



WOOLCOTT SURVEYS



PLAN 6

Our Ref: L170613

Date 04/02/2020

Planning Department  
Northern Midlands Council  
PO Box 156  
Longford, TAS 7301

By email: [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

Dear Planning Department

**EXTENSION OF TIME REQUEST – P15/270**

Please find attached our extension of time request for the above PA. The request is made as the application expires on the 19<sup>th</sup> Feb 2020. We understand this is the final extension that is permitted with this PA. Our client is in ongoing discussions with a fuel provider in relation to establishing a 24 Fuel stop. The discussions are in relation to this location and the other location currently onsite (P17/293). Having both permits valid gives the future fuel provider two options for establishing the development onsite.

We kindly request that the Northern Midland Council allow the extension of time, ensuring the permit stays valid until 19<sup>th</sup> Feb 2022. This would assist our client in his ongoing discussions to develop.

If you have any questions, please don't hesitate to contact myself on the numbers provided.

Yours faithfully  
Woolcott Surveys

James Stewart  
Town Planner

**LAUNCESTON**

10 Goodman Crt, Invermay  
PO Box 593, Mowbray TAS 7248  
P 03 6332 3760

**ST HELENS**

48 Cecilia St, St Helens  
PO Box 430, St Helens TAS 7216  
P 03 6376 1972

**HOBART**

Rear Studio, 132 Davey St,  
Hobart TAS 7000  
P 03 6227 7968

**DEVONPORT**

2 Piping Lane,  
East Devonport TAS 7310  
P 03 6332 3760

# Request to Extend Permit


Phone: 6397 7301 Fax: 6397 7331  
E-mail: [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)



**NORTHERN  
MIDLANDS  
COUNCIL**

13 Smith St / PO Box 156  
Longford Tas 7301

Applicant: WOOLCOTT SURVEYS

Signature of Applicant:  Date: 04/02/2020

Description of request: EXTEND PERMIT FOR  
24 HOUR FUEL STOP.

Site address: .....

Planning Permit Number: P15/270

Area of land: 32 HA.

CT no: 170419/1

Are there currently any buildings on this property?  Yes  No

If yes – main building is used as DIGGA EXCAVATION.

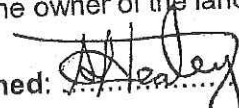
### Applicant's Details:

Postal address: .....

Phone: 0467676721 Fax: ..... Mobile: .....

E-mail: James@woolcottsurveys.com.au

As the owner of the land, I consent to the request being submitted:

Signed:  Date: 04/02/20 Name of Owner: SIMON HEALEY (JAMES)

Owner's Postal Address: 16523 MIDLAND HIGHWAY, BREADAUBANE, 7358  
(attach extra page if required)

### Office use only:

Paid \$..... Date: .....

Ref: P... / .....

Receipt No: ..... (Code 01)

Discretionary / Permitted

Northern Midlands Interim  
Planning Scheme 2013

**Extended Until:  
Date: 19-Feb-2020**



NORTHERN  
MIDLANDS  
COUNCIL

**Planning Permit P15-270**

In accordance with Division 2 of the *Land Use and Planning Approvals Act 1993*, the Northern Midlands Council (Planning Authority) hereby grants a permit for –

**ADDRESS OF LAND:**

16523 MIDLAND HIGHWAY, PERTH

P/N: 203300.24  
CT 13242/1

**THIS PERMIT ALLOWS FOR:**

The land at 16523 Midland Highway, Perth (CT 13242/1), to be developed and used for a fuel canopy, fuel bowsers, storage shed, trans tanks, hardstand & internally illuminated pole sign (Vehicle fuel sales and service), in accordance with application P15-270, and subject to the following conditions:

**1 Layout not altered**

The use and development must be in accordance with the endorsed plans numbered **P1** (Drawing No. PD15210-01, Revision 7, Dated 02/02/2016); **P2** (Drawing No. PD15210-02, Revision 7, Dated 02/02/2016); **P3** (Drawing No. PD15210-03, Revision 7, Dated 02/02/2016); **P4** (Drawing No. PD15210-04, Revision 7, Dated 02/02/2016); **P5** (Drawing No. PD15210-05, Revision 7, Dated 02/02/2016); **P6** (Drawing No. PD15210-06, Revision 7, Dated 02/02/2016); **P7** (Drawing No. PD15210-07, Revision 7, Dated 02/02/2016); **P8** (part site plan showing access and parking surface type); and **D1** (Bushfire Hazard Management Plan).

