

Item A2: Planning Scheme Amendment and Development Application - (Commercial Project Delivery)

ACTION	Decision
PROPONENT	Commercial Project Delivery
OFFICER	James Ireland (consultant town planner)
APPROVED BY	Karin Van Straten (senior consultant town planner)
FILE REFERENCE	AMD01/17 and DA2017/010
ASSOCIATED PAPERS	<i>Annexure 5: Whitemark Wharf Shed - Site Amendment</i>

Proposal: To amend the Flinders Planning Scheme 2000 to make tourist operation, restaurant, community building and local shop discretionary uses in the port zone on a specific part of land at Whitemark Wharf (CT: 129006/1) and as described in DA2017/010. These are all currently prohibited uses. To amend the planning scheme to add to the zone intent statement for the port zone. These amendments will enable an existing shed adjacent to the Whitemark wharf to be refurbished and used for a multi-purpose commercial centre.

Location: 16 Esplanade. Whitemark (CT:129006/1)

Applicant: Commercial Project Delivery

Zoning: Port Zone

Special Areas: Shorelines, Waterbodies and Watercourses Special Area

Representations: Not applicable at this stage

INTRODUCTION:

Subject Site

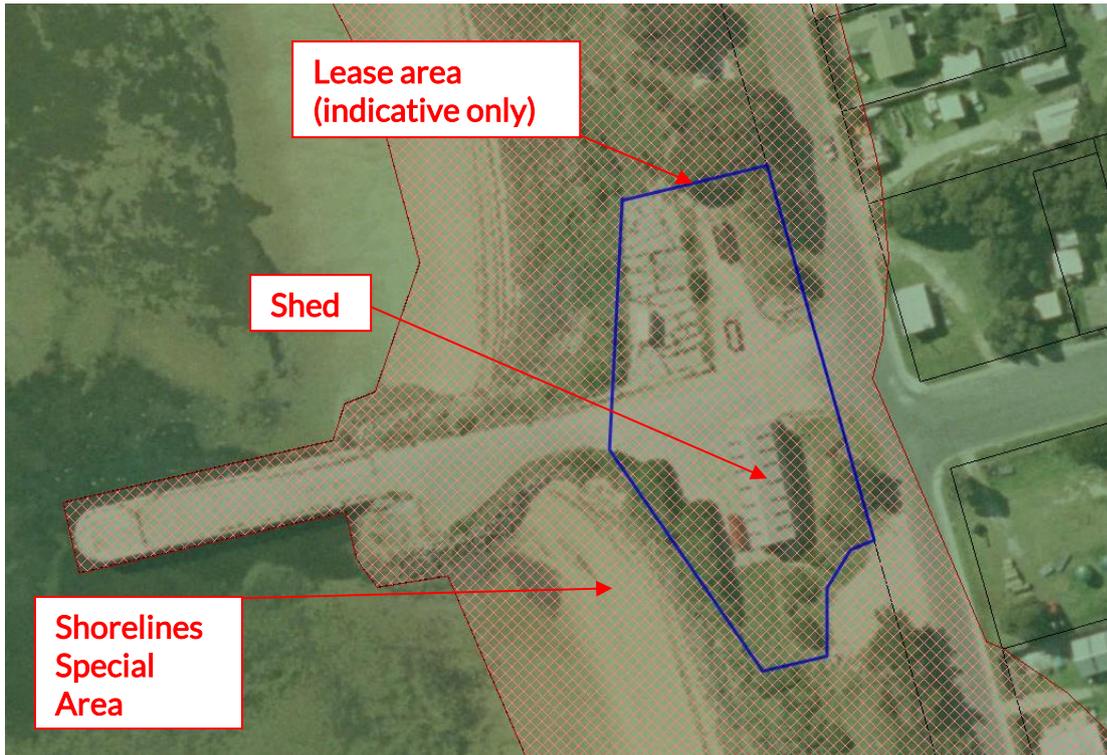
The subject site is part of a larger property (16 Esplanade) and is shown on the application plans as 'Lease Area'. The exact coordinates of this area are provided on page 3 of the applicant's submission. This area includes the existing shed and a curtilage around it for access, parking and wastewater and stormwater disposal. The lease area is surrounded on three sides by the remainder of the 16 Esplanade title, which includes the wharf itself, but no other development. To the east across Esplanade are houses, in both the residential and commercial zones.

