

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-24-294
PROPOSED DEVELOPMENT:	Installation of Battery Storage System
LOCATION:	2 Howard Road Glenorchy
APPLICANT:	Ireneinc Planning
ADVERTISING START DATE:	08/01/2025
ADVERTISING EXPIRY DATE:	21/01/2025

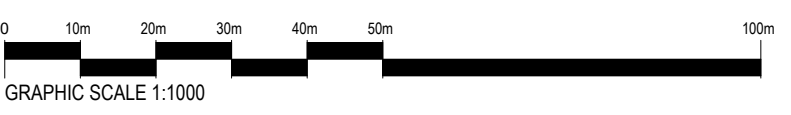
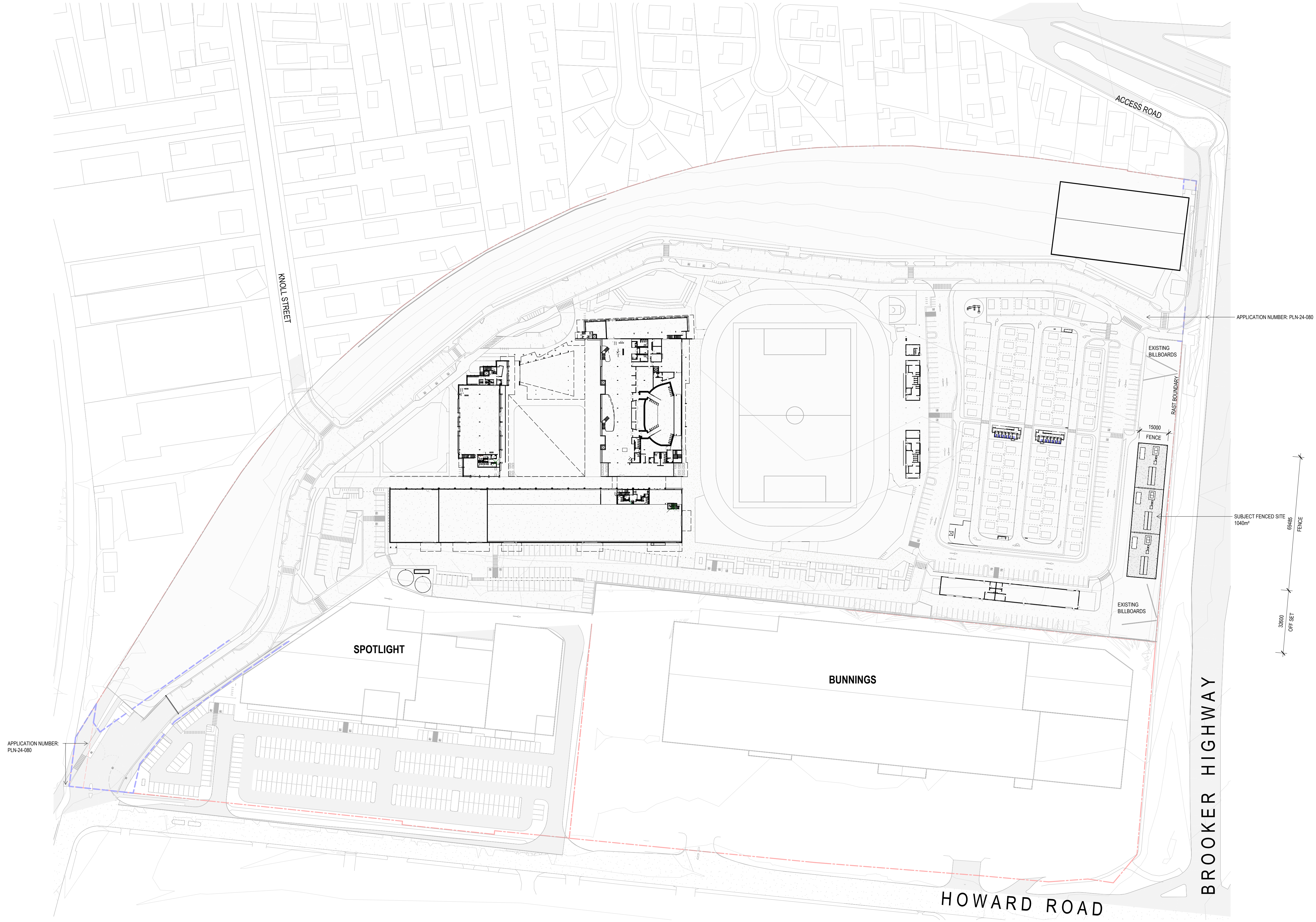
Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **21/01/2025**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **21/01/2025**, or for postal and hand delivered representations, by 5.00 pm on **21/01/2025**.

REV	DATE	DETAILS	CHECK
A	25/06/2024	BATTERY BANK REVIEW	SJH
B	08/07/2024	BATTERY BANK REVISIONS	SJH
C	21/08/2024	GCC EXEMPTION APPLICATION	SJH
D	20/09/2024	Consultants Coordination	SJH

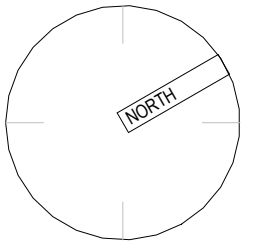
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-24-294
DATE RECEIVED 17-10-2024



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PROJECT **HOBART SHOWGROUND RENEWAL**
ADDRESS 2 HOWARD ROAD, GLENORCHY, TAS, 7010
CLIENT NAME The Royal Agricultural Society of Tasmania
SHEET NAME **SITE PLAN - MINOR UTILITIES**

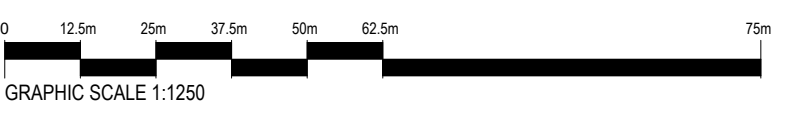
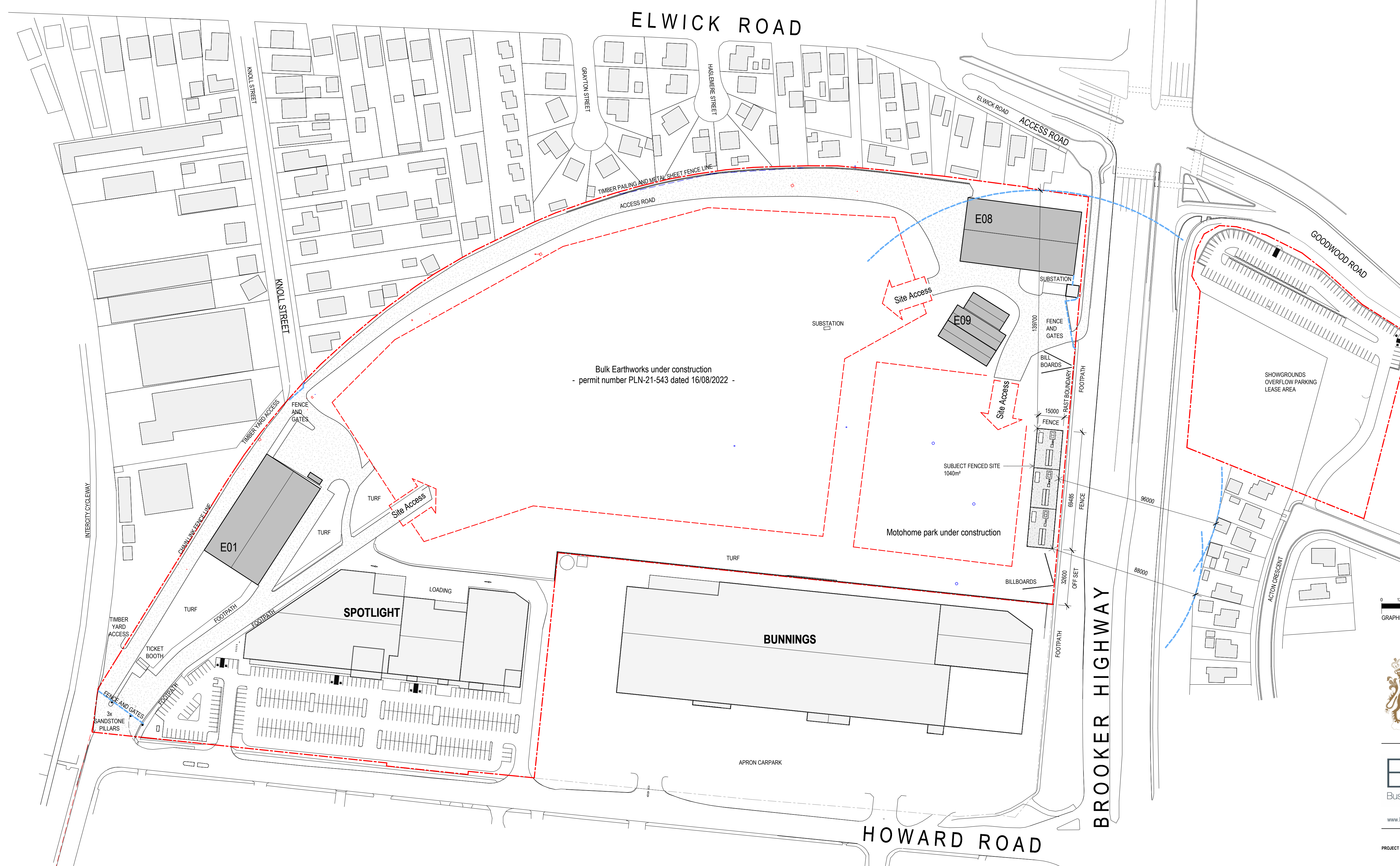
PROJECT NUMBER H2319
SCALE A1 1 : 1000
APPROVED BY SJH
DRAWN BY SJH
DRAWING CREATED 20/06/2024
SHEET DA030.
REV D



