



WOOLCOTT SURVEYS



PLAN 7

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

Dear Planning Department

EXTENSION OF TIME REQUEST – P17/293 (PART 1 & 2)

Please find attached our extension of time request for the above PA. The request is made as the application expires on the 2nd March 2020. Our client is in ongoing discussions with a fuel provider in relation to establishing a 24 Fuel stop on this site. The discussions are in relation to this location and the other location currently onsite (P15/270). Having both permits valid gives the future fuel provider two options for establishing the development onsite.

We note the subdivision associated with this permit provides a more attractive option for a future development as it would allow the fuel stop to be situated on a free hold title.

We kindly request that the Northern Midland Council allow the extension of time, ensuring the permit stays valid until 2nd March 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

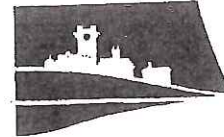
Rear Studio, 132 Davey St,
Hobart TAS 7000
P 03 6227 7968

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



**NORTHERN
MIDLANDS
COUNCIL**

13 Smith St / PO Box 156
Longford Tas 7301

Applicant: WOOLCOTT SURVEYS (JAMES STEWART)

Signature of Applicant:  Date: 04/04/2020

Description of request: EXTEND PERMIT (BOTH PART ONE AND PART TWO) FOR FURTHER TWO YEARS.

Site address: 16523 MIDLAND HWY, PERTH

Planning Permit Number: P.17/293

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 DIAGA EXCAVATIONS.

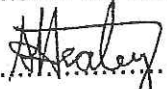
Applicant's Details:

Postal address:

Phone: 0667676721 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 (TORTS)

Owner's Postal Address: 16523 MIDLAND HIGHWAY, BREADAUBANE, 7258
(attach extra page if required)

Office use only:

Paid \$..... Date:

Ref: P... /

Receipt No: (Code 01)

Discretionary / Permitted

**Northern Midlands Interim
Planning Scheme 2013**



Planning Permit P17-293

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

Property No: 203300.24;s784
Subdivision No: 27/003/784
CT 170419/1

THIS PERMIT ALLOWS FOR:

The land at 16523 Midland Highway, PERTH to be developed and used for 01: a 2-lot subdivision; within scenic corridor in accordance with application P17-293, and subject to the following conditions:

1 LAYOUT NOT ALTERED

The use and development shall be in accordance with the endorsed plans numbered **P1** (*Woolcott Surveys, 2 Lot Subdivision, Project No: L170613, Edition 4, Dated: 22/09/2017*), **D1** (*Woolcott Surveys, Planning Submission – Proposed Fuel Stop and 2 Lot Subdivision*) and **D2** (*Bushfire Assessment – Proposed Fuel Outlet and 2 Lot Subdivision, Ian Abernethy BFP-124, Dated: Jan 2018 (with advice from TFS)*).

2 COUNCIL'S WORKS DEPARTMENT CONDITIONS

2.1 Access (Rural)

- a) A driveway crossover and apron suitable for use by heavy vehicles shall be constructed in accordance with Council standards. Prior to the commencement of any works the applicant shall provide a detail design of the access showing the pavement details and drainage for approval by Council.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.

2.2 Works in State road reserve

- a) Prior to undertaking any physical construction works within the State Road reserve (i.e. construction of new accesses onto the Midland Highway service road), the proponent must submit an application for an Access Works Permit to the Department of State Growth.
- b) Application requirements and forms can be found at www.transport.tas.gov.au/road/permits, applications must be submitted at least twenty eight (28) days prior to any scheduled works. No works are permitted in the State Road reserve until a permit has been issued under the provisions of Section 16 of the Roads and Jetties Act 1935.

R. J. J. J.

3 SEALING OF PLANS

All conditions must be complied with prior to sealing of the final plan of survey. Council may, at the developer's request, accept a bond or bank guarantee, for particular works or maintenance, to enable early seal and release of the final plan of survey.



