

**GLENORCHY PLANNING AUTHORITY  
ATTACHMENTS  
MONDAY, 21 MARCH 2022**



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**PLANNING**

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**GLENORCHY LOCAL PROVISIONS SCHEDULE  
AMENDMENT PLAM-21/04**

The Glenorchy Local Provisions Schedule is amended as follows:

Land affected by this amendment: 60, 80 80A & 90 Creek Road New Town

The Planning Scheme maps are amended by:

1. Modifying the zoning maps to include 60, 80, 80A and 90 Creek Road, New Town in an Inner Residential Zone as shown in Annexure 1 - image 1.
2. The zoning maps are overlayed to show the area of GLE-S14.0 - 60, 80, 80A and 90 Creek Road, New Town Specific Area Plan as shown in Annexure 1 - image 2.

The Planning Scheme Ordinance is amended by:

3. Inserting Clause GLE-S14.0 - 60, 80, 80A and 90 Creek Road, New Town as shown in Annexure 2.

In witness whereof the common seal of  
Glenorchy City Council has been affixed on the  
day of

22 as authorised by

Council in the presence of:

\_\_\_\_\_  
Council Delegate

**ANNEXURE 1**

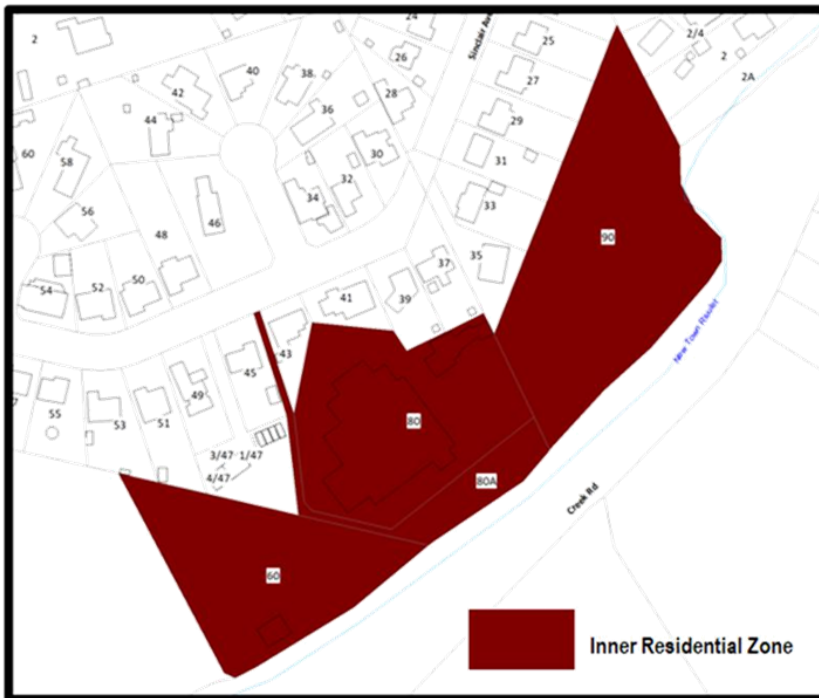


Image 1 – Land to be included in an Inner Residential Zone

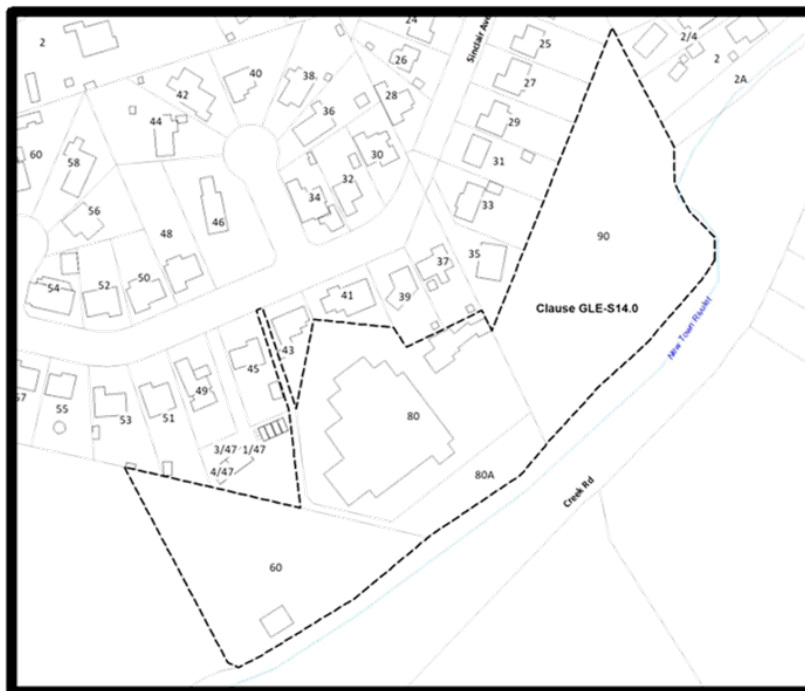


Image 2 – land to be included in GLE-S14.0 - 60, 80, 80A and 90 Creek Road, New Town Specific Area Plan

**Annexure 2****GLE-S14.0 60, 80, 80A & 90 Creek Road, New Town Specific Area Plan****GLE-S14.1 Plan Purpose**

The purpose of the 60, 80, 80A & 90 Creek Road, New Town Specific Area Plan is:

GLE-S14.1.1 To minimise the impacts of contaminated materials on the site on human health and the environment.

GLE-S14.1.2 To support connectivity between the subject land and the Moonah activity centre.

**GLE-S14.2 Application of this Plan**

GLE-S14.2.1 This specific area plan applies to the area of land designated as the 60, 80, 80A & 90 Creek Road, New Town Specific Area Plan on the overlay maps and shown in Figure GLE-S14.1.

GLE-S14.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in addition to, and/or in substitution of, the provisions of C3.0 Road and Railway Code and C14.0 Potentially Contaminated land Code.

**GLE-S14.3 Local Objectives**

This sub-clause is not used in this Specific Area Plan.

**GLE-S14.4 Definition of Terms**

GLE-S14.4.1 In this Specific Area Plan, unless the contrary intention appears:

<b>Terms</b>	<b>Definition</b>
Contamination Finds Procedure	Means a procedure to manage site conditions that are not expected, such as the presence of undocumented waste, odorous or stained soil, asbestos, or any contaminated or suspect material.

**GLE – S14.5 Use Table**

This sub-clause is not used in this specific area plan.

**GLE-S14.6 Use Standards****GLE-S14.6.1 Access to the site**

This sub-clause is in addition to C3.0 Road and Railway Assets Code – Clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction.



<b>Objective:</b>	
To: (a) promote connectivity between the site and the Moonah Activity Centre; and (b) protect the safety and efficiency of the road network and road frontage.	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>
<b>A1</b> No Acceptable Solution	<b>P1</b> Upgrades to road infrastructure to facilitate pedestrian and vehicle movements to and from the site are the responsibility of the developer and must be designed and constructed, having regard to:  (a) achieving safe and convenient pedestrian movements between the subject land and the Moonah Activity Centre;  (b) supporting safe pedestrian, cycling, parking and vehicle movements to and from the site on Creek Road between Gerrard Street and Main Road;  (c) minimising adverse impacts on the local road network;  (d) any traffic impact assessment; and  (e) any advice from the relevant road authority.

**GLE-S14.7 Development Standards****GLE-S14.7.1 Site contamination**

This clause is in substitution for C14.0 Potentially Contaminated Land Code – clause C14.5.1 Suitability for intended use and in addition to clause C14.6 Development Standards for Buildings and Works.

<b>Objective:</b>	
That the risk to future site workers and occupants of land shown in Figure GLE-S14.2 is reduced to the extent practicable by minimising potential contamination from:  (a) the existing on-site slab and any other contaminants; and  (b) access to potable water.	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>
<b>A1</b> Use and development involving demolition or re-use of the existing concrete slab on land shown in Figure	<b>P1</b> Demolition or on-site reuse of the existing concrete slab on land shown in Figure GLE-S14.2 is suitable for the intended use having regard to:

<p>GLE-S14.2, includes certification from a site contamination practitioner that:</p> <p>(a) a suitably qualified asbestos removalist has vacuumed soil and other organic matter from fractures on the slab; and</p> <p>(b) the fractures are sealed with a binding agent such as expanding foam.</p>	<p>(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated;</p> <p>(b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or</p> <p>(c) an environmental site assessment that includes a plan, to manage contamination and associated risk to human health or the environment that includes:</p> <p>(i) any specific remediation and protection measures required to be implemented before any use commences; and</p> <p>(ii) a statement that the land will be suitable for the intended use.</p>
<p><b>A2</b></p> <p>A Contamination Finds Procedure, prepared by a site contamination practitioner, providing guidance on the management of any unexpected finds of buried contaminated waste, including asbestos, forms part of a Construction Management Plan for works on the site.</p>	<p><b>P2</b></p> <p>No Performance Criterion</p>
<p><b>A3</b></p> <p>New development on land shown in Figure GLE-S14.2 must:</p> <p>(a) connect to a reticulated water supply service; and</p> <p>(b) not install groundwater wells.</p>	<p><b>P3</b></p> <p>No Performance Criterion</p>

**GLE-S14.8.1 Development Standards for Subdivision**

This sub-clause is not used in this Specific Area Plan.

Figure GLE-S14.1



Figure GLE-S14.2







LOCATION PLAN

C.T.113249/1, C.T.198102/1, C.T.132624/1  
TO BE ADDED TO C.T.54622/48

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.  
All measurements and areas are subject to the final survey.  
Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania  
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No ..... PLAM-21/04  
DATE RECEIVED ..... 24/11/2021



OWNER: RAY TAYLOR INVESTMENTS PTY LTD  
TITLE REFERENCE: C.T.113249/1  
C.T.54622/48  
C.T.198102/1  
C.T.132624/1

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



UNIT 1, 2 KENNEDY DRIVE  
CAMBRIDGE 7170  
PHONE: (03)6248 5898  
EMAIL: admin@rbsurveyors.com  
WEB: www.rbsurveyors.com

OWNER: SEE ABOVE  
TITLE REFERENCE:  
LOCATION: 60, 80, 80A & 90 CREEK ROAD  
NEW TOWN

<b>Proposed Subdivision</b>	
Date: 09-11-2021	Reference: RT101 12768-02
Scale: 1:1000 (A3)	Municipality: HOBART





## Submission to Planning Authority Notice

Council Planning Permit No.	PLAM-21/04	Council notice date	1/12/2021
<b>TasWater details</b>			
TasWater Reference No.	TWDA 2021/02100-GCC	Date of response	08/12/2021
TasWater Contact	Al Cole	Phone No.	0439605108
<b>Response issued to</b>			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
<b>Development details</b>			
Address	60 CREEK RD, NEW TOWN	Property ID (PID)	3117925
Description of development	Rezoning and subdivision (consolidation)		
<b>Schedule of drawings/documents</b>			
	<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>
	Rogerson and Birch	Proposed Subdivision	N/A
			<b>Date of Issue</b>
			09/11/2021
<b>Conditions</b>			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater makes the following submission(s):			
1. TasWater does not object to the draft amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
<b>CONNECTIONS, METERING &amp; BACKFLOW</b>			
1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.			
<b>Advice:</b> TasWater standard is one water connection per lot. Where a consolidation of lots occurs, multiple accounts for water may still be sent. The applicant should approach TasWater to discuss rationalisation of connections.			
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
<b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b>			
4. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during any civil works must be promptly reported to TasWater and repaired by TasWater at the developer's cost.			
5. Ground levels over the TasWater assets and/or easements must not be altered without the written			



approval of TasWater.

#### FINAL PLANS, EASEMENTS & ENDORSEMENTS

6. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.  
*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*
7. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.
8. In the event that the property sewer connection(s) for the consolidated lot cannot control the lot for a gravity connection, the Plan of Subdivision Council Endorsement Page for those affected lots is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater's sewerage system.  
*Advice: See WSA 02—2014-3.1 MRWA Version 2 section 5.6.5.3 Calculating the level of the connection point*
9. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
  - a. the exact location of the existing water and sewerage infrastructure,
  - b. the easement(s) protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

#### DEVELOPMENT ASSESSMENT FEES

10. The applicant or landowner as the case may be, must pay a development assessment fee of \$699.36, and a Consent to Register a Legal Document fee of \$154.42 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.  
The payment is required within 30 days of the issue of an invoice by TasWater.