PRELIMINARY ISSUE
FOR INFORMATION ONLY

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CLIENT NAME The Royal Agricultural Society of Tasmania
SHEET NAME **SITE PLAN - MINOR UTILITIES**

PROJECT NUMBER H2319
SCALE AT 1:1250

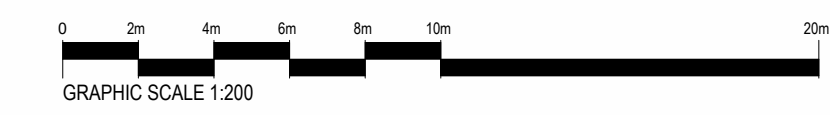
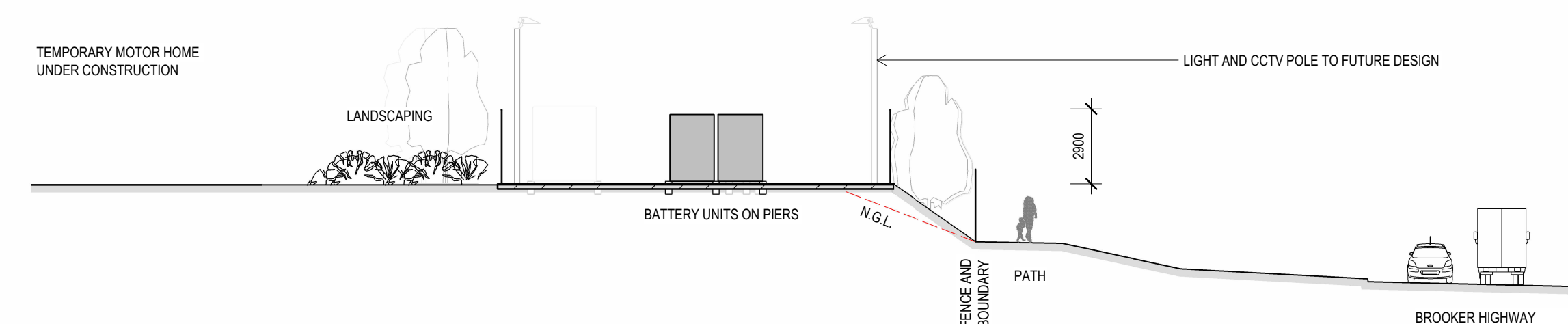
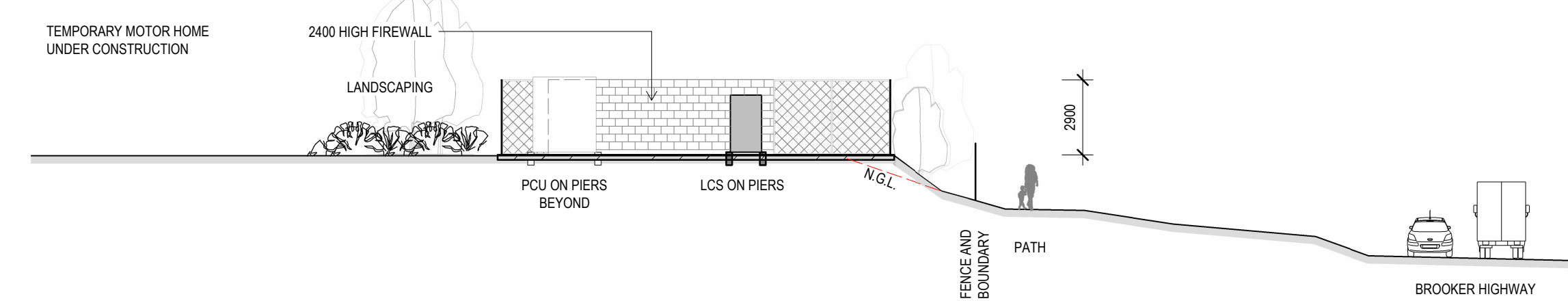
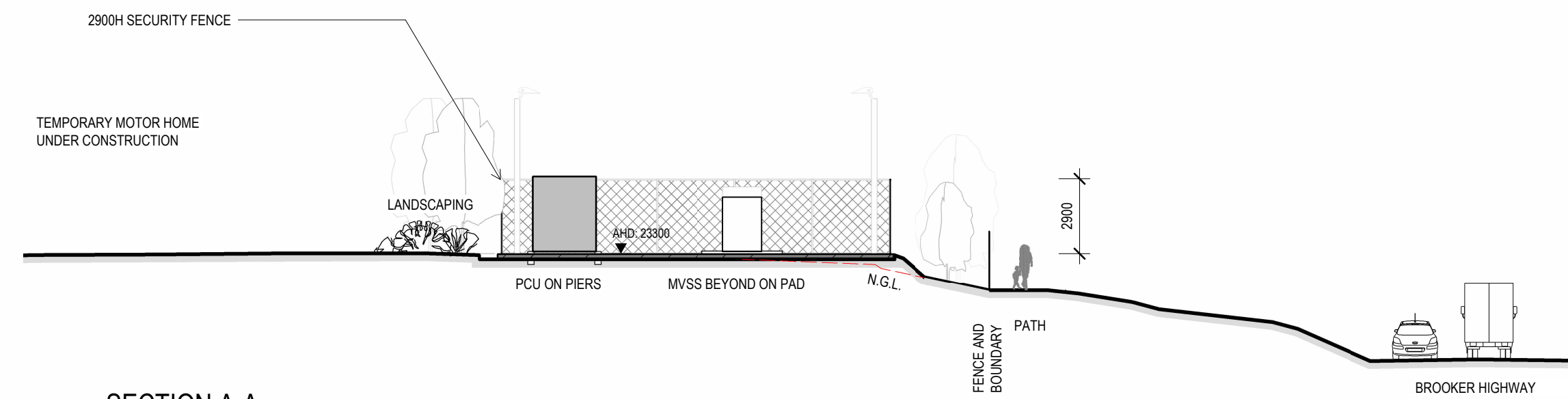
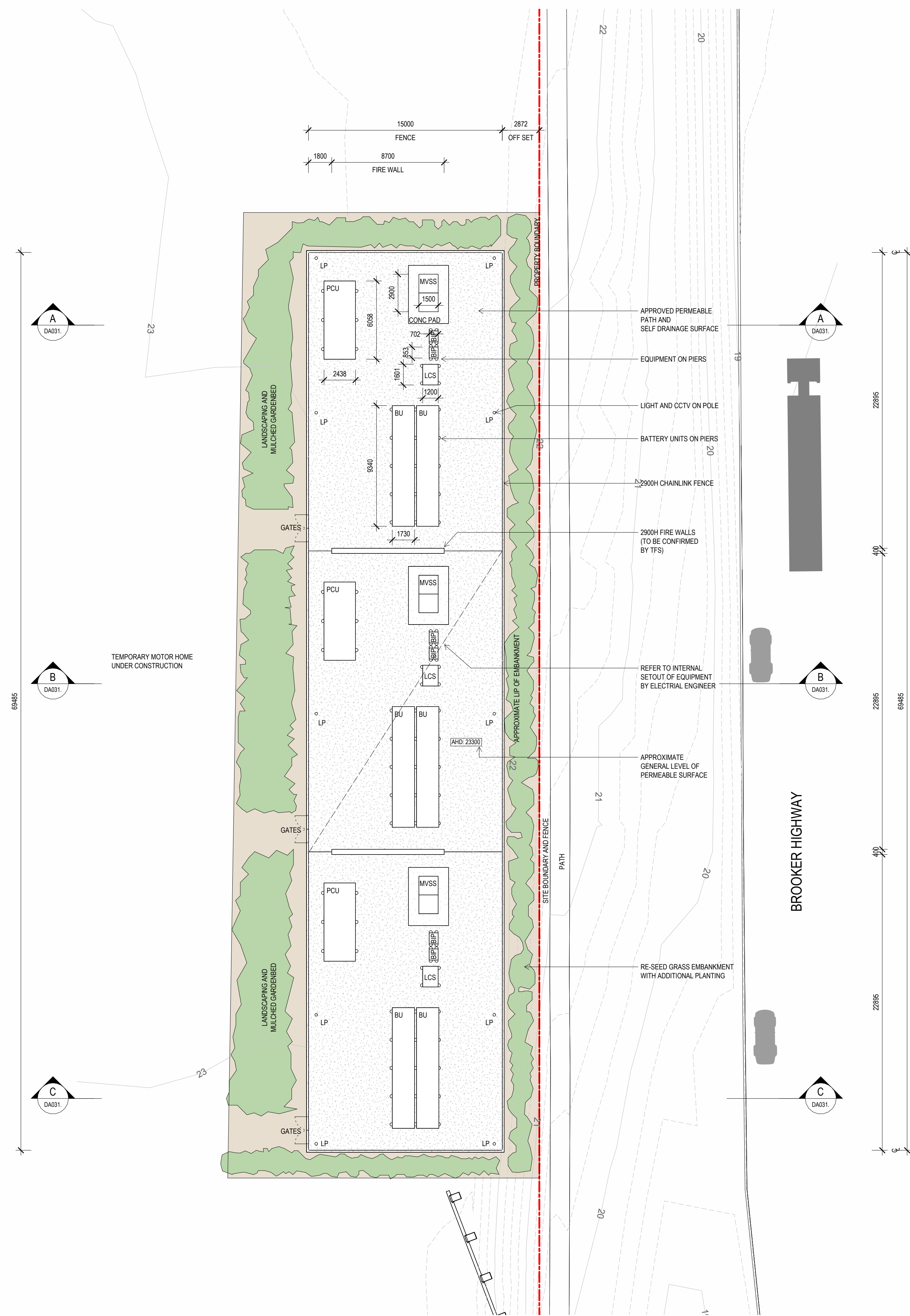
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
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LEGEND	
CODE	DESCRIPTION
BIP	BATTERY ISOLATION PANEL
BU	BATTERY UNITS
LCS	LOW CONVERSION SYSTEM
LP	LIGHT POLE
MVSS	MEDIUM VOLTAGE SUBSTATION
PCU	POWER CONVERSION UNIT



