



RE: Proposed Detailing Shed and Wash-bay
14 – 26 Conway St.

General outline for the site is as per previous details supplied. The site will be used as a storage area for vehicles awaiting sales (no retail sales will happen from the site) through car-yards and on-line sales. These vehicles will be cleaned and detailed as required on site before being moved on. There would also be some minor servicing in the large shed. This is not a large operation and it would be thought that between 10 and 20 cars a day would be detailed and washed as a maximum. It is not available for public use.

The proposal is to install two buildings, one that is fully enclosed to be a "detailing shed" where cars will be brought for general cleaning, including Vacuuming, Hand held machine buffer etc. and will have a screw compressor installed as well. Little to no noise for these. Secondly, a wash-bay for cleaning of cars. This will be located on the southern side of the detailing shed that will provide further distance from any residences and will help shield any noise from the wash-bay. The wash-bay is fully enclosed on the northern side where it abuts the detailing shed and the east and southern sides are nearly fully enclosed. Some points to note are:

- The wash-bay would be at least 33.0m. from the wall of the nearest residence and uphill some 3.0m.
- Wash-Bay is fully enclosed on Conway St side as well as being nearly fully enclosed on the Eastern and Southern side. The wash-bay is to the Eastern boundary, so the open Western side is about 26.0m. from the Western boundary.
- It would be impossible for any spray to find its way across the street, let alone to a residence because of the above. Even more so because of the 1800h. fence and the detailing shed.
- Chemicals used are just normal cleaning products used in any car-wash, the owners have Workplace standards to abide to. (see previously supplied information)
- The wash-bay will only be used Monday to Friday work hours and occasionally on a Saturday.

Yours Sincerely

Todd Wilkin
Applicant OBO of Owner
24-10-18

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING ASSESSMENT.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE ASSESSMENT IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

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PLANNING EXHIBITED DOCUMENTS

Ref. No: DA 0563/2018
Date advertised: 27/11/2018

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PROPOSED WASH-BAY AT 14 - 26 CONWAY ST. MOWBRAY



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P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

DATE:
18/09/2018

JOB NUMBER:
DA-181133WBV2

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WDD '18

CONWAY ST.