#### Advice

##### General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

##### Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.

Further information can be obtained from TasWater

- (b) TasWater has listed a number of service providers who can provide asset detection and location



services should you require it. Visit [www.taswater.com.au/Development/Service-location](http://www.taswater.com.au/Development/Service-location) for a list of companies

- (c) TasWater will locate residential water stop taps free of charge
- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

#### Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

#### Authorised by

A handwritten signature in black ink, appearing to read "Jason Taylor".

**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

**GLE-S13.0** 263, 271 and 295 Main Road, Austins Ferry Specific Area Plan**GLE-S13.1** Plan Purpose

The purpose of the 263, 271 and 295 Main Road, Austins Ferry Specific Area Plan is:

**GLE-S13.1.1** To minimise the likelihood for sensitive use to conflict with, interfere with or constrain uses with potential to cause emissions within the adjacent land used for industrial and commercial activities at Whitestone Drive.

**GLE-S13.2** Application of this Plan

**GLE-S13.2.1** This specific area plan applies to the area of land designated as the 263, 271 and 295 Main Road, Austins Ferry Specific Area Plan on the overlay maps and shown in Figure GLE-S13.1.

**GLE-S13.2.2** In the area of land this plan applies to, the provisions of the specific area plan are in addition, ~~and/or substitution of, to~~ the provisions of the General Residential Zone and C9.0 Attenuation Code.

**GLE-S13.3** Local Objectives

This sub-clause is not used in this specific area plan.

**GLE-S13.4** Definition of Terms

This sub-clause is not used in this Specific Area Plan

**GLE-S13.5** Use Standards

This sub-clause is not used in this Specific Area Plan.

**GLE-S13.6** Development Standards**GLE-S13.6.1** Development for Sensitive Use

This sub-clause is in addition to General Residential Zone – Clause 8.4 Development Standards for Dwellings and C9.0 Attenuation Code - Clause C9.5 Use Standards.

<b>Objective:</b>	
To ensure that <del>a new</del> sensitive use does not conflict with, interfere with or constrain uses with potential to cause emissions.	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>
<b>A1.1</b> For new dwellings at 271 or 263 Main Road, Austins Ferry an acoustic fence constructed from a panel system that provides a contiguous mass barrier with a sound transmission loss of 20 dB or more at frequencies from the 125 Hz	<b>P1</b> An assessment by a suitable qualified acoustics engineer must show that the occupants of buildings intended for residential uses are provided with a satisfactory noise environment <u>both internally and externally</u> , taking into account all of the following:



<p>1/1-octave band and above must be constructed at the height and location shown in Figure GLE-S13.1</p> <p><b>A1.2</b></p> <p>For new dwellings at 295 Main Road, Austins Ferry there is no acceptable solution.</p>	<p>(a) the nature of neighbouring noise sources and potential noise sources;</p> <p>(b) the distance to neighbouring noise sources;</p> <p>(c) the particular shape, contours or slope of the subject land, or of adjoining land;</p> <p>(d) the construction of any contiguous mass barrier with a sound transmission loss of 20 dB or more at frequencies from the 125 Hz 1/1-octave band and above on the site;</p> <p>(e) the location of any existing buildings on the site that may mitigate noise from neighbouring noise sources;</p> <p>(e) the type of building construction;</p> <p>(f) the siting of habitable rooms;</p> <p>(g) the siting of outdoor open spaces areas, decks or balconies; and</p> <p>(h) the ability for all habitable rooms in the area shown in Figure GLE-S13.2 to meet AS2107:2016 – <i>Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)</i></p>
<p><b><u>A2</u></b></p> <p><u>No private open space or dwelling, excluding garages, carports or accessways, is located within 10m of the northern boundary of 295 Main Road Austins Ferry between points B and H shown in Figure GLE-S13.1.</u></p>	<p><b><u>P2</u></b></p> <p><u>No performance criterion.</u></p>
<p><b><u>A2A2</u></b></p> <p>For <del>new</del> dwellings of two or more storeys located in the area shown in Figure GLE-S13.2, an assessment by a suitably qualified acoustic engineer is required to demonstrate all habitable rooms are designed to meet <i>AS2107:2016 –Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)</i>.</p>	<p><b><u>P2P3</u></b></p> <p>An assessment by a suitably qualified acoustics engineer must show that the occupants of buildings intended for residential uses are provided with a satisfactory noise environment, taking into account all of the following:</p> <p>(a) the nature of neighbouring noise sources;</p> <p>(b) the distance to neighbouring noise sources;</p> <p>(c) the particular shape, contours or slope of the subject land, or of adjoining land;</p> <p>(d) the type of building construction; and</p> <p>(e) the siting of habitable rooms.</p>
<p><b><u>A3A4</u></b></p> <p>Second storey and above deck and balcony spaces of <del>new</del> dwelling located in the area shown in Figure GLE-S13.2</p>	<p><b><u>P3P4</u></b></p> <p>An assessment by a suitable qualified acoustics engineer must show that the occupants of buildings intended for residential uses are provided with a</p>

