



MINUTES

FOR THE DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE (DASC) MEETING
HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET,
SORELL ON TUESDAY 1 FEBRUARY 2022

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1.0 ATTENDANCE

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Chairperson Mayor Vincent
Deputy Mayor N Reynolds
Councillor G Jackson
Councillor C Torenus
Councillor M Reed
Councillor B Nichols
Robert Higgins, General Manager

APOLOGIES

Councillor K Degrassi
Councillor V Gala
Councillor D De Williams – apology – approved leave of absence

STAFF IN ATTENDANCE

Denis Wall, Engineering Officer

2.0 CONFIRMATION OF THE MINUTES OF 18 JANUARY 2022

RECOMMENDATION

“That the Minutes of the Development Assessment Special Committee (DASC) Meeting held on 18 January 2022 be confirmed.”

4/2022 JACKSON/REED

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Reynolds, Jackson, Torenus, Reed and Nichols

Against: None

The Motion was **CARRIED**.

3.0 DECLARATIONS OF PECUNIARY INTEREST

The Mayor requested any Councillors to indicate whether they had, or were likely to have, a pecuniary interest in any item on the agenda.

No committee member indicated that they had, or were likely to have, a pecuniary interest in any item on the agenda.

In considering the following land use planning matters the Development Assessment Special Committee intends to act as a planning authority under the *Land Use Planning and Approvals Act 1993*.

4.0 LAND USE PLANNING

4.1 DEVELOPMENT APPLICATION NO. SA 2020 / 00028 - 1

APPLICANT: T E CLARKE

PROPOSAL: 14 LOT SUBDIVISION & BALANCE INCLUDING NEW ROAD

ADDRESS: 212 GREENS ROAD, ORIELTON

RECOMMENDATION

That pursuant to Section 57 of the Land Use Planning and Approvals Act 1993, Council resolves that Development Application No. SA 2020 / 00028 - 1 for a 14 Lot Subdivision & Balance including New Road at 212 Greens Road, Orielton for T E Clarke be approved, subject to the following conditions:

1. Development shall generally be in accordance with the endorsed plans submitted on 5 November 2021 and 7 December 2021 except as may be amended by the conditions of this permit.
2. As no provision has been made for Public Open Space or improvements thereto and, having formed the opinion that such a provision should be made, Council invokes the provisions of Section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993 and requires security equivalent of 5% of the improved value of the gross area of the subdivision. This should be in the form of a direct payment made before the sealing of the final plan or, alternatively, in the form of security provided under Section 117 of the Act. The subdivider is to obtain a report from a Registered Valuer for the purposes of determining the improved value of the gross area of the subdivision.
3. All recommendations of the Bushfire Hazard Management Plan undertaken by North Barker Ecosystem Services dated 2 September 2021 must be implemented. Where recommendations are made around provision of water tanks as part of Stage 1, this must be completed prior to the final plan being approved by Council.

4. All recommendations of the Natural Values Assessment undertaken by North Barker Ecosystem Services dated 24 November 2020 must be implemented prior to works commencing on site.

Engineering Conditions

5. All works shall be constructed in accordance with Council's current Standard Drawings and Specifications, and under the direct supervision of a qualified civil engineer, except where specified by conditions in this permit. All information, design plans, and works shall be to the satisfaction of Council's Manager Engineering and Regulatory Services (ME&RS).
6. All works shall be undertaken at the developer's expense.
7. Prior to the commencement of the development of the site, revised detailed plans and specifications must be submitted to Council's ME&RS for approval. Such plans and specifications shall:
 - a) Include all infrastructure works required by the permit or shown on the endorsed plans;
 - b) Be prepared by a suitably qualified and experienced engineer or engineering consultancy;
 - c) Be prepared substantially in accordance with the current IPWEA Standard Drawings and Tasmanian Subdivision Guidelines available on the LGAT website;
 - d) Include best practice Water Sensitive Urban Design (WSUD) to prevent 80% of Total Suspended Solids (TSS), and 45% of Total Nitrogen (TN) and 45% Total Phosphorus (TP) from leaving the site.
8. If any changes to the Council approved detailed plans are required during construction, a revised set of plans must be submitted for further review and approval by Council's ME&RS, prior to any changes being implemented. Any fees associated with the review and approval of the engineering drawings may be required to be paid again.
9. Prior to the issue of the Certificate of Practical Completion, certification that all private and public infrastructure works have been constructed in accordance with the latest approved version of the detailed plans and specification, as approved by Council's ME&RS, will be required.
10. The new road shall be constructed generally in accordance with TSD-R02-v3 and finished with a two coat (14/7) bitumen seal as a minimum standard. The minimum sealed traffic width shall be 6.0 metres with 0.5 metre sealed shoulders and a 0.5 metre verge each side (minimum of 7.0 metres sealed carriageway). The road reservation shall have a minimum width of 18 metres.

