconfigured. This entry, (including the stone wall flanks), was created ten years ago. The further reconfiguring of this entry, including the stone all flanks, raises no concerns from the heritage viewpoint.</p>

## 5.2 Heritage Precinct Provisions

E13.8 Development Standards for Heritage Precincts		
E13.8.1 Demolition		
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		
Acceptable Solutions	Performance Criteria	Assessment
<p><b>A1</b></p> <p>No Acceptable Solution.</p>	<p><b>P1</b></p> <p>Demolition must not result in the loss of any of the following:</p> <p>(a) buildings or works that contribute to the historic cultural heritage significance of the precinct;</p> <p>(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;</p> <p>(i) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</p> <p>(ii) there are no prudent or feasible alternatives;</p> <p>(iii) opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct.</p>	<p><b>1. Dry-stone Wall on Common Boundary:</b></p> <p>The proposal development does not propose the demolition of buildings or other substantial structures.</p> <p>A 13.82m section of the dry-stone boundary wall between the subject site and the Callington Mill property is proposed to be removed to link the two sites. This is necessary to facilitate visitor movement, seamless joint management of the two sites and distillery operation (noting that the mill will grind malt barley for whisky production in addition to flour).</p> <p>Dry-stone walls along most of the boundaries of Callington Mill and many of the boundaries of nearby properties are a significant feature of Oatlands.</p> <p>The demolished section of the wall will be reconstructed in two sections on each side of the new entry courtyard, thereby retaining this fabric. The 13.82m section of wall to be demolished is part of a 130m long boundary wall (in several parts), representing 10.6 % of the wall.</p> <p>Around the subject site and Callington Mill there are 199m of dry-stone wall, with 13.82m representing 6.9%</p> <p>The performance criteria are considered satisfied because:</p> <p>(a) There are economic reasons for relocating this section of drystone wall that are of greater value to the community than the historic cultural heritage values constituted by this relatively short section. The proposed distillery will operate in concert with Callington Mill, which otherwise is likely to remain shut. It is considered crucial that the two attractions operate under one management, and that visitors, staff and product can readily flow between the two.</p> <p>Over \$2.5 m of Federal, State and Local Government funds were used to authentically restore the mill to working order, and the Local Council has been subsidising its operation by several hundred thousand dollars per year since. The distillery will ensure that the public funds expended on the Mill to date will not be wasted. More significantly, the mill</p>

		<p>acts as key attractor for visitors to the town and it is important for the local and regional economy that it continues. The combination of historic mill and traditional whisky distillery, working in concert, will achieve this.</p> <p>(b) There are no prudent and feasible alternatives to the removal (and relocation) of this section of wall which currently forms a barrier between the two sites;</p> <p>(c) The stones will be retained and reused in a new section of dry-stone wall one side of the entry courtyard, forming a corner with the remaining section of wall.</p> <p>(d) The wall will be documented before demolition and relocation.</p> <p><b>2. Dry-Stone Wall Flanks to Esplanade Entry:</b></p> <p>It is proposed to reconfigure the vehicular entry onto the property from the Esplanade. This is through a gap in the dry stone all fronting the Esplanade which was made (with approval) ten years ago. At that time, the wall was reconfigured to create two curved flanks to the entry way. The further reconfiguration of these wall entry flanks is considered reasonable, and necessary to facilitate the occasional large commercial vehicle.</p>
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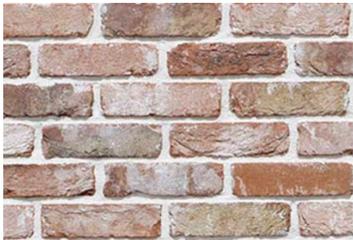
<b>E13.8 Development Standards for Heritage Precincts</b>		
<b>E13.8.2 Buildings and Works other than Demolition</b>		
<b>Objective</b> To ensure that development undertaken within a heritage precinct is sympathetic to the character of the precinct.		
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	<b>Assessment</b>
<b>A1</b> No Acceptable Solution	<b>P1</b> Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.	Refer section 5.3, below.
<b>A2</b> No Acceptable Solution	<b>P2</b> Design and siting of 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 section 5.3, below.
<b>A3</b> No Acceptable Solution	<b>P3</b> Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.	The proposed development does not involve extensions to existing buildings.
<b>A4</b> New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.	<b>P4</b> 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	The proposed development does not involve new front fences.  It does involve the reconfiguration of the drystone wall either side of the vehicular entry to the Esplanade. This will be undertaken with care to rebuild the reconfigured section in accordance with traditional dry-stone wall building methods. It is noted that the vehicular gap through the wall and the associated curved dry-stone wall flanks has been made recently – approximately ten years ago. The sections of wall to be reconfigured are not original.

<b>E13.8 Development Standards for Heritage Precincts</b>	
<b>E13.8.3 Subdivision</b>	
<b>Objective</b>	
To ensure that subdivision within a Heritage Precinct is consistent with historic patterns of development and does not create potential for future incompatible development.	No subdivision is proposed.

### 5.3 Heritage Precinct Design Criteria / Conservation Policy

E13.8.2 P1 and P2, above, require compliance with relevant design criteria / conservation policy listed in Table E13.2:

<b>Table E13.2 - Relevant Provisions and Assessment</b>	
<b>Precinct HP2 – Callington Mill Precinct</b>	
<p><b>Statement of Historic Cultural Heritage Significance</b> The Callington Mill Precinct is of historic cultural heritage significance because:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) its creative and technical achievement as an Old Colonial Georgian flourmill of circular domed tower of sandstone;</li> <li>(c) it is a distinctive landmark both within the township of Oatlands and from the Midland Highway.</li> </ul>	<p><b>Comment</b></p> <p>In terms of 'use', it is noted that the manufacturing process for malt whisky has not changed for around six hundred years. Copper pot stills and wooden barrels remain essential, just as they would have been at the time of the construction of Callington Mill in the 1830s.</p> <p>Grinding flour using wind-driven mill stones and distilling malt whisky have been contemporary industrial uses for centuries. Indeed, milling malt barley for whisky production using water or wind-driven mills would have been part and parcel of a normal whisky distillery prior to the industrial revolution.</p> <p>The 'use' of a whisky distillery next to, and in association with, Callington Mill can be considered in keeping with the heritage significance of the Mill. The establishment of a traditional industrial use on the subject site is also consistent with the original use of this section of Oatlands, which accommodated industrial uses such as the flour mill, tanneries and stone quarries.</p>
<b>Design Criteria / Conservation Policy</b>	<b>Assessment</b>
The design and siting of buildings and works must satisfy the following criteria:	See below.
(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;	<p>The proposed roof pitch of 40° is within the 30° to 40° range typical of Old Colonial Georgian style. The substantive floor area of 1083 m<sup>2</sup> has been set under three separate roof forms, sitting on two adjacent rectangular footprints, and split between to levels. This significantly breaks up the bulk of what would otherwise have the appearance of a single large building which would be out of keeping with the heritage precinct.</p> <p>The roofs are gable-ended, as was common for working buildings of the era, several examples of which exist in the Oatlands heritage precincts, (refer photos in previous section).</p> <p>Traditional profile corrugated colorbond roof cladding and brick walls are respectful of traditional building materials in the precinct.</p>
(b) building setback from frontage must provide a strong edge to High Street and be parallel to the street;	Orientation has been arranged to align with the Esplanade frontage, as the buildings address this frontage.
(c) buildings close to the street frontage must address the street;	Although setback 11.5m from the Esplanade, orientation has been arranged to align with the Esplanade frontage.

