

GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 3 OCTOBER 2022



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PLANNING

**5. REPORT ON REPRESENTATIONS TO – PLS43A-21/02 – 32
CHEVIOT ROAD, WEST MOONAH**

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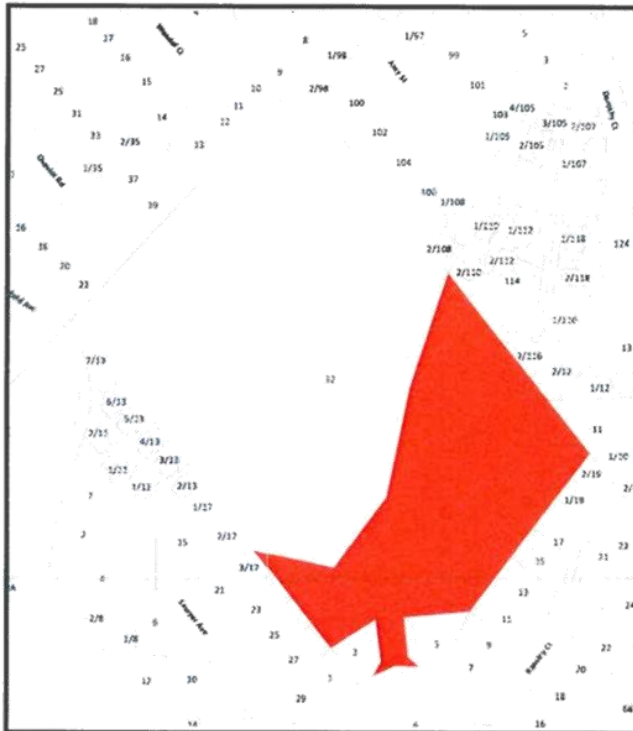
GLENORCHY LOCAL PROVISIONS SCHEDULE AMENDMENT PLS43A-21/02

The Glenorchy Local Provisions Schedule is amended as follows:

Land affected by this amendment: part of 32 Cheviot Road, West Moonah

The Planning Scheme maps are amended by:

1. Modifying the zoning maps to part of 32 Cheviot Road, West Moonah in a General Residential Zone as shown in the image below.



In witness whereof the common seal of
Glenorchy City Council has been affixed
on the *12th* day of *July* 2022
as authorised by Council in the presence
of:

Council Delegate

GLENORCHY CITY COUNCIL**CERTIFICATION OF DRAFT AMENDMENT
UNDER SECTION 40F OF THE LAND USE PLANNING
AND APPROVALS ACT 1993**

The Planning Authority has prepared the attached draft amendment, Amendment PLS43A-21/02, to the Glenorchy Local Provisions Schedule.

The Planning Authority:

- Has determined that it is satisfied that the draft amendment meets the LPS Criteria specified in Section 34 of the *Land Use Planning and Approvals Act 1993*, and
- In accordance with Section 40F(2) of the *Land Use Planning and Approvals Act 1993*, certifies that the draft amendment meets those requirements.



In witness whereof the common seal of
Glenorchy City Council has been affixed
on the *12th* day of *JULY* 2022
as authorised by Council in the presence
of:

Council Delegate

GLENORCHY PLANNING AUTHORITY

P L A N N I N G P E R M I T

TASMANIAN PLANNING SCHEME - GLENORCHY

Application No:	PLS43A-21/02
Applicant:	Terry Cousens
Proposed Use/development:	19 lot subdivision plus balance
Address:	Hilliard Christian School 32 Cheviot Road, and 3 and 5 Ransley Court, West Moonah

This permit allows the use/development of the land, subject to the conditions set out below.

This permit will lapse if the use/development is not substantially commenced within 2 years of the permit date, unless the Planning Authority has granted an extension of the permit.

Please Note: This is NOT a Building Permit.

THIS PERMIT IS NOT EFFECTIVE UNLESS AND UNTIL APPROVED BY THE TASMANIAN PLANNING COMMISSION.