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PROJECT HOBART SHOWGROUND RENEWAL
ADDRESS 2 HOWARD ROAD, GLENORCHY, TAS, 7010
CLIENT NAME The Royal Agricultural Society of Tasmania
SHEET NAME PLAN & SECTIONS - MINOR UTILITIES

PROJECT NUMBER H2319
SCALE AT A1 As indicated

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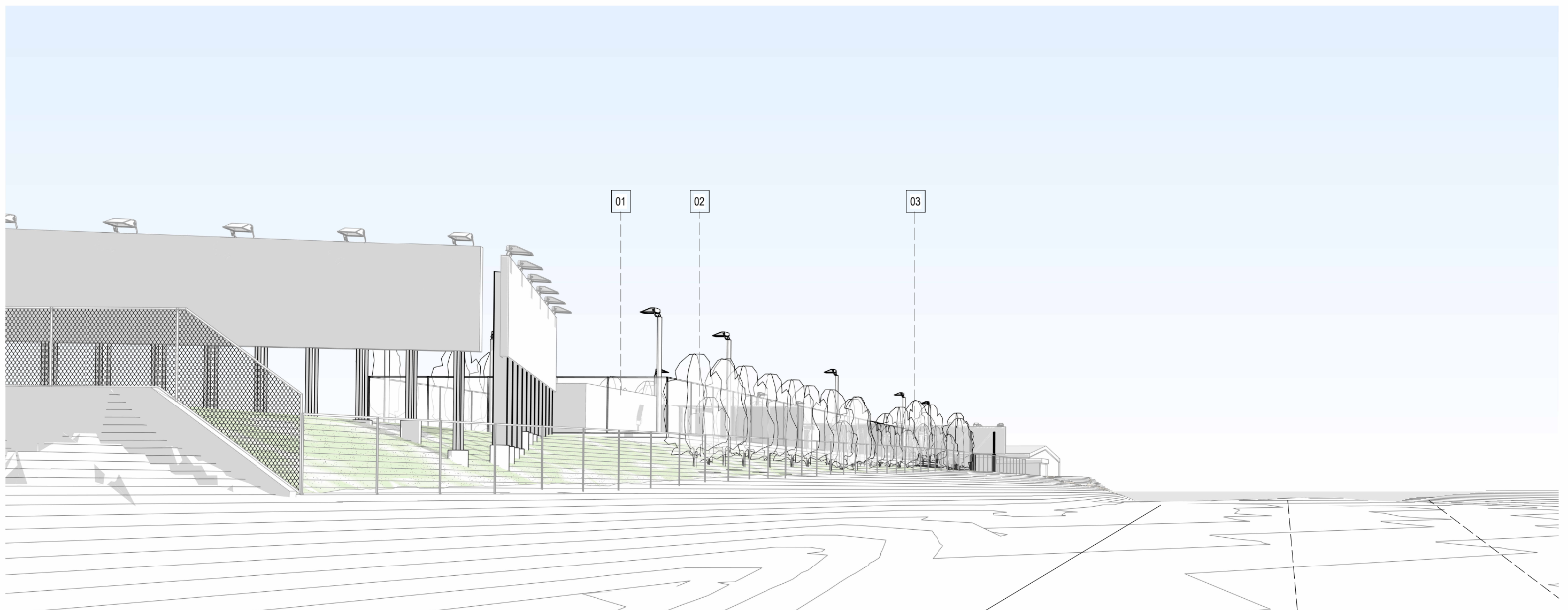
BATTERY BANK SITE PLAN
1:200

SECTION C-C
1:200

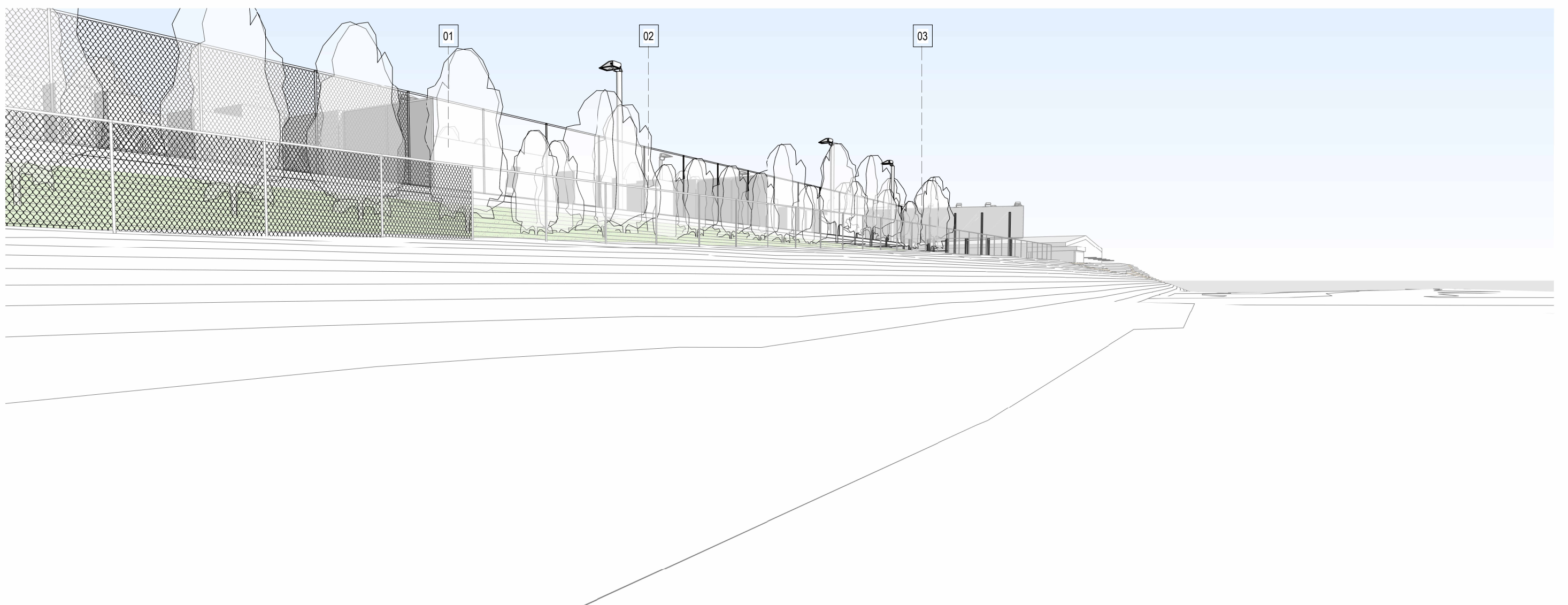
LEGEND	
01	BATTERY BANK
02	OTHER CONTROL UNITS
03	CHAINLINK FENCE / EXISTING PROPOSED

