

GLENORCHY PLANNING AUTHORITY

ATTACHMENTS

MONDAY, 18 JANUARY 2016



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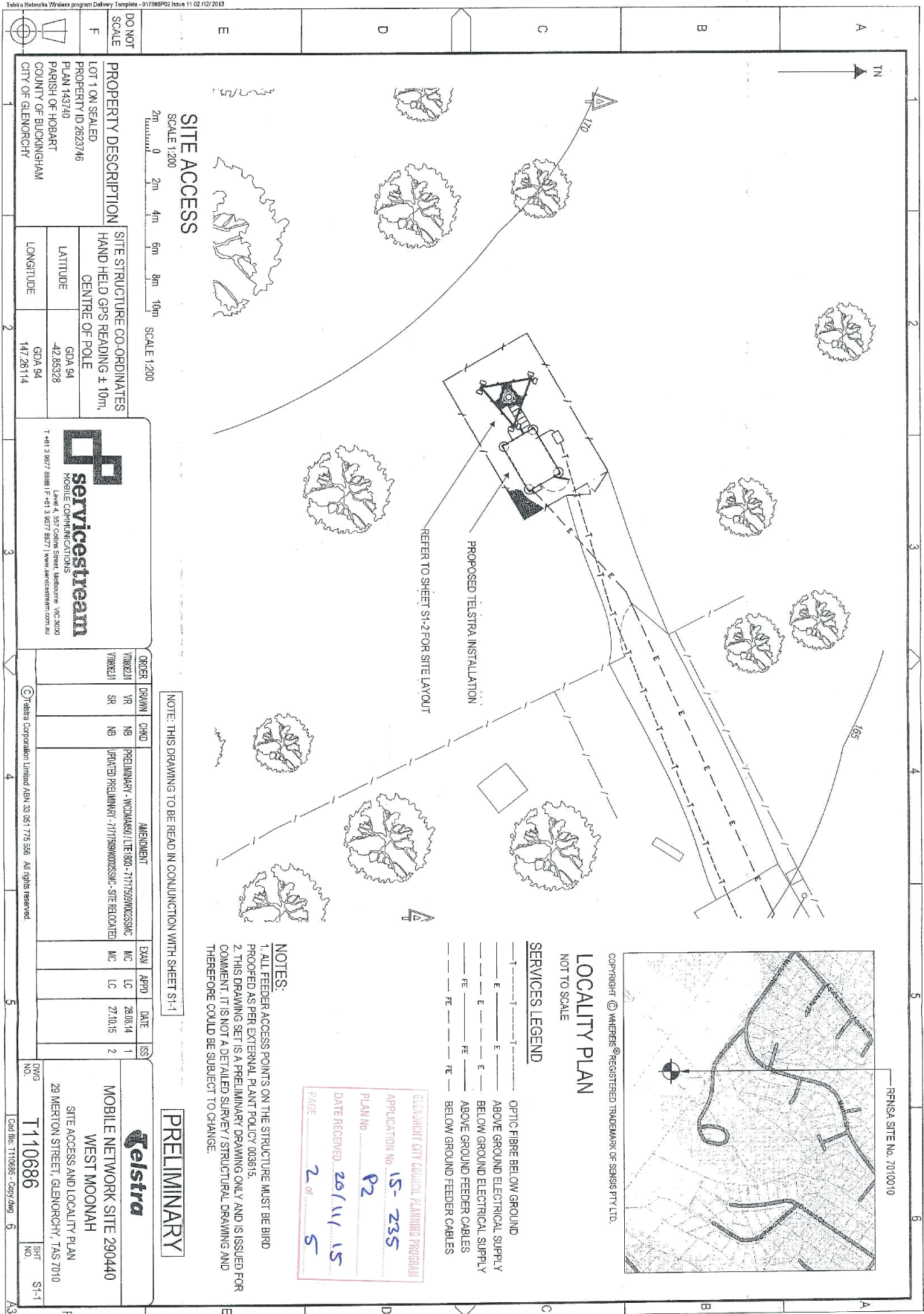
PLANNING

- 5. Proposed Use and Development - Telecommunications Facility, Fence, Equipment Shelter and Works - 29 Merton Street, Glenorchy**
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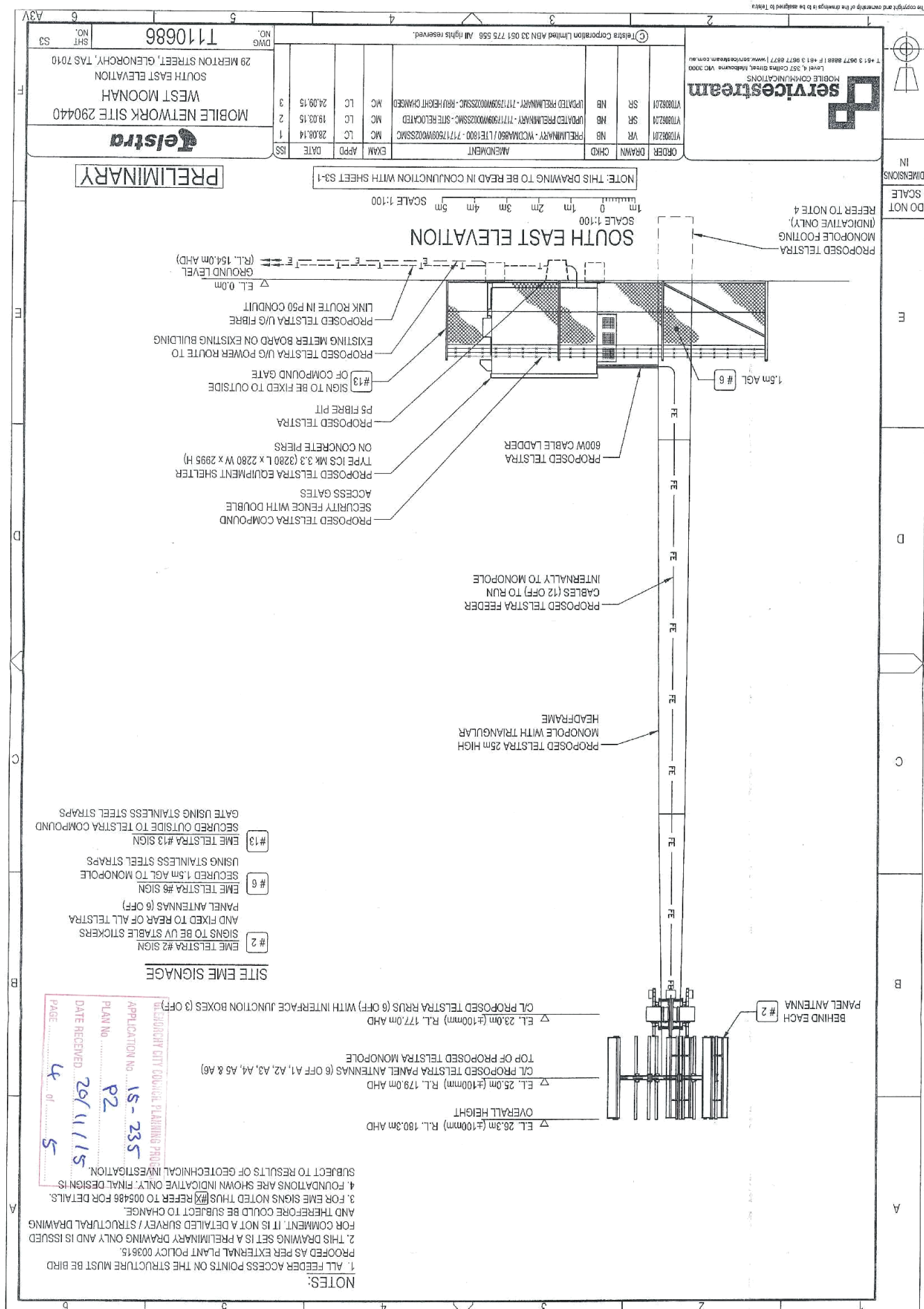
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Attachments - Glenorchy Planning Authority - 18 January 2016







