



The City with Spirit

NOTICE OF MEETING

Notice is hereby given that a **Planning Authority Committee** meeting of the Devonport City Council will be held in the Council Chambers, on Monday 12 December 2016, commencing at 5:15pm.

The meeting will be open to the public at 5:15pm.

QUALIFIED PERSONS

In accordance with Section 65 of the *Local Government Act 1993*, I confirm that the reports in this agenda contain advice, information and recommendations given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

Paul West
GENERAL MANAGER

7 December 2016

**AGENDA FOR A MEETING OF THE PLANNING AUTHORITY COMMITTEE OF
DEVONPORT CITY COUNCIL HELD ON MONDAY 12 DECEMBER 2016
AT THE COUNCIL CHAMBERS AT 5:15PM**

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Agenda of a meeting of the Devonport City Council's **Planning Authority Committee** to be held at the Council Chambers, 17 Fenton Way, Devonport on Monday 12, December 2016 commencing at 5:15pm.

PRESENT

		Present	Apology
Chairman	Ald S L Martin (Mayor)		
	Ald C D Emmerton		
	Ald G F Goodwin		
	Ald J F Matthews		
	Ald L M Perry		

IN ATTENDANCE

All persons in attendance are advised that it is Council policy to record Council Meetings, in accordance with Council's Audio Recording Policy. The audio recording of this meeting will be made available to the public on Council's website for a minimum period of six months. Members of the public in attendance at the meeting who do not wish for their words to be recorded and/or published on the website, should contact a relevant Council Officer and advise of their wishes prior to the start of the meeting.

1.0 APOLOGIES

2.0 DECLARATIONS OF INTEREST

3.0 DELEGATED APPROVALS

**3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED
AUTHORITY 24 OCTOBER 2016 - 30 NOVEMBER 2016**

ATTACHMENTS

1. Delegated Approvals - 24 October 2016 - 30 November 2016

RECOMMENDATION

That the list of delegated approvals be received.

Author:	Jennifer Broomhall	Endorsed By:	Brian May
Position:	Planning Administration Officer	Position:	Development Manager

Planning Applications Approved Under Delegated Authority – 24 October 2016 – 30 November 2016

Application No.	Location	Description	Approval Date
PA2016.0127	127-133 James Street, Devonport	School extension (Educational and occasional care) – discretion to allow for a lesser than permitted building setback to land in the General Residential zone	21/11/2016
PA2016.0128	180 Madden Street, Devonport	Residential (2 dwellings) demolition of existing house and outbuilding	25/10/2016
PA2016.0129	108 Parker Street, Devonport	Residential (4 dwellings), demolition of existing houses and outbuildings	28/10/2016
PA2016.0131	14 Madden Crescent, Devonport	Residential (4 dwellings), demolition of existing houses and outbuildings and assessment against performance criteria under clause 10.4.1 (residential density)	2/11/2016
PA2016.0134	97-99 North Street, Devonport	Reconfiguration of lot boundaries	24/11/2016
PA2016.0136	4 Friend Street, Stony Rise	Bulky Goods Sales (alterations and additions to K&D Hardware Store)	17/11/2016
PA2016.0137	366 Melrose Road, Eugenana	New residential use and development (single dwelling and garage/carport) in the Rural Resource Zone	25/10/2016
PA2016.0138	66 Laycock Road, Spreyton	Residential (single dwelling alterations and new carport/shed) - assessment against performance criteria under Clause 13.4.1, 13.4.2 and 13.4.3	27/10/2016
PA2016.0140	35 Leary Avenue, Stony Rise	Residential (single dwelling) - assessment against performance criteria for building envelope and setbacks and privacy	1/11/2016
PA2016.0141	45 Cutts Road, Don	Boundary Adjustment	25/10/2016
PA2016.0142	13 Mulligan Drive, Spreyton	Residential (shed) – assessment against performance criteria for setbacks and building envelope	3/11/2016
PA2016.0143	19 Autumn Drive, Ambleside	Residential (shed as constructed) – assessment against performance criteria for lesser than permitted rear setback	2/11/2016
PA2016.0144	74 Sheffield Road, Spreyton	Transport depot and distribution (office extension)	25/10/2016
PA2016.0145	10 Tedmon Street, Spreyton	Residential (multiple dwellings x 2)	3/11/2016
PA2016.0146	45 Morris Road, Melrose	Boundary Adjustment	28/10/2016
PA2016.0148	5 Matthews Way, Devonport	Storage (Oliver Kelly contractors yard – office extension & new storage shed)	11/11/2016
PA2016.0150	149 Best Street, Devonport	Residential (multiple dwellings x 2)	21/11/2016
PA2016.0151	60 Tasman Street, Devonport	Residential (multiple dwellings x 5)	18/11/2016
PA2016.0152	61 Wrenswood Drive, Quoiba	Residential (carport) – discretion to allow a lesser than permitted front setback	22/11/2016
PA2016.0153	4 Ellis Street, Devonport	Residential (shed as constructed) - discretion to allow a lesser than permitted side boundary setback	24/11/2016
PA2016.0154	25 Tatiana Close, Devonport	Residential (multiple dwellings x 2) - assessment against performance criteria for setbacks and building envelope	24/11/2016

Application No.	Location	Description	Approval Date
PA2016.0155	226 Melrose Road, Aberdeen	Residential (shed) - discretion to allow a lesser than permitted side boundary setback	22/11/2016
PA2016.0156	65 Oldaker Street, Devonport	Demolition of dwelling and outbuilding	24/11/2016
PA2016.0158	72 Tugrah Road, Tugrah	Residential (as constructed outbuildings)	18/11/2016
PA2016.0159	2 Collins Way, Tugrah	Residential (shed)	22/11/2016
PA2016.0160	26 Loone Lane, Spreyton	Office Addition	18/11/2016
PA2016.0161	87-121 Watkinson Street, Devonport	Storage Shed	21/11/2016

4.0 DEVELOPMENT REPORTS

4.1 PA2016.0165 PERMITTED USE: BUSINESS AND PROFESSIONAL SERVICES (PHYSIOTHERAPY)

DISCRETIONARY COMPONENTS:

- 1. SUBDIVISION WITHIN A HERITAGE CONSERVATION AREA AT 67 GUNN STREET AND CONSOLIDATION WITH 77 BEST STREET; AND**
- 2. ASSESSMENT AGAINST THE PERFORMANCE CRITERIA FOR SETBACK FROM ADJOINING ZONE BOUNDARY - 67 GUNN STREET AND 77 BEST STREET**

File: 33416 D451149

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

- Strategy 2.1.1 Apply and review the Devonport Interim Planning Scheme as required, to ensure it delivers local community character and appropriate land use
- Strategy 2.1.2 Provide high quality, consistent and responsive development assessment and compliance processes

PURPOSE

The purpose of this report is to enable Council's Planning Authority Committee to determine planning application PA2016.0165 which is for a physiotherapy facility (Business and Professional service) incorporating off-street carparking at 77 Best Street and 67 Gunn Street Devonport. This business is proposing to relocate from outgrown premises on the adjoining land at 75 Best Street.