Zoning

The subject site is located within the Port Zone.

Special Areas

The whole of the lease area is affected by the shorelines, waterbodies and watercourses special area.



Statutory Timeframes

Date Received: 12/5/17

Decision due: 23/6/17

OFFICER'S REPORT:

The Proposal

It is proposed to refurbish an existing shed adjacent to the Whitemark wharf and use it for a multi-purpose commercial centre. A number of uses are proposed. Office is currently a permitted use in the zone and distillery (light/rural industry) is a discretionary use in the zone. These uses are able to be approved under the current scheme. However, the proposed uses tourist operation (tourism information desk), café/restaurant (restaurant), community building (conference room) and local shop (provedore) are all currently prohibited uses. A planning permit application cannot be made without an amendment to the planning scheme. The existing shed will have its roof raised by 200mm to 7.35m, which is discretionary development as it is in a special area (shorelines, waterbodies and watercourses). A 141m² ground level deck (28.25m by 5m) will be constructed along the western side of the shed. The re-cladding, re-glazing and internal fit out of the shed, along with the water tanks, on-site waste water system and the parking area do not require planning approval.

It is also proposed to insert the following at the zone intent for the zone (Clause 5.7.1): *"Use or development for tourism/hospitality related purposes is supported in association with Whitemark Wharf."* This is to allow the application for the newly discretionary uses described above to be consistent with the zone intent.

Assessment Against the Planning Scheme

The Flinders Island planning scheme is organised into seven parts. Assessment is required under the following parts:

- Part 1 – Scheme Intent (1.3)
- Part 2 – Scheme Intent (2.2)
- Part 3 – Consideration of Applications for Planning Permits (3.10)
- Part 6 – Use and Development Principles
- Part 7 – Special Areas

Parts 1 and 2 – Scheme Intent

This part of the planning scheme only applies: *“where any question arises as to the interpretation or effect of any part of this Scheme the objectives should be referred to in order to provide the basic intent.”*

COMMENT: This assessment of the proposal against the rest of the planning scheme does not raise any questions of interpretation. It is not necessary to apply this clause.

Part 3 – Consideration of Applications for Planning Permits (3.10)

Council shall take into consideration the following:

1. *the objectives, the intent of the zone, use and development principles, any development plan affecting the land and any relevant development standards or other relevant requirements of the Scheme;*

An assessment is provided below. Note that there is no applicable development plan:

5.7 Port Zone

5.7.1 Zone Intent

The areas under this zone are intended for development of uses directly related to the operation of Whitemark and Lady Barron as ports. Appropriate use or development include storage, warehousing, marine-related office and sales outlets, marine maintenance and repair facilities and holding yards.

COMMENT: The proposal is not consistent with the current zone intent. The amendment proposes that the following be added to zone intent for the zone (Clause 5.7.1): *“Use or development for tourism/hospitality related purposes is supported in association with Whitemark Wharf.”* This is to allow the application for the newly discretionary uses described above to be consistent with the zone intent.

5.7.2 Desired Zone Character and Zone Guidelines

- (a) While acknowledging the design requirements of different port-related uses, development should nevertheless take all reasonable measures to limit conflict with the character of the surrounding area (including that under other zoning) and other uses.*
- (b) Use or development should be of modest scale and use traditional design elements and orientation to the street, where appropriate. Pitched roofs and broken form are preferred and long, high and continuous walls are not appropriate.*

- (c) *Advertising signs may be colourful but should be restrained in their overall impact. Typically, signs should be located on the building face or fence or in a low position if free standing. Large signs and those which are out of scale with the area or the building or structure on which they are located or relate to, as well as those above roof height, are inappropriate.*
- (d) *Security fencing shall be kept to a minimum. Where required its visual impact should be minimised through such measures as use of dark coloured/finished wire mesh and screening vegetation, and where possible located behind the line of the building facade.*

COMMENT: In relation to (a) and (b), an existing port building is being used. In relation to (c) signage is within the wall planes, dark coloured and limited to one word on two façades – 'Wharf' on the east façade and 'Shed' on the north façade (i.e. it is to be read around the corner as 'Wharf Shed'.) In relation to (d), security fencing is not proposed.