TELSTRA MOBILE ANTENNA CONFIGURATION TABLE

ANTENNA No	ANTENNA TYPE & SIZE H x W x D	ANTENNA STATUS	ANTENNA HEIGHT CL A.G.L.	PHYSICAL ANTENNA BEARING (°T)	SECTOR NO. & SYSTEM
A1	ARGUS RVVPX310B2 PANEL 2533 x 353 x 209	INSTALL	25.00m	20°	S1: WCDMA850 / LTE700 S1: WCDMA850 / LTE700 S1: LTE1800 S1: LTE1800 S1: LTE1800
A2	ARGUS RVVPX310B2 PANEL 2533 x 353 x 209	INSTALL	25.00m	110°	S4: WCDMA850 / LTE700 S4: WCDMA850 / LTE700 S4: LTE1800 S4: LTE1800 S4: LTE1800
A3	ARGUS RVVPX310B2 PANEL 2533 x 353 x 209	INSTALL	25.00m	290°	S3: WCDMA850 / LTE700 S3: WCDMA850 / LTE700 S3: LTE1800 S3: LTE1800 S3: LTE1800
A4	ARGUS RVVPX310B2 PANEL 2533 x 353 x 209	INSTALL	25.00m	20°	SPARE SPARE SPARE SPARE SPARE
A5	ARGUS RVVPX310B2 PANEL 2533 x 353 x 209	INSTALL	25.00m	110°	SPARE SPARE SPARE SPARE SPARE
A6	ARGUS RVVPX310B2 PANEL 2533 x 353 x 209	INSTALL	25.00m	290°	SPARE SPARE SPARE SPARE SPARE

NOTE: THIS DRAWING TO BE READ IN CONJUNCTION WITH SHEET S3

PRELIMINARY

ORDER DRAWN CHD AMENDMENT EXAM APPD DATE ISS

Y1000Z01 VR NB PRELIMINARY - WCDMA850 / LTE1800 - 71717309W002SSMC MC LC 28.08.14 1

Y1000Z01 SR NB UPDATED PRELIMINARY - 71717309W002SSMC - SITE RELOCATED MC LC 19.03.15 2

Y1000Z01 SR NB UPDATED PRELIMINARY - 71717309W002SSMC - LTE700 ADDED MC LC 24.08.15 3

MOBILE NETWORK SITE 290440
WEST MOONAH
ANTENNA CONFIGURATION TABLE
29 MERTON STREET, GLENORCHY, TAS 7010

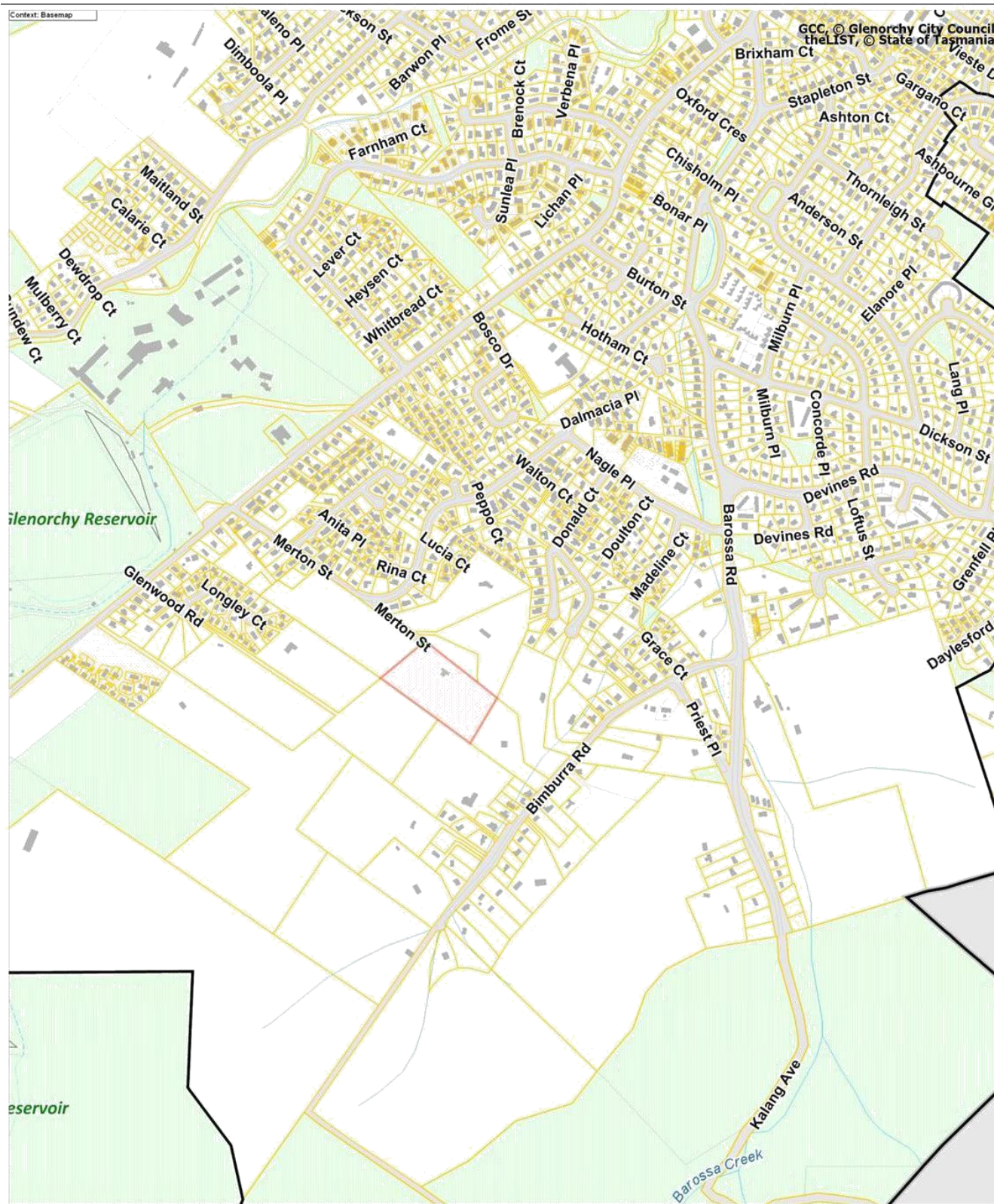
DWG NO. T110686 SFT NO. S3-1

GLLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No 15-235
PLAN No P2
DATE RECEIVED 20/11/15
PAGE 5 of 5