**2 Access and parking**

Prior to commencement of the use, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be constructed in accordance with the endorsed plans.

**3 Bushfire hazard management plan**

- 3.1 The use and development of the site must accord with the Bushfire Hazard Management Plan (endorsed document D1).
- 3.2 Prior to the commencement of the use, the recommendations of the Bushfire Hazard Management Plan must be implemented.

**4 Landscaping**

- 4.1 Prior to the commencement of use, landscaping works as shown on the endorsed landscape plan must be completed.
- 4.2 Landscaping works as shown on the endorsed landscape plan must be maintained for the duration of the use.

**5 Lighting**

Outdoor lighting must be designed, baffled and located to prevent any adverse effect on adjacent land.

**6 Signage**

The applicant shall liaise with Department of State Growth in relation to the installation of signage restricting the Use of exhaust breaks prior to entry to the site.



DUNCAN PAYTON

**PLANNING & DEVELOPMENT MANAGER**

Date of Decision: 15-Feb-2016

Date of Permit: 19-Feb-2016

Extended Until: 19-Feb-2020

**THIS IS NOT A BUILDING PERMIT**

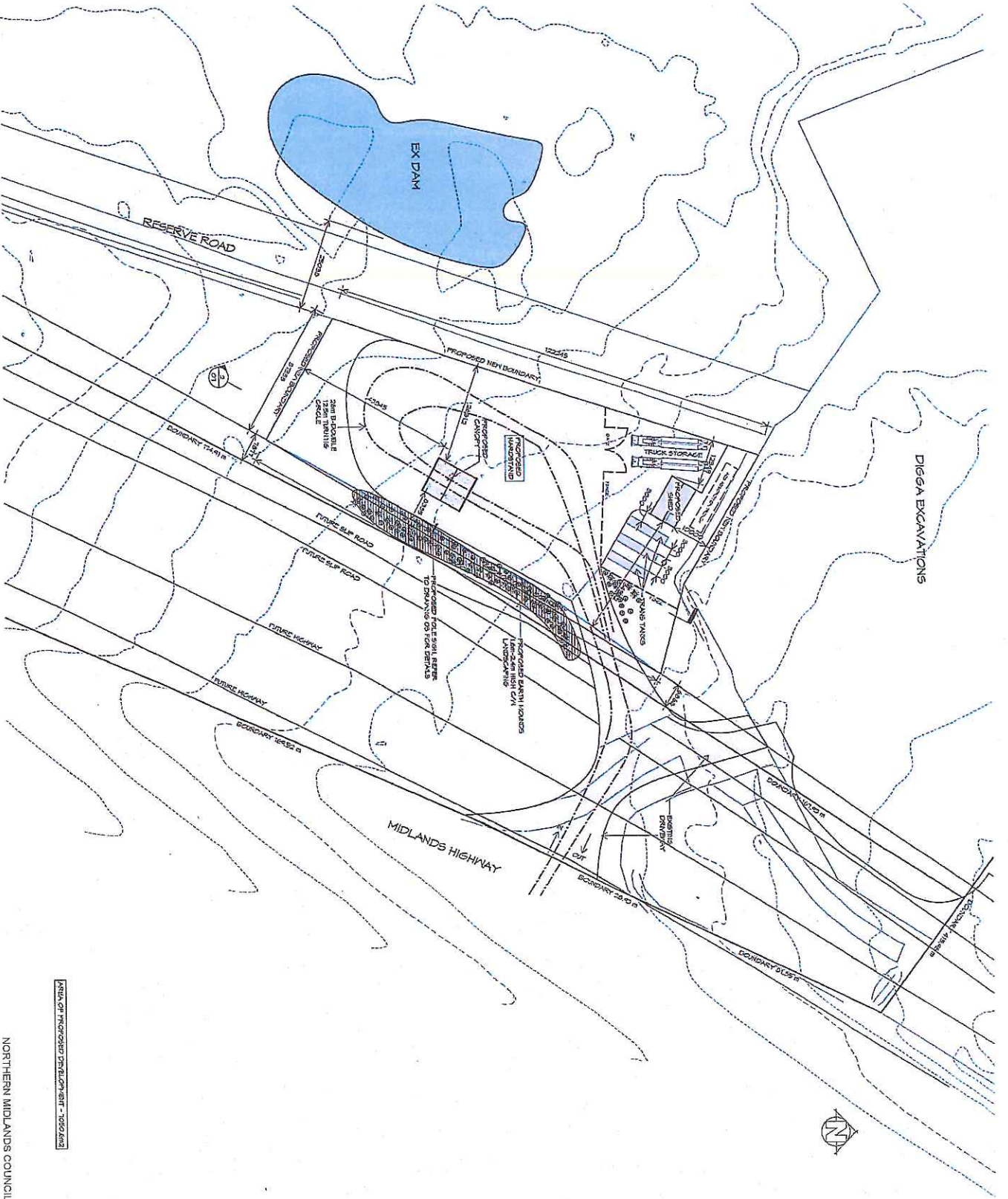
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Notes:

- A The use allowed by this permit is defined as *Vehicle fuel sales and service* under the *Northern Midlands Interim Planning Scheme 2013*. This is a discretionary use within the *Rural Resource zone* and the *Scenic Management Code*.
- B Attention is directed to Sections 61 and 62 of the *Land Use Planning and Approvals Act 1993* (as amended) which relate to appeals. These provisions should be consulted directly, but the following provides a guide as to their content:
  - A planning appeal may be instituted by lodging a notice of appeal with the Resource Management & Planning Appeal Tribunal (phone 6165 6794 or see the Tribunal's website at [www.rmpat.tas.gov.au](http://www.rmpat.tas.gov.au)).
  - Any planning appeal must be instituted within 14 days of the date the Council serves notice of the decision on the applicant.
  - Inspection of Public Notices during the appeal period is required on Wednesdays and Saturdays, for notification of appeals which have been lodged.
- C This permit lapses after a period of two years from the date of granting of this permit if the use or development has not substantially commenced within that period.
- D A copy of the Council report prepared in relation to this application is available upon request.
- E This permit does not imply that any other approval required under any other by-law or legislation has been granted.
- F The issue of this planning permit does not certify compliance with the *Building Code of Australia*, the *Disability Discrimination Act 1992* or any other applicable legislation: An application for a building permit will be required from Council prior to any works, under the *Building Act 2000*.
- G This permit does not constitute authority to erect or construct buildings or works over or upon any drain or sewer vested in the Council or upon any drainage or other easement whether registered or statutory.
- H Substantial commencement is considered as the commencement of physical works on site for a project. This does not include clearing the site or minor excavations.
- I The issue of this planning permit does not certify compliance with the *Building Code of Australia*, the *Disability Discrimination Act 1992* or any other applicable legislation. An application for a building permit will be required from Council prior to any works, under the *Building Act 2000*.



PART SITE PLAN - STAGE 1  
1:500



AREA OF PROPOSED DEVELOPMENT - 1000 SQM

NORTHERN MIDLANDS COUNCIL  
This document is for the purpose of  
Planning File # 15-270  
Issued on 19-Feb-2016  
(P1 - P9)