CONDITIONS

Planning

1. Use and development shall be substantially in accordance with planning permit application No PLS43A-21/02 and Drawing submitted on 13 July 2021 (1 page) and 25 May 2022 (23 pages) except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater and set out in the attached Submission to Planning Authority Notice, reference No TWDA 2021/01226-GCC, dated 4 August 2021, form part of this permit.

Development Engineering

3. Prior to the issuing of a Council-approved drawing or the commencement of works on site, (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of, and to be approved by, Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition or vegetation removal, and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties. The approved control measures must remain in place until

such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with. Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks Waters and Environment. These are available from Council or online at www.derwentestuary.org.au

4. The cost of any alterations and/or reinstatement to existing services or private property incurred in proposed subdivisional works are to be borne by the developer. Any work so required is to be specified and undertaken by the appropriate Authority concerned.
5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. Any damage to Council's assets, including services, footpaths, driveway crossings and nature strips must be promptly reported and then repaired to the requirements of Council's Development Engineer, at the developer's cost. The developer must obtain and submit with the Engineering Drawing, a comprehensive photographic record of the condition of the footpaths, driveways and nature strips at the road frontage to the site and adjacent to the site, prior to commencing construction.

The photographic record shall be relied upon to establish the extent of damage caused to Council's assets throughout construction. In the event that the developer fails to provide a pre-construction photographic record of the site then any damage to Council assets found on completion of the works shall be deemed to be the responsibility of the developer and shall be repaired at the developer's cost.

7. The construction details of specific components of the works must comply with LGAT Standard Drawings and accord with Tasmanian Subdivision Guidelines 2013. The developer must appoint a suitably qualified, experienced engineer who will be required to certify practical completion of subdivision construction works. The appointed supervising engineer must be the primary contact person on matters concerning the subdivision. To comply with the condition requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Council's approved drawing. All works required by this condition must be installed prior to the sealing of the Final Plan.
8. The design and construction of roads must be in accordance with Austroads Guide to Road Design Part 1-8.
 - (a) The materials used for roadworks must be in accordance with State Growth General Specification for Roadworks;
 - (b) Road reservation widths must be a minimum of eighteen (15) metres;
 - (c) The minimum carriageway widths (face of kerb – face of kerb) for the internal roads proposed must be six point nine metres (6.90m).

To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements specified in this condition, to the satisfaction of Council's Development Engineer, prior to the issuing of the Council's approved drawing.

All works required by this condition must be installed prior to the sealing of the Final Plans.

9. Pavement depths shown on the Standard Drawings are the minimum required. Final depths will be determined by structural calculations based on actual sub-grade C.B.R. and design traffic loads and must be certified by an appropriate qualified engineer. All design plans submitted must be accompanied by pavement design calculations to demonstrate that the design is appropriate.
10. Prior to the commencement of works for any stage of the subdivision, the detailed design plans for footpaths and walkways in road reserves must be submitted to the satisfaction of, and to be approved by, Council's Development Engineer. The plans must show a level nature strip area adjacent to the kerb and gutter 600mm wide where no footpath is proposed, with a crossfall not exceeding 1:10. The plans must be to the satisfaction of Council's Development Engineer and must be in accordance with the LGAT Standard Drawings and have regard to Council's Footpath Policy.
11. Kerb ramps are to be provided at road crossings on pedestrian paths of travel, in accordance with Council's Standard Drawing GCC 11-11 and AS1428 Design for Access and Mobility, Part 4.1. Tactile ground surface indicators must be provided for kerb ramps and pedestrian refuge crossings in accordance with Council's Standard Drawing GCC 11-11 and AS1428 Design for access and Mobility, Part 4.1.
12. The design and construction of the driveway, parking, access and turning areas must generally comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of Council's Development Engineer. Detailed engineering drawings showing the driveway and manoeuvring areas, internal service lines and connections to service mains, surface drainage collection, pavement composition and finished levels must be in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and be submitted with the Engineering drawings for approval by Council's Development Engineer prior to the commencement of works on site and/or the issuing of Council's approved Engineering Drawings. The proposed driveway, access and parking must comply with the following:-
 - (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 20%;
 - (b) Vertical alignment shall include transition curves at all grade changes greater than 12.5%;
 - (c) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - (d) The gradient of any parking areas must not exceed 5%;
 - (e) Minimum carriageway width is to be no less than 3.0 metres;
 - (f) A right of way over lot 10 must be created in favour of lot 9 to enable access to lot 10 as shown on approved plan D-1-06-02; and
 - (g) Driveways must be constructed and sealed onto the body of each new residential lot.