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Glennorchy City Council Planning Program
Application No 15-235
Plan No P2
Date Received 20/11/15
Page 5 of 5

29 Merton Street, Glenorchy



Map Scale: 1:9,447

Map Width: 1795 m

Date of Print: Tuesday, 12 January 2016



The graphic information on this map is produced by Glenorchy City Council.
 As errors or omissions may occur please verify data before any projects are commenced.
 The representation of roads or tracks is no evidence of right of way.
 This map is not to be used as a site plan for making an application to council.

i

From: TasWater - Development
To: GCC Corporate mail
Date: 2/12/2015 8:55:25 AM
Subject: TasWater Submission to Planning Authority Notice, TWDA 2015/01899-GCC,
for Council permit 15-235

Dear Sir/Madam

Please find attached TasWater's Submission to Planning Authority Notice as mentioned above. A copy of the attached document(s) should be referenced in and appended to the council permit.

Thank you.

Amanda Coleman
Assessment Officer



F 1300 862 066
A GPO Box 1393, Hobart TAS 7001
169 Main Road, Moonah, TAS 7009
E amanda.coleman@taswater.com.au
W <http://www.taswater.com.au/>

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The message was scanned by Trend Micro IMSVA and is believed to be clean.



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-15-235	Council notice date	1/12/2015
TasWater details			
TasWater Reference No.	TWDA 2015/01899-GCC	Date of response	2/12/2015
TasWater Contact	Amanda Coleman	Phone No.	6237 8229
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	29 MERTON ST, GLENORCHY	Property ID (PID)	2623746
Description of development	Telecommunications facility, fence equipment shelter and works		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Servicestream	Site Plan/s1	2	19/03/2015
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(2)(a) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
Nil			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			

Authorised by

Jason Taylor

Development Assessment Manager

TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

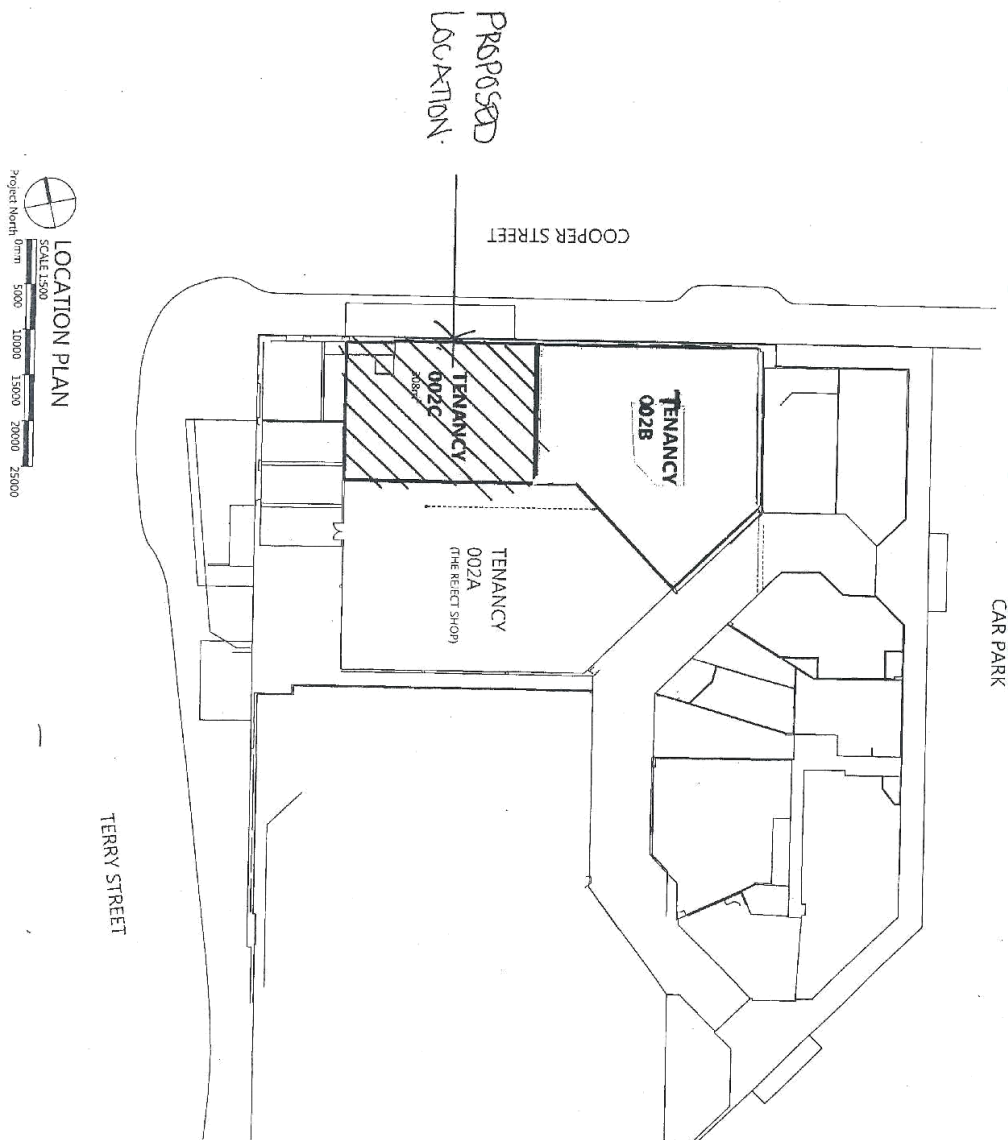
2 Cooper Street, Glenorchy (Centro Shopping Centre)





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-15-265	Council notice date	14/12/2015
TasWater details			
TasWater Reference No.	TWDA 2015/01976-GCC	Date of response	15/12/2015
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	2 COOPER ST, GLENORCHY	Property ID (PID)	2831537
Description of development	Change of use to sports and recreation (Tenancy 002C)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of issue
Marcus Ralph	2015-732-732-01		4/12/2015
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(2)(a) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by			
 Jason Taylor Development Assessment Manager			
TasWater contact details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