**PRIME DESIGN**

1000/1001 J. W. HAYES DRIVE  
PERTH WA 6150  
Tel: 08 9447 2222  
Fax: 08 9447 2225

PROJECT: PROPOSED CANOPY  
15523 MIDLAND HIGHWAY  
PERTH

DATE: 01/11/14  
DRAWN BY: LA  
CHECKED BY: LA

PART SITE PLAN - STAGE 1

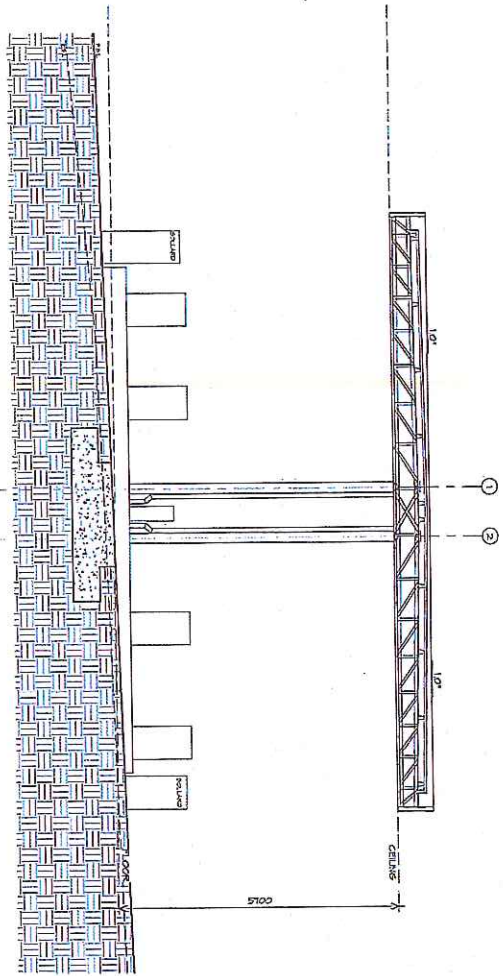
DATE	DESCRIPTION
02/02/2018	1:500/VA1
07/02/2018	07

**PLANNING**  
NOTE: DO NOT SCALE OFF DRAWINGS



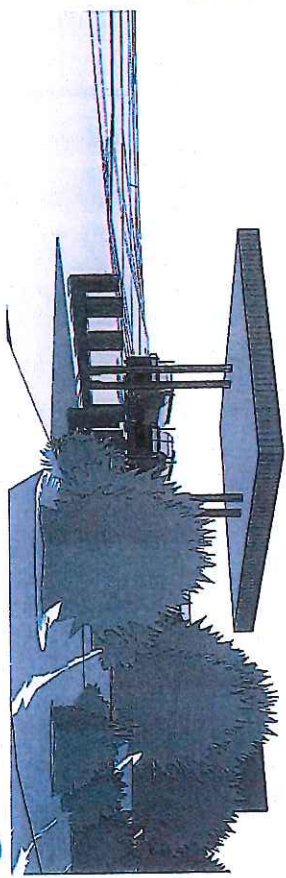
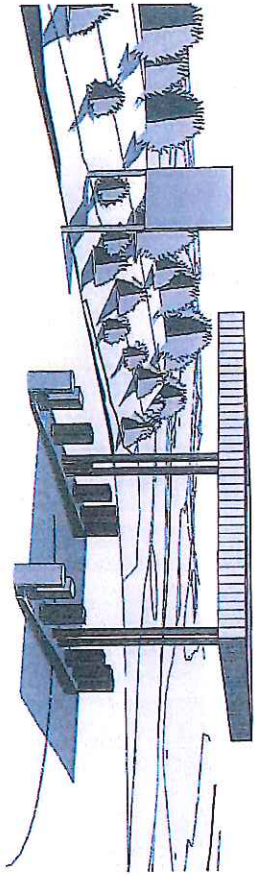




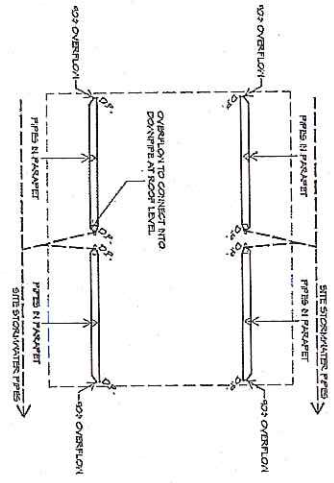


ALL CONCRETE REINFORCING BARS SHALL BE PROVIDED BY CONTRACTOR. ALL CONCRETE SHALL BE PROVIDED BY CONTRACTOR. ALL CONCRETE SHALL BE PROVIDED BY CONTRACTOR. ALL CONCRETE SHALL BE PROVIDED BY CONTRACTOR. ALL CONCRETE SHALL BE PROVIDED BY CONTRACTOR.

SECTION A-A  
1:50



PLUMBING PLAN  
1:100



THE DRAWING IS FOR INFORMATION ONLY AND IS SUBJECT TO AMENDMENT TO THE LOCAL AUTHORITIES. THE RESPONSIBILITY OF THE LOCAL AUTHORITIES TO VERIFY THE ACCURACY OF THE INFORMATION AND TO BE CARRIED OUT BY A LICENSED PROFESSIONAL ENGINEER.

