

PLANNING PERMIT

s.57 Land Use Planning and Approvals Act 1993

PROPERTY ADDRESS: 8 Broadland Drive, Launceston

DEVELOPMENT/USE: Planning scheme amendment (SF6458) Business and Professional Services - change of use to office

ZONE: Commercial

USE CLASS: Business and Professional Services

DECISION:

That the Council, at its meeting held on 11/04/2016 (Minute No: 8.1), made a decision to approve the development application, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

The use must be carried out in accordance with the endorsed plans unless modified by a condition of the Permit:

- a. Site plan, Drawn by CBM Sustainable Design Rev.1, 8th December 2015

2. DISABLED PARKING

Despite condition 1, and within 3 months of occupation of the building one disabled car space is required to be provided onsite. This space must comply with the relevant Australian Standard.

3. CAR PARKING

The areas set aside for parking vehicles and access lanes must be maintained for this purpose and kept free of obstruction as shown on the endorsed plans.

4. STORAGE AND SCREENING

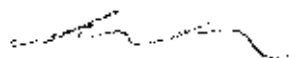
Screen fencing must be erected around all storage areas with a minimum height of 1.8m. Goods must not be stored or stacked above the height of the fence.

5. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA No. 2016/00296-LCC).

6. SITE LANDSCAPING

The landscaping must be maintained to the satisfaction of the Manager Planning Services.



Leanne Hurst

DIRECTOR DEVELOPMENT SERVICES

Date: 11 April 2016

Permit No: DA0080/2016

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Notes

A. General

This permit was issued based on the proposal documents submitted DA0080/2016. 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 03 6323 3000.

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 abandoned 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. Other Approvals

This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:

- *Council Building permit*
- *Council Plumbing permit*
- *Occupancy Permit*

C. Permit Commencement.

The permit does not commence until the amendment and application are approved by the Tasmanian Planning Commission pursuant to Section 43A of the Land Use Planning and Approvals Act 1993.

Date: 11 April 2016

Leanne Hurst

DIRECTOR DEVELOPMENT SERVICES

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