To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction of Council's Development

Engineer prior to the issuing of Council's approved engineering drawings and/or the commencement of works (whichever occurs first).

All works required by this condition must be installed prior to the sealing of a Final Plan.

13. The appropriate retaining structure, if required, must be design and certified by a suitably qualified Engineer. The form and certification must be submitted to and approved by Council prior to the issue of Council's approved engineering drawings.
14. All stormwater from the proposed development, including hardstand runoff, must be discharged to the Council's public stormwater system via gravity system. All costs associated with works required by this condition are to be met by the developer. Any creation, diversion and augmentation of Council owned stormwater assets must be designed and constructed to the satisfaction of Council's Hydraulics Engineer.
15. Prior to any commencement of works on site and/or the issuing of Council's approved drawing (whichever occurs first), new stormwater connection(s) to Council's public stormwater system onto the property boundary must be installed in accordance with the approved plans and available to connect to. The stormwater connection(s) must be constructed by a suitably qualified person to the satisfaction of Council.
16. Private sewer, stormwater and water services/connections are to be entirely separate to each lot in order to ensure that they are contained entirely within the lots served or covered by appropriate easements. Power and telephone connections must also be contained within their respective lots. A detailed services plan showing both the existing and the proposed (or as built) private services, Council mains and access to all lots on the site must be prepared by a civil engineer or a qualified designer and submitted to Council for approval prior to the sealing of the final plans. In particular, the developer must confirm the position of any services that may be affected by the subdivision/boundary adjustment.
17. In order to satisfy the above condition on the separation of services, the developer must verify compliance by supplying the Council with a services plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots) and also a covering letter, where the Council is advised in writing that all the relevant engineering work required in these planning permit conditions have been satisfactorily completed, prior to the sealing of the final plan.

Any final plan submitted for sealing cannot be fully processed unless it is accompanied by documentation by a suitably qualified person that clearly certifies that this condition has been satisfied and that all the work required by this condition has been completed. A "suitably qualified person" shall be a professional engineer or professional surveyor or other persons acceptable to Council. Applicants or their agents should take notice that unless this condition is satisfactorily complied with, then documents submitted for sealing of the final plans will not be processed.

18. The final plan and schedule of easements are to include, to the satisfaction of the Council's Development Engineer, any existing or proposed right of ways, drainage and/or service

easements that are or may be required to adequately provide access and services to, from or through the lots shown on the plan.