PAUL GODIER
SENIOR PLANNER
02-Mar-2018

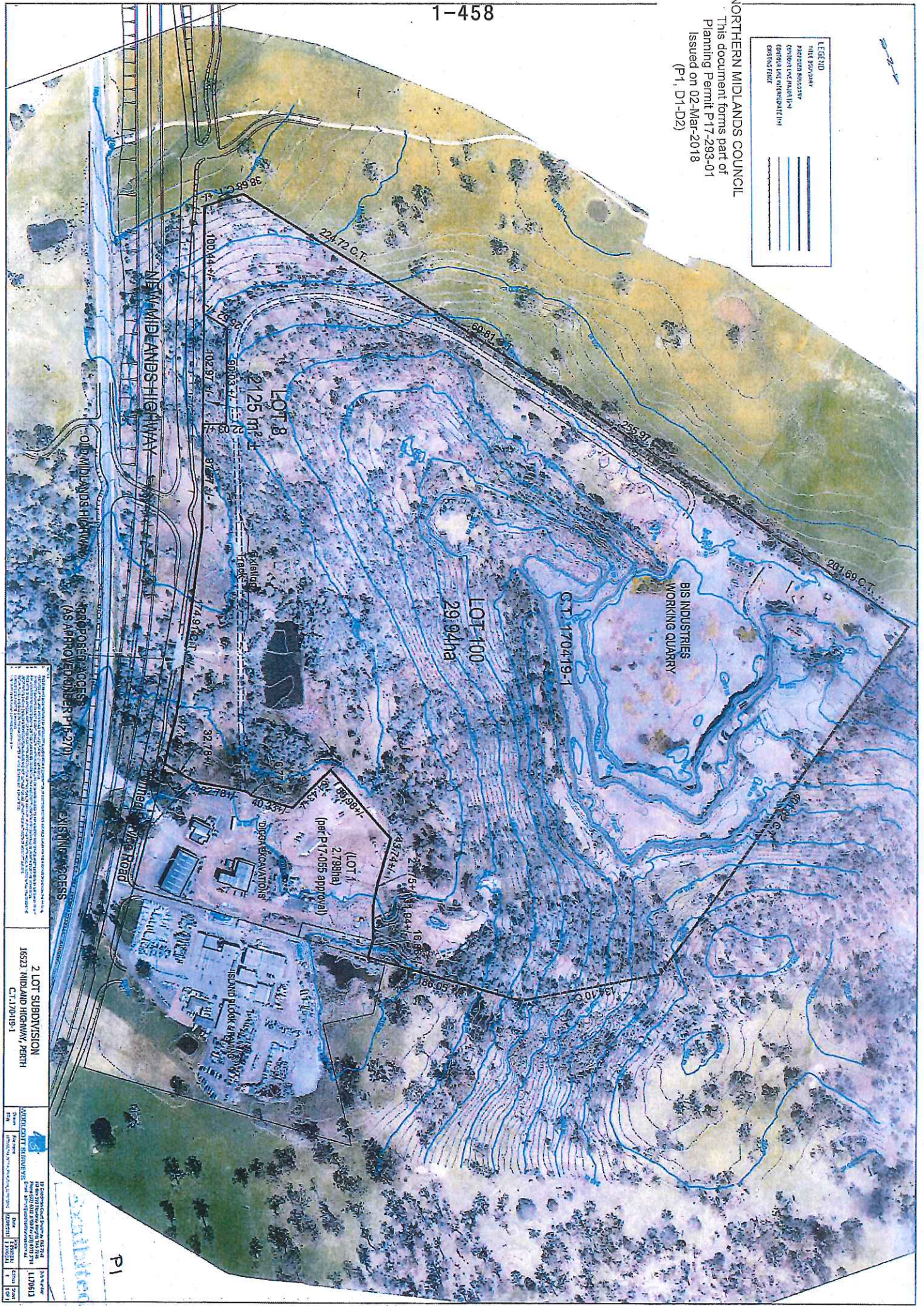
Notes:

- A 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.
- B 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.
- C All new road reservation and/or drainage reserve areas shall be transferred to Council prior to takeover of the subdivision works as council assets at no cost to Council.