PRELIMINARY ISSUE
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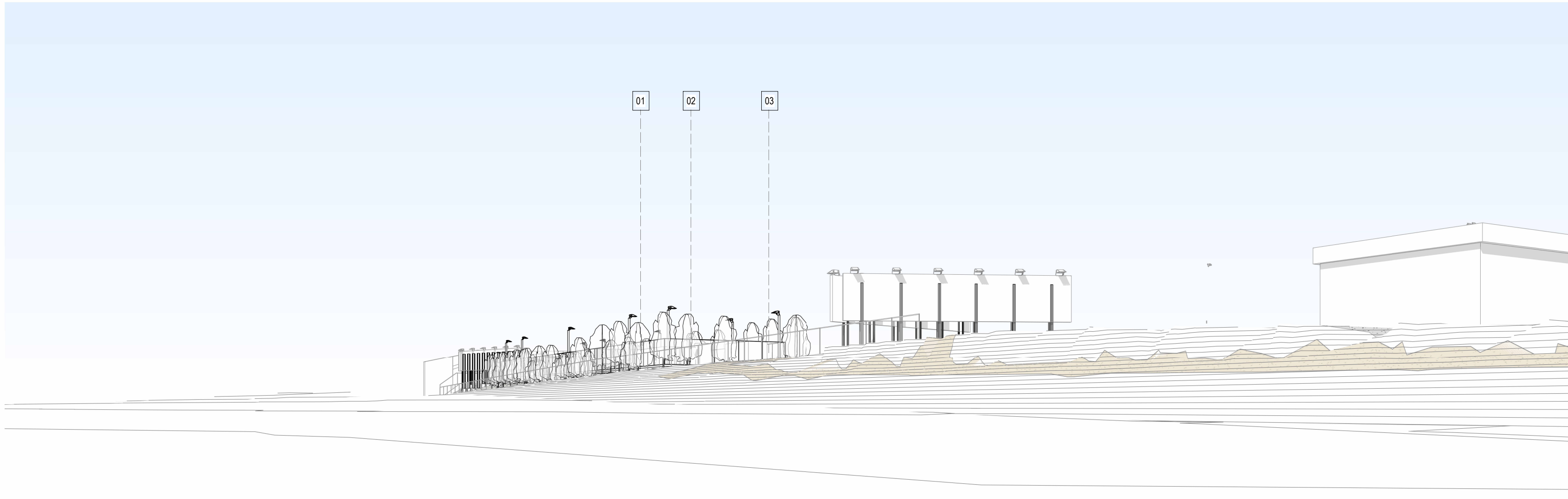
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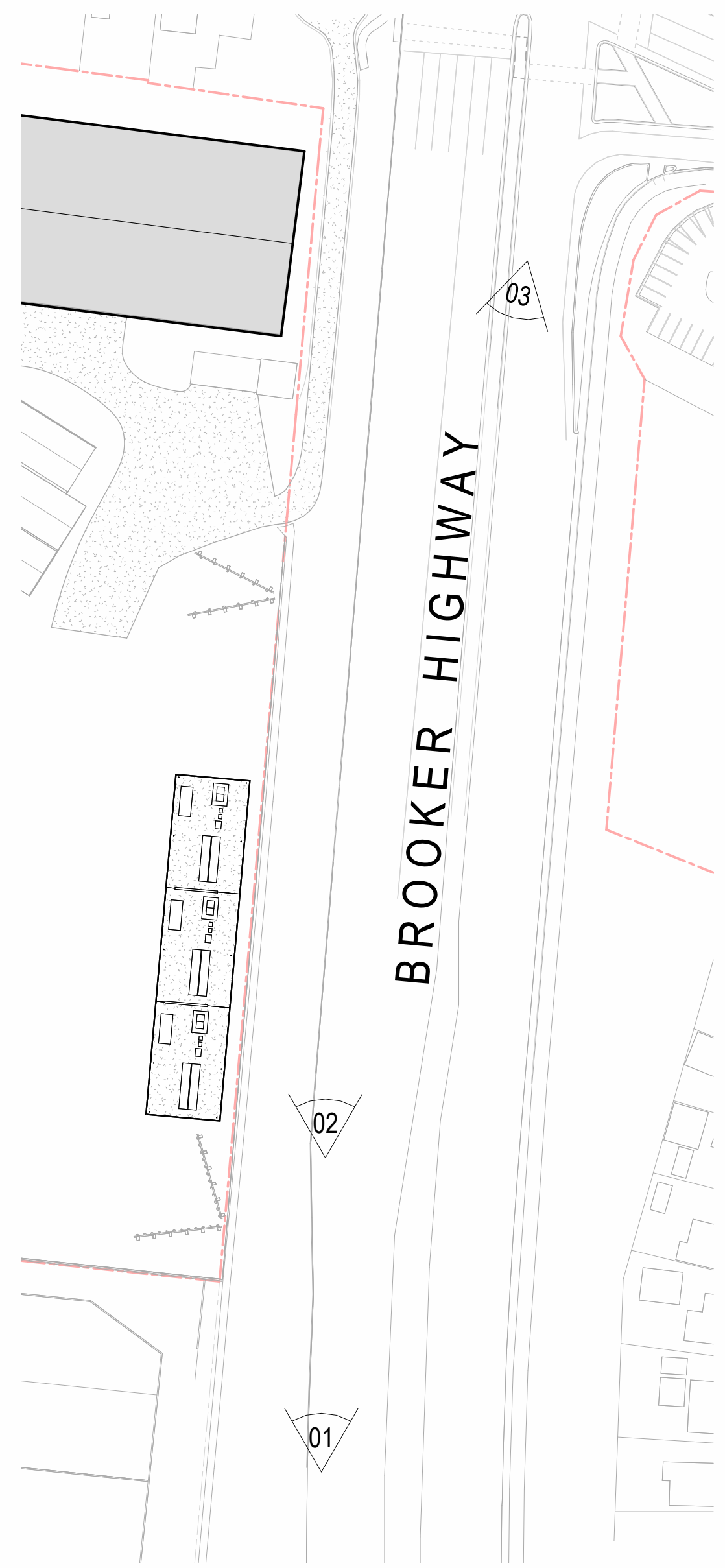
PERSPECTIVE VIEW 01



PERSPECTIVE VIEW 02

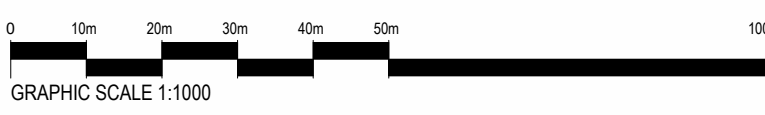


PERSPECTIVE VIEW 03



KEY - CAMERA LOCATIONS
1 : 1000

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-24-294
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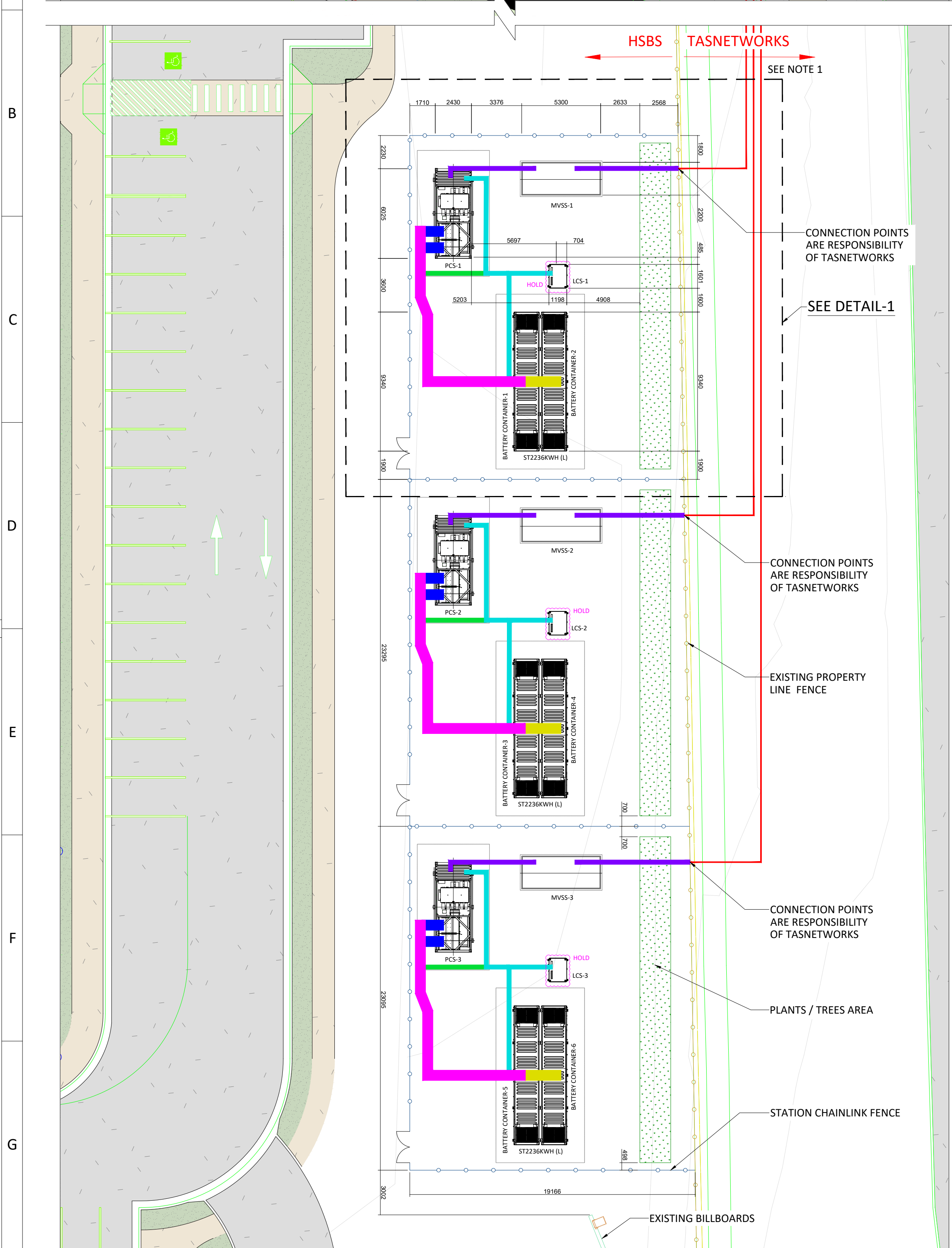
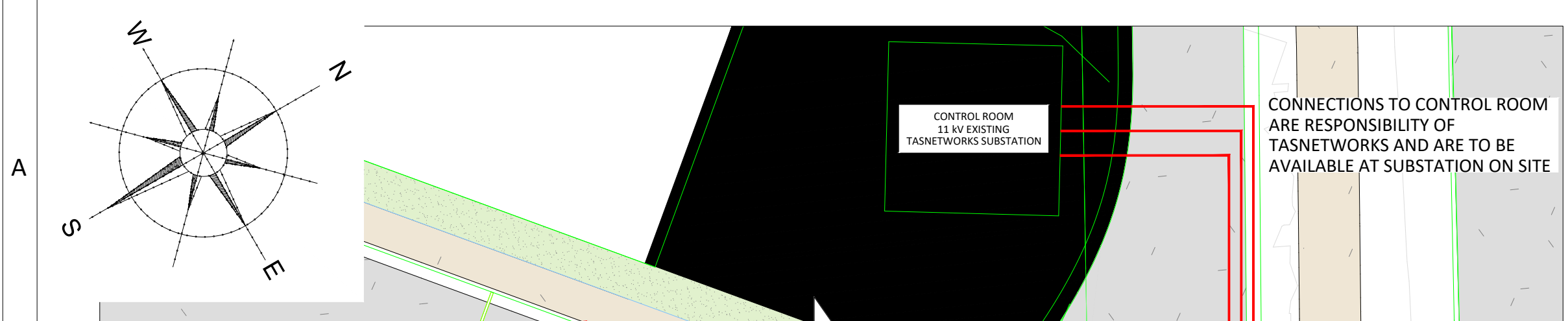
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PROJECT **HOBART SHOWGROUND RENEWAL**
ADDRESS 2 HOWARD ROAD, GLENORCHY, TAS, 7010
CLIENT NAME The Royal Agricultural Society of Tasmania
SHEET NAME **3D VIEWS - MINOR UTILITIES**

