PLANNING PERMIT (DISCRETIONARY)

Permit Number	**DA 46/2026**
Applicant Name	**Waratah-Wynyard Council**
Property Number	**PID 7343401**
Property Address	**1 MACKENZIE DRIVE SOMERSET**

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 Storage area and Car park at 1 Mackenzie Drive, SOMERSET 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 plan with Drawing Number: 24106-CLP01-002 as prepared by M Petrusma of Ratio Consultants Pty Ltd and dated 21 October 2025.

(2) The approved Storage area and Car park are appurtenant to the adjoining metal fabrication business at 15265 Bass Highway, Somerset.

(3) The development is to be substantially in accordance with the recommendations contained in the Traffic Impact Assessment as prepared by R Tan of Ratio Consultants Pty Ltd and dated 22 January 2026.

(4) Stormwater from the development is to be connected and discharged into Council's stormwater drainage network.

(5) All costs associated with the proposed development including those related to infrastructure extensions or upgrades to Council assets are to be met by the Developer.

(6) In the course of undertaking the development/use there is to be no damage caused to any Council owned infrastructure or property.

(7) A commercial vehicular crossing & Driveway Type KCRB & B1 (Heavy Vehicles) with sufficient width to cater for a 19m prime mover & semitrailer turning manoeuvres is to be constructed from the edge of the bitumen surfaced pavement of Mackenzie Drive Somerset to the property boundary in accordance with Tasmanian Standard Drawing TSD-R16-v3 Concrete Kerbs & Channel Vehicular Crossings and the conditions in a "Activity in Road Reservation Permit".

(8) Vehicle parking spaces and associated driveways and turning areas are to be designed in accordance with AS 2890.1 and be approved by the Director Infrastructure & Development Services.

(9) Loading and un-loading of vehicles is to be confined to within the boundaries of the property.

(10) Off street car parking and hardstand areas are to be surfaced in an all-weather material such as concrete, asphalt or bitumen spray seal. All stormwater runoff from the car parking and hardstand areas is to be collected onsite and directed to a stormwater system designed to cater for a 1 in 20-year ARI storm and discharged to a legal point of discharge to the reasonable requirements of the Director Infrastructure & Development Services.

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 2026/00453-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.
- The applicant is advised to consult with a building surveyor to ensure the development is constructed in accordance with *Building Act 2016.*
- This permit is based on information and particulars set out in Development Application DA 46/2026. 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.