



Devonport City Council Planning Permit

Permit Number: PA2022.0092

Permit Type Section 57 *Land Use Planning and Approvals Act 1993*

Development Address: 1, 5 Friend Street, Stony Rise
88, 90-102 Stony Rise Road, Stony Rise

Applicant Details: GHD
10 Columnar Court
Burnie TAS 7320

This Permit allows for: General Retail and Hire (Supermarket and other Retail)
Food Services, Business and Professional Services, Bulky
Goods Sales and Service Industry

The following conditions apply to this permit:

1. The Use and Development is to proceed generally in accordance with the submitted plans referenced as Job No: 5097 dated Sep '21 by Leffler Simes Architects, copies of which are attached and endorsed as documents forming part of this Planning Permit;
2. Stormwater discharge from the proposed development is to be hydraulically detailed and designed by a suitably qualified hydraulic engineer, for all storm events and for a suitable range of storm durations, to identify peak discharge flows up to 20-year ARI only. As part of their design the hydraulic engineer is to limit stormwater discharge from the proposed development, by utilising a combination of pipe sizing and/or on-site detention, to that equivalent to only 50% of the development site being impervious. There is to be no uncontrolled overland flow discharge from the proposed development to any of the adjoining properties for all the above nominated storm events. All design calculations are to be submitted for approval by the City Engineer prior to any subsequent building permit applications;
3. The developer is to ensure that building, driveway, and car parking areas are set at suitable levels to ensure that stormwater site drainage can be piped at suitable gradients to the required service connection points (or to the existing service connection point);
4. The developer is to provide footpath connectivity from the development site to Stony Rise Road for pedestrian movement;
5. The developer is to construct the car park to comply with Australian Standards 2890 Parking Facilities Part 1 – 6;

Signed

Dated

24 October 2022

6. The developer is to provide external lighting to illuminate external vehicle parking areas and pathways;
7. The developer is to comply with any conditions specified in a Submission to Planning Authority Notice which TasWater has required to be included in the planning permit pursuant to section 56P(1) of the *Water and Sewerage Industry Act 2008*;
8. A detailed landscape plan including plant schedule with species, stock size and quantity of plants must be submitted for approval by the Planning Authority prior to any subsequent building permit applications. This plan will be endorsed and form part of this planning permit;
9. Illuminated signage visible from public places must not create the effect of flashing, animation or movement;
10. Hours of operation and commercial vehicle movements, including loading/unloading of deliveries, within 50m of residential properties must be within:
 - a. 7:00am to 9:00pm Monday to Saturday; and
 - b. 8:00am to 9:00pm Sunday and statutory holidays.

Note: The following is provided for information purposes.

The development is to comply with the requirements of the current National Construction Code. The developer is to obtain the necessary building and plumbing approvals and provide the required notifications in accordance with the *Building Act 2016* prior to commencing building or plumbing work.

Permitted hours of construction work are Monday to Friday from 7am – 6pm, Saturday from 9am – 6pm and Sunday and statutory holidays from 10am – 6pm.

The amenity of the area must not be detrimentally affected by the use or development through the:

- (a) Transport of materials, goods or commodities to or from the land; or
- (b) Emission of noise, dust, odour, artificial light, vibration, fumes, smoke, vapour, steam, soot, ash, wastewater or any waste products.

Air, noise and water pollution matters are subject to provisions of the *Building Regulations 2016* or the *Environmental Management and Pollution Control Act 1994*.

In regard to condition 7 the applicant/developer should contact TasWater – Ph 136992 with any enquiries.

In regard to conditions 2-5 the applicant should contact Council's Infrastructure & Works Department – Ph 6424 0511 with any enquiries.

Enquiries regarding other conditions can be directed to Council's Development Services Department – Ph 6424 0511.

Approved by Council 24 October 2022, Res No. 22/227

Signed

Dated

24 October 2022

WHAT HAS BEEN DECIDED?

The Planning Authority has issued a planning permit. This notice sets out on the reverse side what the permit allows and what conditions must be met.

WHEN DOES A PERMIT BEGIN?

A permit takes effect on the last date provided by the following:

- a. where there is no right of appeal - on the day on which it is granted; or
- b. where there is a right of appeal - fourteen days after this notice is served; or
- c. where an appeal has been lodged - when the appeal is determined or abandoned; or
- d. when any other approvals under any Act have been granted.

If you are unsure whether a right of appeal exists please check with a Planning Officer.

WHEN DOES A PERMIT EXPIRE?

A permit lapses two years from the date on which it was granted if the use or development has not substantially commenced.

WHAT ABOUT APPEALS?

- The applicant may appeal against any condition in the permit within 14 days after the day on which this notice was served on the applicant.
- Any person who has made a representation concerning the application may appeal against the decision to grant the permit within 14 days after the day on which notice of this permit was served on that person.
- An appeal must be lodged with the
Tasmanian Civil & Administrative Tribunal
Address: G.P.O. Box 1311, HOBART TAS 7001 or
38 Barrack Street, Hobart
Web: www.tascat.tas.gov.au/resource-and-planning/home
Email: resourceplanning@tascat.tas.gov.au
Telephone: 1800 657 500
- Appeal forms can be obtained directly from the Tribunal.
- A fee is payable when making an appeal. Please check with the Tribunal for details.