NORTHERN MIDLANDS COUNCIL
This document forms part of
Planning Permit P17-293-01
Issued on 02-Mar-2018
(P1, D1-D2)

LEGEND

- NET EXPOSURE
- PROPOSED EXPOSURE
- EXISTING EXPOSURE
- EXISTING EXPOSURE
- EXISTING EXPOSURE
- EXISTING EXPOSURE



PROPOSED ACCESS
(AS APPROVED UNDER P17-270)

2 LOT SUBDIVISION
18522 MIDLAND HIGHWAY, PERTH
C1/1704/19-1

DATE	17/03/2018	BY	17/03/2018
DATE	17/03/2018	BY	17/03/2018
DATE	17/03/2018	BY	17/03/2018
DATE	17/03/2018	BY	17/03/2018

P1

NORTHERN MIDLANDS COUNCIL
This document forms part of
Planning Permit P17-293-01
Issued on 02-Mar-2018
(P1, D1-D2)



WOOLCOTT SURVEYS

PLANNING SUBMISSION

Proposed Fuel Stop and 2 Lot Subdivision

Owner:
Jorjs Pty Ltd

Property address:
16523 Midland Highway
Perth

Northern Midlands Council
Rural Resource Zone

James Stewart
james@woolcottsurveys.com.au
0467 676 721

Exhibited

**Northern Midlands Interim
Planning Scheme 2013**



**NORTHERN
MIDLANDS
COUNCIL**

Planning Permit P17-293-02

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;s784
CT 170419/1

THIS PERMIT ALLOWS FOR:

The land at 16523 MIDLAND HIGHWAY, PERTH to be developed and used for 02: a 24-hour card operated heavy-vehicle fuel stop, access & signage (vehicle fuel sales & service) - vary setbacks; within scenic corridor in accordance with application P17-293, and subject to the following conditions:

1 LAYOUT NOT ALTERED

The use and development shall be in accordance with the endorsed plans numbered **P2-P6** (*Prime Design, Proposed New Fuel Stop, Project No: PD17258, Sheets: Cover page and 01-04, Dated: September 2017*), **D1** (*Woolcott Surveys, Planning Submission – Proposed Fuel Stop and 2 Lot Subdivision*) and **D2** (*Bushfire Assessment – Proposed Fuel Outlet and 2 Lot Subdivision, Ian Abernethy BFP-124, Dated: Jan 2018 (with advice from TFS)*) and **D3** (*Traffic Impact Assessment – Fuel Stop Facility, IPD Consulting, Dated: October 2017*).

2 COUNCIL'S WORKS DEPARTMENT CONDITIONS

2.1 Access (Rural)

- a) A driveway crossover and apron suitable for use by heavy vehicles shall be constructed in accordance with Council standards. Prior to the commencement of any works the applicant shall provide a detail design of the access showing the pavement details and drainage for approval by Council
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.

3 DEPARTMENT OF STATE GROWTH

3.1 Flood Lighting

Any flood lighting provided on the site must be suitably located so that luminaries can be angled / aimed in such a way that no lights have the potential to be directly in a driver's field of view when travelling on Midland Highway and associated Devon Hills exit ramp.

3.2 Works in State road reserve

- a) Prior to undertaking any physical construction works within the State Road reserve (i.e. construction of new accesses onto the Midland Highway service road), the proponent must submit an application for an Access Works Permit to the Department of State Growth.
- b) Application requirements and forms can be found at www.transport.tas.gov.au/road/permits, applications must be submitted at least twenty

P. J. ...

eight (28) days prior to any scheduled works. No works are permitted in the State Road reserve until a permit has been issued under the provisions of Section 16 of the Roads and Jetties Act 1935.

4 LAUNCESTON AIRPORT – OBSTACLE LIMITATIONS SURFACE

Any plant or equipment that extends to a height greater than 5m from the proposed hardstand level (AHU 200m), including during construction, must not be used until written approval has been received from the Launceston Airport.