<p>(d) buildings must not visually dominate the streetscape or existing buildings;</p>	<p>The proposed buildings are sufficiently far from High Street for their possible impact on the streetscape to be insignificant. The streetscape of the Esplanade is much less formal and structured. The buildings are oriented the Esplanade frontage rather than High Street or the Mill precinct buildings. They are setback 11.5 m from the Esplanade, so that they will not visually dominate the Esplanade.</p>
<p>(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;</p>	<p>Windows in the lower level of the north-eastern façade will be visible from the Esplanade. They have been arranged in a ‘procession’ towards the High Street end, whilst no windows have been provided towards the Esplanade end, reflective a working building.</p>
<p>(f) external wall building material must be any of the following: (i) sandstone of a colour matching that commonly found in Oatlands’ buildings; (ii) weatherboard (traditional profiles); (iii) rendered, painted or lime wash brickwork; (iv) unpainted brick of a traditional form and colour laid with a traditional bond; (v) traditional Tasmanian vertical board (non-residential buildings only);</p>	<p>External wall material is predominantly brick, ‘San Selmo Reclaimed Brick’ which is sympathetic to traditional handmade brick.</p> 
<p>(g) roof form and material must be consistent with the following: (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 a minor part of the building at the rear; (iii) avoidance of large unbroken expanses of roof and very long roof lines; (iv) roof materials 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 in cross-section;</p>	<p>Roof pitch is 40°, at the upper end of the 30° to 40° prescription.  Roof cladding is traditional corrugated-iron profile colorbond, in ‘basalt’ colour.  Guttering will be rounded profile, with downpipes of circular cross-section.</p>
<p>(h) wall height is to be sufficient to provide for lintel definition above doors and windows and wall space above;</p>	<p>Wall height is sufficient to provide for lintel definition above doors and windows.</p>
<p>(i) outbuildings are 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>No outbuildings are proposed.</p>
<p>(j) fences along frontages must be:</p>	

<ul style="list-style-type: none"> <li>(i) between 900mm and 1000mm high, with a maximum of 1200mm for posts;</li> <li>(ii) vertically articulated, (such as with dowel-and-rail, picket or palisade fences);</li> <li>(iii) “semi-transparent” in appearance, that is, the distance between dowels or pickets, etc., must be such that the fence does not appear ‘solid’;</li> </ul>	<p>No new fences along frontages are proposed. The existing fences fronting High Street (picket) and Esplanade (dry stone wall) are to be retained. As mentioned elsewhere in this report, the dry-stone wall either side of the vehicular entry to Esplanade will be reconfigured to facilitate the occasional large commercial vehicle.</p>
<p>(k) 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>The new buildings have been clustered to the Mill side of the property to ensure the paddock at the rear of Lake Frederick Inn continues to be able to be read as a paddock.</p> <p>Whilst there will be some obstruction of view of the Mill’s ancillary buildings from High Street, the view or the Mill itself will not be significantly diminished. This is considered acceptable.</p> <p>From the Esplanade, there will be greater obstruction of the Mill’s ancillary buildings when viewed from an angle across the frontage from the north-eastern front portion of the subject site. In particular; the mill owners house. As one moves south along the frontage, the mill owners house comes fully into view.</p> <p>The mill tower, cap and sails will remain visible above the roof of the new building, viewed from the Esplanade. The overall impact on views of the mill from the Esplanade is considered acceptable.</p> <p>There will be no impact on views from the Midland Highway.</p>

**6. SUMMARY**

Overall, the proposed development is respectful of its surroundings and sympathetic with the heritage values of the site and surrounding precinct.

Built form is consistent with working / industrial heritage buildings, and the large floor area has been broken up under three roof structures, in two rectangular floor plates and over two levels.

External materials are respectful of surroundings, and the structure will blend with the multiple heritage roofs shapes and structures of the historic heart of Oatlands.



# TRAFFIC IMPACT ASSESSMENT

PROPOSED  
CALLINGTON MILL DISTILLERY  
DEVELOPMENT

ESPLANADE  
OATLANDS

DECEMBER 2017



# TRAFFIC IMPACT ASSESSMENT

## PROPOSED CALLINGTON MILL DISTILLERY DEVELOPMENT

## ESPLANADE OATLANDS

DECEMBER 2017

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**ATTACHMENTS:**

Attachment A – Drawings of proposed Callington Mill Distillery site layout

## 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 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 site is located in the general residential zone. 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 and an upper level café which will have 48 seats.

The distillery will have a total floor area of 968m<sup>2</sup> and the first-floor café area will be 160m<sup>2</sup>.

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 this car park 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 street.

### 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 expected to attract the similar numbers of visitors that the Callington Mill draws to this area, 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 of 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. There will also be a food delivery to the distillery restaurant around twice a week.

In regard to the traffic generation from visitors to the proposed development, both distillery and the café, 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 in the last four years to the Mill site.

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 occurring 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 average for the year and that visitor numbers to the site will increase to that four years ago i.e. another 40%.

On this basis, the number of vehicle movements 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 driveway 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 access 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 with the development application.

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.

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 50m<sup>2</sup> of floor area.

The floor area of the distillery (not including the café) will be 968m<sup>2</sup> which translate to a required parking supply of 20 cars.

There are a wide range of activities that would fall under the ‘processing’ category and 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; similar visitor numbers to that visiting the Callington Mill site.

The distillery will have up to 10 employees and parking demand is expected to be around six cars, based on estimates in Section 5 of this report.

There currently 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 the 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

more formal car parks. Some of the signs should be changed from visitor to employee parking.

The café will have 48 seats in a total area of 160m<sup>2</sup>. The required parking for the café by planning scheme is 15 spaces per 100m<sup>2</sup> or one space per three seats, whichever is greater.

On this basis there would be a need for 24 spaces based on area and 15 based on the number of seats. As the number of seats is known, it is more realistic to base the requirement on the number of seats, as the spread of seats does vary for such developments, but customer numbers (hence car numbers) are limited by the number of seats.

Parking for these customers 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 2.5 hour stay.

The total visitor plus café parking requirement would therefore be 70 spaces. However, the above determination of visitor numbers, allowing for the 2.5 hour, stay would include all customers to the café; i.e. the total parking demand would be around 55 spaces, if the growth in visitor numbers that has been allowed, is realised.

Therefore, there will have ample parking available in the Council car park off Barrack Street to accommodate this demand. The car park has an area of around 2,500m<sup>2</sup> and is capable of accommodating over 70 cars.



**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 space available accessible parking should not be an issue.

However, it is suggested Council consider signing one parking space in the Council car park for disabled persons, located nearest the pedestrian pathway to the Callington Mill site (with a post to keep clear an adjacent 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 drawing in Attachment A.

## 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 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 some 10 commercial vehicle movements. In allowing for some growth in visitor numbers to this area in 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 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.

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 have 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 one parking space in this Council car park for disabled persons, located nearest the pedestrian pathway to the Callington Mill site (with a post to keep clear an adjacent shared area) 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