<p>are to be located on the southern or western side of the dwelling.</p>	<p>satisfactory noise environment, taking into account all of the following:</p> <ul style="list-style-type: none"> <li>(a) the nature of neighbouring noise sources;</li> <li>(b) the distance to neighbouring noise sources;</li> <li>(c) the particular shape, contours or slope of the subject land, or of adjoining land;</li> <li>(d) the type of building construction, and</li> <li>(e) the layout of the dwelling.</li> </ul>
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**GLE-S13.7.1 Development Standards for Subdivision**

This sub-clause is in addition to General Residential Zone – Clause 8.6 Development Standards for Subdivision and ~~in substitution of C9.0 Attenuation Code – Clause 9.6 Development Standards for Subdivision.~~

<b>Objective:</b>	
<p>To provide for subdivision so that a lot intended for a sensitive use:</p> <ul style="list-style-type: none"> <li>(a) Is located to avoid an activity with potential to cause emissions and enable appropriate levels of amenity; and</li> <li>(b) Does not conflict with, interfere with or constrain an existing activity with potential to cause emissions.</li> </ul>	
<b>Acceptable Solution</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Each lot, or a lot proposed lot must:</p> <ul style="list-style-type: none"> <li>(a) be for the creation of separate lots for existing buildings;</li> <li>(b) be for the creation of a lot where a building for a sensitive use can be located entirely outside the attenuation area shown in Figure GLE-S13.2; or</li> <li>(c) not be for the creation of a lot intended for a sensitive use</li> </ul>	<p><b>P1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision must be designed to mitigate potential for a sensitive use to be impacted by emissions, having regard to:</p> <ul style="list-style-type: none"> <li>(a) an assessment by a suitably qualified acoustics engineer demonstrating that a future sensitive use can achieve a satisfactory noise environment;</li> <li>(b) the shape, contours or slope of the subject land or adjoining land; and</li> <li>(c) any built form located between the new lot and the Light Industrial Zone or Commercial Zone boundary.</li> </ul>