19. The applicant must submit to Council a copy of the surveyor's field notes prepared to accompany the final plan.
20. The applicant must pay Council the amount of \$228.00 (incl. GST) per lot on the diagram to complete the measure up and record 'as constructed' data for all assets to be taken over by council prior to the sealing of a Final Plan. This amount is subject to annual adjustment with the Council Fees and Charges Register.
21. Any creation, diversion and augmentation of Council owned stormwater assets must be designed and constructed to the satisfaction of Council's Development Engineer. A twelve (12) month maintenance period will be applied to any creation, diversion and augmentation of Council owned assets after the practical completion, during which time the works must be maintained by the developer, prior to being handed over at the completion of the defects liability period. During the period all defects must be rectified at the developer's cost. A further twelve (12) month maintenance period may be applied to defects after rectification. The Council may, at its discretion, undertake rectification of any defects at the developer's cost. Before the end of the maintenance period, the developer must arrange CCTV inspections of any stormwater assets subject to this permit, taken no more than one month before the end of the maintenance period, and submit the inspection reports to the requirements of the Council's Stormwater Engineer and at full cost to the applicant. Any defect identified in the CCTV inspection must be rectified to the satisfaction of Council's Stormwater Engineer, before Council takes over the stormwater assets.
22. Upon completion of the works, the road and drainage infrastructure must be subject to a twelve month defects liability period. At the time of issue of the Certificate of Practical Completion the applicant must lodge security with Council to the value of 5% of the work.
23. The developer must provide underground electrical reticulation for power and street lighting. Underground TasNetwork cables must be used subject to any underground cables in joint use trenches complying with Council's Development Engineer and TasWater codes.
24. The developer must liaise with the relevant agency and make provision for the installation of communication cabling to service each lot of the development.
25. Any proposed changes to the approved drawings are to be properly documented; the approved engineering drawings affected by any proposed change must be resubmitted for approval prior to the start of the works.
26. Prior to the sealing of a Final plan, evidence must be provided to Council's Development Engineer that the development meets the requirements of TasWater.
27. A detailed estimate for the works must be provided and payment of the engineering assessment fee must be made prior to the issuing of Council's approval of the engineering design for each stage. Under the current Council Resolution, the engineering assessment fee is 2% of the value of works, or a minimum of \$900.00. This amount is subject to annual adjustment in accordance

with the Council fees and charges register. Construction must not commence until the approved engineering plans have been issued.

28. Prior to sealing of the plan of subdivision, all approved subdivision infrastructure works must be completed in accordance with the approved engineering plans and the requirements of Council's Development Engineer. Financial guarantees covering the cost of the uncompleted and unsecured works prior to the completion of approved Council infrastructure will not be permitted to be lodged.
29. The final plan and schedule of easements must include, to the satisfaction of the Council's Hydraulics Engineer, drainage easements in favour of the Glenorchy City Council over the public stormwater infrastructure, any natural water courses and overland flow paths passing through the lots shown on the plan. Easements shall have adequate width, to the satisfaction of the Council's Hydraulics Engineer, to ensure that the proposed public stormwater reticulation system and designated overland flow paths are fully protected under relevant legislation and regulations. All costs associated with works required by this condition are to be met by the developer.

Traffic Engineering

30. 'Give way' line marking and signage must be installed on the new road at the junction with Ransley Street in accordance with the standards, prior to issue of titles.
31. The developer must undertake an assessment of the proposed driveways to 3 and 5 Ransley Court in accordance with AS2890.1 and submit to Council, to the satisfaction of the Director of Infrastructure and Works. The assessment must include location from junction, pedestrian kerb ramps, sight lines and grade of driveways. The assessment must be submitted with the engineering drawings for subdivision.
32. The developer must undertake detailed engineering design drawings of the proposed driveways to 3 and 5 Ransley Court including long and cross sections and submit these to Council to the satisfaction of the Director of Infrastructure and Works. These drawings must be submitted with the engineering drawings for the subdivision and will form part of the approved engineering drawings.
33. The developer must provide evidence of consultation with property owners at 3 and 5 Ransley Court as part of the development and detail of the engineering design drawings for the proposed driveways to 3 and 5 Ransley Court, West Moonah.

Hydraulic Engineering

34. The new stormwater infrastructure must be constructed prior to the sealing of the final plan / issue of a completion certificate.
35. Engineering design drawings must be submitted and approved, prior to commencement of work. The engineering drawings must:
 - a) Be certified by a suitably qualified and experienced Engineer.
 - b) Show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements and inspection openings.

- c) Include the associated calculations and catchment area plans. The stormwater main must be sized to accommodate at least the 5% AEP flows from a fully developed catchment.
- d) Include provision for future development within the catchment to be adequately and efficiently serviced, i.e via appropriate easements.
- e) Clearly distinguish between public and private infrastructure.
- f) Show the final Lot boundaries, with each Lot serviced separately by Council infrastructure and all private plumbing contained within each Lot.
- g) Specify lot connection sizes, depths and locations such that as much as practicable of the lots can be drained via gravity.
- h) Show any existing connections. Any redundant connections must be sealed by the Council at the owner's expense prior to sealing of the final plan.
- i) Be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines 2013.

