GLENORCHY CITY COUNCIL

Unconfirmed minutes

The following are the unconfirmed minutes of the Glenorchy City Planning Authority meeting held on 11 August 2025. The minutes will remain provisional until confirmed at the next ordinary meeting of the Council.

GLENORCHY PLANNING AUTHORITY
MINUTES
MONDAY, 11 AUGUST 2025

Chairperson:	Alderman Sue Hickey (Mayor)
Hour:	3.30 p.m.
Present:	Aldermen Sue Hickey (Mayor), Russell Yaxley (Deputy Mayor), Steven King and Shane Alderton
In attendance:	Luke Chiu (Acting Deputy CEO/Director Infrastructure and Works), Paul Garnsey (Manager Development), Lyndal Byrne (Coordinator Planning Services), Helen Ayers (Lead Statutory Planner), Sylvia Jeffreys (Planning Officer), Dan Egodawatte (Senior Civil Engineer), Emily Burch (Senior Transport Engineer), David Morely (Consultant Development Engineer), Patrick Marshall (Manager Assets, Engineering and Design).

1. PLANNING AUTHORITY DECLARATION

The Chairperson stated that the Glenorchy Planning Authority intended to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*.

2. APOLOGIES

Alderman Joshua Cockshutt and Tim Marks.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

YAXLEY/KING

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 16 June 2025 be confirmed.

The motion was put.

FOR: Aldermen Sue Hickey, Russell Yaxley, Steven King and Shane Alderton

AGAINST: Nil

The motion was CARRIED.

Resolution:

YAXLEY/KING

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 14 July 2025 be confirmed.

The motion was put.

FOR: Aldermen Sue Hickey, Russell Yaxley, Steven King and Shane Alderton

AGAINST: Nil

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - TWELVE MULTIPLE DWELLINGS AND WORKS IN THE ROAD RESERVE (RESIDENTIAL) - 168A ABBOTSFIELD ROAD CLAREMONT

File Reference: 5438319

REPORT SUMMARY

Application No.:	**PLN-24-270**
Applicant:	**Cunic Homes**
Owner:	**M F Cook and D R Levis**
Zone:	**General Residential**
Use Class	**Residential**
Application Status:	**Discretionary**
Discretions:	• **8.4.1 P1 Residential density for multiple dwelling** • **8.4.2 P1 Setbacks and building envelopes for all dwellings** • **8.4.2 P3 Setbacks and building envelopes for all dwellings** • **8.4.8 P1 Waste Storage for multiple dwellings** • **C2.5.1 A1 Car parking numbers** • **C2.6.5 P1 Pedestrian access** • **C3.5.1 P1 Traffic generation at a vehicle crossing, level crossing or new junction** • **C12.5.1 P1.1 and P1.2 Uses within a flood-prone hazard area** • **C12.6.1 P1.1 and P1.2 Buildings and works within a flood-prone hazard area**

	(The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	**No**
42 Days Expires:	**12 August 2025**
Existing Land Use:	**Vacant**
Representations:	**5**
GPA Delegation:	**Exceeds officer delegation for number of dwellings and number of representations**
Recommendation:	**Approval, subject to conditions**

Resolution:

KING/ALDERTON

That a permit be granted for the Twelve Multiple Dwellings and works in the road reserve (Residential) of at 168A Abbotsfield Road Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-24-270 and Drawings submitted on 06/11/2024 (29 pages), on 25/02/2025 (7 pages), and on 12/06/2025 (25 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 2024/01331-GCC, dated 05/03/2025, form part of this permit.

3. Any site plan submitted as part of the building approval must be in accordance with the site layout demonstrated in the approved infrastructure plan C401 Revision F. Specifically:

   (a) The setback from the eastern front boundary for any dwelling must be at least 4m. This dimension must be shown on plans submitted in connection with documents submitted for a Building Permit.

(b) The rear setback from the western boundary must be at least 4m. This dimension must be shown on plans submitted in connection with documents submitted for a Building Permit.