NORTHERN MIDLANDS COUNCIL  
This document forms part of  
Planning Permit P16-270  
issued on 19-Feb-2016  
(P1 - P8)

**PS**  
Professional Services  
020022010 AS INCORPORATED  
PD16210-03 07

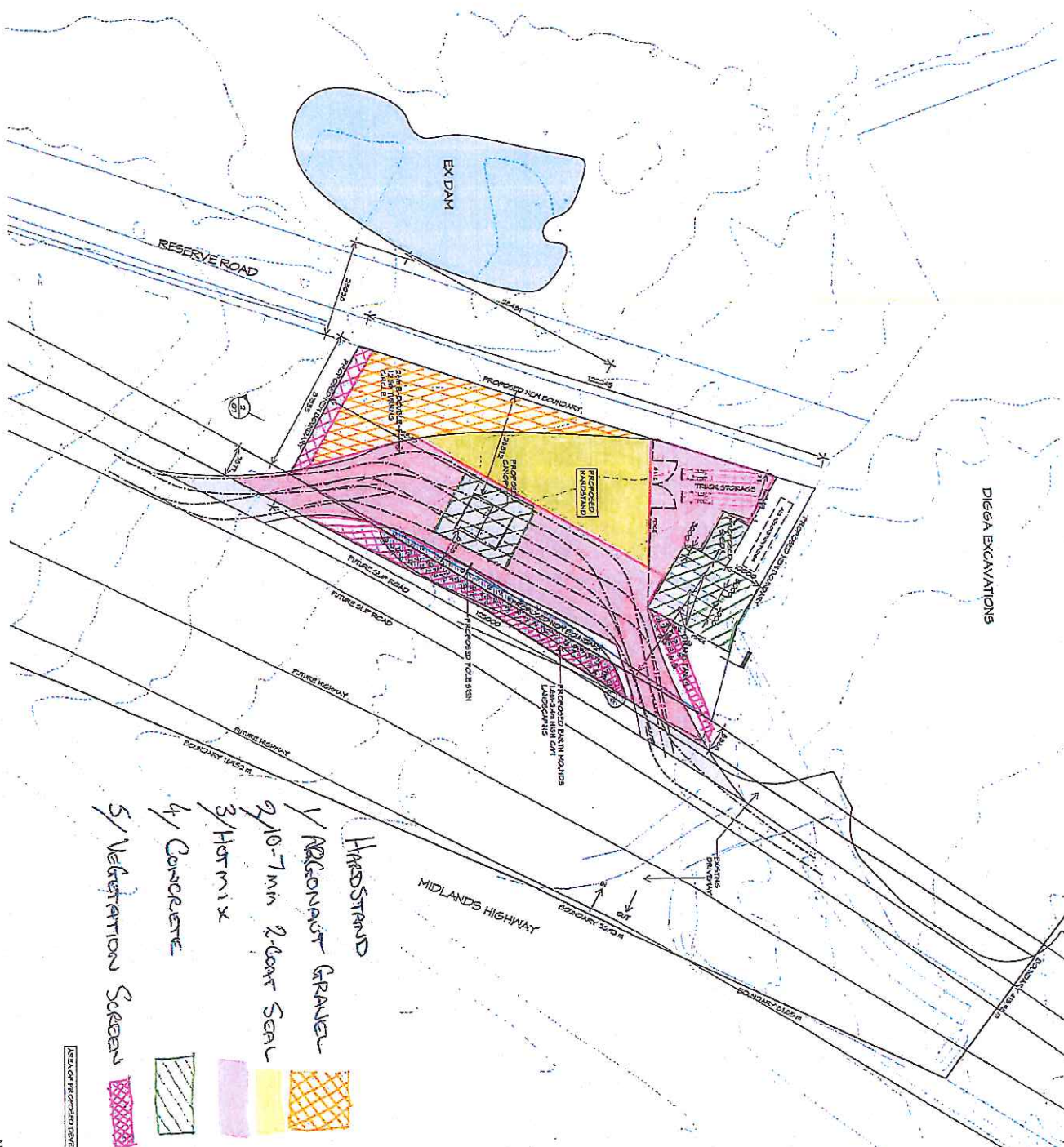
**PRIME DESIGN**  
176 BRISTOL STREET  
BIRMINGHAM B2 4RU  
Tel: 0121 717 1111  
Fax: 0121 717 1112  
www.prime-design.co.uk