# AGENDA ITEM 11.1.2

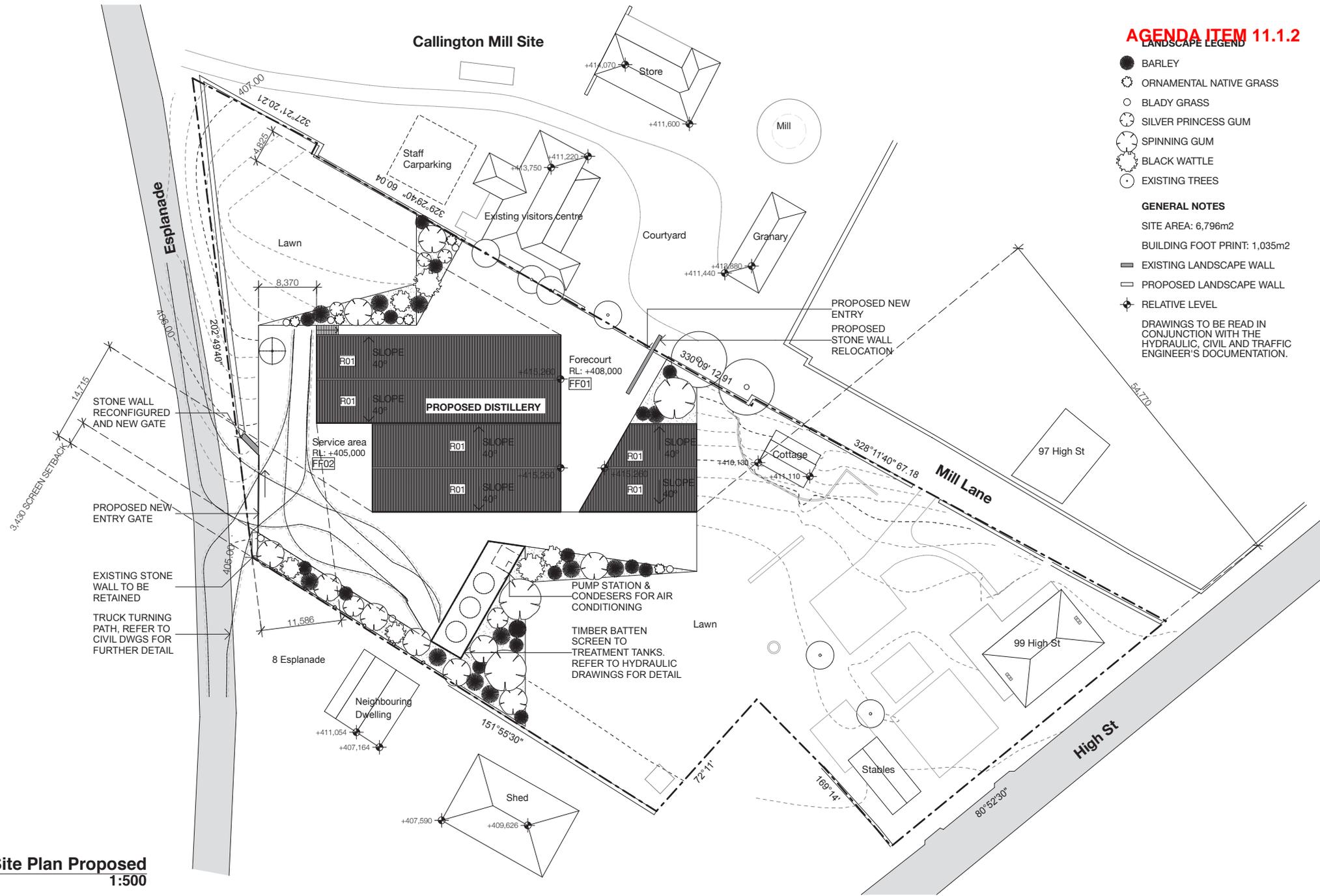
## LANDSCAPE LEGEND

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

## GENERAL NOTES

- SITE AREA: 6,796m<sup>2</sup>
- BUILDING FOOT PRINT: 1,035m<sup>2</sup>
- 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 Site



**Site Plan Proposed**  
1:500

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**Callington Mill Distillery**



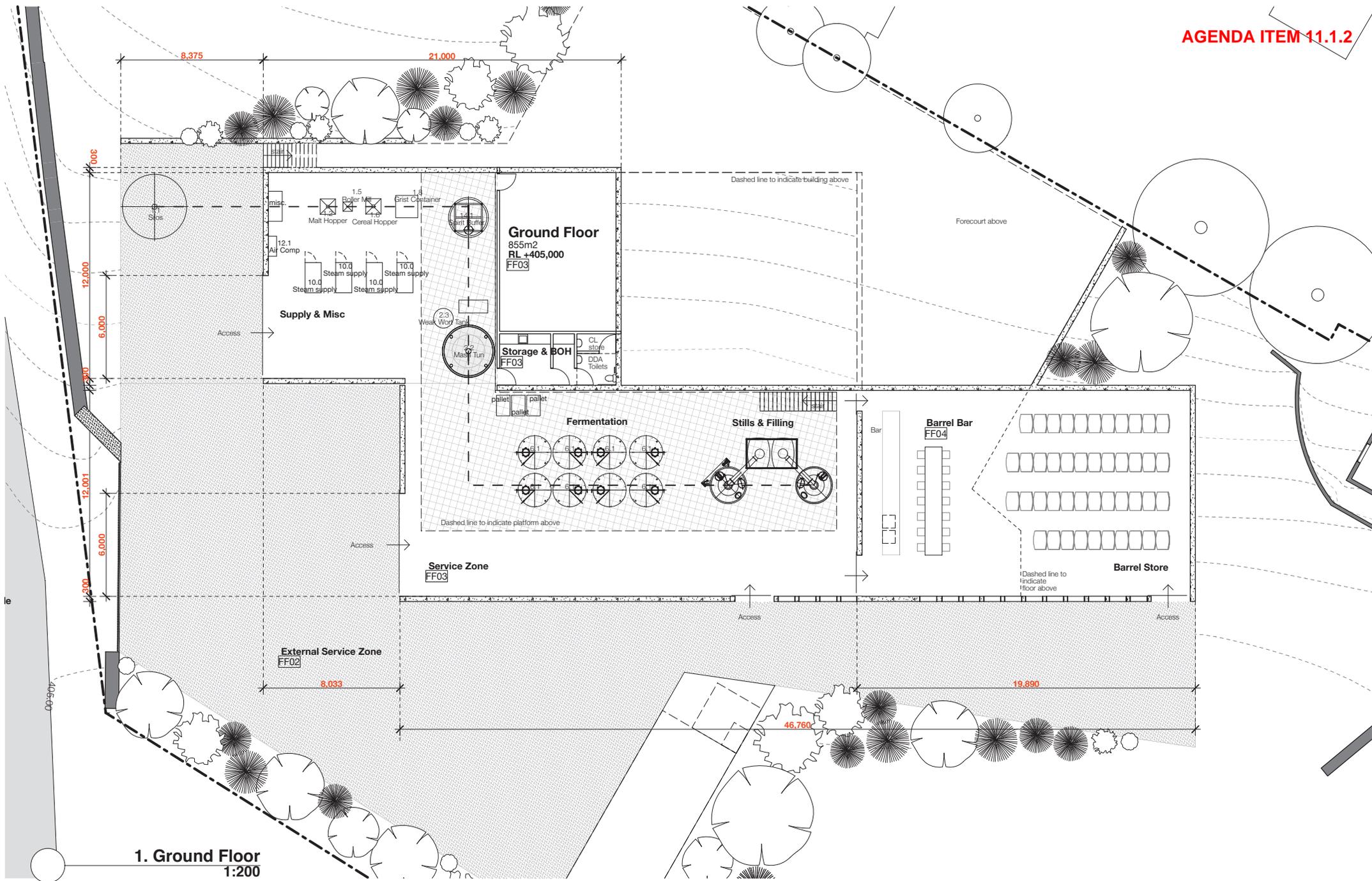
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**Site Plan Proposed**  
 (plan)