PROJECT NUMBER H2319
SCALE AT 1 : 1000

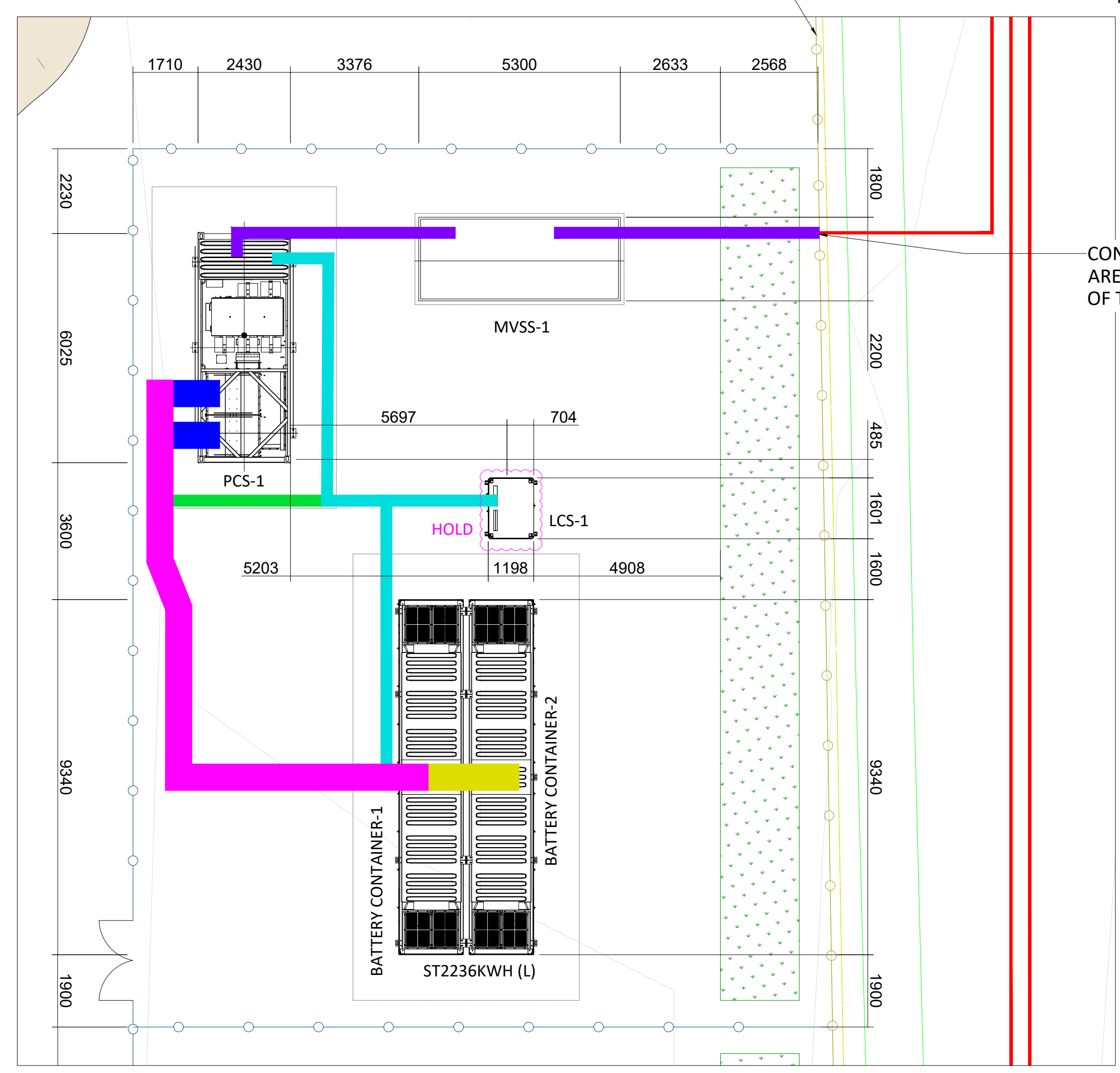
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BESS OVERALL SITE LAYOUT PLAN
SCALE 1:200

SYSTEM PARAMETERS			
GENERATOR INSTALLED CAPACITY	BESS-01	BESS-02	BESS-03
NAMEPLATE AC CAPACITY (MVA) at 1.0 PF AND 800V @45 Deg C	4	4	4
DC POWER CAPACITY (MW) @ STC	4	4	4
DC ENERGY CAPACITY (MWhr) @ STC	4	4	4
NUMBER OF BATTERY RACKS	2	2	2
NUMBER OF PCS	1	1	1
BESS C RATING	1C	1C	1C
GENERATOR UNIT TRANSFORMER	4 MVA 0.8/11 kV, Dy11, Z= 6.5%	4 MVA 0.8/11 kV, Dy11, Z= 6.5%	4 MVA 0.8/11 kV, Dy11, Z= 6.5%
BESS FACILITY AREA (SQM)	1911.634		
SYSTEM PARAMETERS - POC LIMITS			
ACTIVE POWER - EXPORT (DISCHARGING) (MW)	3.4	3.4	3.4
ACTIVE POWER - IMPORT (CHARGING) (MW)	-3.4	-3.4	-3.4
MAXIMUM REACTIVE POWER @ 45 Deg C (MVar)	1.343	1.343	1.343
MINIMUM REACTIVE POWER @ 45 Deg C (MVar)	-1.343	-1.343	-1.343
MAXIMUM APPARENT POWER (MVA)	3.655	3.655	3.655



EQUIPMENT TYPICAL SPACING (DETAIL-1) SCALE 1:100

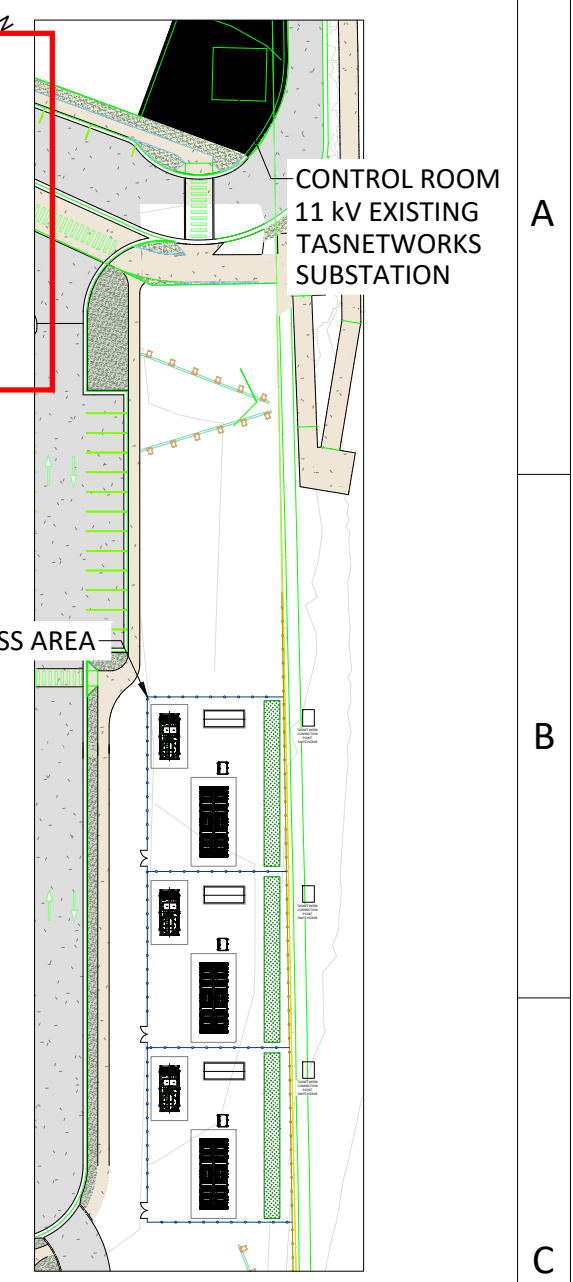
LEGEND:

- SC4000UD-MV
- ST2236JX
- MV SWITCHGEAR
- LC1000
- STATION CHAINLINK FENCE
- PROPERTY BOUNDARY
- PLANTS/TREES AREA
- 700 mm WIDTH, 900 mm DEPTH DC CABLE TRENCH (TYPE A)
- 700 mm WIDTH, 700 mm DEPTH DC CABLE TRENCH (TYPE B)
- 700 mm WIDTH, 800 mm DEPTH DC CABLE TRENCH PCS ENTRY (TYPE C)
- 300 mm WIDTH, 700 mm DEPTH LV AND COMMS TRENCH (TYPE D)
- 300 mm WIDTH, 550 mm DEPTH LV TRENCH (TYPE E)
- 300 mm WIDTH, 900 mm DEPTH MV TRENCH (TYPE F)
- 3C x 240sqmm AL 6.35/11 kV CABLE TO BE PROCURED AND INSTALLED BY TASNETWORKS

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. : PLN-24-294

DATE RECEIVED: 09/12/2024



KEY PLAN NTS

NOTES:

- ALL CONNECTIONS, FEEDER AND LINES EXTERNAL TO THE SITE ARE SUBJECT TO TASNETWORKS FINAL DESIGN AND ARE RESPONSIBLE FOR ALL APPROVALS RELATED TO IT.