BACKGROUND

Planning Instrument:	<i>Devonport Interim Planning Scheme 2013</i>
Applicant:	Lachlan Walsh Design
Owner:	GSH Investments Pty Ltd
Proposal:	Permitted: Business and Professional Services (Physiotherapy) Discretionary: <ol style="list-style-type: none">Subdivision within a heritage conservation area at 67 Gunn Street and consolidation with 77 Best Street; andAssessment against the Performance Criteria for setback from adjoining zone boundary
Existing Use:	Business and Professional Services (Advocacy Tasmania Inc)
Zoning:	Central Business – 77 Best Street General Residential – 67 Gunn Street
Decision Due:	20/12/2016

SITE DESCRIPTION

The subject site which has primary frontage to Best Street is located on the southern side of the street between Gunn Street and William Street. This land has a north facing slope and currently contains a building with residential form that has been used for various professional businesses since 2009. This building and the ancillary structure at the rear will be demolished to make way for the new development. The site and building has no recognised heritage values.

The Gunn Street property contains an existing dwelling that is to remain intact albeit on a smaller title due to the subdivision of the rear portion of the land. This divided portion is to be consolidated with the Best Street title to allow ancillary vehicle parking to be located on the same site as the business. Figure 1 is an indicative view of the proposed site outlined in red looking southward and its proximity to surrounding land uses.



Figure 1 – Photo source, DCC Archive January 2013

APPLICATION DETAILS

The application includes demolition of the existing building at 77 Best Street to allow the new development to occur. The submitted plans required for planning consideration are appended to this report as **Attachment 1**, however a snapshot of the proposed Best Street frontage is reproduced below as Figure 2.



Figure 2 – Street view, Architects impression by Lachlan Walsh Design, Project 16-296

The new building includes several consulting rooms and other facilities associated with a physiotherapy business. The plans also indicate walk-in access from both Best Street and the car park behind the premises. The carparking also extends into adjoining land at 67 Gunn Street. It has been recognised by the proponents that closely situated and adequate car parking is an important part of the overall business development. To achieve this the rear of the adjoining land at 67 Gunn Street was found suitable for this purpose. This contiguous arrangement will allow for staff and client parking to be satisfied.

PLANNING ISSUES

The Best Street land is zoned Central business and the Gunn Street property General residential under the *Devonport Interim Planning Scheme 2013* (DIPS).

The application is broken into three planning components, one permitted and two discretions.

1. The proposed use is classified as Business and professional services. Within the Central business zone this is an unqualified permitted use. No further commentary is required because the DIPS only provides Use Standards in this zone to be demonstrated if the use is discretionary. A permitted use status still allows the Planning Authority to attach conditions as deemed relevant. (As an aside it is predicted that the State Planning Scheme will categorise professional businesses with a 'No Permit Required' use classification. This will allow 'like for like' uses on a property to change without the need for a permit. This is generally the situation now but the principle will be applied to individual uses within each zone as determined by the planning scheme).
2. All subdivisions except for minor boundary adjustments are discretionary in the DIPS. The land is being subdivided to ensure that the required number of onsite car parking spaces are provided for the business. It is essential from a planning scheme perspective that this is treated as an ancillary carpark to the accompanying business and not a 'stand alone' facility. Although the subdivision of the rear of 67 Gunn Street does not create an additional lot it is still interpreted as a boundary adjustment. It is noted that the DIPS does recognise minor boundary adjustments as 'permitted' if there is no substantial change to size, shape and orientation of the lots.

The Performance Criteria rely upon the suitability of the site being of sufficient area for the intended purpose without likely constraint or interference to use or development on adjacent land. This aspect is further discussed within the commentary and response to the representation received.

The Heritage Code provisions for subdivision take into consideration the separation of buildings from their original context. It is submitted to Council that the act of subdividing the rear of the property does not detract from any historic pattern established within the Stewart Street Conservation Area and that the Performance Criteria are satisfied.

3. Although a particular use may be permitted within a zone it is often the situation where the development cannot satisfy the Acceptable Solutions of a particular development standard. Reliance is then placed on the Performance Criteria to demonstrate that there is merit to favourably determine the variation.

In this application Clause 22.5.5 of the Central business zone recognises that an interface exists between development of land in the adjoining General residential zone and prescribes an Acceptable Solution (AS) of 4m separation. Although the building form (development) is not within the 4m the AS also doesn't allow this 4m

buffer to be used for parking. Consequently, the Performance Criteria (PC) need to be satisfied.

Figure 3 depicts the overall site development plan and how the building form and parking areas are configured. These criteria are similar to the subdivision PC and allow for measures to minimise any potential conflict from the sensitive use in the adjoining zone as well as the impact on amenity to the sensitive use by the parking in this case being within the 4m.