5.7.3 *Subdivision Standards*

COMMENT: These do not apply as subdivision is not proposed.

5.7.4 *Development Standards*

- (a) *The maximum height of buildings is 8.0 metres.*
- (b) *There are no minimum setback requirements except those necessary to meet the zone intent, protect the character of the surrounding area and protect the amenity of neighbouring properties.*

COMMENT: The proposal complies with (a) and (b). The height is 7.35m. The closest setback is 12.07m, to the Esplanade. Notwithstanding it is an existing building, it is considered that its setbacks are appropriate for the zone.

- 2. *any relevant proposals, reports or requirements of any public authorities;*

Not applicable. None were received by Council.

- 3. *any representations received following public notification where required under the Act;*

Notification is not required at this stage.

- 4. *whether any part of the land is subject to:*

- (a) *landslip, soil instability, or erosion;*

No mapped landslip or stability issues at the sites of the proposal. The shed is located in the high risk coastal erosion hazard band, as mapped in a Department of Premier and Cabinet project in 2016. The summary report that accompanied the mapping contains a Coastal Erosion Hazard Planning Matrix. In relation to statutory planning, it states that in such high risk areas: *'new use or development is not permitted unless it is coastally dependent or a development to an existing building'*. The proposal is within an existing building. In relation to strategic planning (insofar as it applies to this planning permit application) it states that such areas: *'should be zoned for non-residential or industrial use'*. The current and future zoning (i.e. port zone) is consistent with this, as are the uses proposed here.

(b) *excessive slope;*

Not at the sites of the proposal.

(c) *ponding or flooding;*

None known at the sites of the proposal.

(d) *bush fire hazard;*

The planning scheme only sets standards for bushfire hazard in relation to subdivision applications. They are not applicable to this application.

(e) *a Protected Catchment District under Water Management Act 1999;*

No.

(f) *any Special Area Provisions in Part 7;*

The proposal is within the Shorelines, Waterbodies and Watercourses Special Area. An assessment against this is provided at Part 7 of this report.

(g) *pollution; and*

None known.

(h) *other hazards to safety or health.*

None known.

5. *whether the proposed use or development is satisfactory in terms of its siting, size or appearance and levels of emissions in relation to:*

(a) *existing site features;*

Existing site features are the existing shed, the hardstand/access, the wharf and the coastline and vegetation. The proposal sites well within the existing features – it uses the existing shed and the hardstand for parking. It is proposed to retain most of this vegetation.

(b) *adjoining land;*

The proposal uses an existing building and the hardstand for parking. The appearance of the site will remain mostly unchanged when viewed from adjoining land. Adjacent land to the east is residential. This would have been affected by the port use in the past (ship, truck and forklift movements, loading and unloading of ships, likely at various times of the day). The uses proposed will clearly have a greater impact than the currently vacant building. However, these will be limited to traffic movements (almost entirely light vehicles) and potential noise and lighting emissions. Based on the fact uses will take place inside the building, the distance of the building from these residents (minimum 70m and separated by a road) the impact on adjoining land is not expected to be unreasonable.

(c) *the streetscape and/or landscape;*

The proposal is within an existing shed. The height of the shed is to be increased by 200mm or 2.8% which is likely to be imperceptible. Other alterations proposed – insertion of windows, re-cladding in zinc coated/galvanised steel and rough sawn timber battens present a building more comfortable in the urban environment.

(d) *the natural environment;*

Relates to the coast and to the existing vegetation on the site. The visual impact of the proposal will remain mostly unchanged from the existing conditions. The proposal will better control stormwater run-off and the wastewater report submitted with the application details tanks and a stormwater disposal trench on the site. Most of the existing vegetation will be retained.

(e) *items of historic, architectural or scientific interest;*

There are no known items of historic, architectural or scientific interest on the site.

(f) *buffer zones, attenuation areas*

None applicable.

(g) *easements;*

None applicable.