PROJECT ADDRESS:
ROYAL HOBART SHOWGROUND
2 HOWARD RD, GLENORCHY TAS 7010

COORDINATES:
42°49'46.10"S, 147°17'13.75"E

CONNECTION POINTS ARE RESPONSIBILITY OF TASNETWORKS

SYSTEM CONFIGURATION		
ITEM	SYTEM SIZE	
BATTERY CELL	LFP	
CAPACITY (Ah)	280	
DESIGN ENERGY (Wh)	896	
OPERATING VOLTAGE (V)	3.2	
BATTERY PACK 1		
MODEL	P573AL-112 / P573BL-112	
CONFIGURATION	1P64S	
DESIGN ENERGY (kWh)	57.344	
POWER [kW] CONTINUOUS RATING @ 1CP	57.344	
OMINAL VOLTAGE (V)	204.8	
OPERATING VOLTAGE (V)	172.8-233.6	
BATTERY PACK 2		
MODEL	P286BL-112	
CONFIGURATION	1P32S	
DESIGN ENERGY (kWh)	28.672	
POWER [kW] CONTINUOUS RATING @ 1CP	28.672	
OMINAL VOLTAGE (V)	102.4	
OPERATING VOLTAGE (V)	86.4-116.8	
BATTERY RACK SPECIFICATION		
MODEL	R372BL-112	
CONFIGURATION	416S1P	
NOMINAL ENERGY (kWh)	327.736	
NOMINAL VOLTAGE (Vdc)	1331.2	
OPERATING VOLTAGE (Vdc)	1123.2-1497.6	
BATTERY ENERGY (kWh)	4000	
MAXIMUM POWER (kW)	2x 2236	
INVERTER	2x SC2000UD	
BATTERY CONVERSION UNIT	SC4000UD-MV	

REVIEW ISSUE
NOT FOR CONSTRUCTION

CLIENT:
GRAVITAS ENERGY GROUP
UNIT 6/1 GRAHAM RD.
CLAYTON
SOUTH VICTORIA
3169

DRAWING REFERENCE:

DRAWN	GS	05/08/24		
VERIFIED	IB	12/08/24		
APPROVED	IB	12/08/24		
REV	A	30% DESIGN	DETAILS OF AMENDMENT	DRN DATE
	B	100% DESIGN		IM 28/10/24
	C	REMOVED LIGHTING POLES AND RECLOSERS		CIL 13/11/24

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PHONE : +61 (07) 2103 4100

PROJECT: **HSBS**

TITLE: **HOBART SHOWGROUND BESS BESS OVERALL SITE LAYOUT PLAN**

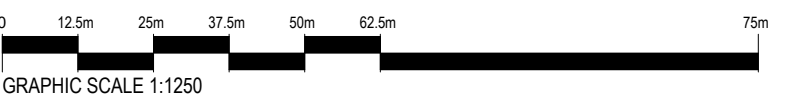
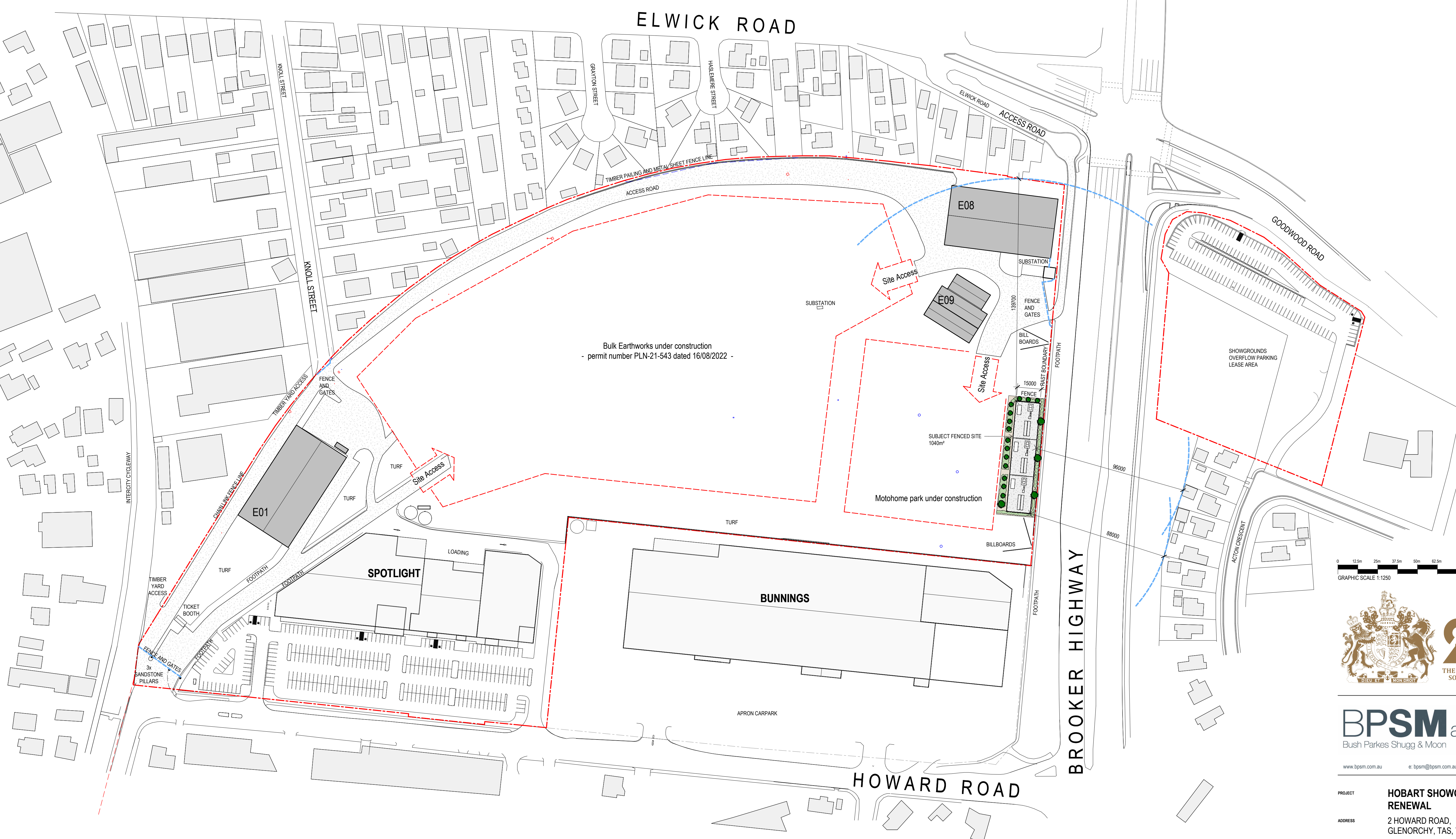
PROJECT No. PRJ-23-38

DRAWING No. HSBS-E-002

REV SHEET No. **C 01/01**

A1 SCALE AS SHOWN DRAWING STATUS: FOR REVIEW

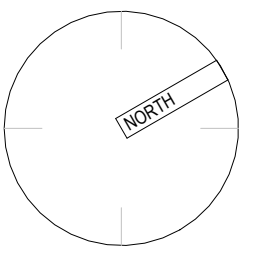
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D	10/10/2024	APPROVAL ISSUE	SJH
E	18/11/2024	RFI Response	SJH



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ADDRESS 2 HOWARD ROAD, GLENORCHY, TAS, 7010
CLIENT NAME The Royal Agricultural Society of Tasmania
SHEET NAME SITE PLAN - MINOR UTILITIES

PROJECT NUMBER H2319
SCALE AT A1 1 : 1250
APPROVED BY SJH
DRAWN BY SJH
DRAWING CREATED 20/06/2024
SHEET DA030.
REV E



Hi Poppy,

The total sum of all of 3 x BESS units does not exceed 11 000 V (11 kV)

Regards

Innocent Bisanabo, CPEng, RPEQ
Director & Principal Electrical Engineer

Land:+61 (07) 2103 4100

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Dedicated to Technical Excellence



9 December 2024

Glenorchy City Council
374 Main Road
Glenorchy, Tasmania, 7010

By email: gccmail@gcc.tas.gov.au

HOBART SHOWGROUNDS -2 HOWARD ROAD, GLENORCHY

I am writing on behalf of the Royal Agricultural Society of Tasmania to respond to the categorisation of the use, GLE-S6.7.1 Building Height And Siting and GLE-S6.7.2 Building Façade Design of the GLE-S6.0 Hobart Showground Specific Area Plan to support councils assessment of a planning application for a new minor utilities development at 2 Howard Road, Glenorchy.

PROPOSAL

The proposal is for the use of the land for minor utilities in the form of a battery energy storage system (BESS). The proposal involves the use of land for infrastructure that provides temporary detention and redistribution of electricity within the local network. The function is comparable to a stormwater detention system that temporarily stores water and controls distribution back into the network.