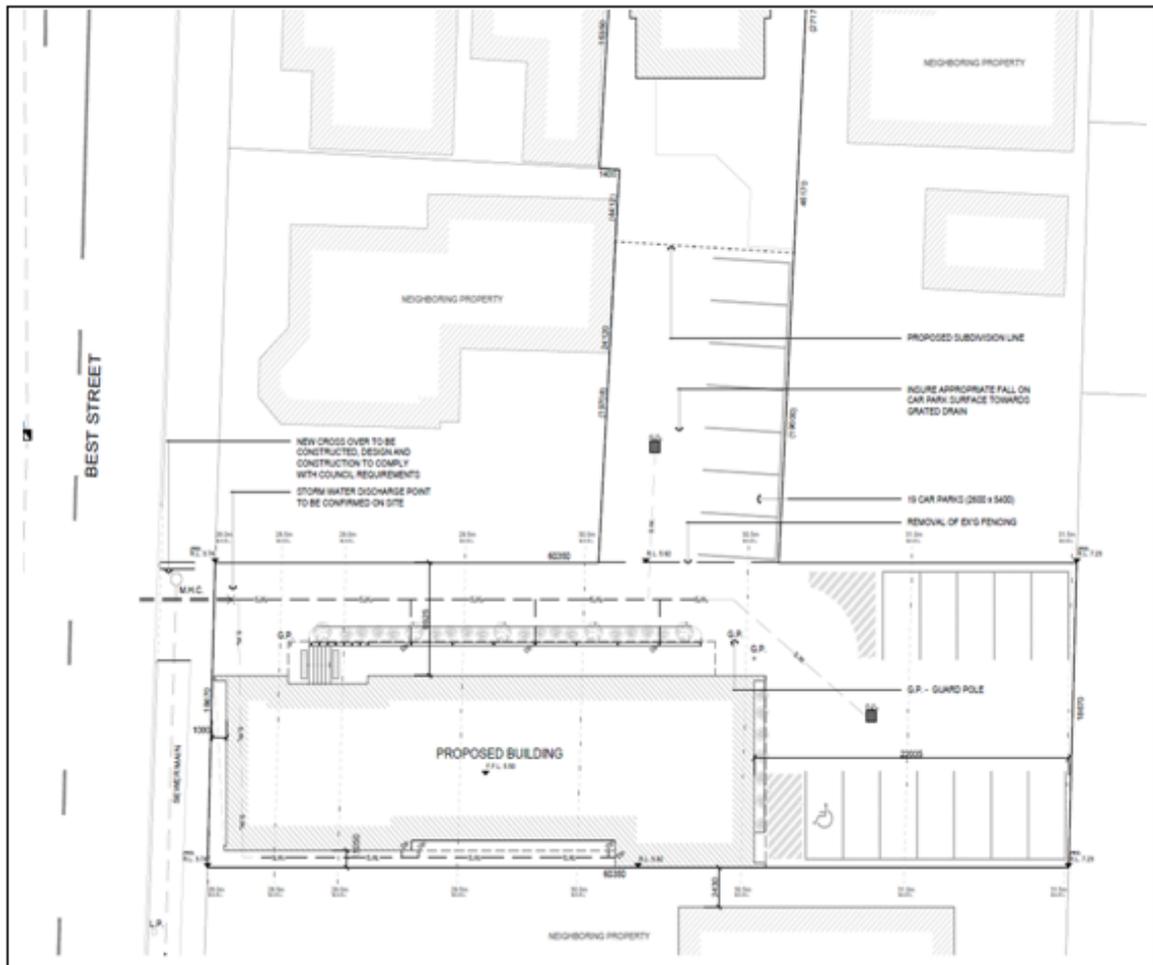


Figure 3 – Site development plan, Lachlan Walsh Design, Project 16-296
(NB: East is to the top of the page)

COMMUNITY ENGAGEMENT

On 08/11/2016, Council received an application for the above development. Under Section 57(3) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority must give notice of an application for a permit. As prescribed at Section 9(1) of the *Land Use Planning and Approvals Regulations 2014*, the Planning Authority fulfilled this notification requirement by:

- Advertising the application in *The Advocate* newspaper on 12/11/2016;
- Making a copy of the proposal available in Council Offices from the 12/11/2016;
- Notifying adjoining property owners by mail on 11/11/2016; and
- Erecting a Site Notice for display from the 11/11/2016.

The period for representations to be received by Council closed on 29/11/2016.

REPRESENTATIONS

One representation was received within the prescribed 14 day public exhibition period required by the *Land Use Planning and Approvals Act 1993*. This representation is appended to this report as **Attachment 2**.

DISCUSSION

It is submitted in the representation that the subdivision will pose a significant security and privacy risk to the property and residents of 65 Gunn Street and a request is made to consider certain security measures to protect the residents.

Previous commentary indicated that the Performance Criteria for the subdivision rely upon the suitability of the site being of sufficient area for the intended purpose without likely constraint or interference to use or development on adjacent land.

Although security is not a fundamental planning consideration there may be merit to include the broader implications of security under the umbrella of constraint and interference. The matter is purely subjective and the security measures submitted by the representor are reproduced and responded to as follows.

Request 1 - Installation of a 2 metre high fence surrounding the proposed carparks in neutral colour and at full cost to the owners of 77 Best Street. I have recently fixed my current fences and also had to have a large tree removed which had mysteriously died on the borderline of the proposed carpark)

Comments – There is an existing timber paling fence along the shared boundary which is in a state of disrepair. Figure 4 below depicts the western boundary of 65 Gunn Street.



Figure 4 – Western boundary, 65 Gunn Street on 30 November 2016

In normal circumstances Council has no jurisdiction to enforce the boundary fences legislation. That aside it seems most probable that the existing fence will need to be removed anyway to properly construct the parking area on the site. Whatever fencing type that might be chosen it is usually negotiated between the owners without reference to Council unless of course it is reasonable in this instance to impose a condition for a specified fence type. The basis for including a fencing condition on the permit could be a way of satisfying the PC to ensure that the parking area doesn't constrain or interfere with use on the adjoining land and in doing so improves security and privacy.

There is no indication given on how parking spaces are to be assigned and it is suggested that the management of the site restrict these 12 spaces adjacent to 67 Gunn Street primarily for the parking of staff vehicles. This would further minimise any potential impacts that might constrain or interfere with adjoining land use.

Request 2 – *To reduce the noise and pollution planting of greenery along the fence line in the car parks.*

Comments – The DIPS does not have any specific development standard that requires landscaping to be integrated within a carparking area. Where it has been historically provided on sites it has been done on a voluntary basis for reasons of visual amenity within the subject site. In a recent TPC hearing on another matter expert evidence from an acoustic consultant was that landscaping has little or no impact on noise reduction.

Request 3 – *Installation of an electronic gate securing the driveway leading to the back car parks at the front of 77 Best Street and activated at night.*

Comments – If the objective is to prevent indiscriminate use of the car park after business hours then the security aspect is a matter for the developer. The only discretionary component is the constraint or interference with the parking located within the 4m. A security gate does not fit within the ambit of this request.

FINANCIAL IMPLICATIONS

No financial implications are predicted unless significant legal costs are incurred due to an Appeal to the Resource Management and Planning Appeal Tribunal.

RISK IMPLICATIONS

No risk implications are predicted unless a challenge is made to the Planning Authority determining an application or conditioning a permit beyond their authority.

CONCLUSION

The application has been referred for other departmental responses within Council and externally to TasWater to enable their assessment to be made. The responses received have been formulated into conditions or notes as deemed appropriate.

From a planning perspective, the discretionary matters to consider for both the subdivision component and the proximity of the carpark to the adjoining zone are both based upon minimising constraint or interference on the residential amenity in the adjoining zone.

It has been submitted by the representor that the subdivision for the intended purpose of car parking will pose a security and privacy risk and that a 2m high fence in a neutral colour, presumably colourbond, fence will assist. A response to this proposal in the above commentary suggests that the fence will most likely be replaced anyway due to its poor condition.