(c) Private outdoor space for each dwelling must be at least 24m^2 with a minimum dimension of 4m as shown on shadow diagrams U249 and dated 21/06/25.

4. The dwellings must be retained in a single title, owned and operated by or on behalf of an approved housing provider, catering exclusively to those requiring housing under the Tasmanian Government Housing Register, or its successor.

5. There must be a fence on the front boundary of not more than a 1.8m in height that is only solid up to 1.2m and has the remaining section with openings which provide a uniform transparency of at least 30% (excluding any posts or uprights), to the satisfaction of the Lead Statutory Planner. The fence is to provide for privacy screening to private outdoor spaces.

6. The deck of Unit 7 must have a permanently fixed screen on the north elevation to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%.

Development Engineer

7. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit an Erosion and Sediment Control (ESC) 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 Erosion and Sediment Control plan (ESC) forms part of this permit and must be complied with.

Advice: For further information please refer to Erosion and Sediment Control (ESC) 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/stormwater/

8. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.

9. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.

10. Prior to the approval of engineering plans, a detailed cost estimate for all civil works must be provided. This estimate will be used to calculate the engineering assessment fee. Under Council Schedule of fees and charges, the engineering drawings approval fee is 2.1% of the value of the civil works. This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. This fee must be paid prior to the issuing of the approved engineering plans.

11. Prior to the issue of building approval and/or commencement of works (whichever occurs first), including demolition and excavation, a Construction Management Plan, must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Lead Statutory Planner. The plan must provide details of the following:

    (a) Hours for construction activity in accordance with any other condition of this permit.

    (b) Measures to control noise, dust, water and sediment laden runoff.

    (c) Measures relating to removal of hazardous or dangerous material from the site, where applicable.

    (d) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay.

(e) A Traffic Management Plan showing truck routes to and from the site.

(f) Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction.

(g) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site.

(h) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the construction management plan.

(i) Contact details of key construction site staff.

(j) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves; and

(k) Any other relevant matters

Advice: This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit

12. Prior to the issue of building approval and/or commencement of works (whichever occurs first), plans showing access road design details must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Senior Development Engineer.

Detailed design must include but is not limited to:

(a) In accordance with Road to Rural Road Sealed TSD-R20-V3

(b) A minimum sealed traffic width of 5.5m

(c) Footpath to urban roads footpath TSD-R11-V3 with no kerb but separation to the road

(d) Long sections from the centreline of Abbotsfield Road along the entirety of the proposed access. Long section should provide critical sections, including residential access nodes.

(e) Cross sections at 5m intervals

(f) Gradients and transition gradients to in accordance with AS2890.1 and relevant Austroad design for designated speed limit.

(g) Stormwater management.

13. Compaction of upgraded access road to be at 98%. State clearly on plans that all earthworks are to be completed under level 1 supervision and testing by a licensed geotechnical authority, provision of supervision report and copies of compaction tests to be provided to the Council prior sealing of road. The issuing of any Completion Certificate under the Building Act 2016 will be withheld until reports have been provided to council.

14. Council to attend proof rolling of upgraded road. A minimum of 72 hours' notice is to be given before to allow for council attendance.

15. Prior to the issue of building approval and/or commencement of works (whichever occurs first), plans showing the driveway and parking details must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Senior Development Engineer. The design and construction of the parking, access and turning areas must comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004 and the following:

    (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 25% or 1 in 4.

    (b) Vertical alignment shall include transition curves (or straight sections) at all grade changes greater than 12.5%.

    (c) Total of twenty-four (24) clearly marked car parking spaces (2 spaces per each dwelling) must be provided in accordance with the approved plan received by Council and always kept available for these purposes.

    (d) All runoff from paved and driveway areas must be discharged into Council's stormwater system.

    (e) The crossfall along the footpath must not exceed 4%.