GLENORCHY CITY COUNCIL PLANNING PROGRAM	
APPLICATION No	15-265
PLAN No	P1
DATE RECEIVED	4-12-15
PAGE	1 of 3

DELPERO & CLEMENTS
Builders

hivagreenSmart
PROFESSIONAL

MARCUSRALPH
architectural animation design
Building designer accreditation CC1317F
13 Franklin Street
Richmond, Tasmania 7225
62 807 229 ph
0409 975 525 mob
e: marcusralph@bigpond.com

change of use (exercise area)
for: Andrea Frank
tenancy 002C
CENTRO GLENORCHY

Site Plan

4/12/2015

designed and drawn

Maralpa

Design Drawing

FOI no

2015-732

732-01



13 Franklin Street
Richmond, Tasmania 7025
62 602 220 ph
0409 975 825 mob

 Copyright
e.mercurius@bigpond.com

Site Plan

4/12/2015	designer and drawn	revision date
Mr Ralph	Design Drawing	
job no:		drawing no
2015-732		732-02



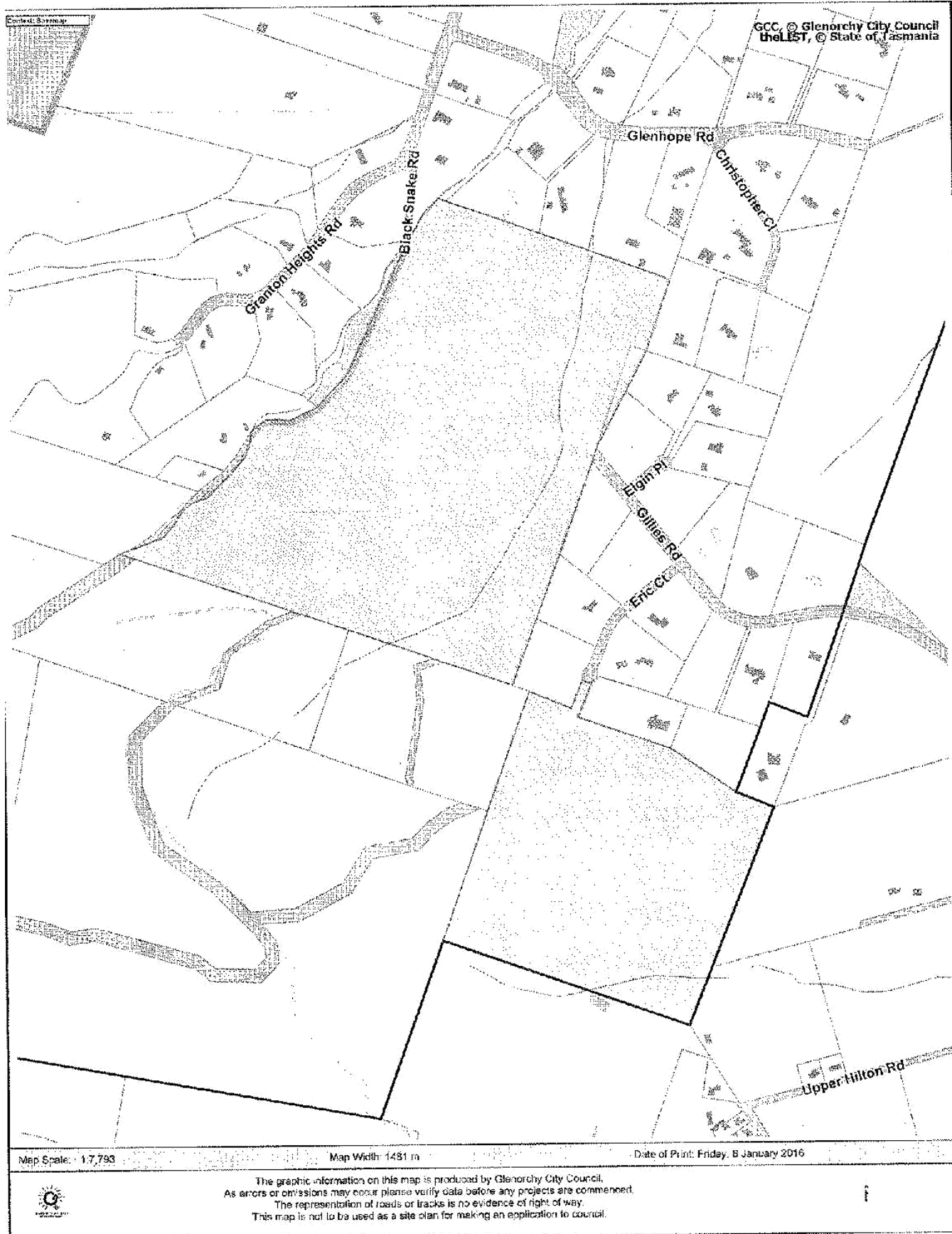
From: pd_pcopy@gcc.tas.gov.au
To: Griffin, Chantelle <CGriffin@gcc.tas.gov.au>
Date: 11/01/2016 11:28:09 AM

This E-mail was sent from "CHB-PLN-MP6000-PCopy" (Aficio MP 6000).

Scan Date: 11.01.2016 10:28:03 (+1000)
Queries to: pd_pcopy@gcc.tas.gov.au

191 Black Snake Road, Granton

Item:



PLAN OF SUBDIVISION #2

This plan is for the purpose of obtaining planning approval only & is for the sole use of the named owners. The contents are appropriate only and suitable only for the purpose of obtaining planning approval.