(h) *a water supply for firefighting purposes;*

The planning scheme only sets standards for bushfire hazard in relation to subdivision applications. They are not applicable to this application.

(i) *any received pollution;*

None known.

(j) *the escape of pollutants into storm drains and watercourses: and*

Stormwater is collected and disposed of via a trench. This is an improvement on the existing situation. Wastewater is managed through septic systems whose design and installation will be subject to a special plumbing permit. A number of smaller septic systems serve will the proposal, rather than one or two large ones. This maximises their effectiveness and reduces any impact should there be a failure.

(k) *isolation, separation from other lands.*

Please refer to (b).

6. *whether the proposed use or development will be supplied with an adequate level of infrastructure and services, and if there is any necessity to improve deficient access, roads or road junctions, water, sewerage, electricity or transport services and the like, without detriment to existing users;*

No improvement needs to be made to any roads, road junctions or water, sewerage, electricity or transportation services. This part of the island is not supplied with sewerage infrastructure so a septic tank serves the proposal, subject to a separate statutory approval process. The septic design, and the calculations it is based on, form part of the application. It is concluded that the proposal will be supplied with an adequate level of infrastructure and services.

7. *whether the proposed use or development would adversely affect the existing and possible future use or development of adjacent land, and vice versa;*

The proposal is unlikely to have any offsite impacts that would affect the existing and possible future use or development of adjacent land. In relation to the surrounding port zoned land, were the area to re-emerge as an important port (bear in mind that Lady Barron is now the

dominant port for the island) there is no reason why port uses could not operate around the proposal. The proponent is only leasing the building from Tasports and this can be terminated in order to re-instate a port use in the building (it will remain in the port zone). Adjacent land to the east is residential. This would have been affected by the port use in the past (ship, truck and forklift movements, loading and unloading of ships, likely at various times of the day). The uses proposed will clearly have a greater impact than the currently vacant building. However, these will be limited to traffic movements (almost entirely light vehicles) and potential noise and lighting emissions. Based on the fact uses will take place inside the building, the distance of the building from these residents (minimum 70m and separated by a road) the impact on adjoining land is not expected to be unreasonable.

8. the provision of adequate landscaping, amenity facilities and illumination, and the treatment of the site generally;

The site is an existing port facility (although the shed is not used as such), with a corresponding industrial amenity. It will be made safe and attractive in order to be used as a public area, whilst retaining the 'port feel' of the area. There is no formal landscaping, although there is a grassed area with shrubs and trees on three sides of the shed. This is to be retained. No additional landscaping is proposed. External illumination will, via a permit condition, be controlled so as to not cause an off-site amenity impact.

9. the sight distances available to and from proposed point(s) of access, together with an estimate of the speed of passing traffic;

The existing wharf access will be used. The planning scheme does not set sight distances, nor does it require that advice be provided from a traffic engineer. The Esplanade is straight and flat and sight distances are effectively the full length of the street – i.e, 150m to the north and 500m+ to the south. This is considered reasonable.

10. the design and siting of the proposal to enable reduction in energy consumption through alternative energy use or reduction in demand; and

The proposal re-uses an existing building that is no longer required for its original use. The energy savings gained by not having to construct a new building are considerable. Although solar power is not mentioned in the application, the shed's roof appears well suited to generating solar power. By locating a number of different uses in the same building, the energy demand is less than if the uses were in separate buildings.

11. the safety and well-being of the general public.

Generally this is the role of the National Construction Code and health and safety requirements. The proposal does not pose a risk to the safety or well-being of the public.

12. Any other matter which Council is of the opinion is relevant to the particular application.

None stated.

In conclusion, the proposal is consistent with the consideration clauses 1-12 under Part 3.10.

Part 6 – Use and Development Principles

This part of the planning scheme provides general principles that development must be consistent with. Some of them are clearly not relevant to this application (for example those concerned with subdivision or quarrying) so these have been omitted for brevity. Furthermore, most have been addressed in more specific parts of this report. They are included here for completeness, but the comment will often refer to the part of the report where they are assessed in detail.

6.0 *Use and development shall be consistent with the following principles:*

6.1 Use

- (a) *Use or development shall not unreasonably impact on any existing or intended use of development of neighbouring land.*

COMMENT: Complies. For more detail refer to Part 3 assessment.

