

PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

PROPERTY ADDRESS: 24-26 Queechy Road, Norwood

DEVELOPMENT/USE: Residential - Construction of two dwellings

ZONE: General Residential

USE CLASS: Residential

DECISION:

That the Council, at its meeting held on 21/03/2019 (Minute No: 8.1), made a decision to approve the development application, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

The use and development must be carried out in accordance with the endorsed plans and documents to the satisfaction of the Manager City Development unless modified by a condition of the Permit:

- a. Site Plan, Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 3/16, Revision No. 5, Dated 25/1/2019
- b. Site Landscaping Plan, Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 4/16, Revision No. 4, Dated 14/1/2019
- c. Plant Schedule, Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 5/16, Revision No. 4, Dated 14/1/2019
- d. Overall Site Drainage Plan, Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 6/16, Revision No. 4, Dated 14/1/2019
- e. Lower Floor Plan (Townhouse #1), Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 7/16, Revision No. 4, Dated 14/1/2019
- f. Upper Floor Plan (Townhouse #1), Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 8/16, Revision No. 4, Dated 14/1/2019
- g. Lower Floor Plan (Townhouse #2), Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 9/16, Revision No. 4, Dated 14/1/2019

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- h. Upper Floor Plan (Townhouse #2), Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 10/16, Revision No. 4, Dated 14/1/2019
- i. Elevations (Sheet 1), Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 11/16, Revision No. 4, Dated 14/1/2019
- j. Elevations (Sheet 2), Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 12/16, Revision No. 4, Dated 14/1/2019
- k. Elevations (Sheet 3), Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 13/16, Revision No. 4, Dated 14/1/2019
- l. Elevations (Sheet 4), Prepared by Adams Building Design, Project No. 010318, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Drawing No 14/16, Revision No. 4, Dated 14/1/2019
- m. Planning Compliance Report, Prepared by Adams Building Design, Project: Proposed Townhouse 24 - 26 Queechy Road, Norwood, Revision B, Dated 14/1/2019
- n. Geotechnical Review, Prepared by Geoton Geotechnical Consultants, Reference No GL17367Cd, Dated 25 January 2019
- o. Landslide Risk Assessment and Management Report, Prepared by Geoton Geotechnical Consultants, Reference No GL17367Ab, Dated 4 December 2017, Amended Plan Required

2. LEGAL TITLE

All development and use associated with the proposal must be confined to the legal title of the subject land except construction of access from the street.

3. HOURS OF CONSTRUCTION

Construction works must only be carried out between the hours of:

7.00am to 6.00pm - Monday to Friday

8.00am to 5.00pm - Saturday

No works on Sunday or Public Holidays.

4. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice TWDA 2018/02074-LCC, dated 04/01/019 and attached to the permit.

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5. SITE LANDSCAPING

The landscaping must be:

- a. installed in accordance with the endorsed plan; and
- b. completed prior to the use commencing; and
- c. maintained as part of residential development. It must not be removed, destroyed or lopped without the written consent of the Council.

6. NO FURTHER VEGETATION REMOVAL

Tree and vegetation removal must be limited to those specifically notated on the approved plans in red as trees to be removed.

No other tree or vegetation is to be felled, lopped, topped, ring-barked, uprooted, or otherwise wilfully destroyed or removed, without the further written consent of the Council.

7. FENCING

Prior to the commencement of the use, all side and rear boundaries must be provided with a solid (ie. no gaps) fence to provide full privacy between each dwelling and adjoining neighbours. The fence must be constructed at the developer's cost and to a height of:

- a. 1.2m within 4.5m of the frontage; and
- b. 1.8m - 2.1m elsewhere when measured from the highest finished level on either side of the common boundaries.

8. DRIVEWAY AND PARKING AREA CONSTRUCTION

Before the use commences, areas set aside for parking vehicles and access lanes as shown on the endorsed plans must:

- a. be properly constructed to such levels that they can be used in accordance with the plans;
- b. be surfaced with an impervious all weather seal;
- c. be adequately drained to prevent stormwater being discharged to neighbouring property;
- d. be line-marked or otherwise delineated to indicate each car space and access lanes.

Parking areas and access lanes must be kept available for these purposes at all times.

9. AMENDED PLANS REQUIRED

Prior to the commencement of any work and use, amended plans must be submitted to show:

- a. works required to construct a new driveway crossover to align with the proposed driveway.

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b. works to remove and reinstate the redundant kerb crossover.

Once approved by the Manager City Development, these amended plans will be endorsed and will then form part of the Permit and shall supersede the original endorsed plans

10. DAMAGE TO COUNCIL INFRASTRUCTURE

The developer is liable for all costs associated with damage to Council infrastructure resulting from non-compliance with the conditions of the Planning Permit and any bylaw or legislation relevant to the development activity on the site. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, bylaws and legislation relevant to the development activity on the site.

11. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

All works in (or requiring the occupation of) the road reserve must be carried out in accordance with a detailed Traffic Management Plan prepared by a qualified person in accordance with the requirements of Australian Standard AS1742. A copy of such plan is to be maintained on site and available for inspection upon request by an Authorised Officer.

The explicit permission of Technical Services is required prior to undertaking works where the works:

- a. require a road or lane closure;
- b. require occupation of the road reserve for more than one week at a particular location;
- c. are in nominated high traffic locations; or
- d. involve opening or breaking trafficable surfaces.

Where the work is associated with the installation, removal or modification of a driveway or a stormwater connection, the approval of a permit for such works shall form the explicit approval.

12. SINGLE STORMWATER CONNECTIONS

All proposed new pipelines must be connected to the existing internal drainage network for the property. It is not permitted to have multiple connections to Council's stormwater mains.

13. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with LGAT-IPWEA Tasmanian Standard Drawing TSD-G01 Trench Reinstatement Flexible Pavements. The asphalt

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patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

14. VEHICULAR CROSSINGS

No new vehicular crossing shall be installed, or any existing crossing removed or altered (including but not limited to the alteration of the kerb and channel or the placement of additional concrete segments against the existing apron) without the prior approval of Technical Services.

An application for such work must be lodged electronically via the Council eServices web portal or on the approved hard copy form.

All redundant crossovers and driveways must be removed prior to the occupation of the development.

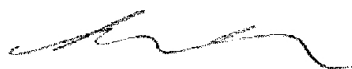
All new works must be constructed to Council standards and include all necessary alterations to other services including lowering/raising pit levels, upgrading trenches non trafficable trenches to trafficable standard and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg. TasWater, Telstra and TasNetworks, etc). The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense.

15. SOIL AND WATER MANAGEMENT PLAN

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites. No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant. The silt fencing, cut off drains and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

16. CONSTRUCTION OF RETAINING WALLS

All retaining walls, above 0.5m, located within 1.5m of the property boundaries are to be designed and certified by a suitably qualified person. The design must have regard to the installation of



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fencing atop the retaining wall and other imposed loading in addition to site conditions on adjoining properties.

17. STRATA LOT NUMBERS AND ADDRESSES FOR DWELLINGS

The following number and addressing is to be assigned to the development consistent with the residential addressing standard: Australian Standard AS4819:

Townhouse No	Strata Lot No.	Street Address
1	1	1/24-26 Queechy Road, Norwood
2	2	2/24-26 Queechy Road, Norwood

The above addresses are to be adhered to when identifying the dwellings and their associated letterboxes.

18. AMENITY

The construction of the development permitted by this permit must not adversely affect the amenity of the site and the locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; the presence of vermin, or otherwise.

19. NO BURNING OF WASTE

No burning of any waste materials, including removed vegetation, generated by the construction process, is to be undertaken on-site. Any such waste materials are to be removed to a licensed refuse disposal facility (eg. Launceston Waste Centre), reclaimed or recycled.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0708/2018. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 6323 3000.



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This permit takes effect after:

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Resource Management and Planning Appeal Tribunal is withdrawn or determined; or*
- c. *Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. *Any other required approvals under this or any other Act are granted.*

This permit is valid for two years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by a request to Council.

B. Restrictive Covenants

The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquires as to whether the proposed development is affected, restricted or prohibited by any such covenant.

If the proposal is non-compliant with any restrictive covenants, those restrictive covenants should be removed from the title prior to construction commencing or the owner will carry the liability of potential legal action in the future.

C. Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal.

A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.

For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au <<http://www.rmpat.tas.gov.au>>

D. Permit Commencement

If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for

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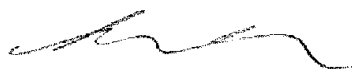
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which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

- E. All plumbing work is to comply with the Building Act 2016 and the National Construction Code
Prior to acting on this permit, the risk category of any plumbing work must be determined using the Director of Building Control's Determination for Categories of Plumbing Work. It is recommended that a licensed building practitioner such as a plumbing surveyor or a plumber be consulted to determine the requirements for any such work under the Building Act 2016.
- F. All building and demolition work is to comply with the Building Act 2016 and the National Construction Code
Prior to acting on this permit, the risk category of any building or demolition work must be determined using the Building Control's Determination for Categories of Building and Demolition Work. It is recommended that a licensed building practitioner such as a building surveyor or a building designer or a registered architect be consulted to determine the requirements for any such work under the Building Act 2016.
- G. Occupancy Permit Required
Occupancy permit required for new or altered habitable buildings: pursuant to section 216 of the Building Act 2016, it is recommended that a licensed building surveyor be consulted to determine if an occupancy permit is required for the building before the building or a part of the building can be, or can continue to be, occupied.



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