All work required by this condition must be undertaken in accordance with the approved engineered drawings.

- 36. In accordance with Clause 5 of GCC's Stormwater Management Policy, stormwater quality treatment is to be offset via a cash contribution. The applicant is to pay a cash contribution of \$38,000 to Council in lieu of providing WSUD on site, prior to sealing the plan of survey.
- 37. Digital copies of a post construction work CCTV video and associated report(s) of any proposed Council stormwater main must be submitted to Council after completion of all work but prior to the issue of any Certificate of Completion.
- 38. A design must be submitted showing that the minor stormwater drainage system is designed to accommodate a 5% AEP storm event, details of which must be submitted in association with a Building Permit Application.
- 39. The development must incorporate the On-Site Piped Detention (OSD) as part of the development as presented in stormwater management memo Rev 3 and DWG D-1-06-01, DWG D-1-06-02 Rev B, prepared by AD design + Consulting. The onsite piped detention element and its associated components must be designed and constructed to the satisfaction of the Council's Senior Civil Engineer and completed prior to the sealing of the final plan / issue of a completion certificate. On Site Piped Detention modelling results must be provided along with the detailed engineering design, to the satisfaction of Council's Senior Civil Engineer, in association with a Building Permit Application.

In association with a Building Permit Application, the Onsite Piped Detention Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Senior Civil Engineer, defining the maintenance method and frequency for Onsite Piped Detention element incorporated in the development.

- 40. An adequate overland flow path must be maintained through the site, such that flows are excluded from the dwelling and not redirected onto third-party land, for the 1% AEP as at 2100 (including climate change loading) storm event.

41. Plans certified by a suitably qualified and experienced engineer as meeting the above requirement must be submitted prior to issue of any consent under the Building Act 2016. The detailed design drawings and associated documentation of the overland flow path must include:
- a) Detail overland flow paths including supporting cross section and flow calculations.
 - b) Be designed to accommodate a storm with a 1% AEP plus climate change loading.
 - c) Demonstrate no diversion of the overland flows onto third-party property.
- All work required by this condition must be undertaken and maintained in accordance with the certified design drawings.
42. An overland flow path and drainage easement between the lots 5 and 6 must be kept clear at all times for the free flow of water. Stabilization of batter (smooth transition) between the footpath and the lot 6 boundary over the drainage easement must be provided to maintain the overland land flow path and to stop diversion of flood water into third party land.
43. Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction.

Environment

44. A Weed Management Plan identifying methods to control weeds and the spread of soil-based pathogens must be submitted to and approved by Council's Environment Coordinator prior to the commencement of works. The works identified in the Weed Management Plan must be carried out prior to completion of the subdivision development.

The Weed Management Plan must identify how the following matters will be addressed:

- a) During all works appropriate hygiene measures must be undertaken prior to any machinery entering and leaving the site as outlined in the *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania* (DPIPWE, Stewart and Askey-Doran, 2015).
- b) The contractor must keep evidence of machinery cleaning and inspections.
- c) No potentially contaminated material may be removed from or introduced into the site.
- d) A follow-up weed inspection of the works area is recommended to establish if post-works treatment is warranted for any proliferation of weeds due to the project disturbance – the inspection should be undertaken in spring or summer within a year of works but not sooner than three months after completion.

Open Space Contribution

45. Payment of an amount to Council is required in accordance with Section 117 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*, to the equivalent of five percent of the unimproved value of the whole area shown on the plan of subdivision as determined by a registered valuer engaged by the developer at their expense.