6.2 Character

- (a) *Use and development shall adequately respect the character of, and future intentions for the area in which it is to be located.*
- (c) *Use or development (including public facilities and services) should adequately respect the surrounding streetscape and neighbouring use or development, particularly in relation to scale, setbacks, form (including roof shape), landscaping, materials, colours and fencing.*
- (e) *Where trees are an important element in the character of an area they should be retained.*

COMMENT: Complies. For more detail refer to Part 3 assessment.

6.4 Environment

- (a) *Use or development shall not be allowed to detrimentally affect the environment. All areas, and sensitive ecological and/or visual areas in particular, shall be developed in a manner and to an extent which is consistent with the protection of the values of the area.*
- (b) *Use or Development and land management practices shall be directed towards achieving environmental sustainability, biodiversity and ecological balance, and avoiding environmental damage such as soil erosion, coastal dune erosion, loss of important animal and plant species and increases in vermin populations.*
- (c) *Use or Development shall not be located in areas of unacceptable risk (eg. from fire, flood or landslip). In situations where risk may exist, use and development shall be appropriately sited and designed to provide an acceptable level of protection and safety for future users. In particular.*
- i. *Lands subject to flood risk are those subject to a greater than one in a 100 year flood interval (1% probability), and land, the natural surface level of which is below 3 metres Australian Height Datum (AHD); and*

- ii. *Land which comprises soils of known or suspected instability, has a slope greater than 1 in 4, or is filled or reclaimed land, are deemed to constitute an unstable land hazard; and*
- iii. *Use and development in bushfire prone areas will comply with the provisions of Schedule 7 Development in Bushfire Prone Areas or some other provisions acceptable to Council and the Tasmania Fire Service.*
- (f) *Use or development shall be of a suitable form and siting to avoid any adverse impact on any watercourse and vice versa. Use or development (including the siting of effluent disposal systems) shall be setback a minimum of 40 metres, or such distance as is required, from a watercourse to avoid degradation of water quality.*

COMMENT: Complies. For more detail refer to Part 3 assessment.

6.6 *Access and Parking*

- (b) *All Use or Development shall provide satisfactory pedestrian and vehicular access which is suited to the volume and needs of future users.*
- (c) *Buildings and spaces intended for public access shall provide for satisfactory use and access by the disabled; the requirements of the Building Regulations in relation to AS1428.1-1988 shall be met.*
- (h) *New Use or Development shall provide a suitably constructed driveway of a width to provide for the safe ingress and egress of the anticipated volume of traffic associated with the Use or Development*
- (i) *New Use or Development shall provide adequate car parking to provide for the demand it generates and shall be capable of being safely accessed.*

COMMENT: Complies. The proposal uses the existing access for the wharf (access to the wharf itself is maintained). The access was designed at the time for port operations (i.e, large vehicles) and is more than adequate for the proposed use. Part of the existing hardstand will be delineated as car parking for 20 spaces (including one accessible space). The planning scheme lacks car parking requirements. This number is considered appropriate on the basis it is consistent with other Tasmanian planning schemes that do provide parking requirements. Furthermore, there is informal overflow parking available on the site and, if required, in the Esplanade.

6.7 *Services*

- (a) *Use or Development shall be provided with adequate and appropriate services which are suited to the lifestyle requirements of people, the nature of the location, and the ability of the community to provide.*
- (b) *In areas not serviced with water use or development shall provide adequate water supply and effluent disposal systems. Each dwelling shall provide a potable water storage facility (minimum capacity of 40kl) to provide for the*

anticipated number of occupants, and a wastewater disposal system approved by the Council's Environmental Health Officer

- (e) Use or Development shall be appropriately sited, designed and constructed to avoid conflict with service mains (including telephone, power, sewer, water and irrigation channels/pipelines). Buildings shall not be erected over any service main or within any easement providing for same whether utilised or not.*
- (f) Servicing systems shall use adequate and appropriate design methods and materials to ensure an acceptable life span and allow for adequate maintenance requirements.*
- (g) Use or Development shall optimise efficiency in the use of energy and resources. In particular, land should be subdivided on a generally sequential basis (ie. one area is substantially developed before the next is subdivided), common trenching should be used for different services where appropriate, and solar access maximised.*

COMMENT: Complies. For more detail refer to Part 3 assessment.