5 ACCESS & 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 and line-marked in accordance with the endorsed plans.

6 LANDSCAPING

6.1 Prior to the commencement of use, landscaping works as shown on the endorsed landscape plan must be completed.

6.2 Landscaping works as shown on the endorsed landscape plan must be maintained for the duration of the use.

7 BUSHFIRE HAZARD MANAGEMENT PLAN – AGREEMENT UNDER PART 5 OF THE LAND USE PLANNING AND APPROVALS ACT 1993

7.1 The owner must enter into, and comply with all conditions of, an agreement under Part 5 of the *Land Use Planning and Approvals Act 1993*, with the Northern Midlands Council to provide for the following:

- The Hazard Management Area is to be implemented and maintained for the duration of the use in accordance with Bushfire Hazard Management Plan, dated 27/10/2017 and the recommendations of Bushfire Assessment, Ian Abernethy, BFP-124, dated Jan 2018 (with advice from TFS).

Prior to the commencement of the use, this agreement must be registered on the Certificate of Title in accordance with Part 5 of the *Land Use Planning and Approvals Act 1993*. The agreement must be carried forward over all subsequent titles. All costs associated with the preparation and registration of the agreement must be borne by the developer/owner.

7.2 Prior to the commencement of the use, the approved Bushfire Hazard Management Plan and the Emergency Management Strategy must be implemented. This includes the installation of water storages, driveways, bushfire hazard management areas and any other requirements as specified by the Plan and Strategy.

8 EXTERNAL LIGHTING

All external lighting must be designed, baffled and located such that no direct light is emitted outside the boundaries of the subject land and that no light adversely impacts on drivers travelling on the Midland Highway and associated ramps, to the satisfaction of the Council's General Manager.

9 LANDSCAPING PLANS REQUIRED

Before the development starts, plans to the satisfaction of the General Manager must be submitted. When approved, the plans will be endorsed and will then form part of the permit. The plans must show:

- Landscaping to the south-western vicinity on the fuel stop to assist in integrating the development into the landscape.

R. J. J. J.

10 LANDSCAPING COMPLETION AND MAINTENANCE

10.1 Landscaping after commencement of development

Within three months of the development commencing or such later date as is approved by the General Manager in writing, landscaping works as shown on the endorsed plans must be completed.

10.2 Landscaping maintenance

The landscaping shown on the endorsed plans must be maintained including the replacement of any dead, diseased or damaged plants.

Note: In accordance with section 53(6) of the Land Use Planning and Approvals Act 1993, the permit does not take effect until the day the Part 5 Agreement required by condition 7 is executed.



PAUL GODIER
SENIOR PLANNER
02-Mar-2018

Notes:

- A 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.
- B 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.