Figure GLE-S13.1

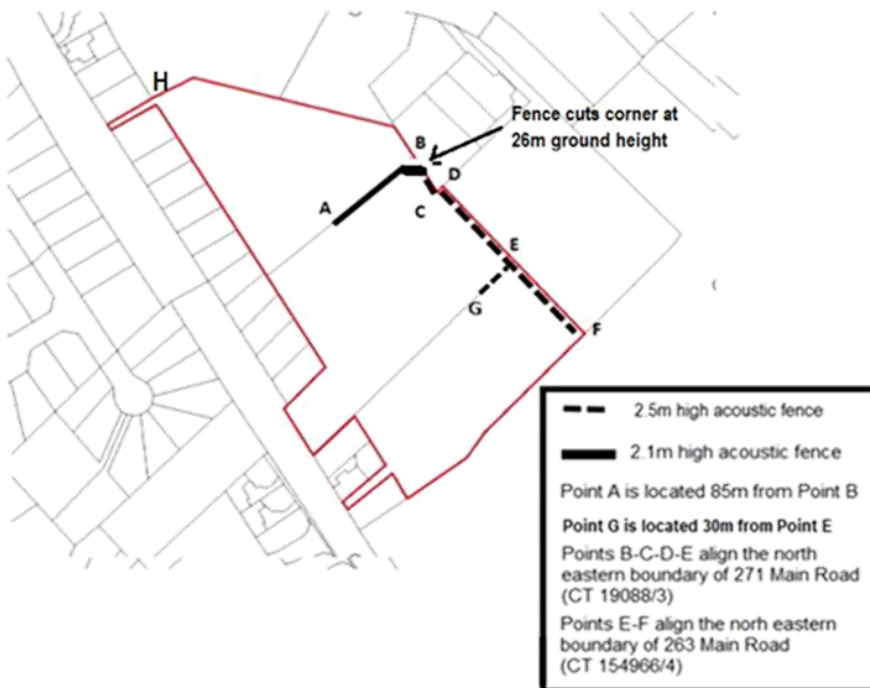
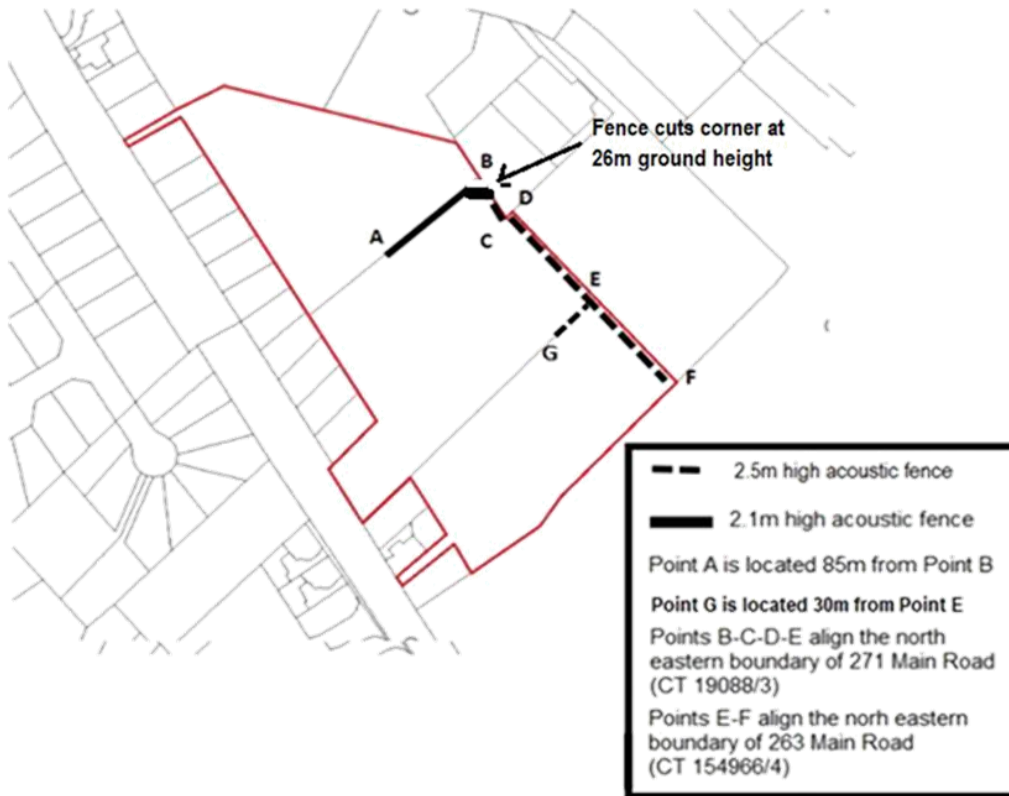


Figure GLE-S13.2





**GLENORCHY PLANNING AUTHORITY**

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

## *TASMANIAN PLANNING SCHEME - GLENORCHY*

Application No:	PLS43A-21/03
Applicant:	SJM Property Development
Proposed Use/development:	Demolition of existing dwelling and construction of 42 Multiple Dwellings
Address:	271 Main Road and 400 Main Road Austins Ferry

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-21/03 and Drawing submitted on 5 August 2021 (1 page) 16 November 2021 (121 pages) and 22 December 21 (15 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 2021/01418-GCC, dated 26 November 2021, form part of this permit.
3. The acoustic fence at the corner of the rear boundary and the north eastern side boundary of 271 Main Road must be aligned to reflect the location identified in Figure 6-5 of the Tarkarri Engineering Technical Memo January 2022, to the satisfaction of the Senior Statutory Planner. The realignment must be shown on the building plans.
4. The acoustic fence must be constructed prior to the occupancy of any of the units in Stage 2.