6.8 Social Interest

- 1. Use or Development should demonstrate how it suits the community interest.*
- 2. Use or Development shall have adequate and appropriate types and levels of access to social facilities and services (eg. shops, government agencies, telecommunication, health services and educational facilities).*

COMMENT: In relation to 1), community interest is difficult to define for the purpose of this principle. As a private investment with undoubted (although not quantified) economic and employment flow-on benefits, the proposal is in the community's interest. The proposal is in Whitemark, so 2) is met.

6.9 Administration.

- (b) Use or Development proposals should only be approved where the cost to the public of providing and maintaining services is not exceeded by the economic benefit of the use or development to the community.*
- (c) In considering any proposal, Council shall obtain the advice and opinion of other relevant group(s), individual(s) or organisation(s) with direct interest in the proposal.*

COMMENT: In relation to (b), this is a privately financed undertaking, with no cost to the public, notwithstanding that there is likely to be an economic benefit to the community. In relation to (c), the application is to be notified under the statutory process. Council did not require further advice or opinion.

Part 7 Special Area Provisions

7.5 Shorelines, Water Bodies and Watercourses

In considering an application for Use or Development in Shorelines, Water Bodies and Watercourses and whether to impose conditions Council shall consider the following matters:

- a) *The siting, orientation, setback, bulk, form, height, scale, materials and external finishes of buildings and structures*
- b) *The impact upon water quality, foreshore or streamside vegetation and wildlife habitat of building, clearing, excavation, effluent disposal, access construction, fences, firebreaks or the deposition of fill;*
- c) *Whether land should be acquired by Council as a condition of subdivision or otherwise, to protect the items listed in Schedule 3;*
- d) *Whether additional fencing or any other special works or practices are required to protect the items listed in Schedule 3;*
- e) *The design, content and location of signage and interpretative displays.*

COMMENTS: In relation to a), the use will take place in an existing building. The 200mm increase in height of the building and the change in external finishes is considered to have minimal impact. In relation to b), effluent disposal is the only applicable consideration. The wastewater report submitted with the application includes a design for effluent disposal and the calculations it is based on. Whilst this is subject to a separate statutory process, Council's environmental health officer supports the proposal. Criteria c) and d) are not applicable. In relation to signage, it is within the wall places, dark coloured and limited to one word on two façades – 'Wharf' on the east façade and 'Shed' on the north façade (i.e. it is to be read around the corner as 'Wharf Shed'.)

STATUTORY REQUIREMENT:

Changes made to the Act in December 2015 establish the process to amend an interim planning scheme at Schedule 6, which refers to the former division 2.

The Planning Authority must determine a request to amend a planning scheme within 42 days. If supported, it must also certify the amendment and then commence the 28 day statutory notification period. Any person may make representations during that period, which must then be considered by the Planning Authority before the amendment can be submitted to the Commission for formal assessment and decision. The Commission may hold a hearing to consider any representations and/or any issues that they may have with the amendment. The Commission has 90 days to determine the amendment from when they receive it. A delegation is normally provided for staff to submit the required report where no representations were received during the statutory notification period.

The proposed amendment was determined as compliant with the former provisions of the Act and can be supported.

A planning permit application was lodged with the amendment. The planning application was assessed against the requirements of the planning scheme and also supported for approval.

POLICY/STRATEGIC IMPLICATIONS:

In the *Flinders Council Strategic Plan 2015*, Strategic Focus Area 1: Population Growth is most relevant. It is summarised as: “*Focusing on strategies, projects and policy initiatives that support the community, economic development, innovation and investment attraction.*”

COMMENT: The proposal is consistent with this focus area. The proposal is an addition to the tourism infrastructure on the island.

BUDGET AND FINANCIAL IMPLICATIONS:

Financial considerations of the amendment are addressed through normal statutory processes.