    (f) The gradient of any parking area must not exceed 5% and

    (g) Aisle width is to be no less than 6.0 meters.

    (h) Demonstrate single manoeuvre swept path into and out of car spaces can be achieved.

    (i) Provide blind aisle extensions for car spaces

    All work required by this condition must be installed prior to the occupancy.

Advice: This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

16. Council to attend proof rolling of proposed car park. A minimum of 72 hours' notice is to be given before to allow for council attendance.

17. A barrier 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. Wheel stops must also 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 dwellings.

18. Prior to the issue of building approval and/or commencement of works (whichever occurs first), plans must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Senior Development Engineer. The plans must show detailed design of the new vehicle crossing from the proposed upgraded road centreline to the property boundary for:

    (a) Proposed new development at 168a Abbotsfield Rd, Claremont, TAS 7011

    (b) 168 Abbotsfield Rd, Claremont, TAS 7011

    (c) Unit 1 170C Abbotsfield Rd, Claremont, TAS 7011

    (d) Unit 2 170C Abbotsfield Rd, Claremont, TAS 7011

    Detailed design must include but is no limited to:

    (a) Long sections from the centreline of the new road to the lot proper

    (b) Cross sections at suitable intervals

    (c) Vehicle clearances to AS 2890.1

    (d) Suitably sealed for a 50-year design life

    (e) No substantial changes to elevations of alignment to neighbouring property

    (f) Changes in gradient must not exceed LGAT or Australian standards

    (g) Sealed from the road to the lot proper.

    (h) Have no increased detriment.

19. 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.

20. Engineering design drawings must be submitted and approved, prior to the construction and prior to the Plumbing and/or Building Permit, whichever occurs first. The engineering drawings must:

    (a) be certified by a 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 to surface and other services, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements, and inspection openings.

    (c) All proposed dwellings must be constructed on piers to prevent direct contact with floodwaters and to allow for the unobstructed passage of overland flow beneath the structure.

    (d) Paling fences on the western lot boundary to have a minimum clearance of 150 mm to allow the natural overland flow path through.

    (e) Proposed structures, located in the inundation area, are to be designed to resist flood forces including debris forces as outlined in the Flood Hazard Report by Flussig Engineers, reference FE24055 Revision 00 dated 12/08/2024. including velocities up to 1m/sec.

    (f) Public infrastructure and works in the road reserve to 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

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 proposed 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 developers 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 developers cost.

    Before the end of the maintenance period, the developer must arrange CCTV inspections of any public 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 Councils' Senior Civil Engineer at full cost to the applicant. Any defect identified in the CCTV inspection must be undertaken and all faults rectified to the satisfaction of Council's Stormwater Engineer, before the Council takes over the stormwater assets.

    Advice: CCTV reports and footage must be performed by a qualified technician and must include upstream and downstream node points and relevant Asset IDs (Council's infrastructure maps available on the GCC website), Length and dimensions of pipe, material, direction of footage, date captured and operator ID, inspection notes relevant to defects/important node points.

22. As constructed plans must be submitted to council prior to occupancy or the commencement of use. As constructed plans must include but not limited to:

    (a) New Car Park

    (b) Site private and public stormwater system

    (c) New road, including culverts.

    (d) All affected accesses to development and neighbouring properties

    (e) Private and Public sewer

Hydraulics Engineer

23. Engineering design drawings must be submitted and approved, prior to the construction and prior to the Plumbing and/or Building Permit, whichever occurs first. The engineering drawings must:

(a) be certified by a 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) All proposed dwellings must be constructed on piers to prevent direct contact with floodwaters and to allow for the unobstructed passage of overland flow beneath the structure.

(d) Paling fences on the western lot boundary to have a minimum clearance of 150 mm to allow the natural overland flow path through.

(e) Proposed structures, located in the inundation area, are to be designed to resist flood forces including debris forces as outlined in the Flood Hazard Report by Flussig Engineers, reference FE24055 Revision 00 dated 12/08/2024. including velocities up to 1m/sec.