Owner:
Estate Eric West

Title Reference:
C/T 124795/1

LOCATION:
6111ies Road
Granton

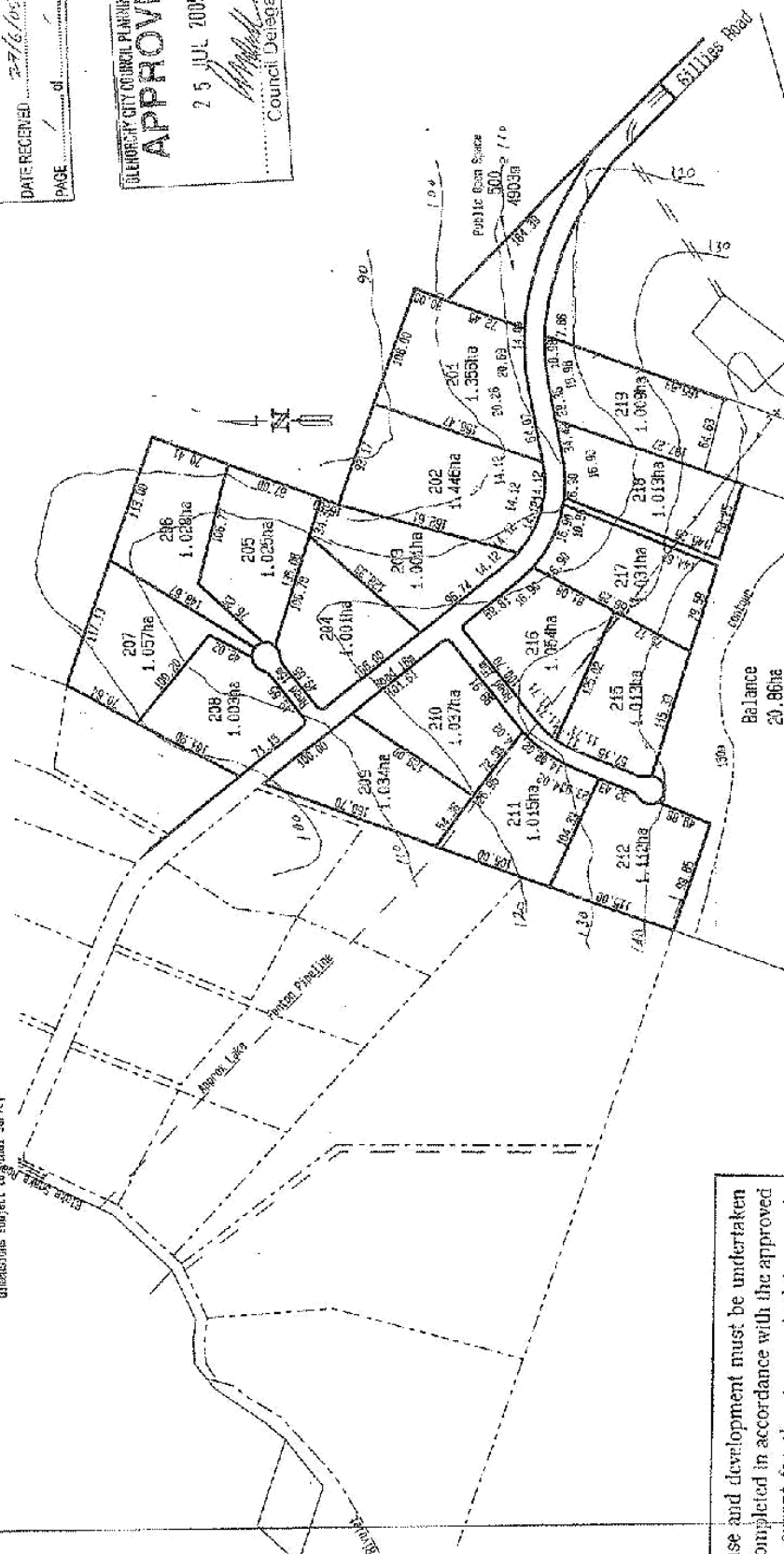
Peter Binny Surveys
31 Robertson Road GRANTON 7600
Mobile 0415 50 7753
Land situated in the

Phone 03 6363 7753
Fax 03 6363 7297

City of Glenorchy

Scale: 1: 4000 MEASUREMENTS IN METRES

Dimensions subject to final survey



The use and development must be undertaken and completed in accordance with the approved plans, except for changes required to comply with planning permit conditions. The use and development must not be otherwise changed without the approval of Council.

GEO PLANNING
27 JUN 2005
RECEIVED

GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No. 05-03233-01
PLAN No. P2
DATE RECEIVED 27/6/05
PAGE 1 of 1

GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPROVED
25 JUL 2005
Council Delegate

GLENORCHY CITY COUNCIL PLANNING PERMIT

GLENORCHY PLANNING SCHEME 1992

Application No:	PLN-05-03237.01
Applicant:	Peter Binny Surveys
Proposed Use/development:	Subdivision creating 19 lots plus balance
Address:	191 Black Snake Road GRANTON
Permit Amended S.56 LUPAA	26/06/2008

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.

CONDITIONS

Planning

- Use and development shall be substantially in accordance with planning permit application No. PLN 05-03237-01 and Drawing No. P2 submitted on 27/6/2005, except as otherwise required by this permit.
- The subdivision shall proceed in the following stages:
 - Stage 1: Lots 201, 202, 203, 216, 217, 218 & 219.
 - Stage 2: Lots 210, 211, 212 & 215.
 - Stage 3: Lots 204, 205, 206, 207, 208 & 209.

Please note: condition 2 added under Section 56 of the Land Use Planning and Approvals Act 1993 approved by Council on 26/6/08.

- An original and two copies of each of the Plan of Survey and Schedule of Easements shall be submitted to Council for sealing.
- All roads, areas required for road widening, walkways and public open space areas are to be shown as lots on the final diagram and are to be sold to Council for a nominal sum of \$1.00. The final plan of survey will not be sealed until an executed Memorandum of Transfer is provided to Council, along with the required Titles Office registration fees.

Any other legal costs associated with fulfilment of this condition are to be met by the subdivider. Within 14 days after issue of titles, certificates of titles to the abovementioned lots shall be surrendered to Council by the subdivider so that the transfer can be effected.

5. Council having determined not to require the subdivider to increase areas of open space before approving the plan of subdivision requires payment of an amount to Council 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, less the value of Lot 500 on the Plan of Subdivision. The payment shall not be payable until the Final Plan of Survey for Stage 3 is submitted to Council for approval.

Please note: Condition 5 amended under Section 56 of the Land Use Planning and Approvals Act 1993 approved by Council on 26/6/08.

6. Lot 500 is to be notated as "Public Open Space" on the Plan of Survey.
7. 17 lots only plus balance and Public Open Space Lot are approved under this permit as shown on Drawing No. P2 submitted on 27 June 2005.
8. Lots 205, 206 and 207 are each to have a minimum road frontage of 6 metres – which is to be shown on the Plan of Survey.
9. The Plan of Survey is to show the boundary between lots 216 and 215 realigned so as to run parallel to the Lake Fenton Pipeline, with the pipeline easement being wholly contained within one lot.
10. This permit does not allow the removal of any trees other than those directly required for road construction or lot access purposes.

Engineering Conditions

11. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction of the subdivision works. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.
12. In conjunction with the above a detailed Soil and water Management Plan shall be submitted and approved by Council's Development Engineer prior to the commencement of any works on site.
13. A drainage easement shall be created over the area shown in Figure 5 of the Geotechnical Report for E West, prepared by W C Cromer, (Environmental and Technical Services Pty Ltd) which prohibits use of the area for building or absorption trench purposes.
14. Construct new roads to the following minimum standards:-
 - (a) Gillies Road extension to be constructed to match the existing road pavement with a sealed pavement width of 7.5 metres with 1 metre wide gravel shoulders and grassed table drains.

- (b) The secondary roads shall have a sealed pavement width of 5.5 metres with 500 mm gravel shoulders and grassed table drains. Turning heads of cul-de-sacs shall be to a minimum sealed width of 17.5 metres.
- 15. Design and construct roadworks to incorporate the recommendations outlined in the Geotechnical Report for E West, prepared by W C Cromer, (Environmental and Technical Services Pty Ltd).
- 16. Incorporate in the road design at least one bus pull-over bay in each direction lane to suit the requirements of Metro or a school bus.
- 17. All works within the vicinity of the Hobart Water pipeline shall be constructed to the Hobart Water Specifications as outlined in the document "Protection of Water Mains During Construction of Roads and Services and Otherwise Where Traffic Loads will be Imposed." The design process shall incorporate these requirements.
- 18. Council approval being subject to the following qualification on the final plan of survey:-
"Council cannot supply Municipal sewerage, water or stormwater to any of the lots shown on the plan. Council cannot guarantee a continuous water supply and water supply cannot be provided above the level 145m AHD."