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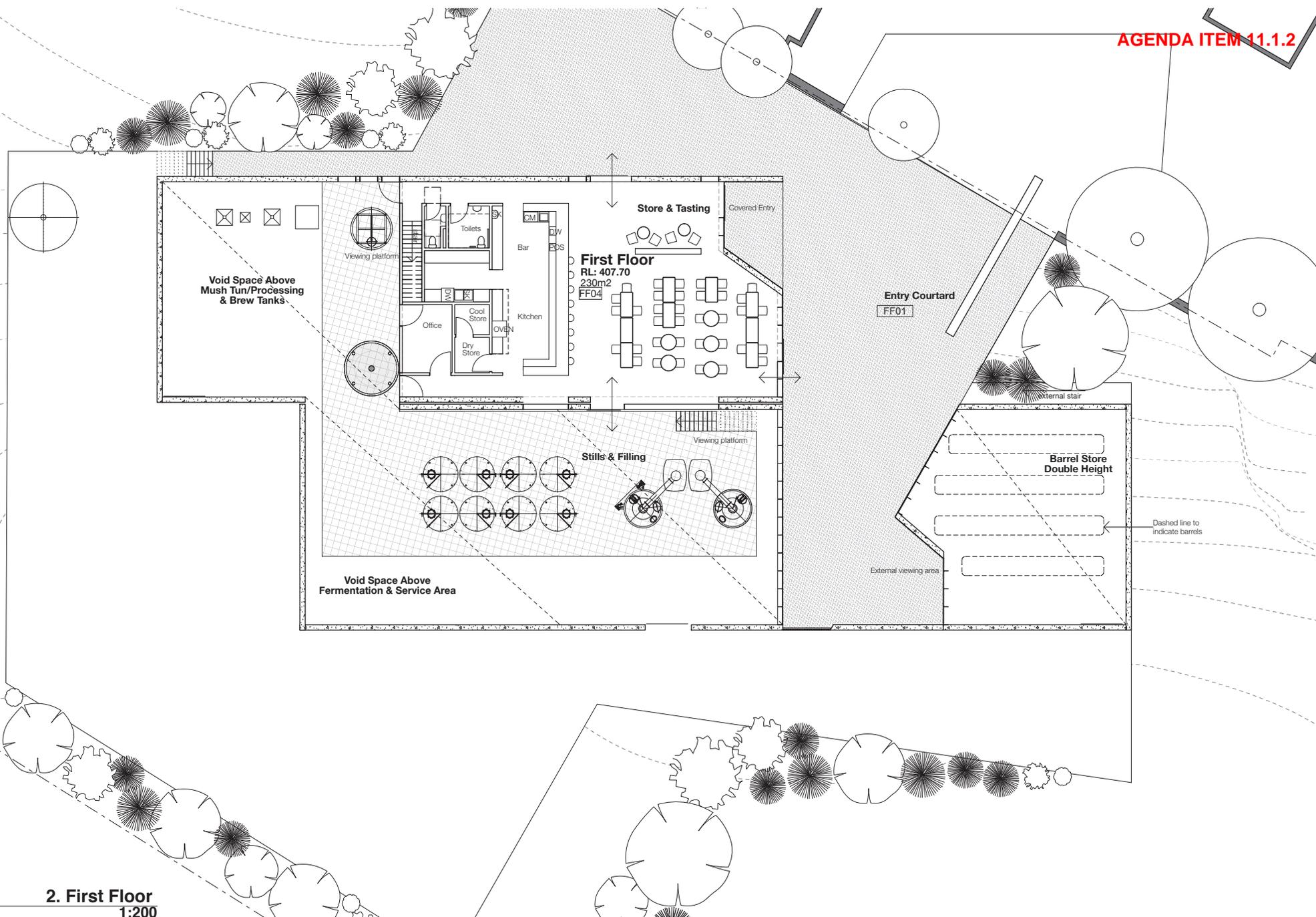
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2. First Floor  
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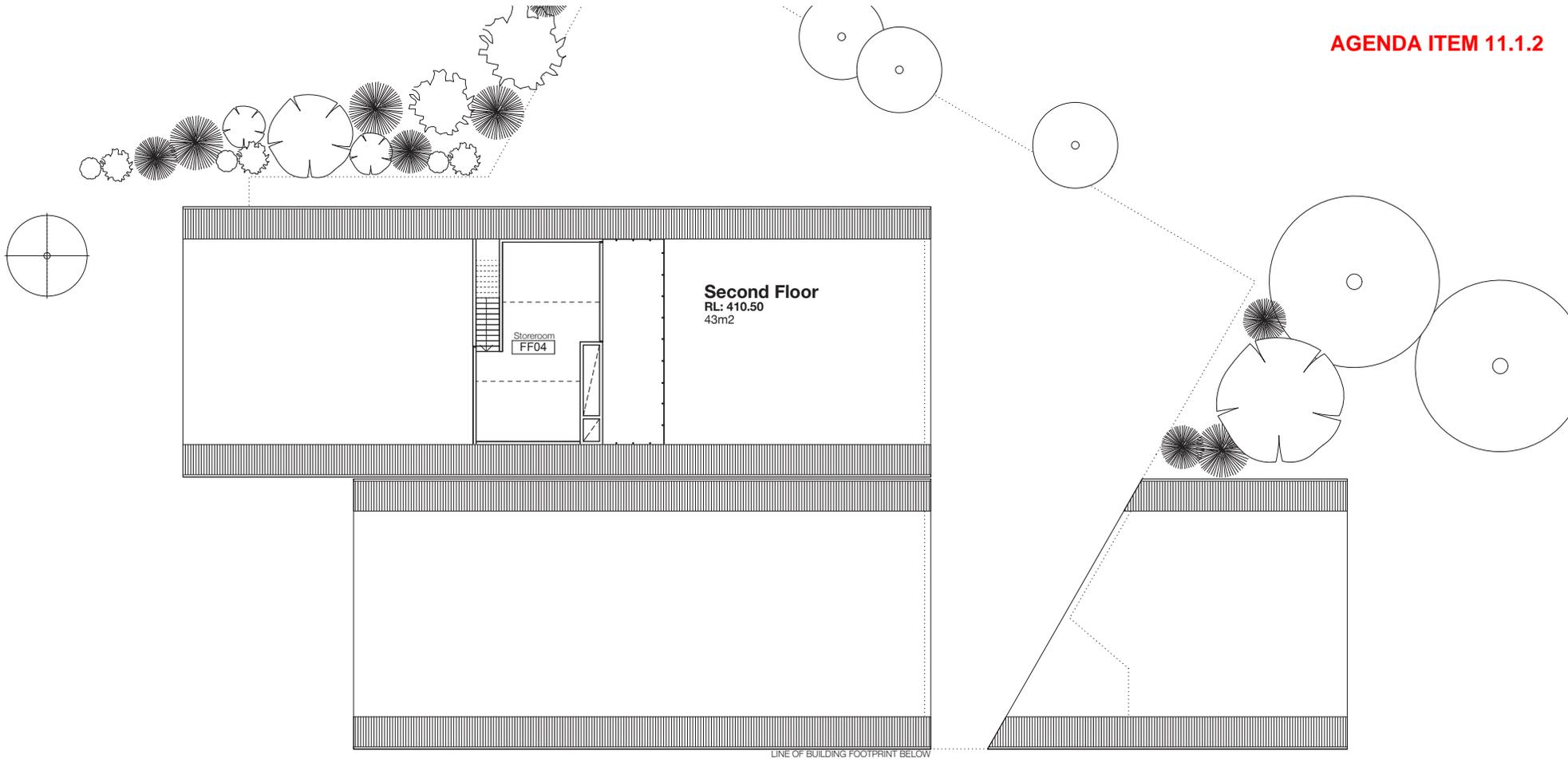
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drawing title  
**First Floor Plan**  
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**3. Second Floor**  
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# Callington Mill Distillery Oatlands Planning Report - Hydraulics

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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- Appendix B: Site survey
- Appendix C: Hydraulic engineering drawings

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Reviewed by:  ..... Date: 14 December 2017  
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Authorised by:  ..... Date: 14 December 2017  
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Revision History					
Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
A	Issued for Client Review	C. Maskrey	H. Betts	H. Betts	14/12/17

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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
<b>TOTAL</b>					<b>46</b>

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 <sup>1</sup>	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.

<sup>1</sup> 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

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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: <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.

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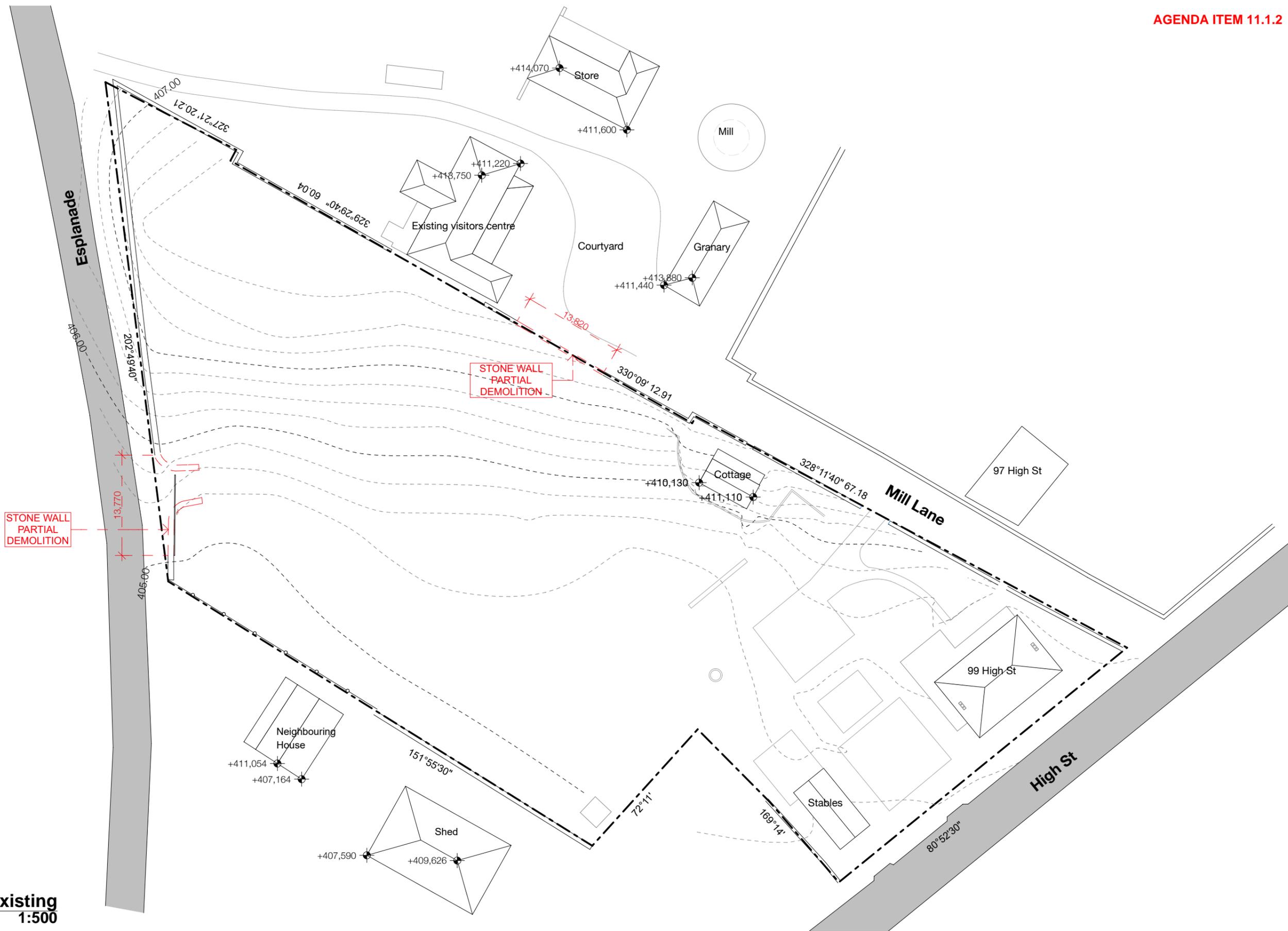
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accredited designer:  
**Cumulus Studio**  
 Peter Walker, CC2143E  
 drawn by EP checked by LW  
 reason of issue  
**Development Application**