The proposal involves the temporary detention (via batteries) and redistribution of electricity. The detention of energy is subservient to the primary purpose of electricity distribution, as the detention exists solely to facilitate controlled energy distribution in response to demand peaks and troughs. The distribution function is managed through three 11kV connection lines to the existing network, supported by the following infrastructure on-site:

The proposed development includes three BESS units that each consist of:

- 2x battery unit (BU) contained within 2 separate shipping containers;
- A semi-enclosed power conversion unit (PCU);
- Medium Voltage Substation (MVSS) within an enclosed cabinet;
- Battery isolation panels x2 (BIP) within enclosed cabinets; and
- Low Conversion System (LCS) within an enclosed cabinet.

Each BESS unit will be separated by a 2.9m tall firewall and located with an area of permeable surface with the provision of lighting poles and will be fenced off with security fencing including a solid high-density fence between the batteries and the approved Motorhome Park. Between the fence and the Motorhome park, extensive landscaping is proposed and the client is open to varying the landscaping and screening requirements to the satisfaction of the Planning Authority.

CATEGORISING USE & USE STATUS

The proposal involves the use of land for infrastructure that provides temporary detention and redistribution of electricity within the local network. The function is comparable to a stormwater detention system that temporarily stores water and controls distribution back into the network. The proposed use is not directly associated with or subservient to another use on the site but rather is associated with the local

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electricity network, therefore in accordance with clause 6.2 of the planning scheme the use must be categorised into the most similar use class in Table 6.2.

Use Class Determination

Clause 6.2 requires a use or development to be categorised into the most similar Use Class. The most appropriate categorisation for this proposal is the Utilities Use Class, which is defined as:

Use of land for utilities and infrastructure including :

- (a) *telecommunications;*
- (b) *electricity generation;*
- (c) *transmitting or distributing gas, oil, or electricity;*
- (d) *transport networks;*
- (e) *collecting, treating, transmitting, storing or distributing water; or*
- (f) *collecting, treating, or disposing of storm or floodwater, sewage, or sullage.*

Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retention basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.

The proposal involves the temporary detention (via batteries) and redistribution of electricity. The detention of energy is subservient to the primary purpose of electricity distribution, as the detention exists solely to facilitate controlled energy distribution in response to demand peaks and troughs. The distribution function is managed through three 11kV connection lines to the existing network, supported by the following infrastructure on-site:

- A semi-enclosed power conversion unit (PCU);
- Medium Voltage Substation (MVSS) within an enclosed cabinet;
- Battery isolation panels x2 (BIP) within enclosed cabinets; and
- Low Conversion System (LCS) within an enclosed cabinet.

Detention occurs via battery units housed in shipping container structures.

The use does not align with any other Use Class more closely than Utilities. Per Clause 6.2.3, it must therefore be categorised within the Utilities Use Class.

Assessment under the GLE-S6.0 Hobart Showground Specific Area Plan - Use Table

Under the GLE-S6.0 Specific Area Plan, the Utilities Use Class is either:

- No Permit Required if Minor Utilities; or
- Discretionary.

Determining whether the proposal meets the definition of Minor Utilities is necessary to establish the classification of the use and subsequently the applicable standards appropriate assessment pathway.

'Minor utilities' is defined by the TPS as:

Means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water and sewer pipes, retention basin, telecommunication lines, gas pipelines or electricity substations and power lines up to but not exceeding 110kV.

Key characteristics of this definition as a part of the wider use class is that it includes local distribution or reticulation of services, with the definition not including generation or transmission.

Distribution vs. Transmission

The Australian Energy Market Commission distinguishes between transmission and distribution[1] as follows:

Transmission networks allow the bulk transport of electricity at high voltages from a range of generators to major demand centres. Distribution networks in turn transport electricity at lower voltages to end-use customers¹

By definition, distribution is local and involves lower voltages, as reflected in the Minor Utilities definition, which limits voltage maximum of 110kV.

Application to Proposal

The proposed use involves the controlled distribution of electricity through detention (via batteries) and redistribution to respond to local demand fluctuations. The batteries discharge to release energy when necessary, such as during peak demands, power outages, or grid balancing.

The energy is not captured directly from the generator before release into the local network which is considered transmission.

The proposal therefore aligns with the concept of local distribution, and the system operates well within the 110kV threshold. The kV threshold has also been confirmed by TasNetworks who are a key stakeholder in this project and will deliver all works outside of the site.

On this basis, the proposal complies with the definition of Minor Utilities within the Utilities Use Class. The proposed use as Minor Utilities is categorised as No Permit Required under the planning scheme GLE-S6.5 Use Table.

Assessment of the Use Standards

Community Purpose Zone - Clause 27.3.1 - Non-residential Uses

- The proposed use, including the existing access point, is located more than 50m from any residential zone, this standard is therefore not applicable.
- There is therefore no standard that relates to hours of operation, vehicle, or other noise. No further assessment is necessitated by the planning scheme.

Hobart Showgrounds SAP - Clause GLE-S6.6.1 Discretionary uses GLE-S6.5 Use Table.

- As the use is classified as No Permit Required under the GLE-S6.5 Use Table the proposal does not trigger consideration of the discretionary use standards.

There are therefore no other applicable standards under GLE-S6.6 or Clause 27.3.1 for the proposed use.

¹ <https://www.aemc.gov.au/energy-system/electricity/electricity-system/electricity-supply-chain>

The following assessment has considered this proposal against clause GLE-S6.7.1 Building Height And Siting and GLE-S6.7.2 Building Façade Design of the GLE-S6.0 Hobart Showground Specific Area Plan

GLE-S6.7.1 BUILDING HEIGHT AND SITING

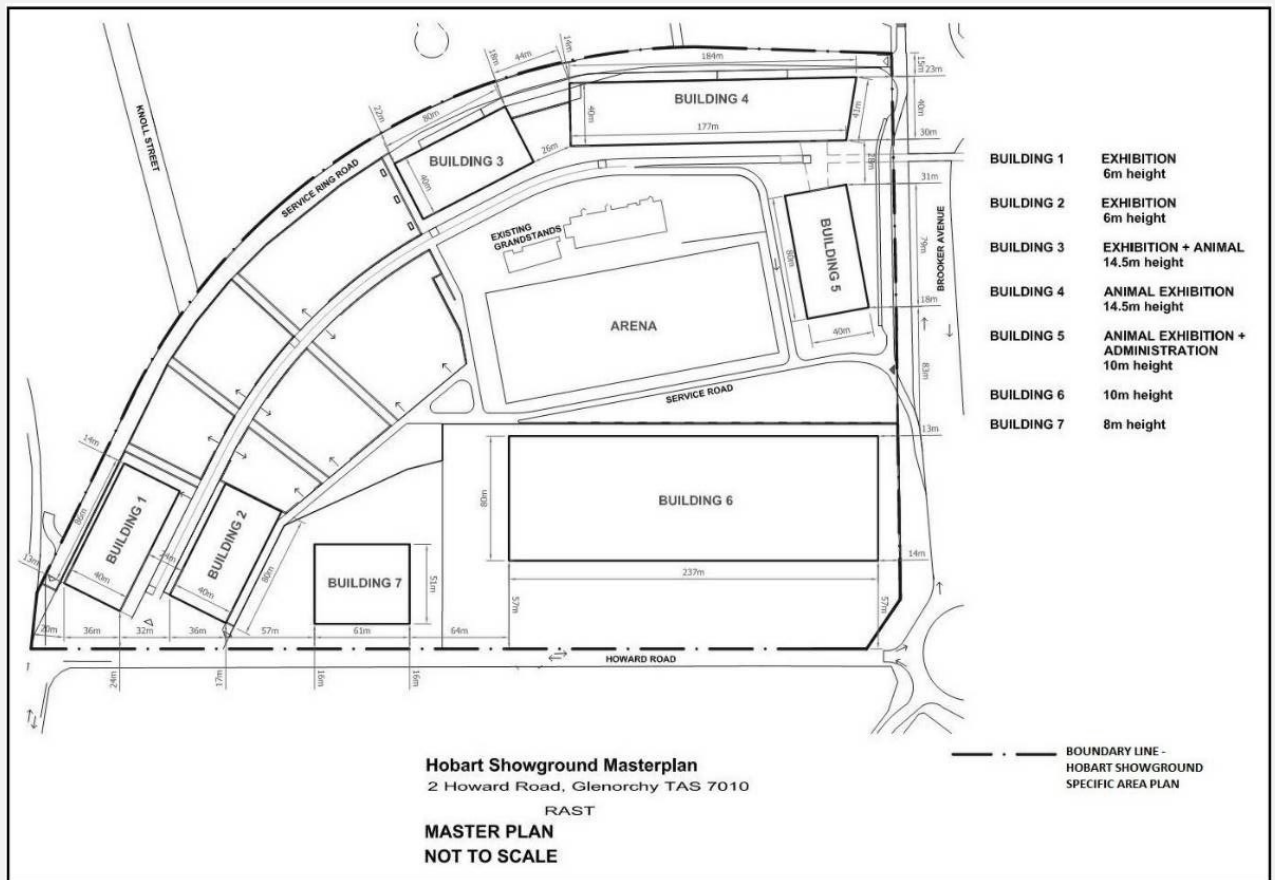
This sub-clause is a substitution for Community Purpose Zone - Clause 27.4.1 Building height and Clause 27.4.2 Setback A1 and P1 and A2 and P2.

Objective: To ensure that development is:

- (a) consistent with the layouts and building heights of the Hobart Showground Master Plan; and
- (b) sympathetic to the amenity of adjacent residential zones.

GLE-S6.7.1 Building Height and Siting A1

Buildings must be consistent with the envelopes defined in Figure F7.1 Hobart Showground Master Plan:



RESPONSE

A1 is not satisfied.

The BESS is not within a defined envelope.

