

File No: DA0426/2017  
SS

Your Ref:

13 November 2017

Planning Department  
Launceston City Council  
[planningadmin@launceston.tas.gov.au](mailto:planningadmin@launceston.tas.gov.au)

To whom it may concern

**Road Owners consent for the installation of a new vehicle crossing at 12 Binalong Avenue.**

This letter, issued pursuant to Section 52(1B)(b) of the *Land Use Planning and Approvals Act 1993* is to confirm that the applicant has consent to lodge a development application with the Launceston City Council (the Council) that involves Council owned/managed land.

The signing of this letter is not, in any way, an approval of the application or any works associated with the application, which must yet be determined under the provisions of the Launceston Interim Planning 2015 and will be required to comply with Council-adopted standards, however the above conditions of consent will be a requirement of any permit issued in respect of this application.

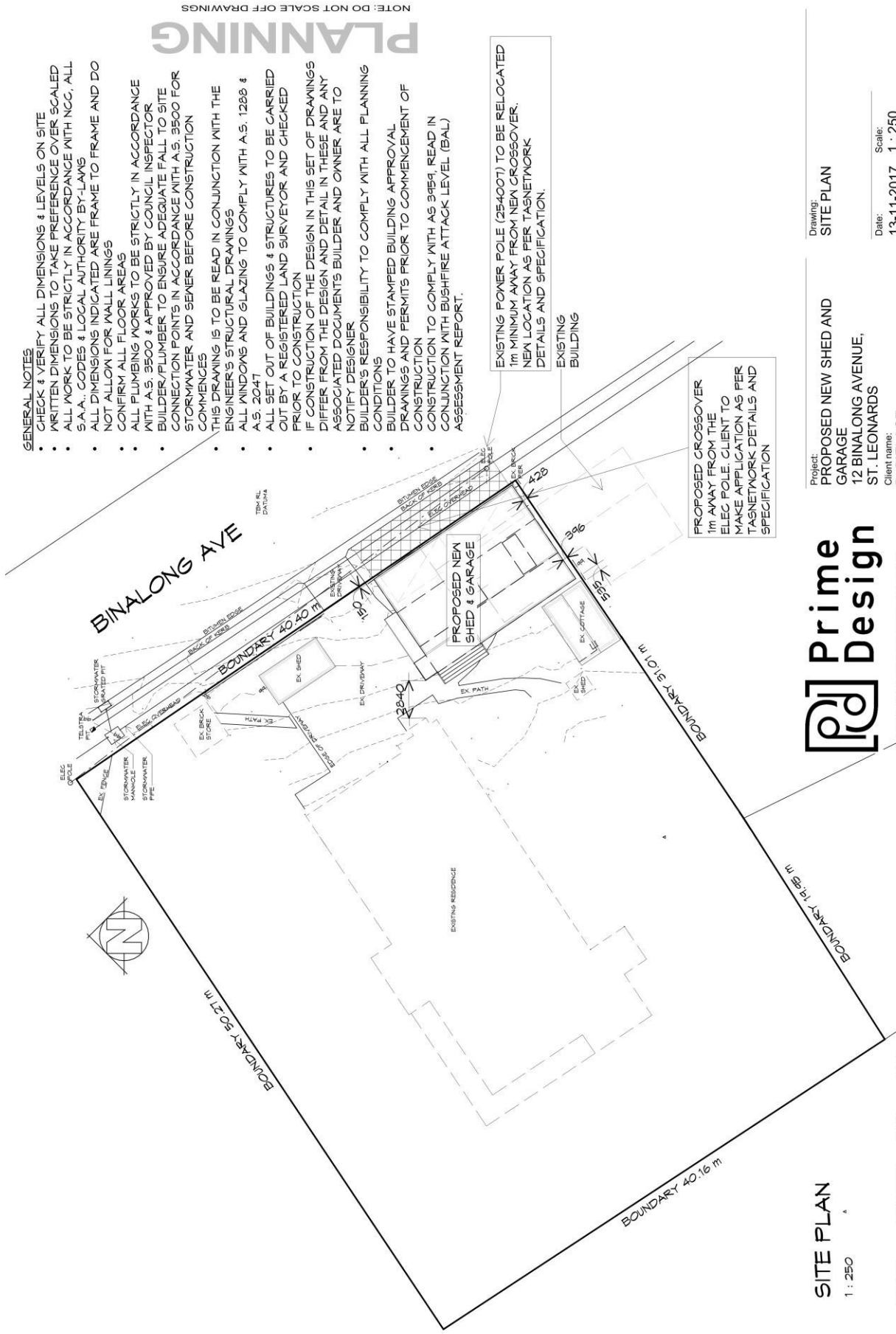
The delegation to act on behalf of the general manager has been delegated in Instrument of Delegation signed the 30 November 2016.

Yours sincerely



**Shane Eberhardt**  
**Director Infrastructure Services**

**Proposed location of new vehicle crossing at 12 Binalong Avenue:**



- GENERAL NOTES**
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
  - WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
  - ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC, ALL S.A., CODES & LOCAL AUTHORITY BY-LAWS
  - ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
  - CONFIRM ALL FLOOR AREAS
  - ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
  - BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
  - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
  - ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
  - ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
  - IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
  - BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
  - BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
  - CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

**PLANNING**

NOTE: DO NOT SCALE OFF DRAWINGS

**Project:** PROPOSED NEW SHED AND GARAGE  
**12 BINALONG AVENUE, ST. LEONARDS**

**Client name:** P. PIELAGE  
**Drafted by:** S.S.W.  
**Approved By:** F.G.G.

**Date:** 13-11-2017  
**Scale:** 1 : 250  
**Project/Drawing No:** PD17164- 01  
**Revision:** 03

**Drawing:** SITE PLAN

**Prime Design**

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 Accredited building practitioner: Frank Geskus No CC246A

**SITE PLAN**  
1 : 250

<b>LOT No.</b>	<b>LOT AREA</b>	<b>50%</b>	<b>25%</b>
2047	1023	512	512