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

drawing title  
**Cover Page**  
 (plan)  
 print date  
 29/11/2017  
 drawing n°  
**T17333-da01**  
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Site Plan Existing  
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drawing title  
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 (plan)

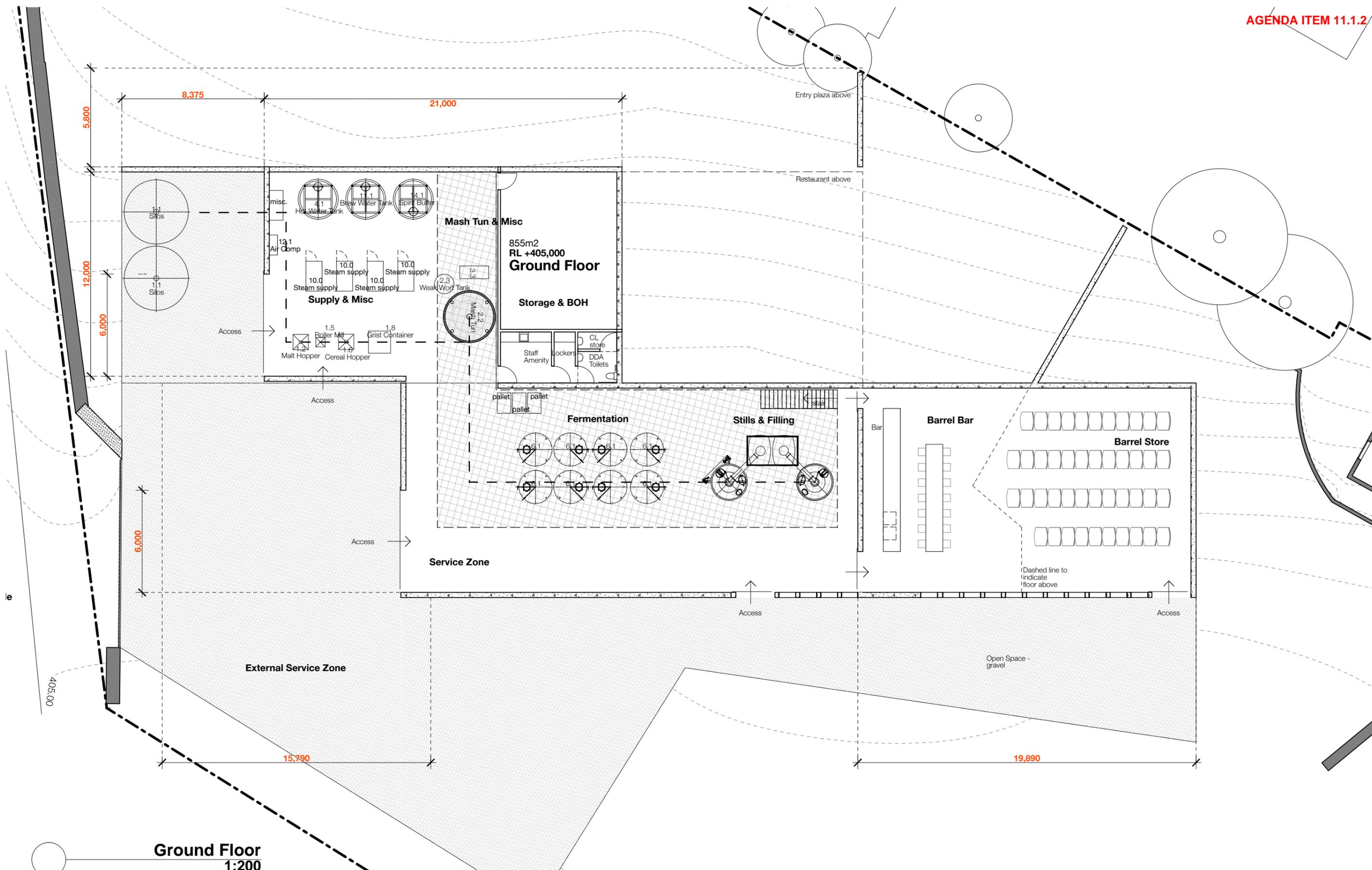
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**Ground Floor**  
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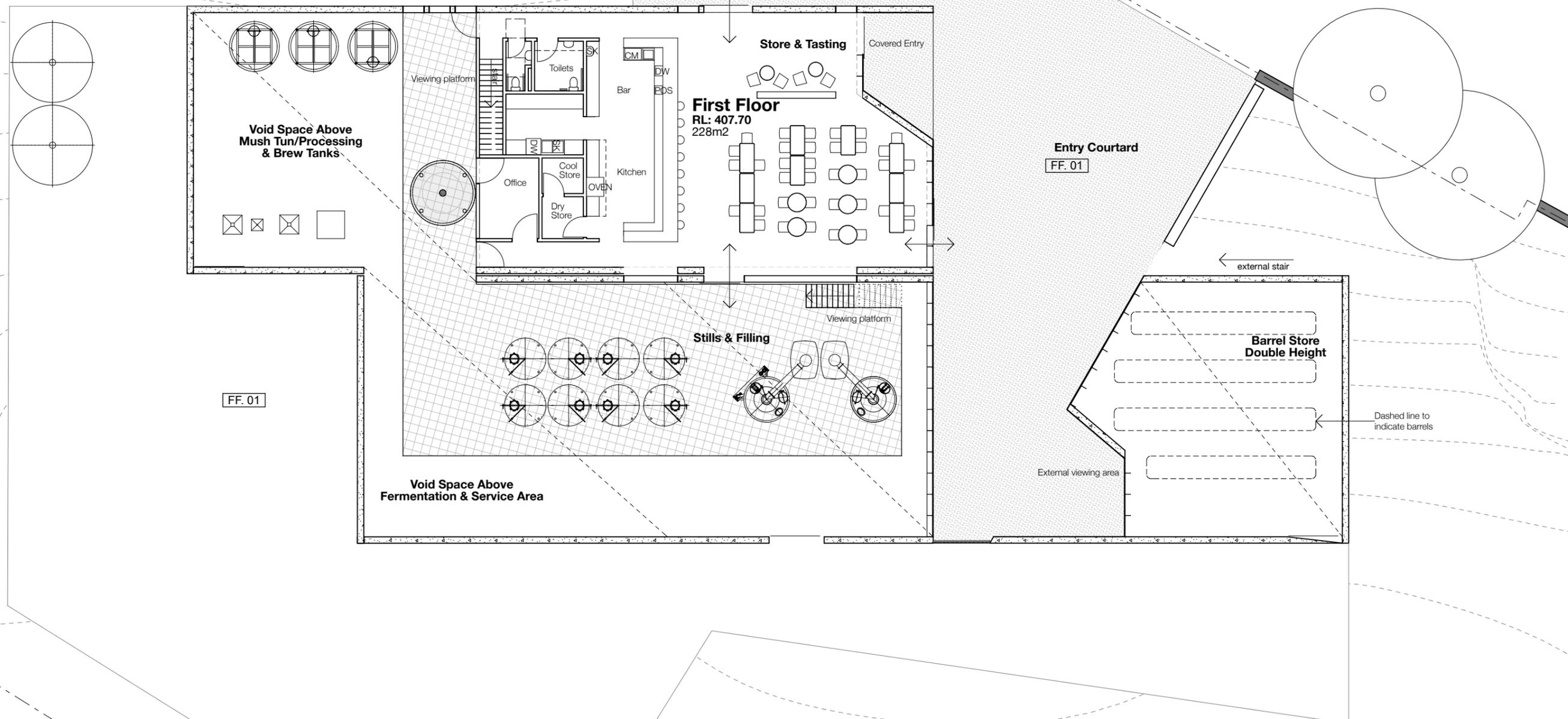
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**2. First Floor**  
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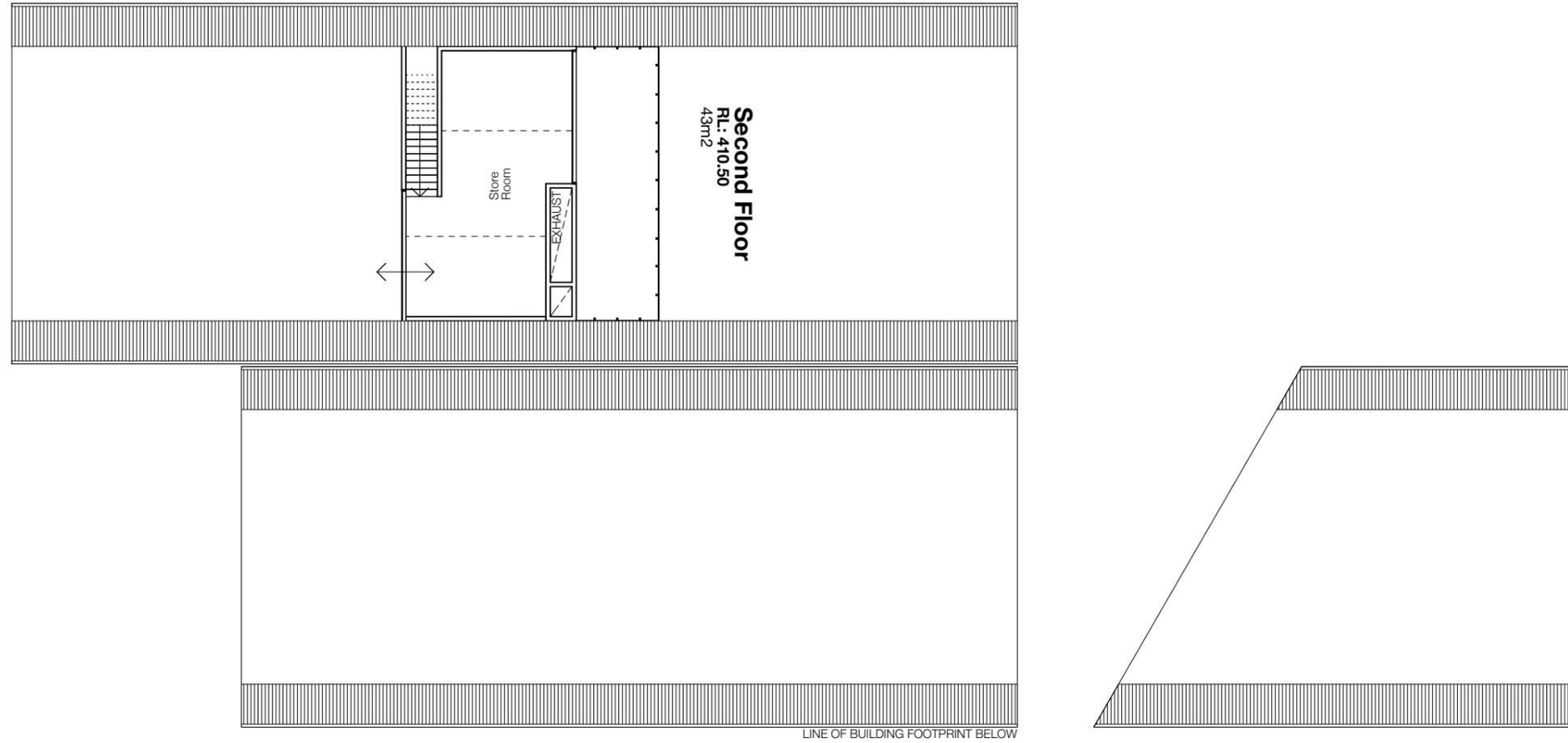