Please note: Condition 18 amended under Section 56 of the Land Use Planning and Approvals Act 1993 approved by Council on 26/6/08.

- 19. The cost of any alterations and/or reinstatement to existing services or private property incurred in proposed subdivisional works to be borne by the developer. Any work so required is to be specified and undertaken by the appropriate Authority concerned.
- 20. Easements shall be created over all existing and proposed service lines and mains, in accordance with Council requirements. The easement over the Hobart water trunk main shall be upgraded to Hobart Water's current conditions for the property titles.
- 21. A covenant, to which Council is to be made a party, is to be placed on the titles of all Lots to the effect that "No development, including placement of absorption trenches, shall take place on the said land except in accordance with the recommendations contained in the Geotechnical Report for E West, prepared by W C Cromer, (Environmental and Technical Services Pty Ltd) dated February 1995."
- 22. The applicant shall make available to all prospective purchasers, or their agents upon request a copy of the Geotechnical Report for E West, prepared by W C Cromer, dated February 1995."
- 23. A covenant, to which Council is to be made a party, is to be placed on the titles of Lots 211, 215, 216, 217, and 218, to the effect that:- "drainage and soakage trenches shall not be constructed above the elevation of the Hobart Water pipeline without the prior approval of Hobart Water's Manager Infrastructure and Water Solutions."
- 24. Subdivision roads to be in accordance with Council By-Law No 156 with the exemption that longitudinal pavement grades may exceed the nominal limit of 16% to a maximum of 20% in isolated instances and to the satisfaction of Council's Development Engineer.
- 25. No top soil shall be removed from land outside the limits of earthworks associated with road construction without the consent of Council. Any top soil disturbed as a result of

works allowed by this permit shall be stock-piled on site for the duration of the works and reinstated by the developer prior to completion of the works.

26. An approved reflectorised "no-road" sign and barrier shall be erected at the end of each stage of construction.
27. A long-term reflectorised "no road" sign and barrier and turning facility, to the requirements of Council's Development Engineer, shall be constructed at the end of the roadway on the western side of the subdivision to prevent any interconnection of vehicular traffic with the adjoining land on the western side.
28. Embankment licences are to be shown on the final diagram where road batters extend into any lot.
29. Light standards and fittings connected to H.E.C. supply shall be provided in accordance with the Development Engineer's requirements.
30. Provide street sign standards in accordance with the requirements of Council's Development Engineer.
31. Construct 3 metre wide bitumen sealed driveways to each road frontage lot to the property boundary and for a minimum of 10 metres from the edge of the Council road seal. Internal lots shall be sealed for the full length of the fee simple to a minimum width of 3 metres if it is subject to ROW.
32. Provide culverts under the proposed driveways and size in accordance with the recommendations of I E Aust. Publication "Australian Rainfall and Runoff" using a 20 year recurrence interval.
33. All subdivisional road works, footpath, drainage and associated works shall be constructed in accordance with Council specifications and by-law No. 156. Design plans and specifications shall be submitted for approval in accordance with Section 10 of the Local Government (Highways) Act 1982, and are subject to full compliance with Council's By Law No. 156 and the Development Engineer's approval. All documents shall be signed and sealed in accordance with Section 19 of the Local Government Act 1993.
34. All disturbed surfaces on the land authorised by this permit shall be dressed with top soil and where appropriate revegetated and stabilised so as to prevent any erosion or siltation either on or adjacent to the land.

Environmental Conditions

35. Prior to the sealing of the Plan of Survey eradicate the declared weed, African Box Thorn, from the land in CT 124799/1 to the satisfaction of Council's Natural Resource Officer. Written confirmation of the completion of this requirement is to be submitted by the applicant with the Plan of Survey.
36. A drainage easement is to be created over the area shown in Figure 5, Environmental & Technical Services Pty Ltd, Geotechnical Report, February 1995 which prohibits use of the area for building or absorption trench purposes.
37. The Senior Environmental Health Officer advises that this proposed subdivision has been assessed for its onsite wastewater management capabilities and each lot is believed to be suitable for onsite disposal of wastewater from a single dwelling. The Plan of Survey is to

be endorsed to the effect that lots 201 to 212 and 215 to 219 (inclusive) are suitable for the installation of an on-site waste water management system.

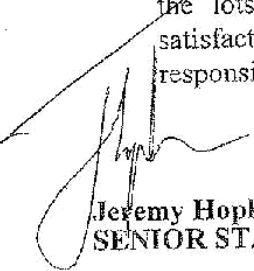
38. Prior to any construction activities being undertaken on any individual lot the property owner must obtain from Council, a Special Plumbing Permit for an Onsite Wastewater Management System. The Application for a Special Plumbing Permit is to contain plans and specifications demonstrating that the proposed design complies with the relevant provisions of *AS/NZS 1547.2000- Onsite Domestic Wastewater Management*.

Advice to Applicant

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

The Applicant is advised as follows:-

- That dwellings erected on the lots, will need to be provided with water storage for fire suppression and access and driveway arrangements to the requirements of Tasmanian Fire Service.
- In the event that the developer wishes to proceed with developing the land to the west of the subject land and provide a through connection from Black Snake Road to the Brooker Highway, there are issues relating to the suitable conductivity of the adjoining road links in Black Snake Road and Upper Hilton Road which will entail contribution from the Developer.
- The issuing of this planning permit does not constitute a special plumbing permit for the purposes of the *Plumbing Regulations 2004*.
- It is generally understood that the successful operation of an on-site wastewater disposal system is dependent upon a number of complex, interacting, factors and that the operating life of in-ground absorption systems in particular may be limited. Any systems installed on the lots may require future maintenance or modification to ensure their continued satisfactory operation. The applicant and future owners are advised that such works are the responsibility of the property owner.