(f) Public infrastructure and works in the road reserve to 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.

24. 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 proposed 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 developers 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 developers cost. Before the end of the maintenance period, the developer must arrange CCTV inspections of any public 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 Councils' Senior Civil Engineer at full cost to the applicant. Any defect identified in the CCTV inspection must be undertaken and all faults rectified to the satisfaction of Council's Stormwater Engineer, before the Council takes over the stormwater assets.

Advice: CCTV reports and footage must be performed by a qualified technician and must include upstream and downstream node points and relevant Asset IDs (Council's infrastructure maps available on the GCC website), Length and dimensions of pipe, material, direction of footage, date captured and operator ID, inspection notes relevant to defects/important node points.

Waste Management

25. The design for the bin enclosure must comply with the following:

    (a) it must be built on a flat surface with a concrete base/pad and surround of a brick or painted block enclosure or other suitable material to Councils approval,

    (b) it must have concrete at the entrance to the bin enclosure.

    (c) it must suit twelve (12) 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 bin enclosure should face the internal access driveway, and be left open throughout the length of the bin enclosure, it may be fenced and/or gated, but must enable wheelie 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 enclosure.

    Prior to occupancy of the dwellings the bin enclosure must be constructed to the satisfaction of Council's Waste Services Co-ordinator.

26. The bin enclosure must be no closer than 0.5m from the front boundary.

Advice to Applicant

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

General Manager's Consent for Stormwater Management

Any conditions and/or advice as set out in the attached General Manager's Consent for Stormwater Management, reference No. PLN-24-270 dated 25/07/2025, is associated with this permit.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Tasmanian Planning Scheme - Glenorchy. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with.

In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

TasNetworks

Please submit an application via Tas networks website portal found here: https://www.tasnetworks.com.au/Connections/Connections-Hub

to relocate the power pole and upgrade the electricity supply connection to support this development.

Other Services

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.

Waste Management

- The proposed multiple dwellings would be eligible for a maximum of twelve (12) x 240L wheelie bins.
- Four (4) x 240L Waste Bins (Red lids), Four (4) x 240L Recycling Bins (yellow lids), Four (4) x 240L FOGO bins (lime green lids), collected weekly to be shared by all twelve (12) dwellings.
- Collection of bins would be from the existing kerbside.
- Council's Waste Services Contractor would not enter the property to collect and empty bins.

  Storage and Collection of Shared Waste, Recycling and FOGO Bins

- The bins are be stored in a bin enclosure and not taken to individual dwellings.

The motion was put.

FOR: Aldermen Sue Hickey

AGAINST: Alderman Russell Yaxley, Steven King and Shane Alderton

The motion was **NOT CARRIED**.

Reason for Decision:

Discussion was had on the density of the proposal, what is a significant social and community benefit, what the proposal was bringing to demonstrate a social benefit, waste bins and distance to road, and driveway access.

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in the representations; and reference to the current provisions of the Tasmanian Planning Scheme - Glenorchy, the Glenorchy Planning Authority decided to refuse to grant a permit for twelve multiple dwellings and works in the road reserve at 168A Abbotsfield Road, Claremont for the following reason:

1. The proposed density fails to provide a significant social and community benefit as required by clause 8.4.1 of the planning scheme.

6. PROPOSED USE AND DEVELOPMENT - SUBDIVISION (61 LOTS PLUS BALANCE) - 15 KARAMBI STREET CHIGWELL

File Reference: 5438319

REPORT SUMMARY

Application No.:	**PLN-24-129**
Applicant:	**PDA Surveyors Engineers and Planners**
Owner:	**G L Jay**
Zone:	**General Residential Zone** **Landscape Conservation Zone**
Use Class	**Subdivision (no use class)**
Application Status:	**Discretionary**
Discretions:	***8.6.1 Lot Design* P1, P2, P3, and P4;** ***8.6.2 Roads* P1;** ***22.5.1 Lot Design* P1, P2, and P4;** ***C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area* P1** ***C7.7.2 Subdivision within a priority vegetation area P1.1 and P1.2*** ***C12.7.1 Subdivision within a flood-prone hazard area P1*** ***C13.6.2 Public and fire fighting access*, P1, and,** ***C15.7.1 Subdivision within a landslip hazard areaP1.*** **(The proposal meets all other applicable standards as demonstrated in the attached appendices)**
Level 2 Activity?	**No**