Project: PROPOSED CAMP/ RESIDENTIAL DEVELOPMENT  
Client: JONES Pty Ltd  
Drawing: CONCRETE SECTION & PLUMBING PLAN



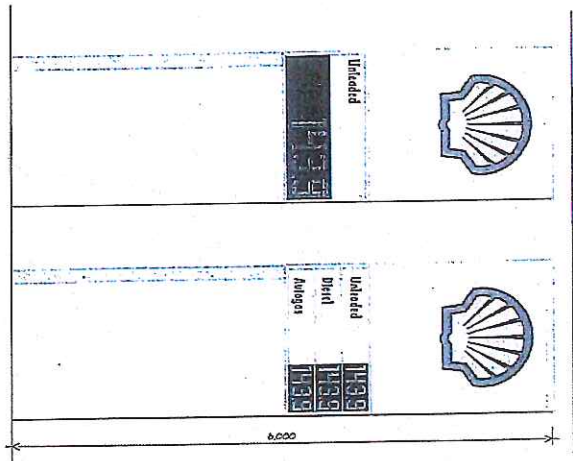


PART SITE PLAN - STAGE 2  
1:1500



- 1/ GRANITE GRANITE
- 2/ 10-7mm 2-coat SEAL
- 3/ MIX
- 4/ CONCRETE
- 5/ VEGETATION SCREEN

SCALE OF PROPOSED DEVELOPMENT - 1:3000 AND



PLANNING  
NOTE: DO NOT SCALE OFF DRAWINGS

NORTHERN MIDLANDS COUNCIL  
This document forms part of  
Planning Permit P15-270  
issued on 19-Feb-2016  
(P1 - P8)

P8

**PRIME DESIGN**  
 16/06/2016  
 1:1500  
 07

**PHOTOCOPY CONVOY**  
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**JOB'S PLY LTD**  
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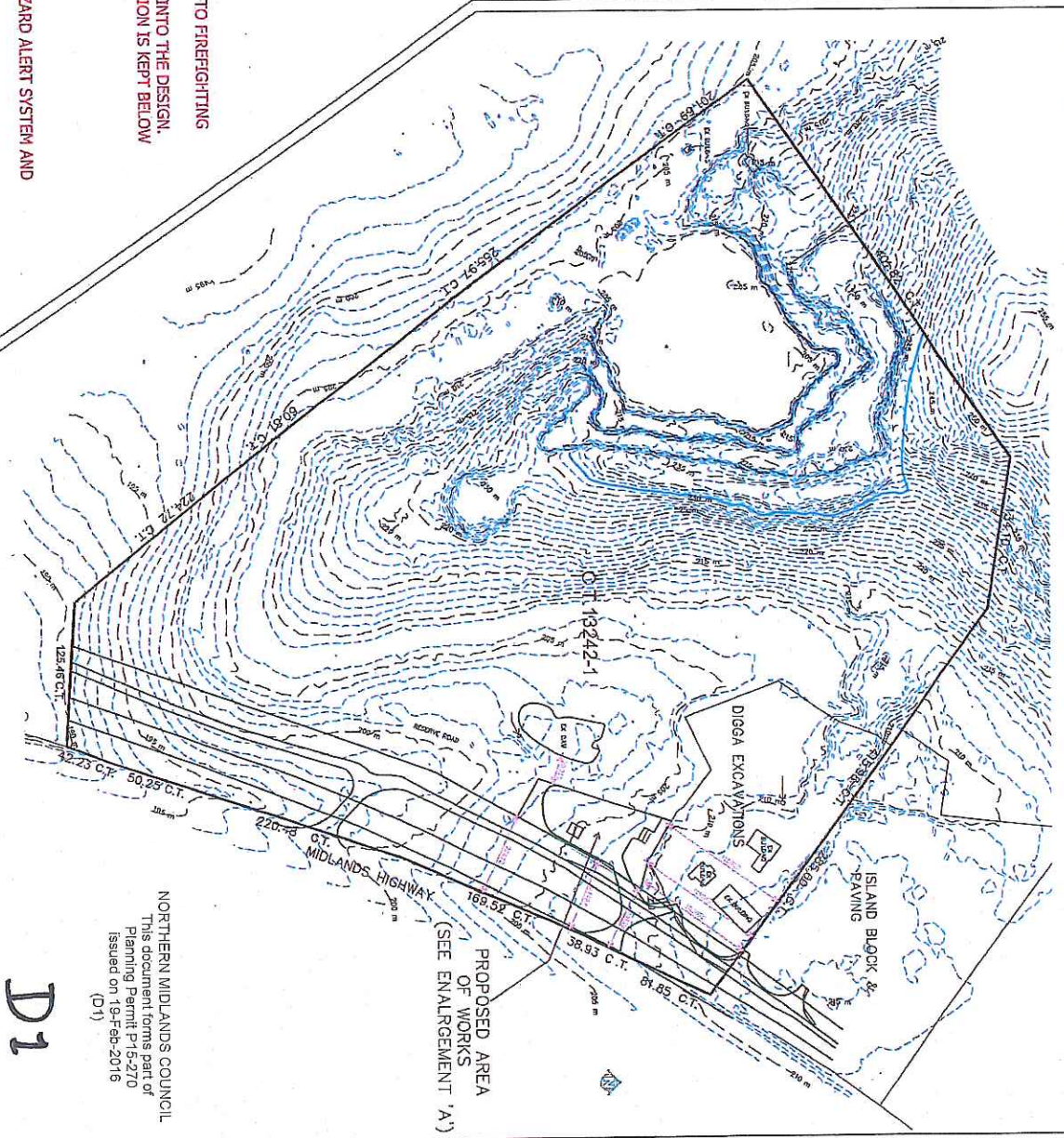
ENLARGEMENT 'A': 1:2500