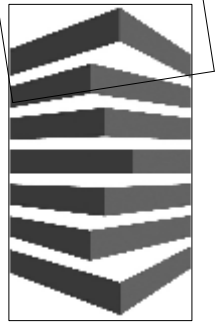
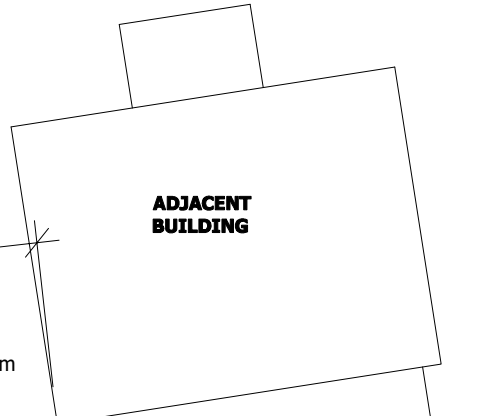
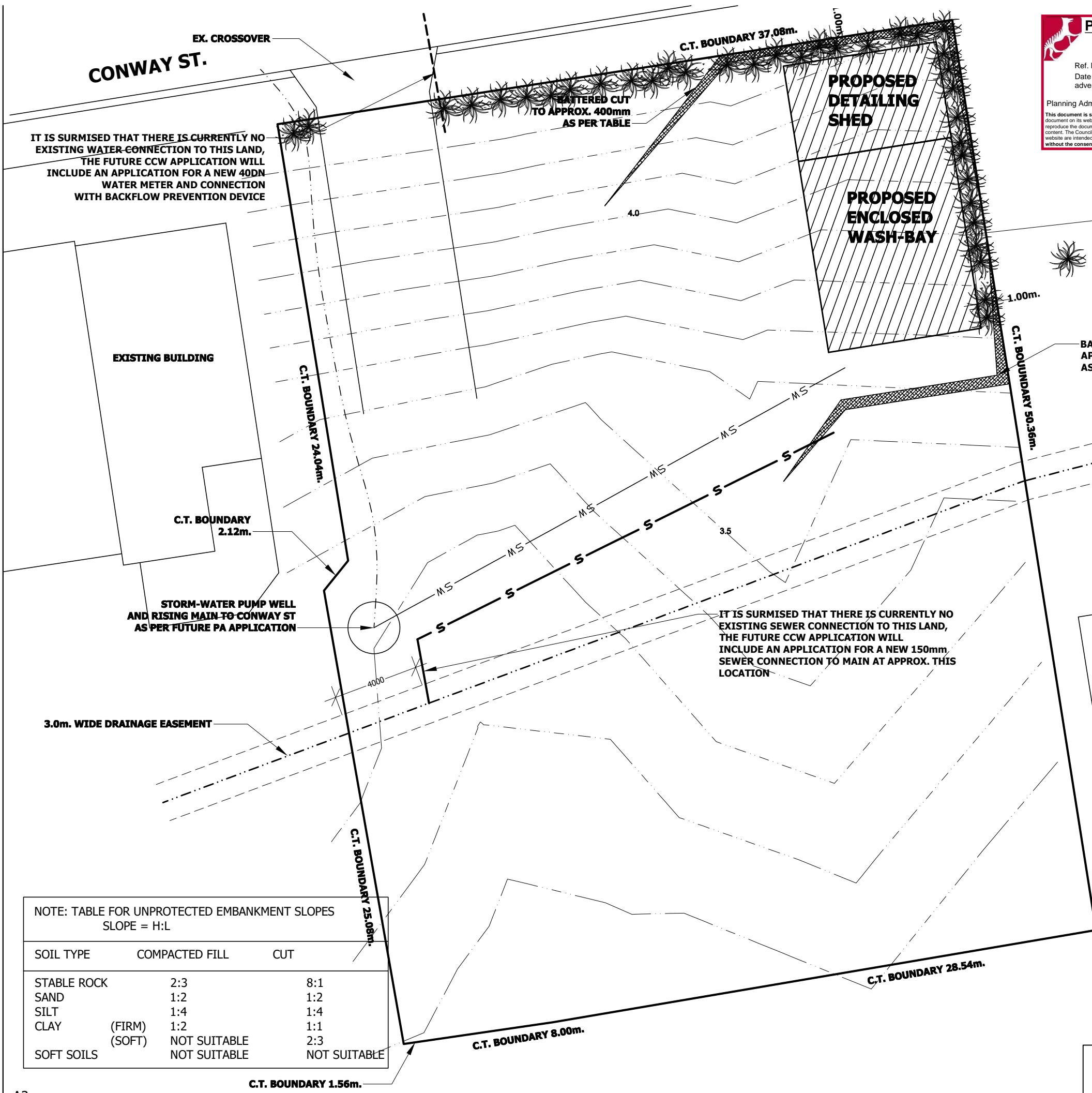
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IT IS SURMISED THAT THERE IS CURRENTLY NO EXISTING WATER CONNECTION TO THIS LAND, THE FUTURE CCW APPLICATION WILL INCLUDE AN APPLICATION FOR A NEW 40DN WATER METER AND CONNECTION WITH BACKFLOW PREVENTION DEVICE



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NOTES:
 UPDATE SHOWING CONNECTIONS FOR TASWATER. 31-07-18

PROJECT TITLE:
 McMASTER WASHBAY.
 14 - 26 CONWAY ST.
 INVERMAY

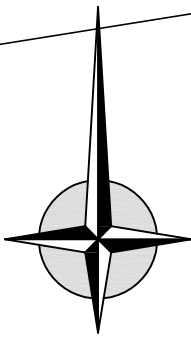
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14 - 26 CONWAY ST.
 MOWBRAY TAS. 7250

TITLE REF: 107118/3
 PROPERTY ID: 6551997
 AREA = 1908.00m²±

EXISTING BUILDING

NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES
 SLOPE = H:L

SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY (FIRM)	1:2	1:1
CLAY (SOFT)	NOT SUITABLE	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE

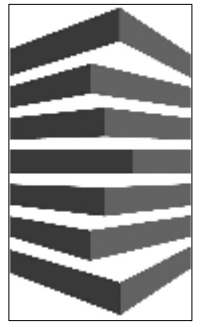
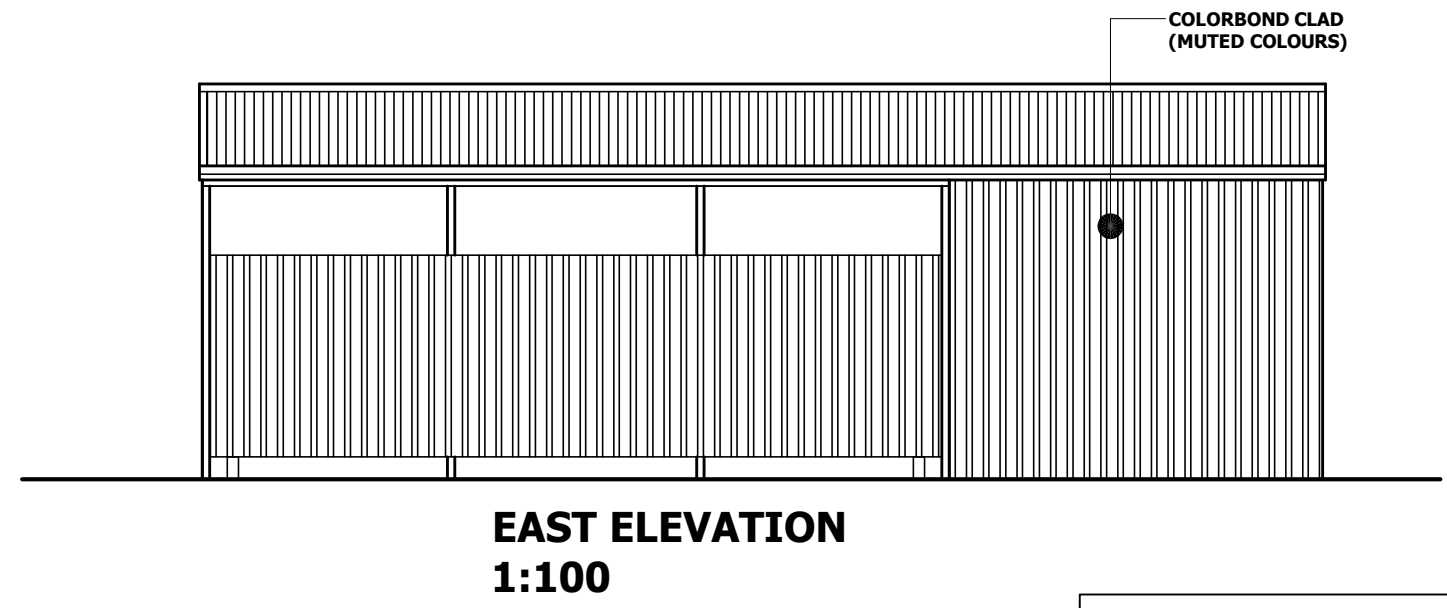