PROPOSED NEW FUEL STOP LOT 8, 16523 MIDLANDS HIGHWAY, PERTH

DIGGA EXCAVATIONS

BUILDING DRAWINGS	
No	DRAWING
01	SITE PLAN
02	PART SITE PLAN
03	FLOOR & ROOF PLANS & ELEVATION
04	SITE 3D

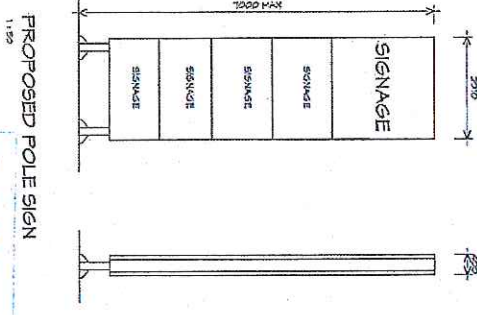
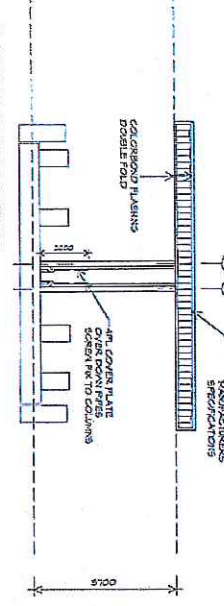
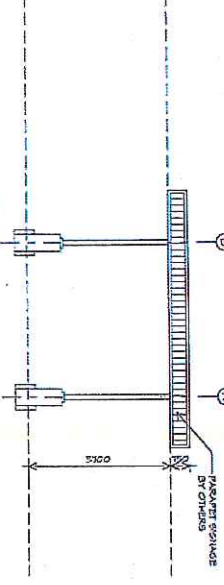
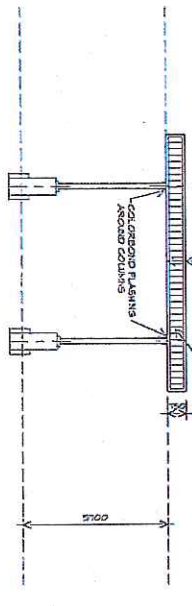
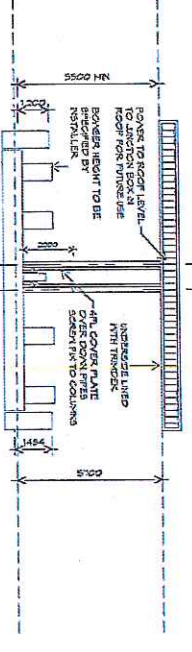
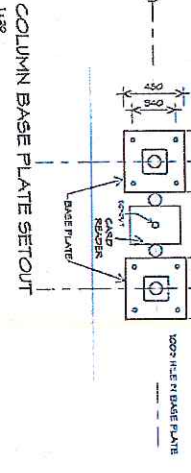
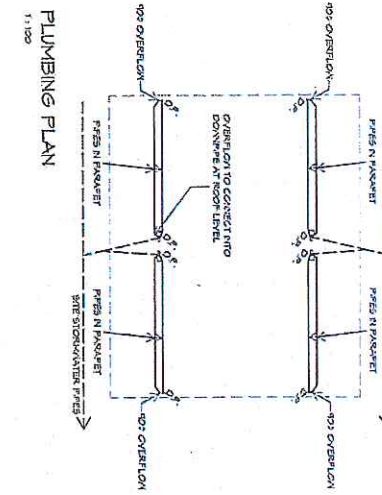
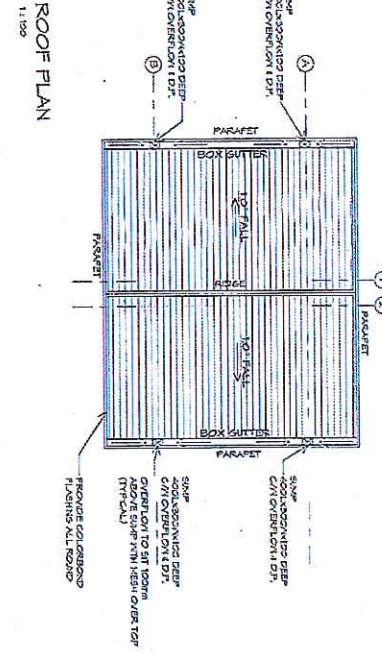
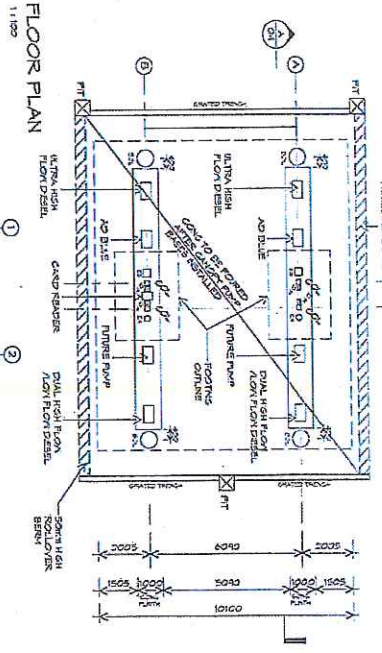
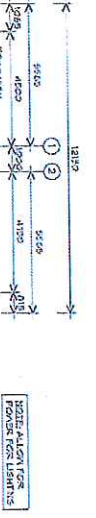
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PLANNING