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**3. Second Floor**  
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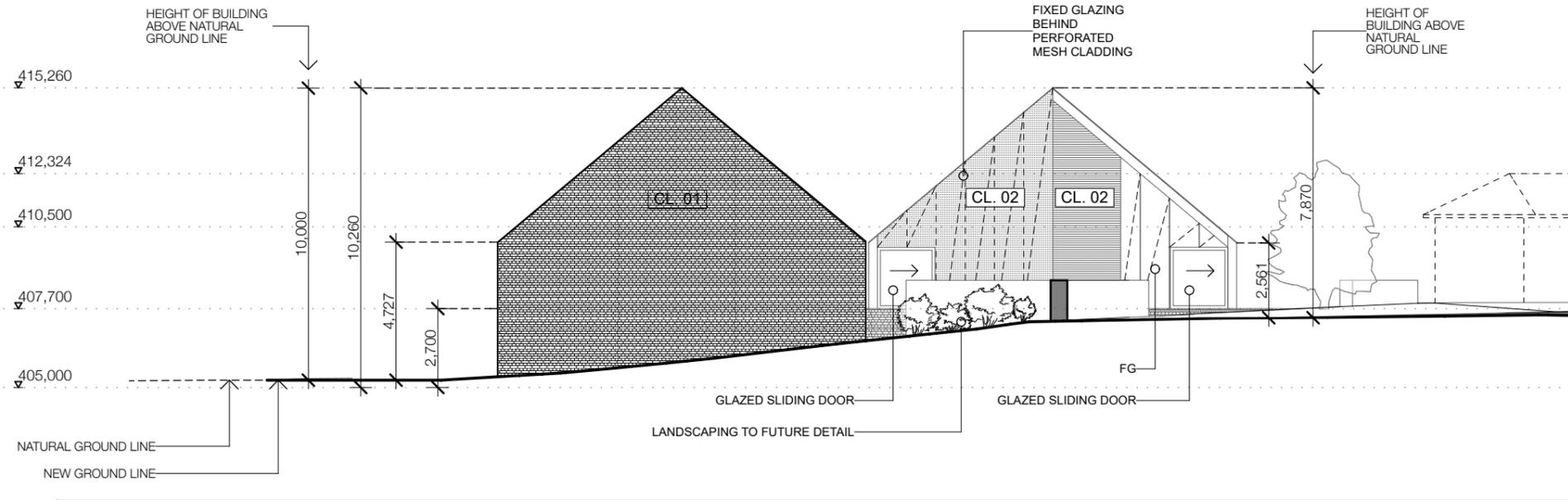
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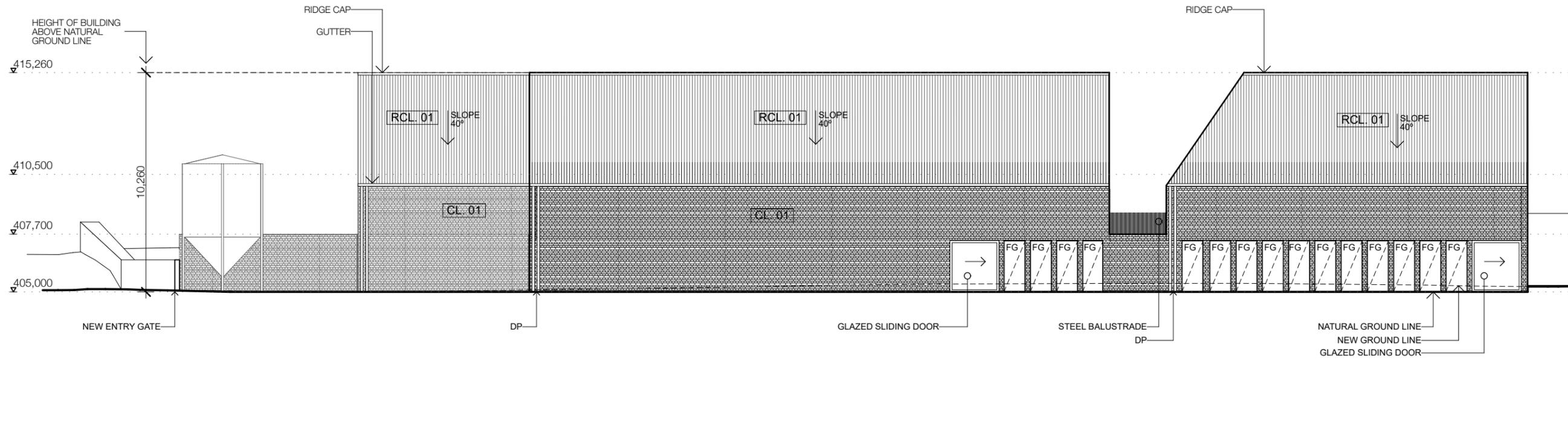
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**Elevation 02**  
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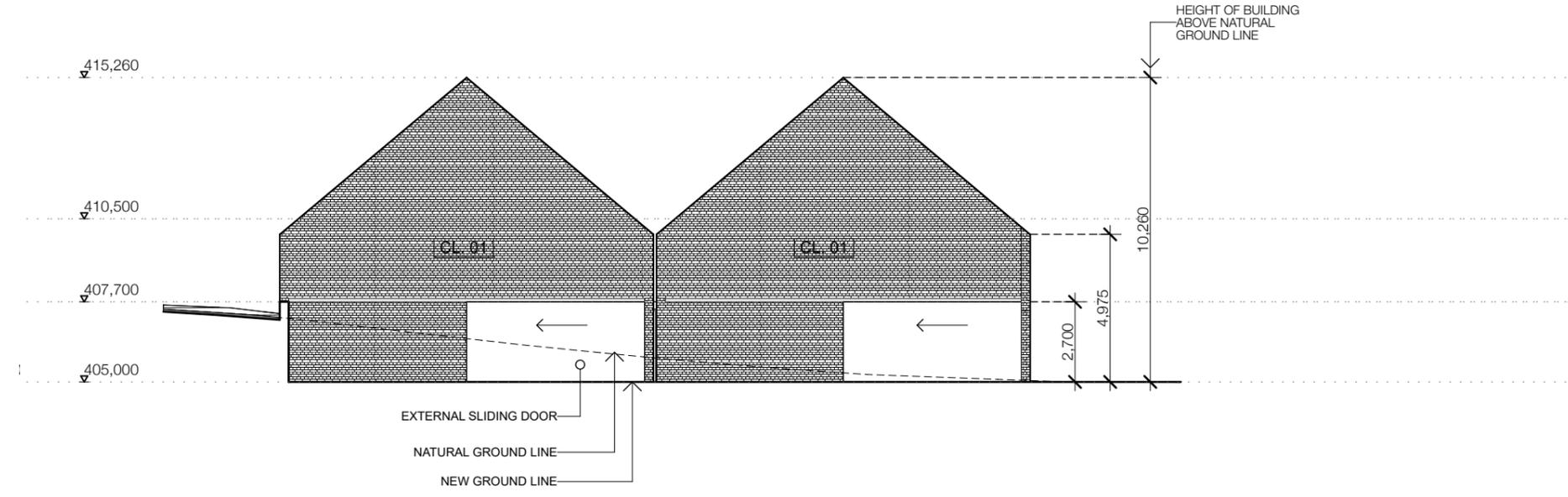
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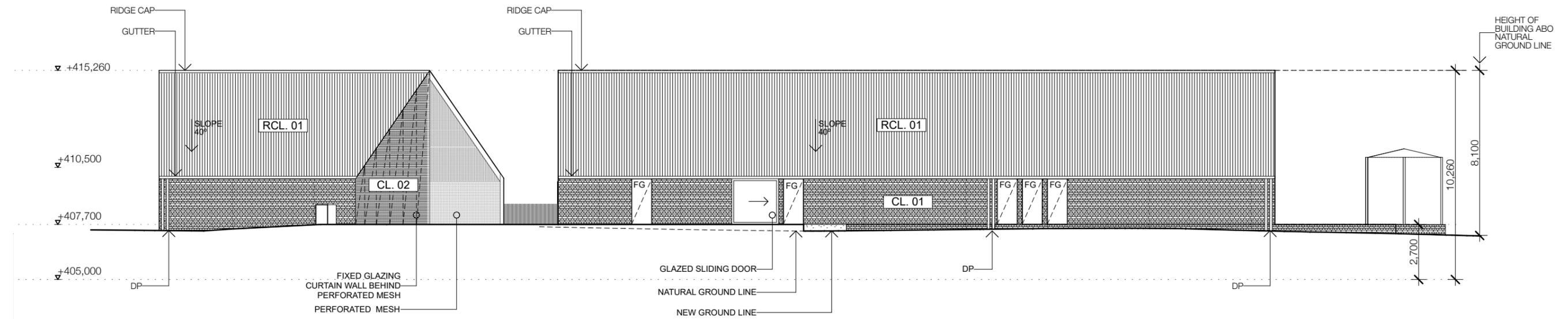
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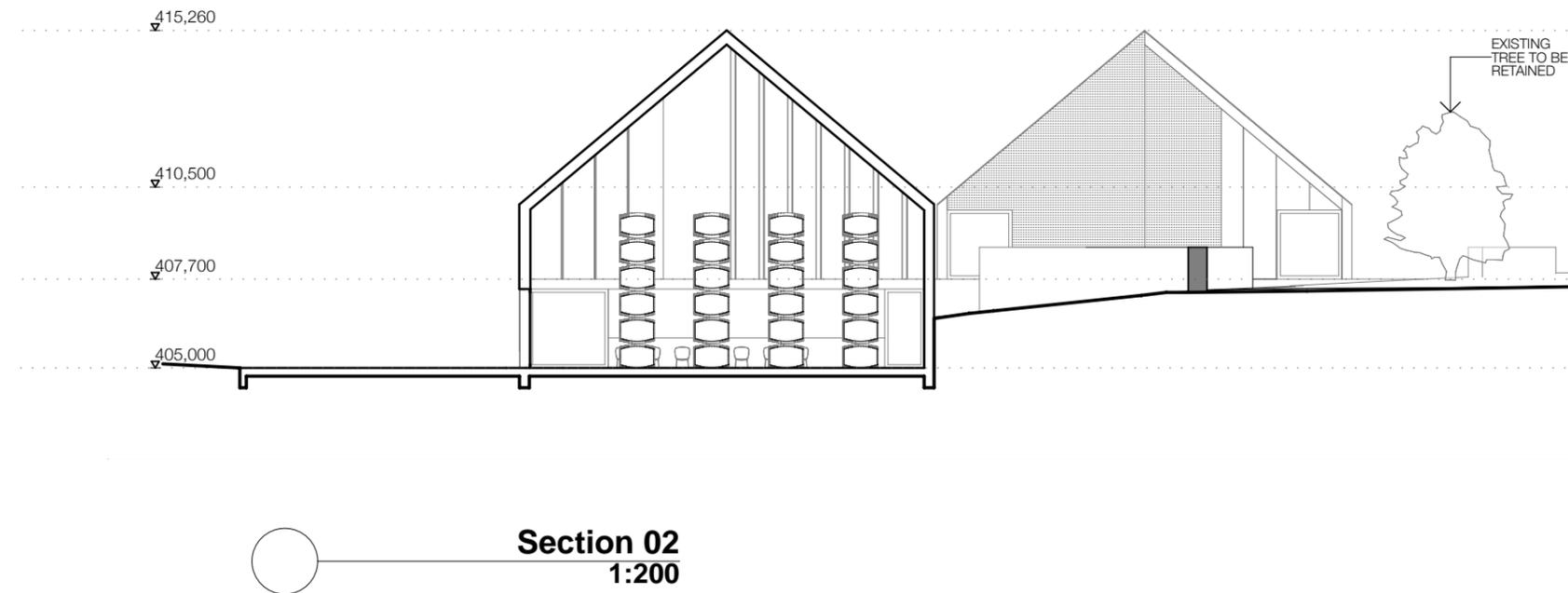
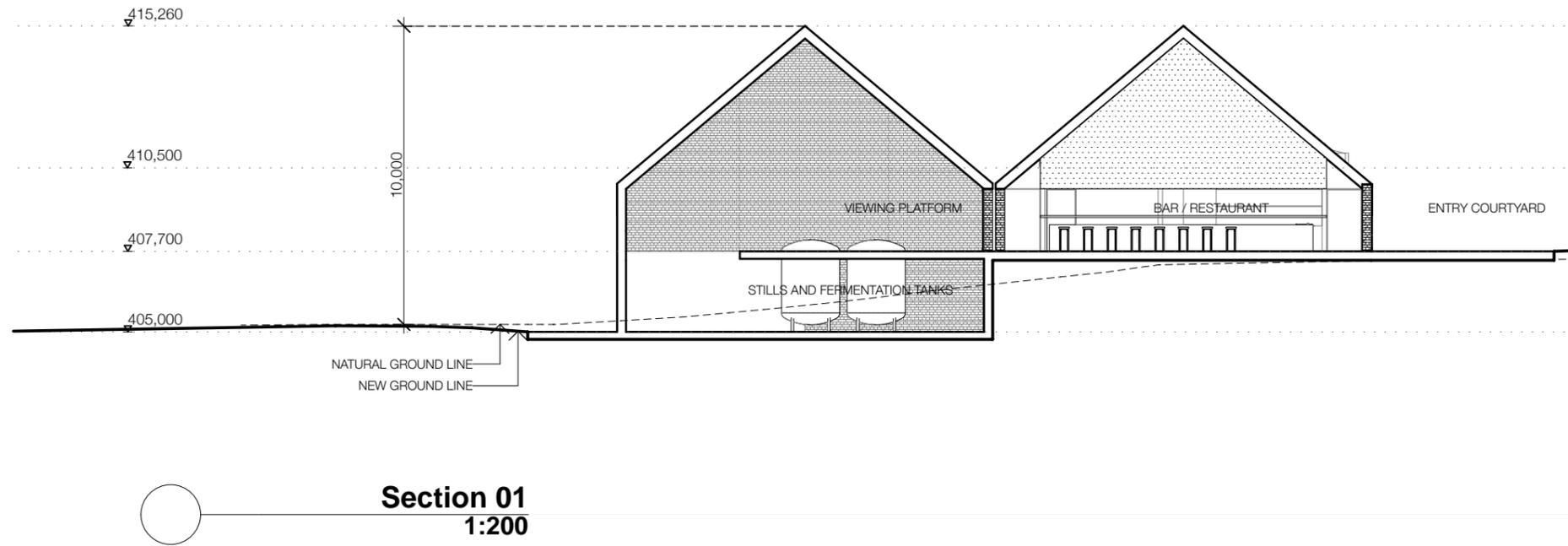
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general notes  
 These drawings show design intent & are suitable as a guide only. Do not scale off the drawings. All dimensions in millimetres. Dimensions of existing building are indicative only - they should not be relied on and are to be verified on site before commencing work. All documents shall be read in conjunction with specifications and any consultants detail. All work shall be in accordance with the Building Code of Australia, relevant Australian Standards & local authority by-laws and regulations. Any discrepancies, errors or omissions shall be referred to the Architects. Drawings are not to be used for construction until issued Construction