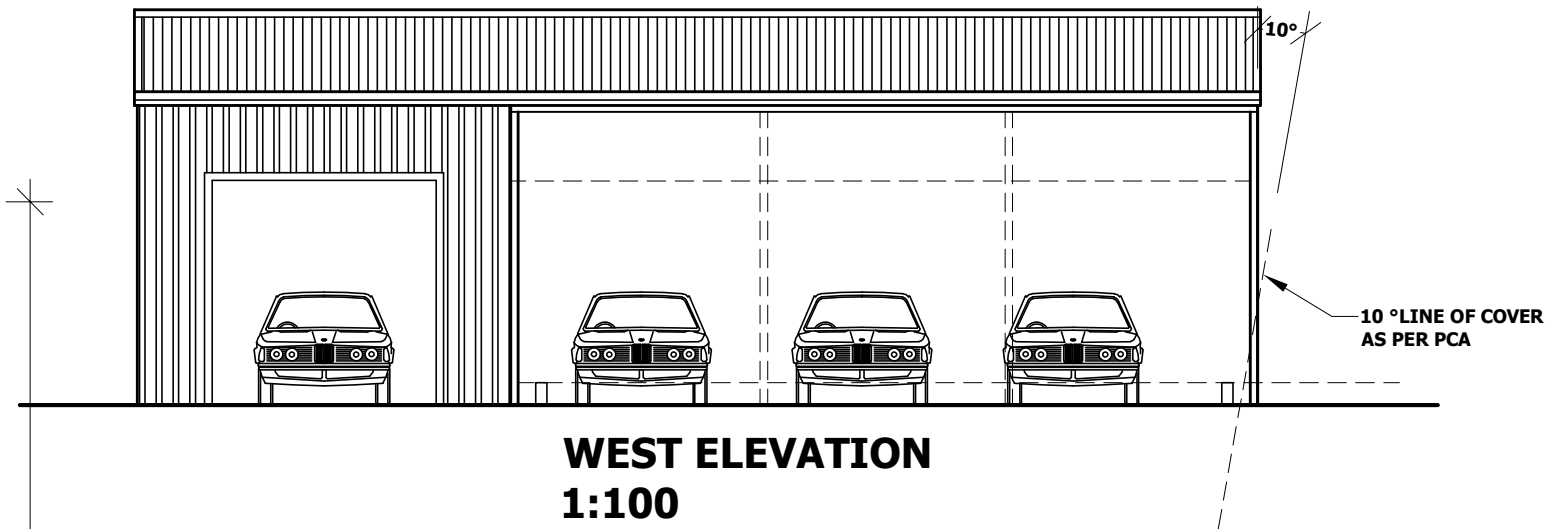
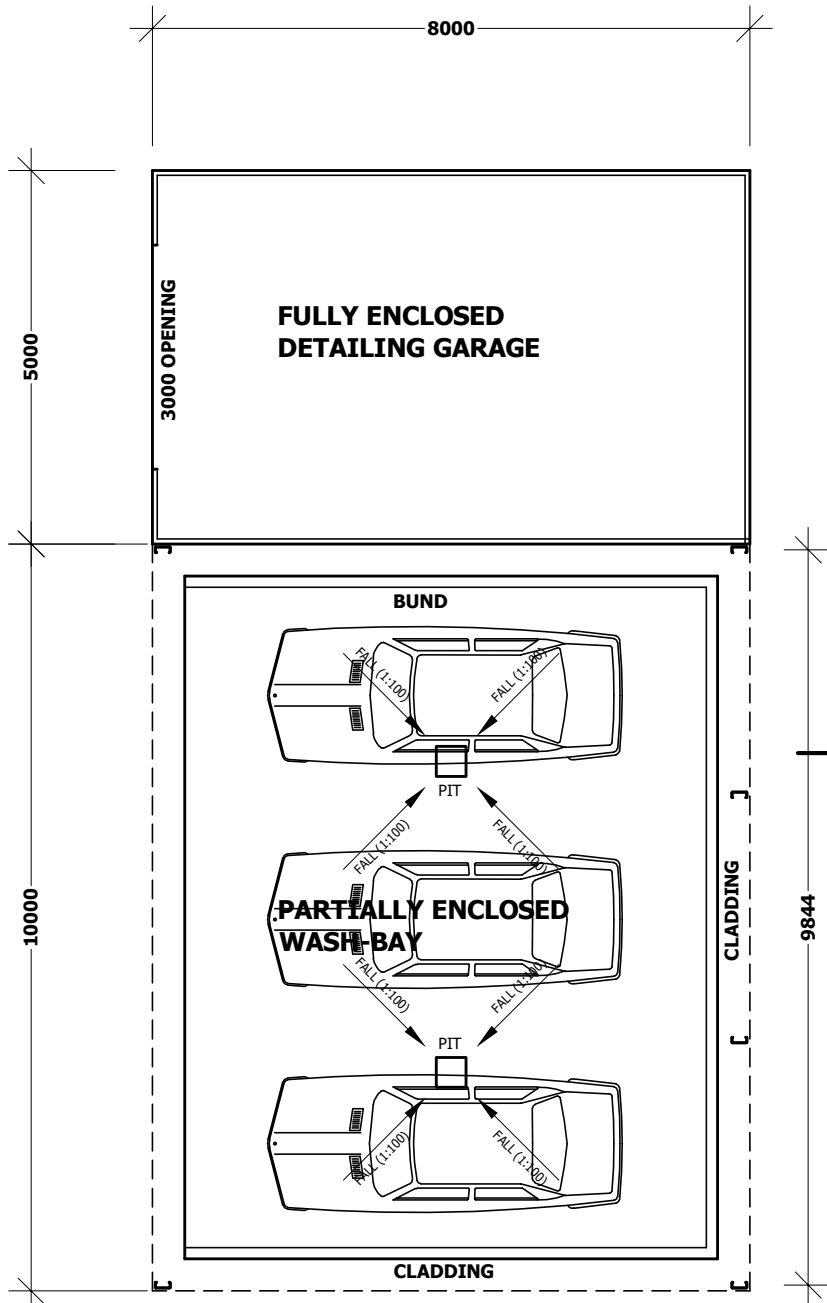
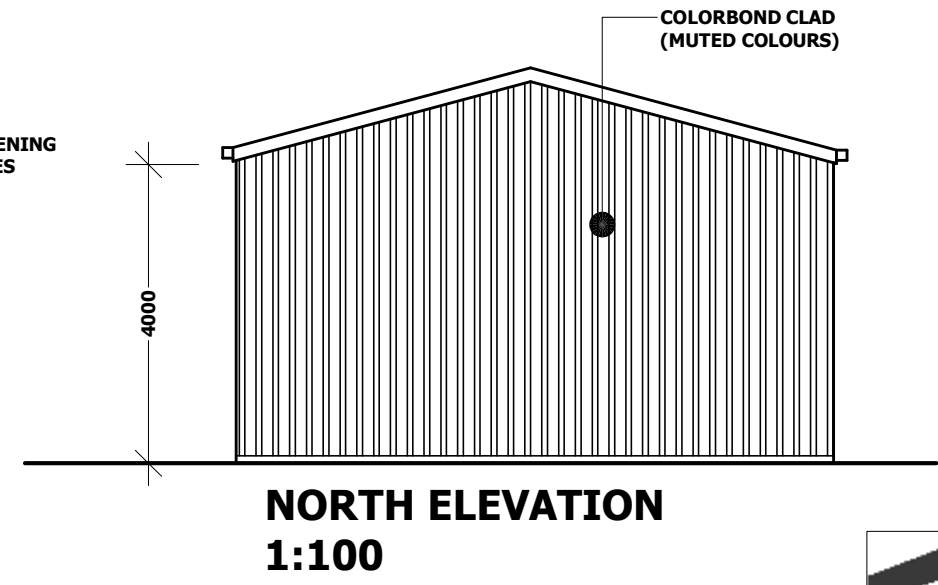