OFFICER'S RECOMMENDATION:

That Council:

1. Pursuant to Schedule 6 (3)(2)(b) of the *Land Use Planning and Approvals Act 1993* and Section 43A of the former provisions, initiate Amendment 01/17 to the *Flinders Planning Scheme 2000* to make tourist operation, restaurant, community building and local shop discretionary uses in the port zone, only for the subject site 'lease area' (CT 129006/1) and as described in planning application DA2017010,
2. certify that the amendment 01/17 meets the requirements of Section 32 of the former provisions of the *Land Use Planning and Approvals Act 1993*; and
3. provides delegation under section 6(3) of the *Land Use Planning and Approvals Act 1993* to the General Manager to submit a report to the Tasmanian Planning Commission pursuant to former provision 39 where no representations are received to notification of the amendment, and
4. approves planning permit application DA2017/010 subject to the following conditions:

ENDORSED PLANS

1. The use and/or development must be carried out as described in the planning submission by Commercial Project Delivery dated April to the satisfaction of the Council. Any other proposed development and/or use will require a separate application to and assessment by the Council.

EXTERIOR AND SECURITY LIGHTING

2. Exterior and security lighting must be designed, baffled and located so that no direct light is emitted outside the property boundaries.

Notes:

1. **This permit is not valid until the associated amendment (Flinders 01/17) is approved by the Tasmanian Planning Commission.**
2. This permit was issued based on the proposal documents submitted for (DA2017/010). You should contact Council with any other use or developments, as they may require the separate approval of Council.
3. Council will undertake periodic reviews of approved developments to ensure compliance with Planning Permit conditions.

4. This permit is granted pursuant to the Land Use Planning and Approvals Act 1993 and does not constitute any other approval required under any other Act or Regulation.
5. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. A once only extension may be granted if a request is received within 6 months after the expiration date.
6. Where any other approvals under this Act or any other Act are required for the proposed use or development to which this permit relates, the permit does not take effect until those approvals have been granted.

DECISION:

142.06.2017 Moved: Cr D Williams

Seconded: Deputy Mayor M Cobham

That Council:

1. Pursuant to Schedule 6 (3)(2)(b) of the *Land Use Planning and Approvals Act 1993* and Section 43A of the former provisions, initiate Amendment 01/17 to the Flinders Planning Scheme 1994 to make tourist operation, restaurant, community building and local shop discretionary uses in the port zone, only for the subject site 'lease area' (CT 129006/1) and as described in planning application DA2017/010,
2. certify that the amendment 01/17 meets the requirements of Section 32 of the former provisions of the *Land Use Planning and Approvals Act 1993*; and
3. provides delegation under section 6(3) of the *Land Use Planning and Approvals Act 1993* to the General Manager to submit a report to the Tasmanian Planning Commission where no representations are received to notification of the amendment, and
4. approves planning permit application DA2017/010 subject to the following conditions and notes:

ENDORSED PLANS

1. The use and/or development must be carried out as described in the planning submission by Commercial Project Delivery dated April 2017 to the satisfaction of the Council. Any other proposed development and/or use will require a separate application to and assessment by the Council.

EXTERIOR AND SECURITY LIGHTING

2. Exterior and security lighting must be designed, baffled and located so that no direct light is emitted outside the property boundaries.

PUBLIC ACCESS

3. The development must maintain public vehicular, marine and pedestrian access to and from the wharf at all times and that there be no restrictions on the current usage of the wharf.

Notes:

1. This permit is not valid until the associated amendment (Flinders 01/17) is approved by

the Tasmanian Planning Commission.

2. This permit was issued based on the proposal documents submitted for (DA2017/010). You should contact Council with any other use or developments, as they may require the separate approval of Council.
3. Council will undertake periodic reviews of approved developments to ensure compliance with Planning Permit conditions.
4. This permit is granted pursuant to the *Land Use Planning and Approvals Act 1993* and does not constitute any other approval required under any other Act or Regulation.
5. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. A once only extension may be granted if a request is received within 6 months after the expiration date.
6. Where any other approvals under this Act or any other Act are required for the proposed use or development to which this permit relates, the permit does not take effect until those approvals have been granted.

CARRIED UNANIMOUSLY (7-0)

For: Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.