 **Prime
Design**
your build, your way

10 Goodwin Court, Invermay Linnecross 7248
p+ 03 6332 3790 f+ 03 6332 3798
info@primedesign.com.au primedesign.com.au
Accredited Building Practitioner: Frank Gaskins - No CC246A

SEPTMBER 2017



LEGEND
 04. 250 HIG STEEL COLUMN
 05. 450x150 HIG STEEL COLUMN
 06. BRICKWORK
 07. FINE FINISHWORK

NORTHERN MIDLANDS COUNCIL
 This document forms part of
 Planning Permit P17-293-02
 Issued on 02-Mar-2018
 (P2-PS, D1-D3)

ROOF FINISHES WORK:
 GUTTER INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL GUTTERS SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1:100 TO THE DOWNPIPE. DOWNPIPES SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1:100 TO THE POINT OF DISCHARGE. DOWNPIPES SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 150MM FROM THE WALL. DOWNPIPES SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 150MM FROM THE WALL.

ROOF FINISHES WORK:
 ALL PARAPETS SHALL BE FINISHED WITH A MINIMUM FINISH OF 150MM ABOVE THE FINISH FLOOR LEVEL. PARAPETS SHALL BE FINISHED WITH A MINIMUM FINISH OF 150MM ABOVE THE FINISH FLOOR LEVEL. PARAPETS SHALL BE FINISHED WITH A MINIMUM FINISH OF 150MM ABOVE THE FINISH FLOOR LEVEL.

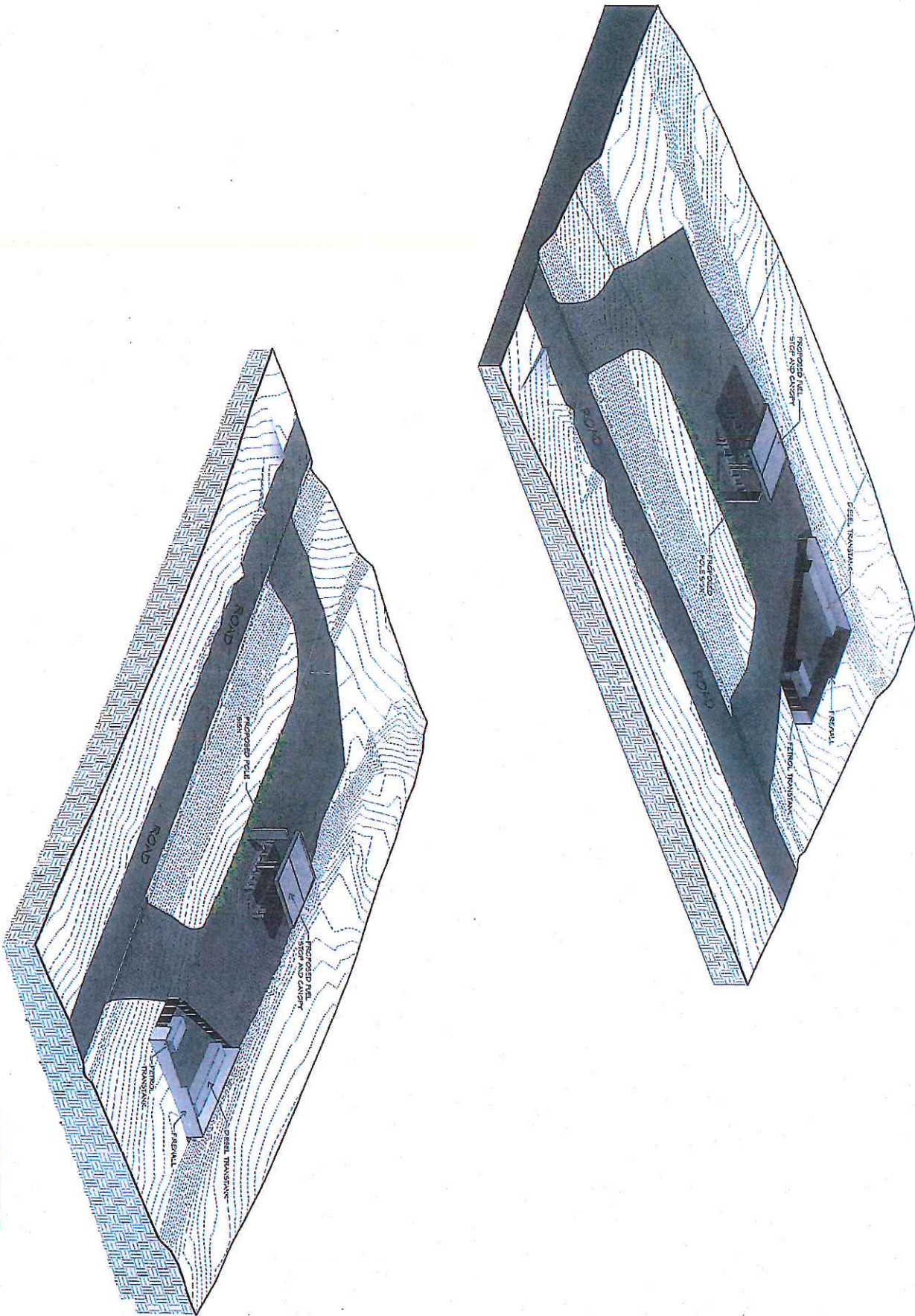
ROOF FINISHES WORK:
 ALL FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. FLASHINGS SHALL BE INSTALLED WITH A MINIMUM FINISH OF 150MM ABOVE THE FINISH FLOOR LEVEL. FLASHINGS SHALL BE INSTALLED WITH A MINIMUM FINISH OF 150MM ABOVE THE FINISH FLOOR LEVEL.