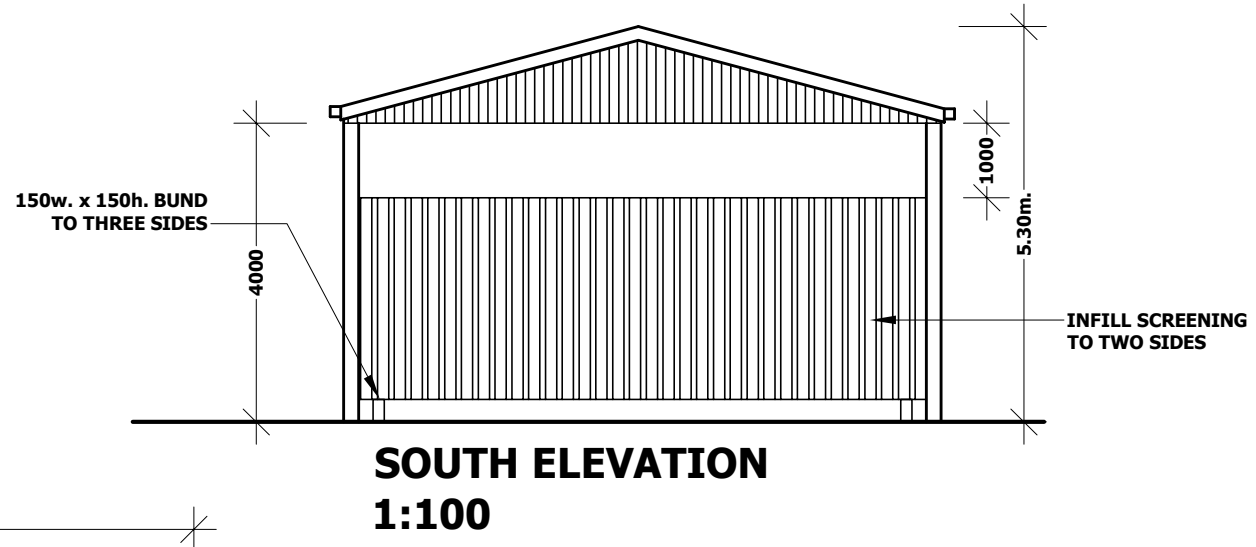
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