



30 April 2026

Woolcott Land Services
P.O. Box 593
MOWBRAY, TAS 7248

DRAFT

planning@woolcott.au

Notice and Permit

PLANNING PERMIT NO: DA 2026/4

DATE OF DECISION: XXXXX

**NOTICE AND PERMIT FOR PLANNING APPROVAL
PART 3 - LAND USE PLANNING AND APPROVALS ACT 1993**

Applicant:	Woolcott Land Services
Address:	As Above
Premises for which permit shall issue:	1 Stonehouse Street, George Town TAS 7253 (CT; 143259/2)
Purpose for which permit shall issue:	Planning Scheme Amendment & 20 Lot Subdivision

In accordance with Part 3 of the *Land Use Planning and Approvals Act 1993*, you are advised that Council has agreed to approve the proposal and to issue a planning permit subject to the conditions contained in "Appendix A" attached.

Further in accordance with Section 61(4) of the *Land Use Planning and Approvals Act 1993*, you may appeal to the Tasmanian Civil & Administrative Tribunal against the decision of Council.

Such appeal must be lodged with the Tribunal within 14 days after the date of the posting of this notice. A copy of the Notice of Appeal is attached for your information. Please note that there were no representations (TBA) to the Development Application.

Yours faithfully

Rick Dunn
DIRECTOR STRATEGY, PERFORMANCE & DEVELOPMENT

1. ENDORSED PLANS

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The use and/or development must be carried out as shown on the endorsed plans and described in the endorsed documents:

- a. Woolcott Land Services, job no. L240128, Sheets 1 & 2, dated 23 February 2026;
- b. Woolcott Land Services, job no. L240128, S.40T Planning Scheme Amendment-Supporting Report, dated December 2025;
- c. Woolcott Land Services, Bushfire Hazard Report, January 2026;
- d. Collective Consulting, Infrastructure Report, dated December 2025;
- e. Collective Consulting, project no. 256025, Drawing No. COV-C, C011, C101, C501, dated 11 December 2025;
- f. Midson Traffic Pty Ltd, Stonehouse Street Rezoning and Subdivision, George Town Traffic Impact Assessment, dated August 2025;

to the satisfaction of the Council, unless otherwise specified by the condition of this permit. Any other proposed development and/or use will require a separate application to and assessment by the Council.

2. SUBMISSION AND APPROVAL OF ENGINEERING PLANS

Prior to the commencement of works, detailed engineering drawings and specifications must be submitted for an 'Assessment of Public Works' to the satisfaction of Council's Director Infrastructure & Operations. Such drawings and specifications must include the following:

- a. All infrastructure works shown on the endorsed plans and specifications or otherwise specified by the conditions below:
 - i. Roads, crossovers and reticulated drainage infrastructure;
 - ii. All necessary line marking and traffic signage;
 - iii. Reticulated water and sewage;
 - iv. Electricity infrastructure including street lighting;
 - v. Communications infrastructure.
- b. All new infrastructure is to be fully integrated with existing infrastructure networks within reasonable distance of the development.
- c. The Stormwater Management Plan must demonstrate that:
 - i. Post-development peak flows do not exceed pre-development flows for the 10% AEP event, based on a minimum 60% impervious area.
 - ii. Should modelling demonstrate insufficient capacity of the existing stormwater system on Stonehouse Street, or downstream to accommodate the additional runoff generated by the development, the developer must submit proposed solutions to mitigate this issue.
Acceptable solutions may include:
 - a. Onsite detention to reduce the peak runoff discharge to the Stonehouse Street system; or
 - b. Upgrading the downstream stormwater network to an appropriate extent to ensure adequate capacity. The cost of upgrading the existing drainage system is to be borne by the developer.

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- iii. Hydrologic and hydraulic modelling, including supporting calculations and assumptions, covering the entire development site and downstream drainage network to an appropriate extent, in accordance with Australian Rainfall and Runoff (ARR 2019).
 - iv. Details of the minor stormwater drainage system, including pipe layout, pits, inlet structures, and outfalls.
 - v. Mapping of overland flow paths, that the major drainage system safely conveys the 1% AEP event plus climate change allowance without adverse impacts to downstream properties
 - vi. Details of the detention system (if required), including sizing & capacity, inlet and outlet control, and geometry (depth, area, and batter slopes).
 - vii. All stormwater discharge points must be designed to prevent erosion, scour and nuisance to adjoining properties, and must be to the satisfaction of Council.
- d. Treatment of points of transition where new infrastructure does not match the existing is to be clearly detailed.
- e. A landscape plan must be submitted showing a minimum of one street tree per lot, with spacing between tree centres not exceeding 20m. Where practicable, a minimum 1.5 m clearance from the tree trunk must be maintained free of services, crossovers, footpaths and electrical infrastructure. Street trees are to be located to avoid conflicts with existing and future infrastructure, with provision made during service installation (e.g. sewer, water and telecommunications) to ensure adequate space for planting. Tree species must be approved by Council's Director Infrastructure & Operations.
- f. All public infrastructures are to be designed in accordance with the Austroads Guide to Road Design, LGAT Standard Drawings and Tasmanian Subdivision Guidelines, except where deviations are strictly necessary and approved or directed by Council's Director Infrastructure & Operations. The Guidelines are available at www.lgat.tas.gov.au
- g. The means of connection to power reticulation services to each lot and street lighting in accordance with a design approved by TasNetworks. A copy of the approved design must be submitted to Council upon approval by TasNetworks.
- h. The means of connection for all lots to telecommunications. Where physical infrastructure is provided, services are to be underground. Written advice regarding the preferred means of connection and/or a plan approved by Telstra or other approved supplier must be submitted to Council upon approval by the supplier.
- i. All drawings are to be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.