Jeremy Hopkins
SENIOR STATUTORY PLANNER

25 July 2005

4 APR 2005

PLAN OF SUBDIVISION #7

Peter Binny Surveys

Of Resolutions made 04/04/05

Phone 03 6263 7793

Mobile 0411 30 7753

Fax 03 6263 7937

Land situated in the

City of Glenorchy

Scale 1: 4000 MEASUREMENTS IN METRES

Estate Eric West

Title Reference: C/T 1/836/2

LOCATION:
191 Black Snake Road
Granton

Dimensions subject to final survey

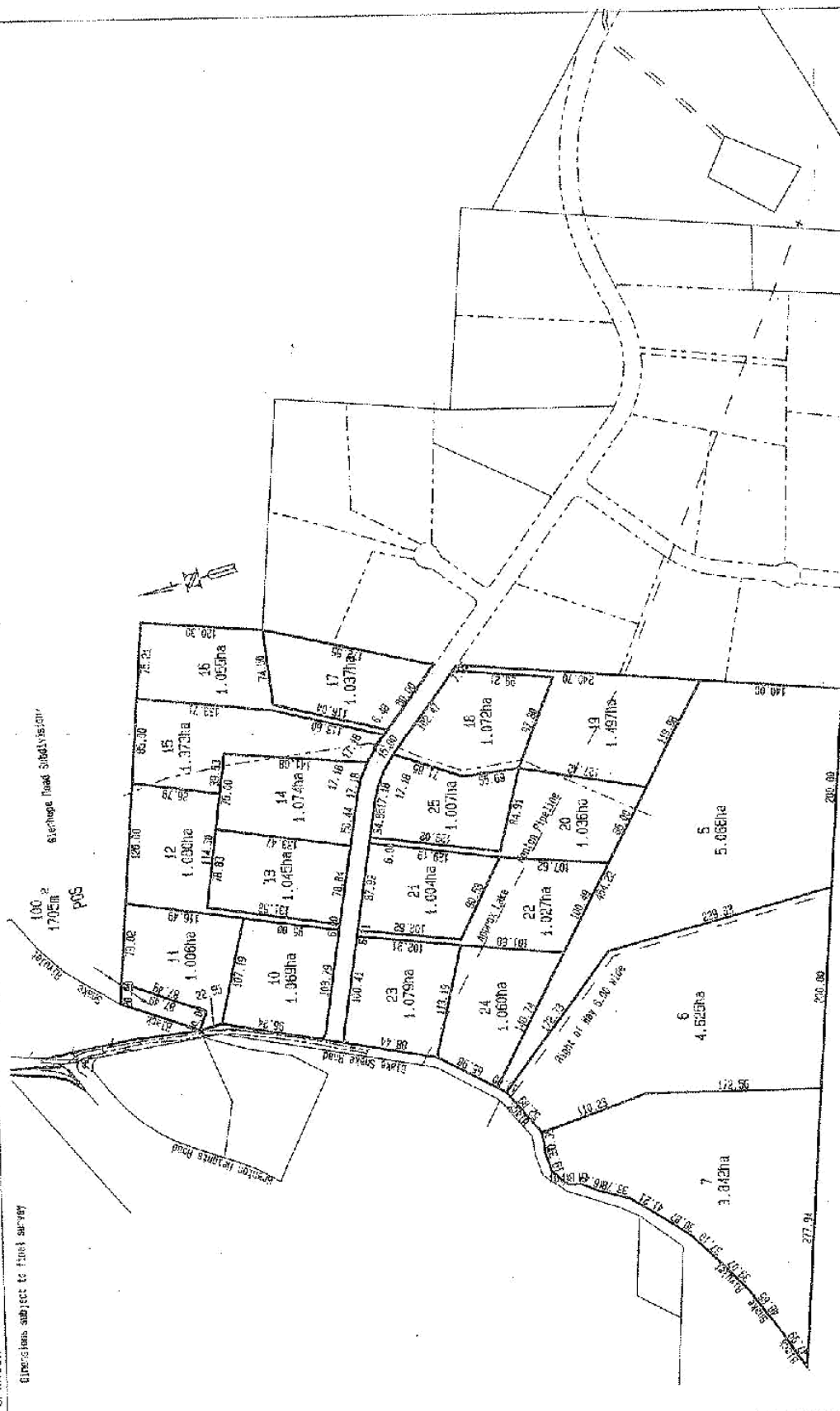
GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPROVED

29 NOV 2005

B. Kelly
Council Delegate

This plan is for the purpose of obtaining planning approval only & is for the sole use of the named owners. The contents are approximate only and suitable only for the purpose of obtaining planning approval.



GLENORCHY CITY COUNCIL

PLANNING PERMIT

GLENORCHY PLANNING SCHEME 1992

Application No. PLN-03-01948-01
Applicant: Peter Binny Surveys
Proposed Use/development: 19 Lot Subdivision
Address: 191 Black Snake Road, GRANTON

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 Council has granted an extension of the permit.

Please Note: This is NOT a Building Permit.

CONDITIONS

Planning Conditions

1. Use and development shall be substantially in accordance with planning permit application No. PLN 03-01948-01 and Plan of Subdivision #7 submitted on 4 April 2005, except as otherwise required by this permit.
2. This subdivision is approved to proceed in the following stages:
Stage 1 Lots 15 to 19 inclusive.
Stage 2 Lots 12 to 14 inclusive, lots 20 to 22 inclusive and lot 25.
Stage 3 Lots 5 to 7 inclusive.
Stage 4 Lots 10 & 11 and 23 & 24 & Lot 100 POS.
The approved staging is not to be altered without the prior written consent of Council.
3. A Plan of Survey and Schedule of Easements for each stage of the subdivision in accordance with the approved plan of subdivision is to be submitted separately for sealing by Council.
4. An original and two copies of each of the Plan of Survey and Schedule of Easements shall be submitted to Council for sealing.

5. All roads, areas required for road widening, walkways and public open space areas are to be shown as lots on the final diagram and are to be sold to Council for a nominal sum of \$1.00. The final plan of survey will not be sealed until an executed Memorandum of Transfer is provided to Council, along with the required Titles Office registration fees. Any other legal costs associated with fulfilment of this condition are to be met by the subdivider. Within 14 days after issue of titles, certificates of titles to the abovementioned lots shall be surrendered to Council by the subdivider so that the transfer can be effected.
6. Council having determined not to require the subdivider to increase areas of open space before approving the plan of subdivision requires payment of an amount to Council 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, less the value of the public open space shown as Lot 100 on the Plan of Subdivision. This payment is to occur prior to the sealing of the Plan of Survey for Stage 4.
7. Lot 100 is to be notated as "Public Open Space" on the Plan of Survey.
8. A covenant, to which Council is to be made a party, is to be placed on the title/titles of all lots to the effect that no development is to take place on the said land except in accordance with the requirement contained in the Tasmania Fire Service "Planning Conditions and Guidelines for Subdivisions in Bushfire Prone Areas".
9. The Plan of Survey is to show the boundary between lots 23 and 24 realigned so as to run parallel to the Lake Fenton Pipeline, with the pipeline easement being wholly contained within one lot.
10. This permit does not allow the removal of any trees other than those directly required for road construction or lot access purposes.

Engineering Conditions

11. Prior to the sealing of the Plan of Survey for Stage 4 upgrade that portion of Black Snake Road between its intersection with Granton Heights Road and the proposed subdivisional road to a finished road, based on a 6 metre sealed pavement with 0.5 metre sealed shoulders and 0.5 metre unsealed verges to the satisfaction of Council's Senior Development Engineer. The subdivider is to meet all upgrade costs, including design, construction, survey, fencing, tree removal, amendments to Aurora and Telstra infrastructure and the Council's fees and costs. The subdivider is also to meet all of the costs of acquiring land associated with the upgrade including, if applicable, fully indemnifying the Council for any costs associated with acquiring the land under the Land Acquisition Act 1993, and including the amount of any compensation that may be payable under the Land Acquisition Act 1993, or by agreement with land owners.
12. Construct new roads to the following minimum standards:-

- (a) Gillies Road extension to be constructed to match the existing road pavement with a sealed pavement width of 7.5 metres with 1 metre wide gravel shoulders and grassed table drains.