42 Days Expires:	**12 August 2025**
Existing Land Use:	**Residential (Single Dwelling)**
Representations:	**One Representation**
GPA Delegation:	**Exceeds officer delegation for number of lots in a subdivision**
Recommendation:	**Approval subject to conditions.**

Resolution:

YAXLEY/ALDERTON

That a permit be granted for the Subdivision (61 Lots plus balance) at 15 Karambi Street, Chigwell subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-24-129 and endorsed plans 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 2024/00913-GCC, dated 10 April 2025, form part of this permit.

3. The subdivision may proceed in stages, as described on the approved plans. Frontage, vehicular access, and services must be provided to each lot within each stage prior to the sealing of the final plan for the respective stage.

4. An easement must be created over the balance lot that allows for the owners of lots 30, 31, 37, 38, and 45 to 50 (inclusive) to maintain a Hazard Management Area on the balance lot consistent with that shown on the approved Bushfire Hazard Management Plan for the subdivision (prepared by Enviro-dynamics, dated 25/3/2024, version v1.2). The easement must be included in any Schedule of Easements submitted to Council together with any final plan for the subdivision.

5. The interim Hazard Management Areas shown on the approved Bushfire Hazard Management Plan (prepared by Enviro-dynamics, dated 25/3/2024, version v1.2) must be provided for each stage of the subdivision. The interim Hazard Management Areas must be established and maintained by the developer until the completion of any subsequent stage.

6. Lots 105 and 106 must be shown as lots on the Final Plan with the notation, "Public Open Space".

7. Any lots described as “public open space”, “public access way”, “road” or “to be acquired by the Highway Authority” on the Final Plan must be transferred to the Council for a nominal sum of $1.00 and must be accompanied by a Memorandum of Transfer to the Glenorchy City Council, all documentation in relation to discharges of any Mortgages, caveats or the like, and all relevant registrable dealings. This Transfer must be executed by the vendor, identifying the lot(s) to be transferred and the applicant is responsible for all Land Titles Office and stamp duty fees and charges.

   The applicant remains responsible for ensuring that any Land Titles Office requisitions are effectively resolved, and the applicant must meet the costs of such requisitions.

8. An original of each of the Plan of Subdivision and Schedule of Easements must be submitted to Council for sealing.

   The applicant must pay Council the amount specified in Council’s Schedule of Fees and Charges 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.

Engineering

9. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.

10. A separate service connection for water supply, sewerage, and stormwater must be provided to each lot in accordance with the requirements of Council’s Senior Development Engineer.

11. Easements must be created over all existing and proposed service lines in accordance with the requirements of Council’s Senior Development Engineer.

12. Services for rear lots must be provided from the front boundary or legal point of connection for the total length of the access of internal rear blocks.

13. The developer must provide underground electrical reticulation for power and street lighting. Underground TasNetworks cables must be used subject to any underground cables in joint use trenches complying with Council's Senior Development Engineer's requirements.

14. Residential underground power and fibre ready facilities (pit and pipe that can hold optical telecommunication fibre line) to each lot and street lighting must be installed prior to the sealing of the final plan.