The other matters raised have also been considered and the merits of conditioning any permit with these measures cannot be reinforced by the zone development standards.

The demolition aspect associated with the redevelopment of the site fulfils the planning obligation under section 9.4 of DIPS and the logistical matters can be addressed with the building and plumbing permit applications.

In summary the Performance Criteria associated with this application for development have been satisfactorily demonstrated.

ATTACHMENTS

1. Plans - PA2016.0165
2. Representation - PA2016.0165
3. In principle agreement - Roads and Stormwater - PA2016.0165

RECOMMENDATION

That Council, pursuant to the provisions of the *Devonport Interim Planning Scheme 2013* and Section 57 and 58 of the *Land Use Planning and Approvals Act 1993*, approve application PA2016.0165 and grant a Permit to use and develop land identified as 67 Gunn Street and 77 Best Street, Devonport for the following purposes:

- S.58 Permitted: Business and Professional Services (Physiotherapy)
- S.57 Discretionary: Subdivision within a heritage conservation area at 67 Gunn Street and consolidation with 77 Best Street and assessment against the performance criteria for setback from zone boundary

Subject to the following conditions:

1. Unless requiring modification by other conditions of this Permit the Use and Development is to be undertaken and proceed generally in accordance with:
 - (a) the submitted plans referenced as Project 16-296 by Lachlan Walsh Design dated 30 September 2016 copies of which are attached and endorsed as documents forming part of this Planning Permit.
 - (b) The terms of the In-principle agreement with Council dated 28 November 2016. (appended as **Attachment 3**.)
2. The developer is to comply with the conditions contained in the 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.
3. The developer is to take all reasonable steps during demolition and construction works to prevent environmental effects occurring that might result in a nuisance. This includes the pollutant effects of noise and water as well as air pollution from the result of any burning of waste.
4. The circulation, loading, configuration, parking and drainage of the driveway, is to be in accordance with AS/NZS 2890.1 - 2004 Parking Facilities - Off Street Car Parking.
5. The developer is to provide a new 1.8m high boundary fence along the shared boundary with 65 Gunn Street. This is to be completed prior to occupation of the carpark area.

Note: The following is provided for information purposes.

THIS IS NOT A BUILDING, PLUMBING or DEMOLITION PERMIT.

You need to provide a copy of this planning permit to a registered Tasmanian Building Surveyor. WORK CANNOT COMMENCE UNTIL BUILDING AND PLUMBING PERMITS ARE ISSUED.

In regard to condition 1(b) the developer should contact Council's City Infrastructure Department – Ph 6424 0511 with any enquiries.

Report to Planning Authority Committee meeting on 12 December 2016

In regard to condition 2 the developer should contact TasWater – Ph 136 992 with any enquiries.

In regard to condition 3 the use of power tools is limited to the hours prescribed in the Environmental Management and Pollution Control (Noise) Regulations 2016

Author:	Shane Warren	Endorsed By:	Brian May
Position:	Planning & Environmental Health Coordinator	Position:	Development Manager



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GENERAL INFORMATION

LAND TITLE REF. NUMBER	122470 / 1 (77 Best St), 125068 / 2 (67 Gunn St)
DESIGN WIND CATEGORY (AS 4055)	N2
SOIL CLASSIFICATION (AS 2870)	UNKNOWN
CLIMATE ZONE (BCA 3.12)	ZONE 7
BAL RATING (AS 3959)	LOW

NOTES

- PROPOSED BUILDINGS ENERGY EFFICIENCY WILL BE IN ACCORDANCE WITH REQUIREMENTS STATED UNDER THE B.C.A. 3.12
- DO NOT SCALE DRAWINGS, IF ANY DIMENSION NEEDS TO BE CLARIFIED OR RE ASSESSED PLEASE CONTACT LACHLAN WALSH DESIGN

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PROJECT NUMBER: 16 - 296
PROPOSED PHYSIOTHERAPY FACILITIES
 77 BEST STREET, DEVONPORT

MR. D. PEARSON & MR. G. HABERLE



DO NOT SCALE DRAWINGS
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL RELEVANT AUTHORITIES AND OBTAIN APPROVALS FOR ALL WORKS.
 © COPYRIGHT
 NOTES AND SYMBOLS

- EXISTING INTERNAL WALLS, TYPE AS NOTED
- EXISTING EXTERNAL WALL, LIGHT WEIGHT CLADDING, TYPE AS NOTED
- EXISTING EXTERNAL WALL, FOAM CLADDING, TYPE AS NOTED
- EXISTING EXTERNAL WALL, BRICK VENEER
- WALLS OR OBJECTS TO BE REMOVED OR DEMOLISHED
- R.L. & F.F.L. LEVELS

NOTE:
 DEMOLITION IS NOT TO COMMENCE UNTIL DEMOLITION CONTRACTOR HAS BEEN ADVISED THAT ALL ELECTRICAL SUPPLIES HAVE BEEN DISCONNECTED AND ISOLATED.
 ALL DEMOLITION IS TO BE CARRIED OUT IN A SAFE AND WORKMAN LIKE MANNER.
 IT IS THE DEMOLITION CONTRACTOR'S RESPONSIBILITY TO PROVIDE SUFFICIENT PROPS, STAYS & THE LIKE TO PROTECT REMAINING STRUCTURE. IF IN DOUBT SEEK ADVICE FROM A STRUCTURAL ENGINEER.
 THE DEMOLISHER IS TO PREVENT BUILDING MATERIAL AND DEBRIS FROM FALLING ONTO OR INTO ADJACENT STREETS AND PROPERTIES.
 CAP ALL REDUNDANT SERVICES, REMOVE PIPEWORK WHERE PRACTICAL & LOCATE AND MARK POSITIONS OF PIPEWORK/SERVICES REQUIRED FOR USE IN NEW WORKS.
 THE DEMOLISHER IS TO PREVENT BUILDING MATERIAL AND DEBRIS FROM FALLING ONTO OR INTO ADJACENT STREETS AND PROPERTIES.
 ALL ASBESTOS MATERIAL FOUND IS TO BE CONTROLLED AND REMOVED FROM SITE IN ACCORDANCE WITH ALL REGULATORY AUTHORITIES HAVING JURISDICTION OF THESE WORKS BEFORE COMMENCING FURTHER WORKS.
 IT IS THE BUILDERS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO COMMENCING ANY EXCAVATIONS.