11. Each lot shall be provided with a new access, constructed generally in accordance with TSD-R03-v3 and TSD-R04-v3 and finished with a 40mm thick DG asphalt seal over a minimum of 200mm compacted FCR base material (no clay content). The seal shall have a minimum width of 4.0 metres, and shall extend for 6 metres, or to the property boundary, whichever is greater.
12. Each sealed access must be shaped to direct all stormwater into the roadside table drains and drainage from each access must not cause ponding within the road reserve. Each access shall have a new DN300 RRJ RCP culvert (minimum) and headwalls installed generally in accordance with TSD-R03-v3 and TSD-R04-v3. The culvert size shall be increased where required by the revised detailed plans and specifications and in accordance with the concept plans completed by Poortenaar Consulting and dated December 2021. Driveway outfalls shall be constructed and directed into the roadside table drains with appropriate rock lining to prevent erosion.
13. The cul-de-sac head is to be constructed generally in accordance with TSD-R08-v3 and finished with a 40mm thick DG asphalt seal. The minimum sealed asphalt diameter shall be 25 metres and the minimum road reservation width shall be 31 metres. An amended subdivision plan is to be provided to the satisfaction of Council's ME&RS prior to civil works commencing.
14. The road shall be designed and certified by a suitably qualified and experienced engineer, to be generally in accordance with TSD-R02-v3. The road shall have a minimum of 100mm FCR Base 'Class A' material (no clay content) over 200mm thick sub-base 1 material and finished with a bitumen seal. Sub-grade improvement shall be implemented as required to achieve a minimum sub-grade C.B.R. of 4.0% soaked.
15. Steel-Flex, or equivalent, guideposts shall be installed to each access, culvert headwalls, and the new road as per TSD-R03-v3 and TSD-R25-v3.
16. Roadside table drains shall be constructed for the proposed road generally in accordance with TSD-R02-v3 and as required to safely carry all stormwater from the subdivision for a storm with an ARI of 100 years to the proposed bioretention basin adjacent to Lot 10. New culverts are to be constructed to suit the topography of the site and where required by the revised detailed plans and specifications and in accordance with the advertised concept engineering plans.
17. The proposed bioretention basin adjacent to lot 10 shall be designed and constructed with sufficient sand/loam and vegetation to achieve the stormwater quality targets identified above. The bioretention basin shall discharge stormwater via an overflow into the existing waterway identified on the advertised concept engineering plans.

18. The developer must provide a temporary turning head at the end of each stage of the subdivision which involves construction of a public road. This must be finished with an all-weather gravel seal and be a minimum of 25.0 metres in diameter, as required by the bushfire report completed by North barker Ecosystem Services and dated September 2021.
19. The new intersection between the proposed road and Greens Road shall be constructed in accordance with the relevant standard drawings and technical specifications to the satisfaction of Council's ME&RS. The intersection shall have a smooth transition from the existing road pavement to the proposed road.
20. The portion of land labelled as 'set apart for future road' on the advertised general arrangement by Poortenaar Consulting 21293-01 Rev. D and dated December 2021 shall be treated as a 'road lot' and conveyed to Council upon completion of the final stage.
21. All old fencing shall be removed and a new rural type fence installed on all road frontages and with all costs met by the developer. Gates shall be installed at all new accesses and they shall be set back off the road to allow vehicles to stop clear of the traffic lanes (minimum 6.0 metres).
22. A fee is associated with the review and approval of engineering design plans. The fee will be calculated at 1% of the construction estimate or contract price for stormwater, roadworks, and street lights. This shall be paid along with inspection fees prior to commencing works. An invoice will be provided with the approval letter.
23. The applicant must provide Council with three (3) proposed street names for each new road at submission of engineering design drawings. The names are to comply with Council's Policy and that of the Nomenclature Board through the Department of Primary Industries, Parks, Water and Environment (DPIPWE). Upon approval of names, the applicant must provide a street sign, post and associated fittings, to Council's Standards, for Council to install.
24. Any site filling must comply with the provisions of *AS 3798 Guidelines on Earthworks for Commercial and Residential Developments* current at the time of application. Prior to the use commencing, a Civil Engineer must certify that all the works have been carried out in accordance with AS 3798 and the Council endorsed engineering plan(s). Any fill placed within the road reserve (Lot 100 Road) shall be limited and shall be finished and seeded to the satisfaction of Council's Manager Engineering and Regulatory Services (ME&RS).

25. Prior to the commencement of any works, the developer/contractor shall:
- a) Complete a Start Works Notice (copy available from Council);
 - b) Provide a copy of their current public liability insurance policy (certificate of currency) for the contractor and any subcontractors engaged to undertake the works;
 - c) Ensure that all traffic management and WH&S requirements are in place for the duration of the works.
26. Easements are required over all Council and third party services located in private property. The minimum width of any easement must be 3.0m for Council (public) mains. *Note: TasWater has its own requirements.*
27. Council is to be notified and engineering inspections are to be completed at the following stages of construction:
- a) Proof roll inspection of the sub-grade/sub-grade improvement; Proof roll inspection of the sub-base course(s);
 - b) Proof roll inspection of the base course, prior to sealing;
 - c) Laying of pipelines for stormwater drainage prior to back filling, including access culverts;
 - d) Inspection of the base course in any footpaths, kerb and gutter, and driveway accesses, prior to sealing;
 - e) Practical Completion of works (On Maintenance);
 - f) Final inspection at completion of Defects Liability Period (Off Maintenance);
 - g) Installation of all WSUD systems;
 - h) Any other inspections required during the construction of the public infrastructure.