In all instances where the detailed design requires deviation from the standards identified above, approval must be sought from Councils Director Infrastructure & Operations.

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Any such request for approval must be accompanied by supporting evidence prepared by a suitably qualified engineer.

Once approved by Council's Director Infrastructure & Operations, engineering design drawings are valid for a period of five (5) years from the date of such approval, following which they will automatically lapse if they have not been carried into effect via works. Where any engineering design drawings have lapsed, Council may require the re-submission and review of the relevant engineering design drawings, any associated calculations and any other relevant information to ensure compliance with current infrastructure standards and applicable legislation.

3. CONSTRUCTION OF WORKS

Prior to the sealing of the Final Plan, all private and public infrastructure works must be constructed in accordance with the engineering design drawings approved by the Council's Director Infrastructure & Operations in accordance with Condition 2.

All works, including infrastructure and landscaping, must be commenced under the direct supervision of a civil engineer and completed to the satisfaction of the Council's Director Infrastructure & Operations.

Certification from the supervising engineer that all works have been carried out in accordance with the approved engineering design plans and to Council standards will be required prior to issue of the Certificate of Practical Completion.

4. WORKS REQUIRED FOR EACH LOT IN A STAGE

The proposal may be staged with the approval of Council's Town Planner and Director Infrastructure & Operations.

Prior to the sealing of the Final Plan, each lot in a stage must be provided with the following infrastructure and/or services:

- a. Fully constructed public road along all frontages, including the secondary frontage where a corner lot;
- b. A sealed vehicular crossing and driveway from the public road to the property boundary;
- c. A stormwater connection to the public drainage system where required;
- d. Access to electricity and communications infrastructure.

All works, including landscaping and servicing, relative to each stage must be completed to the satisfaction of Council's Director Infrastructure & Operations.

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5. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Prior to the commencement of works a construction environmental management plan is to be submitted to the satisfaction of the Director Infrastructure & Operations. The plan is to include plans and procedures for the management of:

- a. dust
- b. erosion, including stabilisation of exposed soils within reshaped drains;
- c. soil and water management to minimise discharge of polluted or sediment laden runoff directly or indirectly into Council's drains and watercourses; and
- d. noise

during construction. The plan is also to include a plan and procedure for receiving and addressing complaints from surrounding landowners. All works are to be undertaken in accordance with the approved soil and water management plan.

6. CONTRIBUTION IN LIEU OF PUBLIC OPEN SPACE

Pursuant to section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, Council has determined that the subdivision will, or is likely to, increase the demand for public open space and, as no or no sufficient or acceptable provision has been made in the plan of subdivision for public open space, Council has determined that payment of a cash contribution (the Contribution) in lieu of public open space is appropriate.

The Contribution must be in an amount equal to five percent (5%) of the value of the area of land (relative to each stage) in the approved plan of subdivision, excluding the balance lot (lot 200).

The amount of the Contribution is to be determined by a valuation (the Valuation) of the specified lots prepared by a registered land valuer. The Valuation must be procured at the subdivider's expense. Unless otherwise specified in this condition, the Valuation is to determine the value of the relevant land as at the date of lodgment with Council of the Final Plan of subdivision for sealing (the Final Plan), following the completion of all works required by this permit, including but not limited to all private and public infrastructure and landscaping works.

The subdivider must pay the Contribution to Council before the Final Plan will be sealed by Council.

References in this permit condition to payment of a Contribution includes the provision of security for the same in the form of a bond by the landowner to pay the Contribution which is supported by a bank guarantee, in accordance with the requirements of sub-section 117(4) of the *Local Government (Building and Miscellaneous Provisions) Act 1993*. Each of the bond and the guarantee must be in a form acceptable to Council.