NO.	DATE	DESCRIPTION	BY
A	06/07/2016	CLIENT APPROVAL 1	LJW
B	29/07/2016	CLIENT APPROVAL 1	LJW
C	22/08/2016	CUETH APPROVAL 1	LJW
D	23/09/2016	PLANNING APPROVAL	LJW

DEMOLITION SITE PLAN

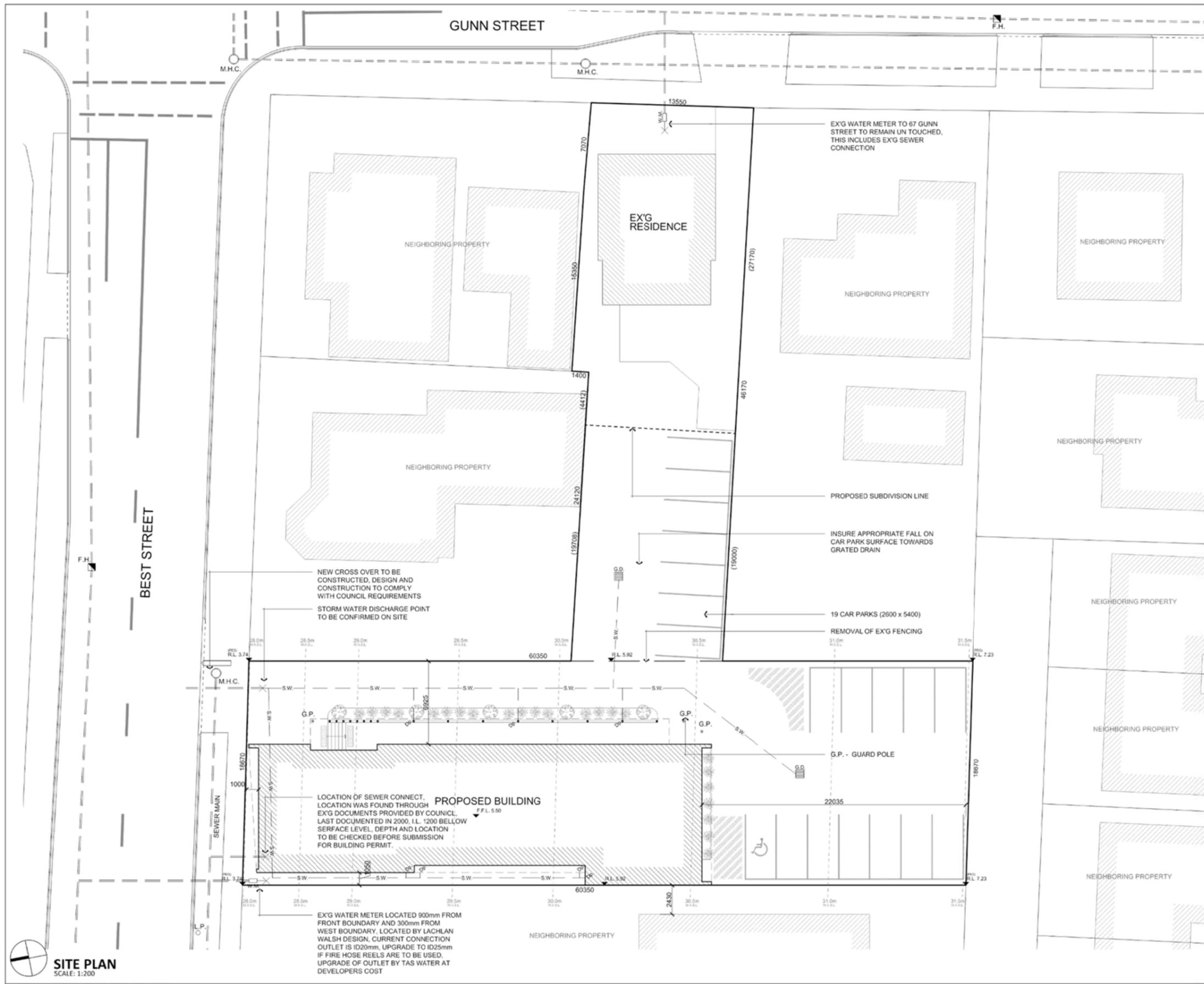
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PROJECT: PHYSIOTHERAPY FACILITIES
 LOCATION: 77 BEST STREET, DEVONPORT
 CLIENT: MR. D. PEARSON & MR. G. HABERLE

DATE	APPROVED
30th September, 2016	L.J.WALSH
DRAWN BY: LJW	PROJECT NO: 16 - 296
SCALE: A2	REV NO: D
	DATE PLOTT: 30 SEP 2016

SITE PLAN
SCALE: 1:200

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 NOTES AND SYMBOLS

---	CONTOUR LINE
---	PIPE LINE (S.W. / S. / W.M.)
---	CONNECTION POINTS W. / S. / W.M.)
G.D.	GRATED DRAIN
F.H.	FIRE PLUG LOCATION
W.M.	WATER METER LOCATION
T.	TELSTRA PIT LOCATION
L.P.	STREET LIGHT / POWER POLE
M.H.C.	STREET LIGHT / POWER POLE
▽ F.F.L.	R.L. & F.F.L. LEVELS
▽ I.L.	INVERT LEVEL INDICATOR
○	VEGETATION

LOCATION	AREA
SITE (77 Best St - 122470 / 1)	1125m ²
SITE (87 Gunn St - 125068 / 2) - Residence	366m ²
SITE (87 Gunn St - 125068 / 2) - Car Park	244m ²
PROPOSED BUILDING	359m ² (42.94 Sq)

NOTE:
 ALL FLOOR TO FINISHED GROUND LEVELS ARE A GUIDE
 ONLY. HEIGHTS NEED TO BE CHECKED PRIOR TO START
 OF CONSTRUCTION.
 M.A.S.L. - ABRIVIATION FOR 'METERS ABOVE SEA LEVEL'

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 P. 0424 8513
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NO.	DATE	REVISION	BY
B	23/07/2016	CLIENT APPROVAL 1	LW
C	22/08/2016	CLIENT APPROVAL 1	LW
D	20/09/2016	PLANNING APPROVAL	LW
E	18/11/2016	UPDATED SEWER & WATER CONNECTIONS	LW