PLUMBING WORK:
 ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PLUMBING SHALL BE INSTALLED WITH A MINIMUM FINISH OF 150MM ABOVE THE FINISH FLOOR LEVEL. PLUMBING SHALL BE INSTALLED WITH A MINIMUM FINISH OF 150MM ABOVE THE FINISH FLOOR LEVEL.

PLUMBING WORK:
 ALL PIPES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PIPES SHALL BE INSTALLED WITH A MINIMUM FINISH OF 150MM ABOVE THE FINISH FLOOR LEVEL. PIPES SHALL BE INSTALLED WITH A MINIMUM FINISH OF 150MM ABOVE THE FINISH FLOOR LEVEL.

PLUMBING WORK:
 ALL FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. FIXTURES SHALL BE INSTALLED WITH A MINIMUM FINISH OF 150MM ABOVE THE FINISH FLOOR LEVEL. FIXTURES SHALL BE INSTALLED WITH A MINIMUM FINISH OF 150MM ABOVE THE FINISH FLOOR LEVEL.

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Cambridge

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

18 Gordon Road, Leanyer, Darwin NT
 Tel: (08) 2511 0100
 Email: info@primedesign.com.au

PROPOSED NEW FUEL STOP
 HIGHWAY
 PERTH
 DISTRICT EXCAVATIONS

SITE 3D

Project: P6
 Date: 17/03/2017
 Scale: 1:100
 Drawing: P017258-01

NORTHERN MIDLANDS COUNCIL

This document forms part of
Planning Permit P17-293-01
Issued on 02-Mar-2018
(P1, D1-D2)

NORTHERN MIDLANDS COUNCIL
This document forms part of
Planning Permit P17-293-02
Issued on 02-Mar-2018
(P2-P6, D1-D3)



WOOLCOTT SURVEYS

PLANNING SUBMISSION

Proposed Fuel Stop and 2 Lot Subdivision

Owner:
Jorjs Pty Ltd

Property address:
16523 Midland Highway
Perth

Northern Midlands Council
Rural Resource Zone

James Stewart
james@woolcottsurveys.com.au
0467 676 721

Exhibited