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drawn by  
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 LW

reason of issue  
**Development Application**

client  
**Mr John Ibrahim**  
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project  
**Callington Mill Distillery**

drawing title  
**Sections**  
 (sections)

print date  
 29/11/2017

drawing n°  
**T17333-da09**

original size  
 A3

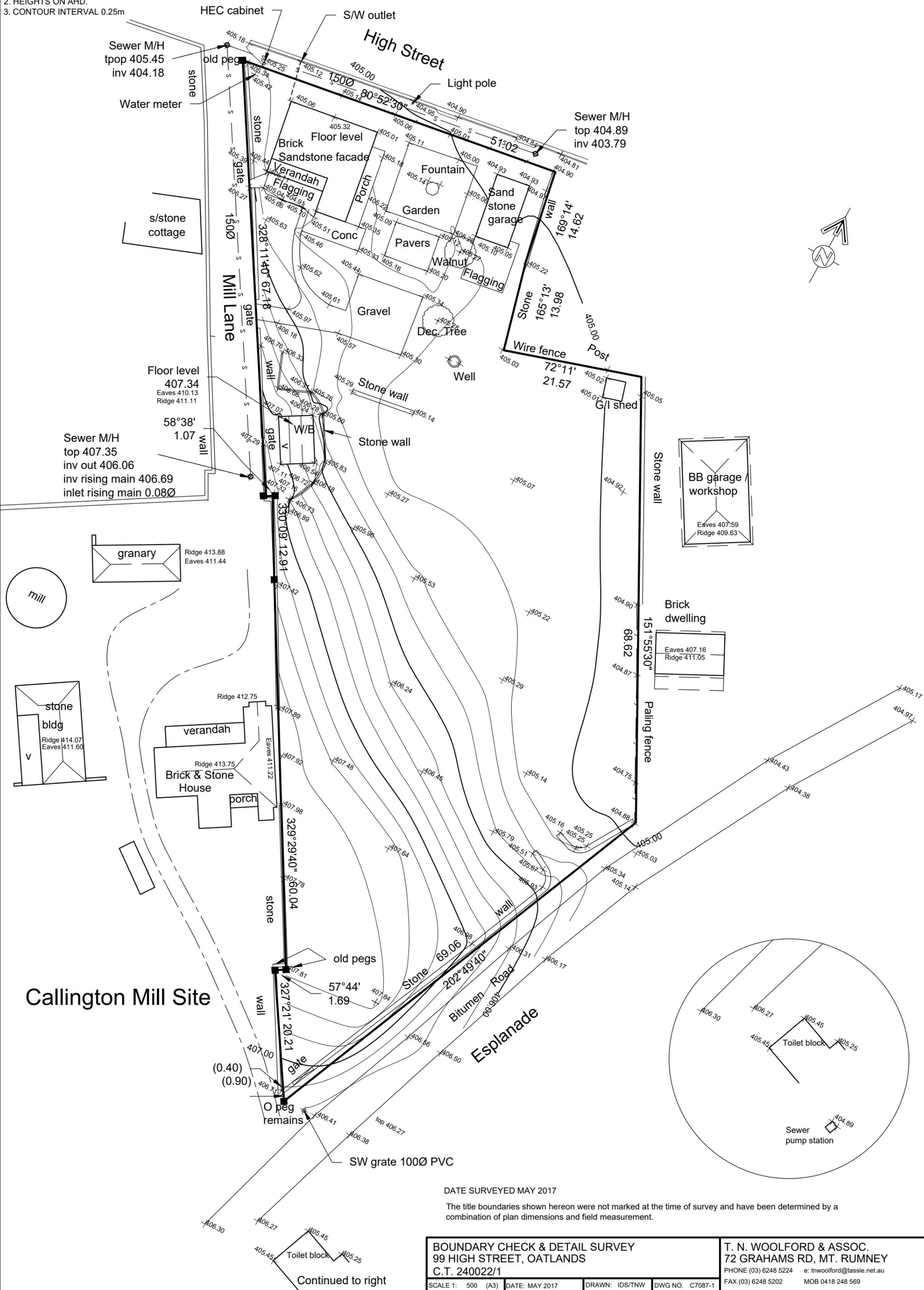
issue  
**A**

## Appendix B

### Site survey

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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.

<b>BOUNDARY CHECK &amp; DETAIL SURVEY</b> 99 HIGH STREET, OATLANDS C.T. 240022/1		<b>T. N. WOOLFORD &amp; ASSOC.</b> 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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