~~3.5.~~ The acoustic fence must be maintained and managed as a contiguous mass barrier with a sound transmission loss of 20 dB or more at frequencies from the 125 Hz 1/1-octave band and above for the life of the use approved under this permit.

~~4.6.~~ The second storey balconies and decks on the northern and eastern elevations of Units 17, 18 and 19 must be deleted to the satisfaction of the Senior Statutory Planner. The modification must be shown on the building plans.

~~5.7.~~ A permanently fixed privacy screen to 1.7m in height above the finished floor level must be provided:

- (a) along the northern elevation of the deck to Unit 14; and
- (b) for the northern elevation dining room windows of Unit 39 and 40,

to the satisfaction of the Senior Statutory Planner. The modification must be shown on the building plans.

~~6.8.~~ A vegetation screen along the northern boundary of the waste storage area and outside of the private open space area of Unit 42 must be provided to reduce impacts from the bin storage area to the satisfaction of the Senior Statutory Planner.

The screening must not be a declared or environmental weed (refer to <https://dpiwwe.tas.gov.au/invasive-species/weeds>) and must be planted at a minimum height of 2.0 m prior to occupancy of unit 42. The screening must be shown on the building plans.

## Engineering

~~7.9.~~ Prior to the issuing of a Building Approval or the commencement of works on site for each stage, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of 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 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](http://www.derwentestuary.org.au).*

- ~~8-10.~~ The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
- ~~9-11.~~ No civil works related to or associated with the use or development approved by this permit are to occur on or external to the site unless these works are in accordance with engineering drawings that have been approved by Council's Development Engineer.
- Changes to the design and/or location of civil works will require the submission of amended engineering drawings prepared by a licensed civil engineer for approval by Council's Engineer.
- ~~10-12.~~ Provide written certification from a licensed civil engineer certifying that all civil works have been completed in accordance with the engineering drawings approved by Council's Development Engineer and to the applicable Australian Standards prior to the commencement of the use or within 20 days of completion of the works whichever occurs sooner.
- ~~11-13.~~ Arrange a compliance inspection with Council of the civil works that have been approved by Council's Development Engineer prior to the commencement of the use or within 20 days of completion of the works whichever occurs sooner. Note that a minimum of five (5) business days' notice must be given to Council for a compliance inspection.
- ~~12-14.~~ The design and construction of the 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 the Council's Development Engineer.
- Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site.
- The proposed driveway and parking must comply with the following-:
- (a) Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 20%.
  - (b) A total of ninety-eight (98) clearly marked car parking spaces must be provided. Each dwelling must be provided with 2 car parking spaces.
  - (c) Of the proposed number of car parking spaces, fourteen (14) visitor parking spaces must be provided, clearly line-marked and always kept available for these purposes.
  - (d) Vertical alignment must include transition curves (or straight sections) at all grade changes greater than 12.5%.

- (e) A 1-metre-wide pedestrian path must be provided, signed and line-marked at points of crossing.
- (f) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
- (g) The gradient of any parking areas must not exceed 5% and
- (h) Minimum carriageway width is to be no less than 5.5 metres.

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 the Building Permit.

All works required by this condition must be installed prior to the occupancy of the dwellings for each stage.

13.15. A 6m wide vehicle crossing must be constructed in accordance with the Tasmanian standard drawing TSD-R09-v3, TSD-R11-v3 and TSD-R14-v3 between the kerb and the property boundary and completed to the satisfaction of Council's Development Engineer prior to the occupancy.

The detail design must be submitted and approved prior to the issuing of a Building Permit Approval.

14.16. Barriers compliant with the Australian Standard AS 1170.1 must be installed to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm.

Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit. All works required by this condition must be installed prior to the occupancy of the dwelling(s).

15.17. Upon approval of the WSUD and OSD Maintenance Scheme, and in association with a Building Permit Application, the applicant shall enter into a registered agreement with Council, at the sole expense of the applicant, pursuant to Part 5 of the Land Use Planning and Approvals Act 1993, for the area which is subject to this permit.

