

Hobart Interim Planning Scheme 2015

Land Use Planning and Approvals Act 1993

Planning Permit

APPLICATION NO **PLN-20-146**

ADDRESS **342 SANDY BAY ROAD, SANDY
BAY & 1 / 344 - 346 SANDY BAY
ROAD & ADJACENT CROWN
LAND**

PROPOSAL **SUBDIVISION (LOT
CONSOLIDATION)**

PERMIT DATE **19 June 2020**

The following conditions and restrictions apply to this permit:

The use/development of the land for the purpose of Subdivision (Lot Consolidation) subject to the following conditions and restrictions.

GEN

***The development must be substantially in accordance with the documents and drawings that comprise PLN-20-146 - 342 SANDY BAY ROAD SANDY BAY TAS 7005 - Final Planning Documents.**

Reason for condition

To clarify the scope of the permit.

***permit conditions modified by the decision of the Tasmanian Planning Commission dated 5 June 2020.**

ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's [website](#) for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

PLUMBING PERMIT

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more information.

STORM WATER

Please note that in addition to a building and/or plumbing permit, development must be in accordance with the Hobart City Council's Infrastructure By law. Click [here](#) for more information.

COUNCIL RESERVES

This permit does not authorise any works on the adjoining Council land. Any act that causes, or is likely to cause, damage to Council's land may be in breach of Council's Public Spaces By-law and penalties may apply. A permit is required for works on Council land. The by-law is available [here](#).

FEES AND CHARGES

Click [here](#) for information on the Council's fees and charges.

SUBDIVISION ADVICE

For information regarding standards and guidelines for subdivision works click [here](#).

It is recommended that an amendment to Strata Plan 144154 be submitted to Council in accordance with the requirements of sections 19 and 31 of the Strata Titles Act 1998, once the Planning Scheme Amendment to rezone Lot 1 and the land comprised in CT 76753/1 to General Residential has been approved.

All conditions imposed by this permit are in accordance with the *Local Government Building & Miscellaneous Provisions) Act 1993* and the *Conveyancing and Law of Property Act 1884*.

STRATA AMENDMENT

An amendment to Strata Plan 144154 must be submitted to Council in accordance with the requirements of sections 19 and 31 of the Strata Titles Act 1998, once the Planning Scheme Amendment to rezone Lot 1 and the land comprised in CT 76753/1 to General Residential has been approved.

19 June 2020



Approved Date

Senior Statutory Planner

IMPORTANT INFORMATION ABOUT THE ATTACHED PERMIT

WHAT HAS BEEN DECIDED?

The Council and Tasmanian Planning Commission have granted a permit subject to conditions, under S43A of the former provisions of the *Land Use Planning and Approvals Act 1993*.

WHEN DOES A PERMIT TAKE EFFECT?

The permit takes effect:

- On the approved date stated on the permit.
- Where any other approvals are required under the *Land Use Planning and Approvals Act 1993* or any other Act, when all those approvals have been granted.
- If under a permit an agreement is required to be entered into, the permit does not take effect until the day the agreement is executed.

WHEN DOES A PERMIT LAPSE?

A permit lapses 2 years from the date on which it was granted if the use or development is not substantially commenced. An application can be made to extend the planning permit for a further 2 years.

WHAT ABOUT APPEALS?

As this permit has been determined by the Tasmanian Planning Commission under S43A of the former provisions of the *Land Use Planning and Approvals Act 1993*, there are no rights to appeal this permit to the Resource Management and Planning Appeal Tribunal.