PROPOSED SITE PLAN
 SCALE: 1:200

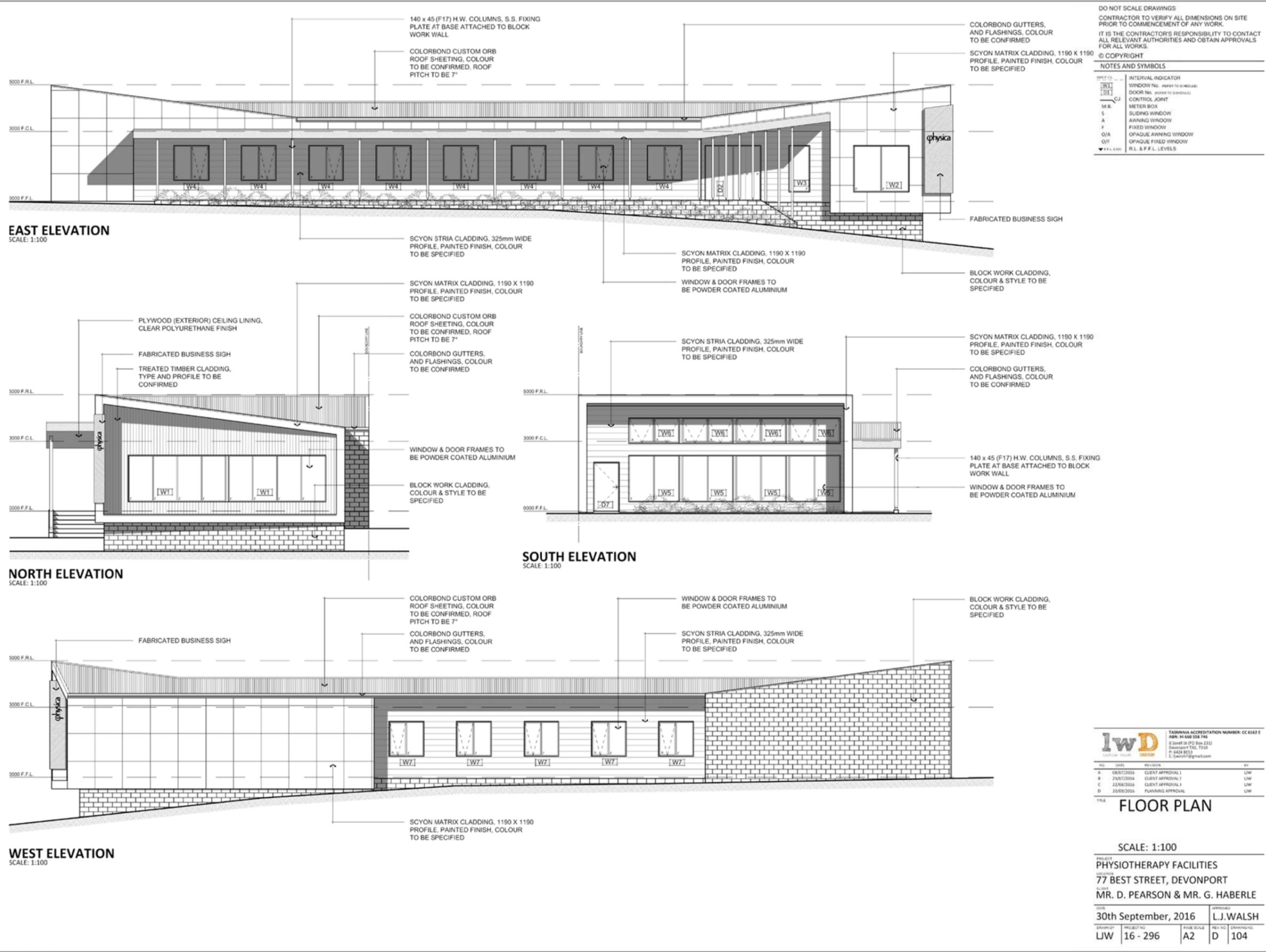
PROJECT: PHYSIOTHERAPY FACILITIES
 LOCATION: 77 BEST STREET, DEVONPORT
 CLIENT: MR. D. PEARSON & MR. G. HABERLE

DATE: 30th September, 2016	APPROVED: L.J. WALSH
DRAWN BY: LWJ	PROJECT NO: 16 - 296
PAGE SCALE: A2	REV. NO: E
	DRAWING NO: 102

DATE PLOT: 30 SEP 2016

SITE PLAN
 SCALE: 1:200

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SCHEDULES

WINDOW SCHEDULE

Window No.	Room No.	Nominal Size (H X W)	Window Type	Glass Type	Sash Type	Hardware		Sill Height	Opening	SHGC	U-Value	Notes
						Insets	Window Type					
W 1	G01, G02	2000 x 4200	DOUBLE GLAZED ALUMINIUM	CLEAR SAFETY GLASS	FIXED	-	-	400	8.4m ²	-	-	
W 2	G02	2000 x 2400	DOUBLE GLAZED ALUMINIUM	CLEAR SAFETY GLASS	FIXED	-	-	400	4.8m ²	-	-	
W 3	G03	2000 x 900	DOUBLE GLAZED ALUMINIUM	CLEAR SAFETY GLASS	FIXED	-	-	400	1.8m ²	-	-	
W 4	G09 & G15- G19	1500 x 1500	DOUBLE GLAZED ALUMINIUM	CLEAR SAFETY GLASS	FIXED & AWNING	-	-	900	2.25m ²	-	-	
W 5	G21	2000 x 2200	DOUBLE GLAZED ALUMINIUM	CLEAR SAFETY GLASS	FIXED	-	-	400	4.4m ²	-	-	
W 6	G21	1100 x 2200	DOUBLE GLAZED ALUMINIUM	CLEAR SAFETY GLASS	AWNING	-	-	2900	2.4m ²	-	-	
W 7	G10- G14	1500 x 1500	DOUBLE GLAZED ALUMINIUM	CLEAR SAFETY GLASS	FIXED & AWNING	-	-	900	2.25m ²	-	-	WINDOWS TO BE RATED TO HAVE A FIRE SEPARATION OF 0.60/60

WINDOW SPEC

Standards:

Where appropriate, materials, design and workmanship shall comply with the following standards,

- AS 2047 Aluminium windows for buildings
- AS 2048 Code of practice for installation and maintenance of aluminium windows in buildings
- AS 1288 Glass in buildings, selection and installation
- AS 1170 Minimum design loads on structures
- AS 1231 Aluminium and aluminium alloys, anodised coatings for architectural applications
- AS 3715 Metal finishing - Thermoset powder coatings for architectural applications

Refer to elevations for positions and function. Window sizes shown are to be considered nominal. All sizes to be confirmed on site by window fabricator &/or Builder.

Window Hardware:

Unless otherwise specified, provide windows with standard hardware purpose made or as recommended by the window manufacturer for the window system.

Surface Finish:

Powder coat factory applied finish Dulux Duratec or equivalent approved, in selected colour.

Glazing Type:

Double Glazing
Clear Victorian grade A safety glass, thickness required to comply with AS1288. Visual indicators where required to selected design.

