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| Permit Number    | <b>SD 2224/2026</b>            |
| Applicant Name   | <b>Waratah-Wynyard Council</b> |
| Property Number  | <b>PID 7668361</b>             |
| Property Address | <b>66 RIVER ROAD, WYNYARD</b>  |

Pursuant to a decision of Council, in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the *Tasmanian Planning Scheme - Waratah-Wynyard* grant approval for a Two (2) Lot Subdivision at 66 River Road, WYNYARD subject to the following conditions: -

**PART A CONDITIONS:**

- (1) The development is to be generally in accordance with the application as submitted and endorsed plans as listed:
  - a. Proposal Subdivision Plan. Prepared by PLA Design, Drawing Number 26028-03, Rev. C, dated 18 June 2026 and Drawing Number 26028-04, Rev. B, dated 19 May 2026 and Drawing Number 26028-05, Rev. A, dated 28 April 2026.
  - b. Planning Report, titled 'Section 37(1) and 40(T)', prepared by the applicant (not dated).
  - c. Written additional information in the form of a letter, prepared by Paul and Teresa West and dated 15 June 2026.
  - d. Bushfire Hazard Report and Bushfire Hazard Management Plan for 66 River Road, Wynyard, prepared by Jayne Newman of Planning4Bushfire, Reference Number 26028-B and dated 26 March 2026.
  - e. Preliminary Onsite Wastewater Disposal Site Evaluation for 66 River Road, Wynyard, prepared by GeoTon Pty Ltd, Reference Number GL26303Ab and dated 11 June 2026.
  - f. Agricultural Assessment for 66 River Road, Wynyard, prepared by Lisa Abblitt of Lisa Abblitt Ag and dated June 2026.
- (2) Stormwater from the development is to be fully contained within the boundaries of the property.
- (3) In the course of undertaking the development/use there is to be no damage caused to any Council owned infrastructure or property.
- (4) A Final Survey Plan submitted for sealing by the Council is to show all easements required for powerlines, sewerage, water, drainage purposes and legal access.

- (5) Prior to sealing the Final Plan of Survey, the developer must complete all infrastructure services works and provide the Council with evidence of completed works, including as-constructed drawings, to the satisfaction of the Director Infrastructure and Development Services or their delegate or delegated representative.

**PART B CONDITIONS:**

- (1) The person responsible for the activity must comply with the conditions contained in Schedule 2 of Permit Part B which the Regulated Entity (trading as TasWater) has required the planning authority to include in the permit, pursuant to *section 56Q* of the *Water and Sewerage Industry Act 2008*, reference TWDA 2026/00372-WWC (attached).

**Notes: -**

The following is provided for information only and does not constitute condition(s) of permit.

- An “Activity in Road Reservation” permit must be obtained from Council for all activity within the Road Reservation.
- This project must be substantially commenced within two years of the issue of this permit.
- This permit is based on information and particulars set out in Development Application S D 2224/2026. Any variation requires an application for further planning approval of Council.
- The development/use is not to result in the generation of environmental harm or nuisance as defined in the *Environmental Management and Pollution Control Act 1994*.
- Attention is drawn to existing or proposed electricity infrastructure, please be sure to contact TasNetworks on 1300 137 008 to ensure these works do not impede on existing electricity easements and are at a safe distance from powerlines. Failure to do so could result in the relocation of electricity assets at your cost.