15. No civil works related to or associated with the subdivision 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.

16. Engineering design drawings must be submitted and approved prior to construction. The engineering drawings must:

    a) be certified by a qualified and experienced Engineer;

    b) Clearly distinguish between public and private infrastructure;

    c) Include provision for future development within the catchment to be adequately and efficiently serviced, i.e., via appropriate easements;

    d) Show the final Lot boundaries, with each Lot serviced separately by Council infrastructure and all private plumbing contained within each lot;

    e) Specify lot connection sizes, depths, and locations such that as much as practicable of the lots can be drained via gravity;

    f) 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;

    g) 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;

h) Provide details of the cutoff drain extension as suggested in concept engineering plans by PDA Revision P4, dated 30.05.2025. It should include drain geometry with a minimum 200mm freeboard and suitable batter treatment/lining to safely convey overland flows;

i) Provide details of the proposed On-site detention device (OSD) including inlet, outlet, orifice control, overflow mechanism and access points for maintenance;

j) Provide details of the proposed Stormwater quality treatment devices including inlet, outlet, orifice control, overflow mechanism/ hy flow bypass and access points and path for maintenance. A safe grass decanting area must be provided near the proposed infrastructure that is at least 30m away from the watercourse;

k) 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.

17. Prior to the approval of engineering plans, a detailed cost estimate for all civil works must be provided. This estimate will be used to calculate the engineering assessment fee. Under Council Schedule of fees and charges, the engineering drawings approval fee is 2.2% of the value of the civil works. This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. This fee must be paid prior to the issuing of the approved engineering plans.

18. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the construction process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.

19. Prior to the issuing of building approval and/or the commencement of works, including demolition (whichever occurs first), a Soil and Water Management Plan detailing proposed sediment and erosion control measures must be submitted and approved as Condition Endorsement, to the satisfaction of the Council's Senior Development Engineer. These plans must be prepared in accordance with the Derwent Estuary Program guidelines (Erosion and Sediment Control).

The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting or demolition. The measures 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 Councils Senior Development Engineer. Any temporary or permanent batter stabilisation works must be designed according to the recommendations from a qualified Geotechnical Engineer.

20. Prior to the commencement of works, including demolition and excavation, a Construction Management Plan, must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Senior Statutory Planner. The plan must provide details of the following:

(a) Hours for construction activity in accordance with any other condition of this permit;

(b) Measures to control noise, dust, water and sediment laden runoff;

(c) Measures relating to removal of hazardous or dangerous material from the site, where applicable;

(d) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay;

(e) A Traffic Management Plan showing truck routes to and from the site;

(f) Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;

(g) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;

(h) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the construction management plan;

(i) Contact details of key construction site staff;

(j) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves; and

(k) Any other relevant matters

Advice: This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

21. The proposed partial 'PIPELINE AND SERVICES & DRAINAGE EASEMENT' within lot 20 must be extended to the watercourse along the shared boundary with lot 19. The proposed low point of the cul-de-sac should be designed to ensure that any upwelling or surcharge of runoff on the roadway can be effectively directed into the drainage easement of Lot 20.

22. The new stormwater infrastructure must be constructed prior to the sealing of the final plan.

23. Digital copies of a post construction work CCTV video and associated report(s) of any proposed Council stormwater main must be submitted to the satisfaction of Council after completion of all work but prior to the sealing of the final plan.

24. Prior to commencement of the development, a new stormwater connection, equivalent to a 150mm diameter pipe, unless specified otherwise in the approved plans, must be installed from the property boundary to Council's public stormwater. The detailed design of the connection must comply with the LGAT drawing and be submitted for approval prior to the issuing of the building permit or the commencement of works (whichever occurs first). Any existing stormwater connections that are abandoned must be decommissioned and sealed at the owner's expense.

25. The stormwater connection(s) must be constructed by a suitably qualified person, inspected by Council's Plumbing Surveyor, and completed to the satisfaction of Council. The applicant must notify the relevant Council officer for an inspection prior to backfilling.

Advice: If the stormwater connection works are not left exposed for inspection, Council may require the Applicant to undertake a CCTV inspection at the Applicant's cost. A digital copy of the CCTV inspection video, along with the associated report(s), must be submitted to Council prior to the issuance of any Certificate of Completion.