DOOR SCHEDULE

Door No.	Room No.	Nominal Size (H X W)	Door Type	Frame Type	Lock / Latch	Hardware	Door Furniture & Notes
D 1	G01- G03	2100 x 920	Type 2	Type 1	-	Hinges - Type 1 Stops - Type 1	-
D 2	G07	2400 x 2400	-	-	-	-	Auto sliding door
D 3	G06	2100 x 920	Type 1	Type 2	-	Hinges - Type 2 Closer Push/Pull Handles	-
D 4	G04, G05, G10- G19	2100 x 820	Type 1	Type 2	-	Hinges - Type 2 Stops - Type 1	Closer & Push/Pull Handles to be added to door in rooms G04 and G05
D 5	G21	2100 x 1020	Type 2	Type 1	-	Hinges - Type 1 Stops - Type 1	-
D 6	G21	2100 x 2710	Type 2	Type 2	-	-	Bi-Fold doors, 4 panels
D 7	G21	2100 x 1020	-	Type 2	-	Hinges - Type 2 Closer Push/Pull Handles	Emergency Exit Door

DOOR SPEC

CONSTRUCTION

Frame Type:

Type 1: Aluminium door frame incorporated with associated window frame

Type 2: Aluminium door frame

Door Type:

Type 1: Flush panel solid core door, 35 thick to AS 2688, Painted finish to selected colour

Type 2: Aluminium framed glazing hinged door

Surface Finish:

Powder coat factory applied finish Dulux Duratec or equivalent approved, in selected colour applied to type 2 doors and type 1 & 2 frames.

HARDWARE

General:

Finish: satin Chrome Plate
Mousing Height: Door handles 1000 up to centerline

Locks & Latches:

All lockset to be manufactured to comply with
AS 4145 Locksets - Mechanical locksets for doors in buildings

Hinges:

Type 1: McCullum No A104 powder coated to match door frames colour, 3 no. per leaf to doors up to 2340 high and 4 no. per leaf to doors between 2340 and 3050 high.

Type 2: Novas Heavy Duty 100 x 75 107525-BB-FP-ss button tipped-ball bearing stainless steel hinge, 3 no. per leaf to solid core doors and/or doors fitted with closers. use 304 grade stainless steel fixings.

Closers:

Closer size, fittings and accessories selected to suit application, door size, exposure and other hardware. Hold-open facility where scheduled.

Mount closers on internal side of door, finish to be satin silver.

Type to be Dorma TS93 B-G and accessories.

Push/Pull Handles:

Novas 610195Q4-1000/32 BT SSS push/pull handles, fix off central to lock set.

Stops:

Type 1: Novas 250 SC, floor mounted

SAFETY NOTES

FALLS, SLIPS, TRIPS

A) Working at Heights

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two meters. However, construction of this building will require workers to be working at heights where a fall in excess of two meters is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two meters is a possibility.

During Operation or Maintenance

For houses or other low-rise buildings where scaffolding is appropriate, cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two meters is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate, cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two meters is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

Anchorage Points

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

B) Slippery or Uneven Surfaces

Floor Finishes (Specified)
If finishes have been specified by designer, these have been selected to minimize the risk of falls and paved areas becoming slippery when wet or when walked on with wet shoe/feet. Any changed to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

Steps, Loose Objects & Uneven Surfaces
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose materials, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

Falling Objects
Loose Materials or Small Objects
Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

- Prevent or restrict access to areas below where the work is being carried out.
- Provide toeboards to scaffolding or work platforms.

- Provide protective structure below the work area
- Ensure that all persons below the work area have Personal Protective Equipment (PPE)

Building Components

During construction, renovation or demolition of this building, part of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times where collapse which may injure persons in the area is a possibility. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

Traffic Management

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all building: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

Services

General

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), where necessary, specialist contractors should be used and, Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. There is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

Manual Tasks

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the components mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimizes bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building with require the use of portable tools and equipment. These should be fully maintained in

accordance with manufacturers specifications and not used where faulty or (in the case of electrical safety equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturers specifications.

Hazardous Substances

Asbestos

For all alterations to a building constructed prior to 1990 - it is likely to contain asbestos either in cladding or lining material or in fire retardant insulation material. In either the case, the builder should check and, if necessary take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

Powered Materials

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

Treated Timber

The inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

Volatile Organic Compounds

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers recommendations for use must be carefully considered at all times.

Synthetic Mineral Fibre

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near insulation material.

Timber Floors

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturers recommendations for use must be carefully considered at all times.

Confined Spaces

Excavation

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning excavation signs and barriers to prevent accidental or unauthorized access to all excavations should be provided.

Enclosed Spaces

For buildings with enclosed spaces where maintenance or other access may be required. Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

Small Spaces

For buildings with small spaces where maintenance or other access may be required. Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

Public Access

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

Operational use of Building - Non Residential

For non-residential buildings where the end-use is known:

This building has been designed for the specific use as identified on the drawings. Refer drawings coversheet for building classification. Where a change of use occurs at a later date a further assessment of the workplace and safety issues should be undertaken.

Other High Risk Activity

All electrical work should be carried out in accordance with the Code of Practice: Managing Electrical Risks at the Workplace AS/NZ3202 and all licensing requirements.
All work using Plant should be carried out in accordance with the Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with the Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

NOTES:

BAL ASSESSMENT CHECKLIST

AS 3959

	FIRE INDEX	DISTANCE OF VEGETATION	VEGETATION TYPE	UP OR DOWNSLOPE	BUSHFIRE ATTACK LEVEL
NORTH	50	-	-	-	-
SOUTH	50	-	-	-	-
EAST	50	-	-	-	-
WEST	50	-	-	-	-

NOTES:

IWD IWD DESIGN
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NO.	DATE	BY/ISSUE	BY
A	06/07/2016	CLIENT APPROVAL 1	LJW
B	29/07/2016	CLIENT APPROVAL 1	LJW
C	22/08/2016	CLIENT APPROVAL 1	LJW
D	23/09/2016	PLANNING APPROVAL	LJW

SCHEDULES, BAL CHECKLIST & SAFETY NOTES

PROJECT: **PHYSIOTHERAPY FACILITIES**
LOCATION: **77 BEST STREET, DEVONPORT**
CLIENT: **MR. D. PEARSON & MR. G. HABERLE**

DATE: **30th September, 2016** APPROVED: **L.J.WALSH**

DESIGNER	PROJECT NO.	PAGE SCALE	REV. NO.	DRAWING NO.
LJW	16 - 296	A2	D	105

Heidi Van Gerwen
7 Constellation Court
North Haven 5018 SA
Heidivangerwen02@gmail.com

Friday 18 November 2016
General Manager
Devonport City Council
PO Box 604 Devonport

Re. Representation of neighbouring property at 65 Gunn Street to proposed Physiotherapy Facilities at 77 Best Street and 67 Gunn Street, Devonport. PA 2016.0165

Dear Sir, Madam,

Thank you for giving me the opportunity (as owner of 65 Gunn Street, Devonport) to make a representation to the Devonport City Council for Application Planning Permit PA 2016.0165.