GLE-S6.7.1 Building Height and Siting P1

Buildings must be consistent with all of the following:

- (a) building height and siting must protect the operation of the Hobart Show Event and must have regard to:

(i) the spatial needs of the Hobart Show Event as indicated in Table F7.1 Area required for operation of the Hobart Show Event, Figure F7.1 Hobart Showground Master Plan and Figure F7.2 Hobart Showground Urban Design Plan;

(ii) vehicular and pedestrian movement across the site;

(iii) parking needs;

(iv) site access; and

(v) emergency public safety requirements;

(b) the building's siting must protect the amenity of adjacent residential zones and must have regard to all of the following:

(i) the height and setback of the building to the boundaries to prevent unreasonable impacts on the amenity, solar access and privacy of habitable room windows and the private open space of adjoining dwellings;

(ii) the level and effectiveness of physical screening by fences and/or vegetation;

(iii) the location and impacts of traffic circulation and parking and the need to locate parking away from residential boundaries; and

(iv) landscaping to integrate development with the local area;

(c) building siting must not prevent pedestrian and cycle access across the site.

RESPONSE

The proposal satisfies P1.

The proposed building heights are as follows:

- BU & MVSS - 2.5m
- Light Poles - 6m
- PCU - 2.9m
- Firewall & Security Fence - 2.9m
- LCS - 2.3m

a) Protecting the operation of Hobart Show Event & Building Height and Siting

The siting of the BESS units has been selected to ensure the Hobart Show Event can occur west of this location. The units are located immediately adjacent to the Brooker Highway, where noise and traffic emissions make this an unsuitable location for the operation of the Hobart Show Event.

i) Spatial Needs of the Show Event

According to the planning scheme, the show event requires the following areas:

ELEMENT	AREA (SQM)
Total building area required for the Show	20,529
Total open area required for the Show	15,700
Total area within Buildings 1-4 shown in Figure F7.1 Hobart Showground Master Plan	26,900

Total open area (open space and piazzas) allocated for the Show use shown in Figure F7.1 Hobart Showground Master Plan and Figure F7.2 Hobart Showground Urban Design Plan	16,980
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The total open area for use of the show is 24,000m², and the loss of up to 1,600m² (inclusive of landscaping) is negligible, particularly in this location.

ii) Vehicular and Pedestrian Movement

The proposals siting in the far southeast corner will not impact on vehicle and pedestrian movement of the Hobart Show Event. .

iii) Parking Needs

The siting of the proposal will not impact the parking needs of the Hobart Show Event or the ability to cater for these needs.

iv) Site Access

The existing access points to the site will be retained and can be accessed via the internal access approved in PLN- 21-543. It does not impede on-site access for the Hobart Show Event.

v) Emergency and Public Safety Requirements

Each battery is equipped with internal fire suppression and cooling systems and the whole system will be constantly remotely managed and monitored in real-time, and firewalls are proposed between each BESS unit. The containers will sit on concrete piers 300mm off the ground enabling airflow underneath with sufficient plot area surrounding the units to allow for good ventilation. The plot area will be fenced off by security fencing. As a result, the development does not present an unreasonable risk to emergency and public safety requirements of the Hobart Show Event.

b) Residential Amenity & Building Height and Siting

i) Setback

The BESS units are situated in the southeasternmost corner of the site, 80m from the residential areas to the east with the Brooker Highway between the uses, and 140m from the residential lands to the north-northwest. Due to the substantial separation and existing development within the setback, there will be no impact on the amenity, solar access and privacy of habitable room windows and the private open space of adjoining dwellings.

ii) & iv) Screening & Landscaping

On the western side between the BESS sites and the Caravan Park, extensive landscaping is proposed and the client is open to varying the landscaping and screening requirements to satisfy the planning authority.

iii) Traffic Circulation

Maintenance will be required every 4-6 months and will consist of a site visit by 1 qualified technician who will undertake visual inspections and take various readings. No staff are required to be on-site other than for maintenance. As a result, no parking is proposed in association with the development. Access will be provided via existing internal accesses.

c) Pedestrian and cycle access

The proposal will not impact pedestrian and cycle access.

GLE-S6.7.2 BUILDING FAÇADE DESIGN

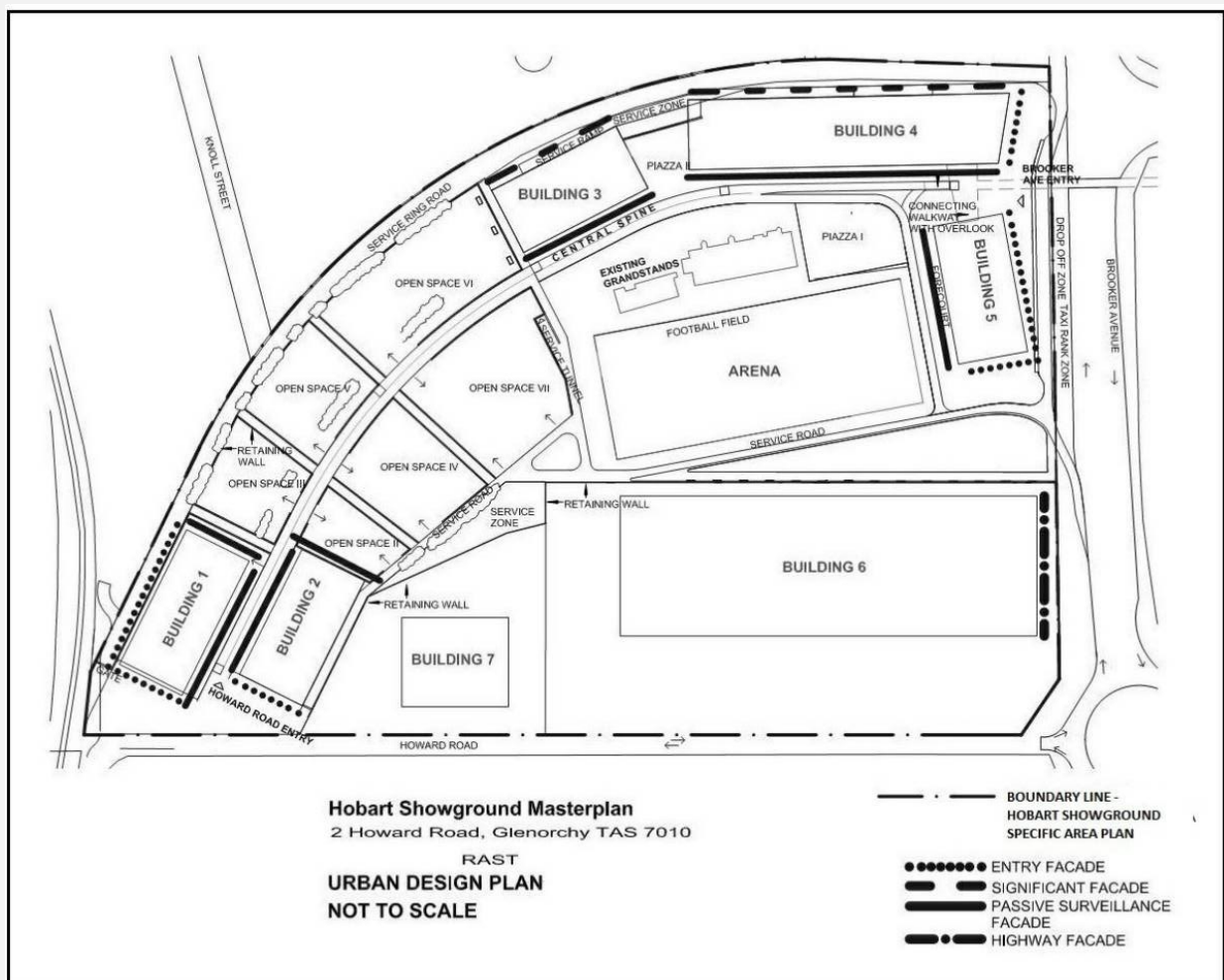
This sub-clause is in addition to Community Purpose Zone - Clause 27.4 Development Standards for Buildings and Works.

Objective: That buildings are:

- designed to signify the use of the showgrounds to the Brooker Highway and the intercity cycleway or to provide a level of articulation to enhance the amenity of adjacent residential zones;
- designed to contribute positively to the streetscape, particularly Brooker Highway; and
- designed and sited to minimise opportunities for crime and anti-social behaviour.

GLE-S6.7.2 Building Façade Design A1

Facades identified as Significant Facades, Highway Facades and Entry Facades in Figure GLE-S6.3 Hobart Showground Urban Design Plan must not contain blank walls that are wider than 5.0m.



RESPONSE

A1 is not applicable.

The proposal does involve development that would involve facades identified as Significant Facades, Highway Facades and Entry Facades in Figure GLE-S6.3 Hobart Showground Urban Design Plan.

GLE-S6.7.2 Building Façade Design A2

Buildings that have Passive Surveillance Facades in Figure GLE-S6.3 Hobart Showground Urban Design Plan must be designed and sited in accordance with the following:

- (a) the building envelopes defined in Figure GLE-S6.2 Hobart Showground Master Plan; and*
- (b) Passive Surveillance Facades identified in Figure GLE-S6.2 Hobart Showground Urban Design Plan must include ground floor windows capable of viewing either pedestrian/cycle routes or roads within or adjacent to the site boundary*

RESPONSE

A2 is not applicable.

The proposal does not include buildings with *Passive Surveillance Facades in Figure GLE-S6.3 Hobart Showground Urban Design Plan.*

Yours faithfully



Poppy Scharkie
PLANNER
IRENEINC PLANNING & URBAN DESIGN