Road Infrastructure

26. The engineering design drawings must include three slow points and a road width of between 8.5m and 8.9m on the main through road, along with footpaths on both sides of all the roads. The engineering drawings must be submitted to Council, to the satisfaction of the Director of Infrastructure and Works. The works must be installed as per the engineering drawings by the developer prior to titles being issued.

27. Provide detailed drawings of all road infrastructure associated with the subdivision for the approval of the Council's Director Infrastructure Services. must be submitted and approved as a Condition Endorsement, to the satisfaction of the Director of Infrastructure and Works and Senior Development Engineer. All road infrastructure drawings are to be designed by a suitably qualified and experienced engineer in accordance with the Institute of Public Works Engineering's 'Tasmanian Standard Drawings and Guidelines', the Department of State Growth Specifications and all other relevant standards, guidelines and procedures.

Advice: Minimum road pavement widths to be in compliance with Table 1, Road requirements, IPWEA TSD R06. Design drawings shall include, but not be limited to:

(a) Fully dimensioned horizontal and vertical geometry, including the intersections;

(b) Construction details in typical cross sections;

(c) Drainage details;

(d) Crossfalls;

(e) Kerb lines;

(f) Spot levels;

(g) Stormwater pits and reticulation details;

(h) Pipe material, class and gradients;

(i) Pedestrian and vehicle safety barriers;

(j) Traffic management signage;

(k) Traffic management devices;

(l) Footpath details (footpaths to be constructed using concrete);

(m) Kerb ramp details and locations;

(n) Long section of road showing grades;

(o) Road cross sections;

(p) Details of any benching required for the road construction; and

(q) All weather access to stormwater devices.

The design drawings when/if approved by the Council's Director Infrastructure Services will be issued as the Council-approved engineering drawings. Structural certificates will be required for pedestrian and vehicle safety barriers to ensure compliance with relevant codes and standards. The approved plans must be complied with.

28. Design of any excavation and/or any earth retaining structures (e.g. embankments, cuttings, retaining walls) and associated structural certificates for any structures must be submitted to council for condition endorsement.

The design must:

(a) Be in accordance with AS4678

(b) Take into account any additional surcharge loadings as required by relevant Australian Standards.

(c) Take into account and reference accordingly any Geotechnical findings.

(d) Detail any mitigation measures required.

(e) The structure certificated and/or design should note accordingly the above.

(f) Include a safe design of structures assessment in accordance with The Safe Design of Structures Code of Practice 2018.

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

29. Vehicle crash barriers with the proposed highway reservation compliant with the Australian/New Zealand Standard AS / NZS 1170.1 and/or the (IPWEA) LGAT – Tasmanian Standard Drawings must be installed prior to the sealing of the final plan of subdivision for each stage.

A certified design/report prepared by a suitably qualified engineer, to satisfy the above requirements, must be provided to the Council prior to the commencement of work.

All works, required by this condition must be undertaken in accordance with certified design/report. Upon completion the barriers must be inspected by a qualified engineer and a certification submitted to the Council, confirming that the installed barriers comply with the above requirement.

Advice:

- *Once the engineering construction drawings have been approved the Council will issue a condition endorsement.*
- *Separate to Council public infrastructure approval, approvals under the Building Act 2016 will be required and completion documentation required prior to Council taking ownership of this infrastructure.*
- *This condition permits the staging of the development*

30. Embankment Easement must be shown on the final diagram where road batters or retaining structure extend into any lot. To ensure protection of the road reservation, no construction in the embankment easements must not occur without express permission from Council.

31. Compaction of all infill areas including lots to be at 98%.

    State clearly on plans that "all earthworks are to be completed under level 1 supervision and testing by a licensed geotechnical authority".

    Provision of supervision report and copies of compaction tests with locations to be provided to the Council prior to the issuing of any Completion Certificate under the Building Act 2016.