KEYPLAN: 1:4000

LEGEND  
 ▨ DENOTES FUEL MANAGED ZONE. MAINTAIN 3m HARDSTAND AROUND SHED AND TRANSTANKS FREE OF GRASS.



- RECOMMENDATIONS**
- 2 X 10,000 LITRE NON-COMBUSTIBLE WATER TANKS FOR FIRE FIGHTING ONLY.
  - MEET THE FULL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AS THEY RELATE TO FIRE FIGHTING MEASURES AND THE PROPOSED USE.
  - A MINIMUM 3m WIDE SEALED PERIMETER ACCESS ROADWAY SHALL BE INCORPORATED INTO THE DESIGN.
  - A CLEARED AREA SHALL BE PROVIDED AS SPECIFIED AS FOLLOWS WHERE THE VEGETATION IS KEPT BELOW 100mm IN LENGTH:
    - NORTH - UPSLOPE - 100m
    - SOUTH - 3.5 DEGREES - 50m
    - EAST - FLAT - (CONTOUR - 50m)
    - WEST - 3 DEGREES - 100m
  - DEVELOPMENT OF A BUSHFIRE/FIRE MANAGEMENT PLAN FOR THE SITE, INCLUDING HAZARD ALERT SYSTEM AND RESPONSE PROCEDURES.
  - THE BAL RATING FOR THIS DEVELOPMENT ON THIS SITE IS BAL LOW (DUE TO THE HAZARDOUS USE).



NORTHERN MIDLANDS COUNCIL  
 This document forms part of  
 Planning Permit P15-270  
 issued on 19-Feb-2016  
 (D1)

**D1**

**BUSHFIRE HAZARD MANAGEMENT PLAN,  
 TAS PETROLEUM FUEL CANOPY AND SHED,  
 (VEHICLE FUEL SALES SITE)  
 16523 MIDLAND HIGHWAY, PERTH, C.T.13242-1**

<p><b>WOOLCOTT SURVEYS</b>                  10 GOODMAN COURT, INVERHAY                  P.O. Box 593, MOWBRAY HEIGHTS, TAS                  Phone (03) 6332-3700                  Email: admin@woolcottsurveys.com.au</p>		<p>Job Number                  2014-20</p>	
<p>Drawn                  CSS</p>	<p>File name                  2014-20_BRHMP_171215</p>	<p>Date                  17/12/15</p>	<p>Scale                  AS SHOWN</p>
<p>Edition                  1</p>		<p>Sheet                  1</p>	