The proposed Physiotherapy facilities at 77 Best Street, which include subdivision of my neighbouring property, 67 Gunn Street will pose a significant security and privacy risk to my property and its residents. According to the plans, the property at 65 Gunn Street will be surrounded by 19 carparks bordering my back fence and also to its side.

Approximately ten-fifteen years ago I received a similar letter from Devonport Council for a planning proposal at 63 Gunn Street which included a drive through bordering onto my property. At the time, I made a representation and requested that this drive be secured off with electronic gates. This request had been activated by Devonport Council and there have not been any security issues on that side.

I therefore strongly object to planning proposal PA 2016.0165 in its current form and request that security measures are adopted to protect the residents of 65 Gunn Street.

The combination of the following security measures is strongly requested;

- Installation of 2-metre-high fences surrounding the proposed car parks, in neutral colour and at full cost to the owners of 77 Best Street. (I have recently fixed my current fences and also had to have a large tree removed which had mysteriously died on the borderline of the proposed car park)
- To reduce the noise and pollution, planting of greenery along the fence line in the car parks.
- Installation of an electronic gate securing the driveway leading to the back carparks at the front of 77 Best Street and activated at night.

Thank you for considering my response. I can be contacted directly on the above email.

Yours sincerely,



Heidi Van Gerwen



Devonport City Council In-principle agreement Roads and Stormwater

Development Address:	67 GUNN & 77 BEST STREET
Applicant Details:	Lachlan Walsh Design
Details of Development:	PHYSIOTHERAPY FACILITY

In-principle agreement to submit an application for planning is granted under the *Local Government (Highways) Act 1982* and the *Urban Drainage Act 2013* subject to the following conditions:

1. Stormwater discharge for the proposed development is to connect to existing Council's kerb in Best Street and generally in accordance with the relevant Tasmanian Standard Drawings TSD-R15. A maximum of two kerb outlets at the one location will be allowed.
2. Stormwater discharge for the proposed development is to be hydraulically detailed and designed by a suitably qualified hydraulic engineer, for all storm events up to and including a 100-year Average Recurrence Interval (ARI), and for a suitable range of storm durations to identify peak stormwater discharge flows.
3. As part of their design the hydraulic engineer is to limit stormwater discharge from the proposed development, by utilising a combination of pipe sizing, outlet controls and/or on-site detention, to that equivalent to 50% of the development site being impervious. All design calculations are to be submitted as part of a subsequent building permit application.
4. For all design storm events, up to and including a 20-year ARI storm, stormwater discharge flows are to be contained within the proposed piped stormwater system. Overland flows for storm events greater than a 20-year ARI storm are to be directed towards the Best Street Frontage and otherwise be contained within the proposed development site.
5. The proposed concrete driveway access is to be provided to Best Street generally in accordance with Tasmanian Standard Drawings TSD-R09, TSD-R14, TSD-R17 and the relevant sections of AS2890.1 "Off Street Parking Facilities". The developer is to demonstrate that the proposed driveway can accommodate a class "B99" vehicle as required in Note 4 of TSD-R09. Reinstall footpaths, barrier kerb and/or nature strip to match the adjoining infrastructure and otherwise in accordance with the relevant Tasmanian Standard Drawings.
6. The developer shall liaise with all relevant authorities to determine how to accommodate the existing service pits located in the alignment of their proposed driveway.

Document Controller	Date	TRIM doc.	Review	Responsible Manager
ENGINEERING DEVELOPMENT OFFICER	AUGUST 2014	D384095	AUGUST 2015	IWM

7. The existing redundant driveway and associated infrastructure is to be demolished and reinstated to concrete footpaths, barrier kerb and/or nature strip to match the adjoining infrastructure and otherwise in accordance with the relevant Tasmanian Standard Drawings
8. Internal driveway and parking is to be designed in accordance with the relevant off street parking standard AS2890. Vehicular turning movements are to be demonstrated to meet the requirements of this standard, and clearly shown on the drawings submitted in subsequent building permit applications.
9. Any existing Council infrastructure impacted by the works are to be reinstated in accordance with the relevant standards.
10. A permit to work within the road reserve must be sought and granted prior to any works being undertaken within the road reserve.

Please note, this is not a development or building/plumbing permit but must be submitted to Council's planning department in support of your application for planning.

This agreement is valid for a period of 12 months from the date on which it is signed.

Approved by Engineering Development Officer under delegated authority.

Signed



Date 28 Nov 2016

Document Controller	Date	TRIM doc.	Review	Responsible Manager
ENGINEERING DEVELOPMENT OFFICER	AUGUST 2014	D384095	AUGUST 2015	IWM

What does this in-principle agreement mean to you?

In accordance with the *Devonport Interim Planning Scheme 2013* each application for development must be supported by the relevant road or service authority prior to the application being lodged for planning assessment. This in-principle agreement serves as notification that your proposal has been assessed by Council's City Infrastructure Department and has been determined to be permissible in regards to road asset infrastructure, road network safety and stormwater drainage, subject to compliance with any conditions listed.

This in-principle agreement must be submitted as supporting information with your documentation for planning approval and will subsequently form part of your conditional approval, should it be granted.

Does this in-principle agreement allow me to start work?

No, prior to undertaking any works you will need to be granted approval from Council's permit authority, once this obtained you may need to seek approval to undertake works within the road reserve, please speak with Council officers to confirm which permits may be applicable to your works.

Under what power is this in-principle agreement issued?

This in-principle agreement is issued under the delegated authority of the *Local Government (Highways) Act 1982*, and the *Urban Drainage Act 2013*. Failure to comply with the conditions of this agreement may result in legal action.

What if I don't agree with the conditions of this in-principle agreement?

If you have any concerns, queries or disagreements with the conditions applied to this in-principle agreement please contact Council's City Infrastructure department to discuss your concerns prior to submission of your planning application.

How long does this in-principle agreement last?

This in-principle agreement will expire 12 months from the date it is signed, if this period elapses prior to submission of your planning application you will need to re-submit your plans to Council's City Infrastructure department for further assessment.

Document Controller	Date	TRIM doc.	Review	Responsible Manager
ENGINEERING DEVELOPMENT OFFICER	AUGUST 2014	D384095	AUGUST 2015	IWM

5.0 CLOSURE

There being no further business the Chairman declared the meeting closed at pm.
