

# PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

**PROPERTY ADDRESS:** 14 Gilmont Close, Kings Meadows

**DEVELOPMENT/USE:** Residential - Construction of two dwellings

**ZONE:** General Residential

**USE CLASS:** Residential

**DECISION:**

TBD

## 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 Council unless modified by a condition of the Permit:

- a. Cover Page, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 1/21, Dated 20/08/2018
- b. Site Plan, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 2/21, Dated 20/08/2018
- c. Ground Plan, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 3/21, Dated 20/08/2018
- d. External Services, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 5/21, Dated 20/08/2018
- e. Stormwater Plan, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 6/21, Dated 20/08/2018
- f. Elevations U1, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 10/21, Dated 20/08/2018
- g. Elevations U1, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R1, Drawing No. 11/21, Dated 20/08/2018
- h. Elevations U2, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 12/21, Dated 20/08/2018
- i. Elevations U2, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 13/21, Dated 20/08/2018
- j. Elevations, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 14/21, Dated 20/08/2018
- k. Parking Plan, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 20/21, Dated 20/08/2018
- l. Parking Plan & Landscape Plan, Prepared by Design to Live, For Clients P & A Hartley, Job No. GLMN14, Revision No. R2, Drawing No. 21/21, Dated 20/08/2018
- m. Carr Villa Air Quality Report, Prepared by Environmental Dynamics, Written by Dr Steve

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Carter, Dated 19/02/16

## 2. FRONTAGE FENCE

The frontage fence must be constructed with a uniform transparency of not less than 30% for any section that is above a height of 1.2m.

## 3. HOURS OF CONSTRUCTION

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

Monday to Friday - 7.00am to 6.00pm

Saturday - 8.00am to 5.00pm

No works on Sunday or Public Holidays.

## 4. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2018/00791-LCC) (attached).

## 5. SITE LANDSCAPING

The landscaping must be:

- Installed in accordance with the endorsed plan; and
- Completed prior to the use commencing and issuing of any strata title; and
- Maintained as part of residential development. It must not be removed, destroyed or lopped without the written consent of the Council.

## 6. 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:

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

## 7. LEGAL TITLE

All development and use associated with the proposal must be confined to the legal title of the subject land.

## 8. DRIVEWAY CONSTRUCTION

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

- Be properly constructed to such levels that they can be used in accordance with the plans;
- Be surfaced with an impervious all weather seal;
- Be adequately drained to prevent stormwater being discharged to neighbouring property; and
- 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. ON-SITE STORMWATER MANAGEMENT

The development must ensure that 20% AEP (Annual Exceedance Probability) peak flow from a 50% impervious site is maintained for post-development flows of up to a 5% AEP. This can be achieved either by implementation of a detention system and/or the application of Water Sensitive Urban Design (WSUD) treatments for the development. Design of the detention system or WSUD treatment must be undertaken by a civil engineer eligible for membership of Engineers Australia or equivalent.

Prior to the commencement of works, appropriate plans and calculations must be submitted to the Director Infrastructure Services for approval. On completion, an "as constructed" plan must be submitted, complete with levels, a certification that the storage and adjacent floor levels have been constructed in accordance with the approved design. Note: Water Sensitive Urban Design (WSUD) treatments measures are encouraged and can be applied to meet the above requirements.

## 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. 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.



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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, 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.

## 12. 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.

## 13. CONSTRUCTION OF RETAINING WALLS

All retaining walls, above 0.5m high, 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 fencing atop the retaining wall and other imposed loading in addition to site conditions on adjoining properties.

## 14. 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.

## 15. NO BURNING OF WASTE



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

## Notes

A. 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.*

B. Occupancy Permit Required

*Prior to the occupation of the premises the applicant is required to attain an Occupancy Permit pursuant to the Building Act 2016. Section 225. A copy of this planning permit should be given to your Building Surveyor.*

C. 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.*

D. Strata Title Approval

*The proposal may be Strata titled. If this is to be staged the Strata plan must be accompanied by a Disclosure Statement for a Staged Development Scheme.*

E. General

*This permit was issued based on the proposal documents submitted for DA0270/2018. 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.*

*This permit takes effect after:*

- The 14 day appeal period expires; or*
- Any appeal to the Resource Management and Planning Appeal Tribunal is withdrawn or determined; or*
- Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*

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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.*

F. 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.*

G. 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) <<http://www.rmpat.tas.gov.au>>*

H. 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 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.*

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