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7. TRANSFER OF ROAD LOT

The ROAD Lots (Lots 101 and 102) are to be transferred to Council on sealing of the Final Plan (the lot is to be directly issued in the name of George Town Council). All costs incurred in the surveying and transfer of the ROAD Lots are to be borne by the subdivider.

8. DEFECT LIABILITY PERIOD

Prior to the sealing of the Plan of Survey, the person responsible must lodge with Council a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period for the amount of 5% of the construction value of the public works.

9. VEHICULAR CROSSEOVERS

Prior to the sealing of the Final Plan, driveway crossovers for each lot must be constructed in accordance with the endorsed plans and Tasmanian Standard Drawing TSD-R09-v3, to Council's satisfaction. All crossings are to be sealed from the road edge to the property boundary with either minimum 35 mm asphalt or 150 mm concrete.

10. EASEMENTS

Easements are required over all Council and third-party services located in private property. The minimum width of any easement must be 3 metres for Council (public) stormwater mains. A greater or lesser width may be approved/required in appropriate circumstances.

A bushfire hazard management easement is to be provided on the Balance land in accordance with the Endorsed Bushfire Hazard Management Plan.

11. COVENANTS

Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision permitted by this permit unless:

- a) such covenants or controls are expressly authorised by the terms of this permit; or
- b) such covenants or similar controls are expressly authorised by the consent in writing of the Council.

12. TASWATER

The development must be in accordance with the Amended Submission to Planning Authority Notice issued by TasWater (TWDA 2026/00127-GTC attached).

13. NO POLLUTED RUNOFF

No polluted and/or sediment laden runoff must be discharged directly or indirectly into Council's drains, watercourses or the foreshore during and after development.

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14. DAMAGE TO PUBLIC INFRASTRUCTURE

Any damage to public infrastructure shall be repaired at the owner's cost. If any repairs are necessary, they will be undertaken in accordance with the requirements and to the satisfaction of the Director Infrastructure & Operations.

Permit Notes

1. This permit was issued based on the proposal documents submitted for AMD 2026/1 and DA 2026/4. You should contact Council with any other use or development, as it may require separate approval of Council. Councils planning staff can be contacted on 6382 8800.
2. This permit does not imply that any other approval required under any other by-law, covenant or legislation has been granted. The following additional approvals from Council may be required before construction commences:
 - a. Plumbing approval
 - b. Building approval
 - c. Approval to undertake works in the Council road reserve.
 - d. Approval to connect to the reticulated stormwater network.

All enquiries should be directed to Council's Permit Authority, via 6382 8800.

3. The following advice is provided by TasNetworks:
Please note that the property is subject to a TasNetworks statutory deemed easement. While this easement does not affect the current proposed development, it is important information for the property owner to be aware of.

Customers can find more information about connecting power supply on the TasNetworks website [Need help finding the right connection? - TasNetworks](#) or by sending an online enquiry via [Send us an enquiry - TasNetworks](#). Please select "connections" when making the enquiry

4. The following advice is provided by the Tasmanian Gas Pipeline Pty Ltd:
We note that this application is for subdivision at the above address, and no activities are proposed within the gas pipeline easement, or over the pipeline. Please be aware that any activity within the gas pipeline easement or over the pipeline requires contact through Before you Dig Australia (Formerly Dial before you Dig 1100). A field technician shall reply within two working days from the enquiry on issues relating to site activities. If you have any further queries, please do not hesitate to contact the undersigned on 1300 241 820 or via email on enquiries@tasmaniangaspipeline.com.au

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5. This permit takes effect after:
 - i. The issuing of a decision by the Tasmanian Planning Commission
 - ii. any agreement that is required by this permit pursuant to Part V of the *Land Use Planning and Approvals Act 1993* is executed; or
 - iii. any other required approvals under this or any other Act are granted
6. A planning appeal may be instituted by lodging a notice of appeal with the Tasmanian Civil & Administrative 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 Tasmanian Civil & Administrative Tribunal website www.tascat.tas.gov.au.
7. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted at Council's discretion if a request is received within 6 months of the expiration.
8. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
9. It is the responsibility of the applicant to ensure that they are acting in accordance with any Section 71 (Part 5) Agreement or Covenant registered to the title. These matters are not taken into account as part of an assessment against the planning scheme. A permit issued under the *Land Use Planning and Approvals Act 1993* does not undermine or absolve any individual from any obligation imposed by such agreements. The obligations and risks associated with Section 71 (Part 5) Agreements and Covenants should be discussed with a solicitor.
10. If any Aboriginal relics are uncovered during works:
 - a. All works are to cease within a delineated area sufficient to protect the unearthed and other relics from destruction,
 - b. The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania) Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au; and
 - c. The relevant approval processes will apply with state and federal government agencies.
11. If this development application has been subject to the advertisement process, the applicant is requested to remove any planning advertising signs from the property boundary, and to dispose of it in a thoughtful and sustainable manner.