32. Prior to the commencement of works, plans showing detailed designs of the new vehicle crossings must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Senior Development Engineer. The design and construction must be in accordance with the Tasmanian standard drawing TSD-R09-v3 between the kerb and the property boundary. The vehicle crossing must be completed prior to the sealing of the final plan of subdivision for each lot.

    (a) Design driveway access onto the lots with gradients that comply with AS2890 and LGAT drawings.

    (b) Long and cross sections of the road, footpaths, walkways and driveways onto each lot.

(c) Clearly show that there is 2m behind any proposed retaining wall either by road reservation or embankment easement.

(d) Include designs of any excavation and/or any earth-retaining structures (e.g. embankments, cuttings, retaining walls) and associated structural certificates for any structures such as vehicle parking decks.

33. Residential underground power to each lot must be installed prior to the sealing of the final plan.

34. A street lighting design for all roads and footways must be submitted and approved, prior to sealing of the final plan. The street lighting design must be:

a) In accordance with AS/NZS 1158 series to the requirements of TasNetworks and Council.

b) Include TasNetworks standard supplied poles and energy-efficient road light fittings.

c) Be certified by a suitably qualified person.

All work required by this condition must be undertaken in accordance with the approved street lighting design.

35. An approved reflectorised "no-road" sign and barrier must be erected at the end of each stage of construction.

36. Prior to the sealing of the final plan, private sewer, stormwater (including surface drainage) and water services/connections are to be entirely separate to each lot and contained wholly within the lots served.

37. Prior to the sealing of the final plan, the developer must verify compliance with condition 36 by supplying the Council with as-installed services plan(s) clearly indicating the location and details of all relevant services (entirely contained within their respective lots or appropriate easements). The as-installed services plan must be accompanied by certification from a suitably qualified person that all engineering work required by this permit has been completed.

Environment

38. 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) How appropriate hygiene measures are undertaken during all works 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) Methods of documentation, such as log books, that demonstrate machinery cleaning and inspections undertaken by the contractor

    c) Methods of material hygiene (soils, gravel and plant material etc) so that no materials contaminated with weed propagules (seed, propagable vegetative material) is removed from or introduced into the site

    d) Schedule of follow-up weed inspections of the work to establish if post-works treatment is warranted for any proliferation of weeds due to the project disturbance. It is recommended – the inspection should be undertaken in spring or summer within a year of works but not sooner than three months after completion.

Advice to Applicant

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

General Manager's Consent for Stormwater Management

Any conditions and/or advice as set out in the attached General Manager's Consent for Stormwater Management, reference No. PLN-24-129 dated 29/07/25, is associated with this permit.

Existing On-site Wastewater Management System

Given the proximity of the existing dwelling to the proposed boundary with the residential lots, there is the possibility that any associated on-site wastewater management system may not be wholly contained within the boundaries of the balance lot. Therefore, this

system (including any underground tanks and Land Application Area) should be located prior to the sealing of the final plan for this lot. Any on-site wastewater management system associated with the existing dwelling should be contained on the balance lot and should not encroach onto any other lot. Plumbing approval may be required for any replacement or amendment to the system necessary to ensure that it is contained within the balance lot.

Shared Access to Internal Lots

Consideration should be given to allowing for shared access to internal lots (such as lots 5, 6, 15, and 105) via the provision of reciprocal rights.

The motion was put.

FOR: Aldermen Sue Hickey, Russell Yaxley, Steven King and Shane Alderton

AGAINST: Nil

The motion was CARRIED.

Reason for Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in the representation; and reference to the current provisions of the Tasmanian Planning Scheme - Glenorchy, the Glenorchy Planning Authority decided to grant a permit for a Subdivision (61 Lots plus balance) at 15 Karambi Street, Chigwell, for the reasons set out in the officer's report.

The Chair closed the meeting at 4.59 pm.

Confirmed,

CHAIR