Where the development is to be constructed in stages, the above inspections and associated fees will be required for each stage.

28. For each inspection required to be carried out, the applicant shall pay the prescribed fee as set annually by Council. This inspection fee shall be indexed at the CPI rate for Hobart until paid. Council will invoice the developer for the minimum number of inspections required together with the drawing review and approval. Where works do not meet Council requirements and/or further inspections are required, additional fees will be charged for each subsequent inspection at the prescribed inspection rate. The works will not be placed On Maintenance until payment of the above fees has been received.

29. A Construction Management Plan (CMP) shall be prepared by the successful civil contractor to the satisfaction of Council's ME&RS and is to be submitted to Council prior to any works commencing. This CMP shall include but not be limited to the following:
 - a) Noise and Dust Management Plan;
 - b) Traffic Management Plan;
 - c) Soil and Stormwater Management Plan;
 - d) Weed Management Plan.

30. The Soil and Stormwater Management Plan must be approved by Council's ME&RS and fully implemented prior to any works commencing on site. No polluted and/or sediment laden runoff must discharge directly or indirectly into Council's drains or watercourses during development.

31. The Weed Management Plan must be prepared by a suitably qualified person and submitted by the applicant to be approved by Council's ME&RS before commencing any works on the property. It shall identify and detail how weeds will be eradicated on site, including a specification for 'clean fill' only to be used on site. In order to prevent the spread of weeds to off-site areas, it is essential to apply quarantine measures as follows:
 - (a) Install a bunded and dedicated wash-down area located toward the lower area of the property;
 - (b) Wash down all earth moving machinery on-site prior to machinery leaving site.

32. The applicant shall provide Council with "As Constructed" drawings of the development and complete the Data Spreadsheet, copy available from Council, at the completion works. The following list must be submitted as part of these requirements:
 - a) "As Constructed" drawings must be clearly understood and must provide all relevant information to the works. The minimum standard for "As Constructed" drawings is demonstrated through the *As Constructed Example Drawing*, available by contacting Council;
 - b) "As Constructed" drawing must be completed and certified by a qualified surveyor or engineer prior to the works being placed on maintenance;
 - c) "As Constructed" drawings must be accurate to AHD and GDA94 and must be drawn to an appropriate scale, show all top, inlet and outlet invert levels and shall be to the satisfaction of Council's ME&RS;
 - d) "As Constructed" drawings must be provided electronically in both .pdf and .dwg or .dxf formats, or as otherwise approved by Council's ME&RS;

- e) The Data Spreadsheet must be completed and certified by a suitably qualified surveyor or engineer prior to the works being placed on maintenance;
 - f) The Data Spreadsheet must be provided to Council's Asset Manager along with the "As Constructed" drawings;
 - g) All height and special information must be accurate to AHD and GDA94, to the satisfaction of Council's ME&RS;
 - e) The data spreadsheet must be provided electronically, as an Excel document; Photographs of all newly constructed assets must be supplied to Council; a description of photos required is outlined in the Data Spreadsheet Information.
 - h) Compaction and soil tests results for all earthworks or pavement works;
 - i) An engineer's certificate stating that each component of the works complies with the approved engineering plans and Council standards.
33. The Defects Liability Period shall be a minimum of twelve (12) months from the date of Practical Completion. Prior to the sealing of the Final Plan of Survey, the person responsible must lodge with the Council a bond in the form of a bank guarantee or a cash deposit for the duration of the defect liability period for the amount equal to 5% of the total construction value.
34. All roads in the subdivision must be conveyed to the Council upon the issue of the Certificate under Section 10 (7) of the *Local Government (Highways) Act 1982*. All costs involved in this procedure must be met by the person responsible.
35. Underground power, street light poles and communication services (including NBN if available) are to be provided to each lot within the boundary adjustment in accordance with the relevant Authority's standards and specifications, with the developer to meet all costs. The developer is to reimburse Council for the cost of street lights and 14W LED lamps at a rate of \$625 per light (indexed with CPI).
36. The survey pegs for all lots in the boundary adjustment are to be certified correct after the construction is completed and prior to the works being placed On Maintenance.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

- This permit shall lapse at the expiration of two (2) years from the date on which it is granted if the development and use is not substantially commenced within that period.
- This permit does not imply that any other approval required under any other by-law or legislation has been granted.

- Separate Building Approval may be required prior to commencement of the development.

You may appeal against the above condition/s, any such appeal must be lodged within fourteen (14) days of service of this notice to the Resource Management and Planning Appeal Tribunal, Level 1, 144-148 Macquarie Street Hobart 7001.
Ph ☎ 6165 6794 or email rmpat@justice.tas.gov.au.

5/2022 REYNOLDS/NICHOLS

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Reynolds, Jackson, Torenus, Reed and Nichols

Against: None.

The Motion was **CARRIED**.

Meeting closed at 4.53pm

**MAYOR VINCENT
CHAIRPERSON
1 FEBRUARY 2022**