



Clarence... a brighter place

Clarence City Council

## PLANNING PERMIT

LAND USE PLANNING AND APPROVALS ACT 1993

**Development No:** PDPSPAMEND-2020/010193      **Approval Date:** 22 September 2020

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**Description:**                    **S.43A Planning Scheme Amendment and Permit Application -  
Change of use & Alterations**

**Address:**                         **7 Gordons Hill Road, BELLERIVE**

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This permit is granted, subject to the following conditions:

**General Conditions:**

- 1      The use or development must only be undertaken in accordance with the endorsed plans and any permit conditions and must not be altered without the consent of Council.
  
- 2      **Six (6)** car parking spaces must be provided on-site prior to the commencement of the use. Each space, including disabled parking, must be clearly marked and used solely for parking purposes. Plans showing the layout of the car parking area, designed with suitable manoeuvring areas in accordance with Clause E6.7.5 A1 of the Parking and Access Code of the Clarence Interim Planning Scheme 2015, must be submitted to and approved by Council's Manager City Planning prior to the commencement of any works.
  
- 3      The lot must be provided with a new minimum 5.5m wide constructed and sealed access from the road carriageway to the property boundary in accordance with Standard Drawing **[TSD-R09 (Urban) ]** (copy available from Council). This access must be inspected by Council's Development Works Officer prior to sealing or pouring new concrete.  
  
Following construction, the crossover must be maintained or repaired by the owner at the owner's expense in accordance with any directions given by Council to the owner.
  
- 4      Driveways, parking areas and other areas accessible to vehicles must be constructed in bituminous concrete or concrete, providing for adequate stormwater drainage, prior to the commencement of the use. Details of the construction must be submitted to and

approved by Council's Group Manager Asset Management prior to the commencement of any works.

5 Engineering designs, prepared by a suitably qualified person, are required for:

- access arrangements;
- carpark and driveways construction;
- service upgrades or relocations;

and must show the extent of any vegetation removal proposed for these works. Such designs must be submitted to and approved by Council's Group Manager Asset Management.

A 'start of works' permit must be obtained prior to the commencement of any works.

A Works in Road Reservation Permit must also be obtained if any proposed works are to be conducted within the road reservation or Council land.

Works for all stages shown on the design plans must be commenced within 2 years of the date of their approval or the engineering designs will be required to be resubmitted.

6 Signs must not be displayed on the site without further approval from Council.

7 The owner must, at their expense, repair any Council services (eg pipes, drains) and any road, crossover, footpath or other Council infrastructure that is damaged as a result of any works carried out by the developer, or their contractors or agents pursuant to this permit. These repairs are to be in accordance with any directions given by the Council.

If the owner does not undertake the required repair works within the timeframe specified by Council, the Council may arrange for the works to be carried out at the owner's expense

8 The use and development must meet all required Conditions of Approval specified by TasWater notice, dated 18 August 2020 (TWDA 2020/01144-CCC).

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The following advice is also provided:

- a. This Permit will lapse after 2 years from the date on which it is granted unless the development / use has been substantially commenced. Upon request, under Section 53(5A) of the Land Use Planning and Approvals Act 1993 Council may grant an extension of time for a further 2 years. A further 2 years may be granted upon request under Section 53(5B) of the Land Use Planning and Approvals Act 1993. Any such requests must be made in writing and within 6 months of the day on which the permit has lapsed.
- b. This is a town planning permit only. Please be aware that a building permit and / or a plumbing certificate of likely compliance or plumbing permit may be required before the development can proceed. It is recommended that you contact Council's

Building Department on (03) 6217 9580 to discuss the requirement for any additional permits or certification.

- c. Non-compliance with this permit is an offence under Section 63 of the Land Use Planning and Approvals Act 1993 and may result in enforcement action under Division 4A of the Land Use Planning and Approvals Act 1993 which provides for substantial fines and daily penalties.

Ross Lovell

**MANAGER CITY PLANNING**

*THIS APPROVAL IS GIVEN UNDER DELEGATION GRANTED BY COUNCIL ON 19 MAY 2003*