13. Design and construct roadworks to incorporate the recommendations outlined in the Geotechnical Report for E West, prepared by W C Cromer, (Environmental and Technical Services Pty Ltd).
14. Incorporate in the road design at least one bus pull-over bay in each direction lane to suit the requirements of Metro or a school bus.
15. Future road widening shall be provided to the Development Engineer's requirements as follows:- A 6 metre wide future road widening strip along the frontage of Lots 23, 24, 5, 6, & 7, shall be marked on the final plan of survey of each lot title and such land shall be dedicated as "To be acquired by the highway authority."
16. Subdivision roads to be in accordance with Council By-Law No 156 with the exemption that longitudinal pavement grades may exceed the nominal limit of 16% to a maximum of 20% in isolated instances and to the satisfaction of Council's Development Engineer.
17. All subdivisional road works, footpath, drainage and associated works shall be constructed in accordance with Council specifications and by-law No. 156. Design plans and specifications shall be submitted for approval in accordance with Section 10 of the Local Government (Highways) Act 1982, and are subject to full compliance with Council's By Law No. 156 and the Development Engineer's approval. All documents shall be signed and sealed in accordance with Section 19 of the Local Government Act 1993.
18. A temporary turning facility and an approved reflectorised "no-road" sign and barrier shall be erected at the end of each stage of construction to the requirements of Council's Development Engineer.
19. Embankment licences are to be shown on the final diagram where road batters extend into any lot.
20. Light standards and fittings connected to Aurora supply shall be provided in accordance with the Development Engineer's requirements.
21. Provide street sign standards in accordance with the requirements of Council's Development Engineer.
22. Services for rear lots shall be provided from the front boundary or legal point of connection for the total length of the access of internal rear blocks.
23. Construct 3 metre wide bitumen sealed driveways to each road frontage lot to the property boundary and for a minimum of 10 metres from the edge of the Council road seal. Internal lots shall be sealed for the full length of the fee simple to a minimum width of 3 metres if it is subject to ROW.
24. Provide culverts under the proposed driveways and size in accordance with the recommendations of I E Aust. Publication "Australian Rainfall and Runoff" using a 20 year recurrence interval.
25. A drainage easement five (5) metres wide shall be created over the unnamed creek as shown in Fig 5 of the Cromer Report Feb 1995.

26. No topsoil shall be removed from land outside the limits of earthworks associated with road construction without the consent of Council. Any top soil disturbed as a result of works allowed by this permit shall be stock-piled on site for the duration of the works and reinstated by the developer prior to completion of the works.
27. All disturbed surfaces on the land authorised by this permit shall be dressed with top soil and where appropriate revegetated and stabilised so as to prevent any erosion or siltation either on or adjacent to the land.
28. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction of the subdivision works. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.
29. In conjunction with the above a detailed Soil and Water Management Plan shall be submitted and approved by Council's Development Engineer prior to the commencement of any works on site.
30. Council approval being subject to the following qualification on the final plan of survey:- "Council cannot supply Municipal sewerage, water or stormwater to any lots shown on the plan."
31. The cost of any alterations and/or reinstatement to existing services or private property incurred in proposed subdivisional works to be borne by the developer. Any work so required is to be specified and undertaken by the appropriate Authority concerned.
32. A covenant, to which Council is to be made a party, is to be placed on the titles of all Lots to the effect that "No development, including placement of absorption trenches, shall take place on the said land except in accordance with the recommendations contained in the Geotechnical Report for E West, prepared by W C Cromer, (Environmental and Technical Services Pty Ltd) dated February 1995."
33. The applicant shall make available to all prospective purchasers, or their agents upon request a copy of the Geotechnical Report for E West, prepared by W C Cromer, dated February 1995."
34. Easements shall be created over all existing and proposed service lines and mains, in accordance with Council requirements. The easement over the Hobart Water trunk main shall be upgraded to Hobart Water's current conditions for the property titles.
35. All works within the vicinity of the Hobart Water pipeline shall be constructed to the Hobart Water Specifications as outlined in the document "Protection of Water Mains During Construction of Roads and Services and Otherwise Where Traffic Loads will be Imposed." The design process shall incorporate these requirements.
36. A covenant, to which Council is to be made a party, is to be placed on the titles of Lots 19, 20, 22 & 24, to the effect that:- "drainage and soakage trenches shall not be

constructed above the elevation of the Hobart Water pipeline without the prior approval of Hobart Water's Manager Infrastructure and Water Solutions."

Environmental Conditions

37. Prior to the sealing of the Plan of Survey eradicate the declared weed, African Box Thorn, from the land in CT 124799/1 to the satisfaction of Council's Natural Resource Officer. Written confirmation of the completion of this requirement is to be submitted by the applicant with the Plan of Survey.
38. The Senior Environmental Health Officer advises that this proposed subdivision has been assessed for its onsite wastewater management capabilities and each lot is believed to be suitable for onsite disposal of wastewater from a single dwelling. The Plan of Survey is to be endorsed to the effect that lots 5 to 7 (inclusive) and 10 to 25 (inclusive) are suitable for the installation of an on-site waste water management system.
39. Prior to any construction activities being undertaken on any individual lot, the property owner must undertake a Site and Soil Evaluation Report in compliance with the relevant provisions of *AS/NZS 1547.2000- Onsite Domestic Wastewater Management*. The Site and Soil Evaluation Report is to be carried out by a suitably qualified soil scientist, engineering geologist, engineer or environmental health officer. The owner is to obtain from Council, a Special Plumbing Permit for an Onsite Wastewater Management System. The Application for a Special Plumbing Permit is to contain plans and specifications demonstrating that the proposed design complies with the relevant provisions of *AS/NZS 1547.2000- Onsite Domestic Wastewater Management*.

Advice to Applicant

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

The applicant is advised as follows:-

- Removal of the requirement for a barrier and "No Through Road" sign required under Condition 26 of planning permit No. 05-03237-01 for the western end of the adjoining subdivision which extends Gillies Road will require a separate planning permit from Council.
- That dwellings erected on the lots, will need to be provided with water storage for fire suppression and access and driveway arrangements to the requirements of Tasmanian Fire Service.
- The issuing of this planning permit does not constitute a special plumbing permit for the purposes of the *Plumbing Regulations 2004*.
- It is generally understood that the successful operation of an on-site wastewater disposal system is dependent upon a number of complex, interacting, factors and that the operating life of in-ground absorption systems in particular may be limited. Any

systems installed on the lots may require future maintenance or modification to ensure their continued satisfactory operation. The applicant and future owners are advised that such works are the responsibility of the property owner.

- Council agrees to issue a Notice to Treat under the Land Acquisition Act 1993 in respect of any acquisitions associated with widening that portion of Black Snake Road between its intersection with Granton Heights Road and the proposed subdivisional road, as referred to in paragraph 11 of the conditions, in the event that all reasonable efforts by the subdivider to acquire the land or lands by negotiation have been unsuccessful.



Belinda Loxley
SENIOR STATUTORY PLANNER

29 November 2005