The Owner and all successors in title must advise any subsequent successor in title of the existence of the Agreement and its terms and conditions. The Part 5 agreement shall require the Owner and all successors in title to covenant and agree with Council the following:

- (a) All works outlined in the WSUD and OSD Maintenance Scheme submitted by the applicant and approved by Council, including the maintenance method and frequency for individual WSUD and OSD elements, must be implemented and managed by the Owner and all successors in title at their sole expense.



- (b) The Owner must keep the maintenance records in an accessible form (either printed or electronic) for five years from the date of the work was carried out to prove that the maintenance of each WSUD and OSD element has been conducted in accordance with the WSUD and OSD Maintenance Scheme.
- (c) Repair and replace all the WSUD and OSD elements at the sole expense of the Owner and all successors in title so that the WSUD and OSD functions (stormwater quality and quantity control) in a safe and efficient manner.
- (d) Permit the Council from time to time and upon giving reasonable notice (but in the case of an emergency, at any time and without notice) to enter and inspect the WSUD and OSD elements for compliance with the requirements of this agreement.
- (e) Comply with the terms of any written notice issued by the Council in respect of the requirements of this agreement within the time stated in the notice.

### **Waste Services**

~~16-18.~~ 17-18. The design for each of the three bin enclosures must comply with the following:

- (a) must be built on a flat surface with a concrete base/pad and surround of a brick or painted block enclosure or similar;
- (b) have concrete at the entrance to the bin enclosures;
- (c) each enclosure must suit 14 X 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin;
- (d) recommended minimum height of the enclosure is 1200mm and minimum recommended depth is 930mm;
- (e) the front of the enclosures must face the internal access driveway, and be left open to enable the bins to be removed, and returned in a safe and efficient manner;
- (f) there must be no lip on the concrete slab of the bin enclosures; and
- (g) all wheelie bins must be placed on the concrete pad in front of the bin enclosures for collection:

~~17-19.~~ 18-19. Detailed drawings for the bin enclosures, if not shown on the building plans, must be submitted to Council's Waste Services Co-ordinator prior to the commencement of works.

~~18-20.~~ 19-20. Prior to occupancy, the bin enclosure must be constructed to the satisfaction of Council's Waste Services Co-ordinator.

### **Environmental Health**

~~19-21.~~ 20-21. Material and finishes identified in the Tarkarri Engineering Technical Memo – 8. Appendix, 13 January 2022 for Units 17, 18 and 19 must be used and identified on the building plans.

20.22. A Noise Verification Report must be submitted to Council's Senior Environmental Health Officer within:

- (a) four weeks of an occupancy permit being issued for any of the units in Stage 2 in respect to the acoustic fence, and
- (b) four weeks of the occupancy permit being issued for Units 17, 18 or 19.

The report must assess the noise in the habitable rooms of the second storeys of Units 17, 18 & 19 and the noise received within the acoustic boundary fence.

The report must demonstrate and certify that:

- (a) the acoustic fence provides a contiguous mass barrier with a sound transmission loss of 20 dB or more at frequencies from the 125 Hz 1/1-octave band and above; and
- (b) second storey habitable room of Units 17, 18 and 19 meet AS2107:2016 – Acoustics - (Recommended Design Sound Levels and Reverberation Times for Building Interiors).

Should further noise mitigation measures be required to achieve the stated sound levels (as per Tarkarri Engineering technical Memo – Environmental Noise Assessment, 13 January 2022) these measures must be installed within eight weeks of the date of the report.

A further noise verification check must be undertaken and submitted to the satisfaction of Council's Senior Environmental Health Officer. Noise mitigation treatments must be shown to be effective.

### **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](http://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>

*Waste Services:*

Waste Services to the proposed multiple dwelling development at 271 Main Road Austins Ferry would be Council's shared bin service, collected weekly. The wheelie bins should be stored in three bin enclosures, one each for waste, recycling, and FOGO, within the property boundary and are not to be taken to individual units.

A **Deed of Release** must be signed by the Developer and Council prior to Waste Service collection vehicles entering the site and commencing wheelie bins collections.

*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](mailto:early.engagement@tasnetworks.com.au) at their earliest convenience.

**Lyndal Byrne**  
Senior Strategic Planner

24/01/2022