Wildlife Management

46. Prior to the site works, including the removal of any vegetation, a Wildlife Welfare Plan (WWP), prepared by a suitably qualified or experienced person, must be submitted to the satisfaction of, and approved by, the Senior Statutory Planner. The WWP must identify measures to avoid, reduce or mitigate the risk of harm or injury to fauna during the removal and clearing of vegetation on site and must include:
- a) A Wildlife Activity Assessment completed prior to the commencement of vegetation clearing / work to determine:
 - (i) Presence of trees bearing hollows suitable to wildlife, evidence of breeding animals (e.g. active nests), and wildlife species present onsite; and
 - (ii) Identify mitigation measures to reduce impacts on the wildlife present onsite, including whether vegetation clearing should be postponed until after fledging or the breeding season.
 - b) Details of a 'Fauna Spotter/Catcher' sweep plan, that will be undertaken on the day of clearing to:
 - (i) Encourage wildlife to move away from the area to be cleared;
 - (ii) Detail how, where appropriate, any fauna can be salvaged and relocated to a more suitable habitat; and
 - (iii) Detail how any wildlife injured as a result of clearing (such as crossing roads adjacent the site, or during clearing) will be transported to the nearest designated veterinary clinic (or wildlife hospital). Full contacts for each designated veterinary clinics (wildlife hospital) are to be provided within the WWP; and
 - c) Details of qualifications and / or experience of the 'fauna spotter/catcher'.
- All costs incurred in the development and implementation of the WWP are the responsibility of the applicant/landowner.
47. The approved Wildlife Welfare Plan must be provided to contractors engaged to clear vegetation on the land.
48. Vegetation clearing and other site works must not commence until the Fauna Spotter/Catcher has certified that the site has been fully inspected and any necessary fauna protection measures or relocation procedures are implemented.
49. The 'Fauna Spotter/Catcher' is to remain on-site for the duration of vegetation disturbance activities, and must report to Council upon the commencement and completion of all vegetation removal activities on the site.

Advice to Applicant:

This advice does not form part of the permit but is provided for the information of the applicant.

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit

www.dialbeforeyoudig.com.au for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a Road Opening Permit from the Council's Compliance Officer. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management, etc. The Road Opening Permit Application Form is available via Council's website <https://www.gcc.tas.gov.au/wp-content/uploads/2021/03/Road-Opening-Permit-Application-Form-1.pdf>

TasNetworks

Consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot. To understand what these requirements may entail, it is recommended the proponent to contact TasNetworks Early Engagement team at early.engagement@tasnetworks.com.au at their earliest convenience.

Threatened flora

In the event of any threatened flora being located during construction, work should stop at that specific location until a permit to 'take' is obtained from DPIPWE. A record is to be made of the finding and submitted to the Natural Values Atlas.

Threatened fauna

In the event of any threatened fauna species or threatened fauna habitat being located, work should stop until a permit to 'take' is obtained from DPIPWE. A record is to be made of the finding and submitted to the Natural Values Atlas.

Wildlife Management

The applicant is encouraged to contact local wildlife carers and institutions as part of the preparation of the Wildlife Welfare Plan.

Stormwater connection and work within road reservation

To ensure the connection(s) are constructed to Council's satisfaction, the developer must contact Council, by completing the Stormwater Connection Request Form, to arrange a visual inspection by Council of any alterations or works to Council's public stormwater network.

The developer must also have paid in full the stormwater connection inspection fee defined in Council's Fees and Charges prior to arranging the inspection and provide a minimum two (2) working-day notification in advance to Council's Road Maintenance and Stormwater Coordinator for the inspection to occur.

Any alternations or works performed on Council's stormwater system must remain uncovered until the completion of the inspection. If there is failure to provide notification in advance or to expose the connection for the visual inspection, Council may choose to expose the connection(s) and reinstate after the inspection at full cost to the applicant. An inspection fee specified in Council's Fees and Charges is applied and must be paid by the applicant in full.

Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a road opening permit from the Council's Facilities Co-ordinator. This permit must include items such as hours of work, road safety, reinstatement, soil and water management, etc. Both the Stormwater Connection Request form and the Road Opening Permit Application Form are available via Council's website. Please contact Council's Facilities Compliance Officer on (03) 62166800 to organise for Council to provide the Permit.

Lyndal Byrne
Senior Strategic Planner

11/07/2022