



MINUTES

**FOR THE DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE (DASC)
MEETING HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47
COLE STREET, SORELL ON TUESDAY 29 MARCH 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
Russell Fox, Acting General Manager

APOLOGIES

Robert Higgins, General Manager
Councillor K Degrassi – Leave of Absence
Councillor D De Williams – Leave of Absence
Councillor V Gala

STAFF IN ATTENDANCE

Shane Wells, Senior Planner

2.0 CONFIRMATION OF THE MINUTES OF 1 FEBRUARY 2022

RECOMMENDATION

“That the Minutes of the Development Assessment Special Committee (DASC) Meeting held on 1 February 2022 be confirmed.”

6/2022 NICHOLS/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 SUBDIVISION APPLICATION NO. SA 2021 / 00010 - 1

APPLICANT: TN WOOLFORD & ASSOCIATES

PROPOSAL: TWO LOT SUBDIVISION PLUS BALANCE

ADDRESS: 179 GREENS ROAD, ORIELTON

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* and the *Sorell Interim Planning Scheme 2015*, Council resolve that Development Application SA 2021 / 00010 - 1 for a 2 lot plus balance subdivision at 179 Greens Road, Orielton be approved, subject to the following conditions:

1. Development shall generally be in accordance with the endorsed plans submitted on 03/02/2022 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 Report prepared by GES Geo-Environmental Solutions and dated January 2022 must be implemented. Prior to sealing the final plan of survey, the subdivider must provide certification or documentation clearly demonstrating that all recommendations have been implemented.

Engineering Conditions

4. All works shall be constructed in accordance with Council's current Standard Drawings, and Specifications. All information, design plans and works shall be carried out to the satisfaction of Council's Manager Engineering and Regulatory Services (ME&RS).
5. All works shall be undertaken at the developer's expense.
6. 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;
7. 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.
8. A new sealed shared access shall be constructed to service proposed new lots 1 and 2 substantially in accordance with Council's current standard drawings, TSD-R03-v3 and TSD-R04-v3, and as follows:
 - a) The access shall have a 40mm thick asphalt seal (as a minimum standard) over a minimum 200mm compacted FCR base material (no clay content);
 - b) The asphalt seal shall start at the edge of bitumen in Greens Road and shall extend through to the property boundary, with a minimum width of 6.0 metres;
 - c) The connection to the road seal shall have a clean straight edge;
 - d) Drainage from the sealed access must not cause ponding within Council's road reserve;
 - e) The roadside table drain is to be reshaped and excavated as required to allow for installation of a DN300 RCP Class 4 concrete culvert plus headwalls;
 - f) As an alternative to the asphalt seal, 150mm thick reinforced concrete over a minimum of 100mm compacted sub-base material may be used.

9. The existing access servicing the balance lot shall be upgraded substantially in accordance with Council's current standard drawings, TSD-R03-v3 and TSD-R04-v3, and as follows:
 - a) The access shall have a 40mm thick asphalt seal (as a minimum standard) over a minimum 200mm compacted FCR base material (no clay content);
 - b) The asphalt seal shall start at the edge of bitumen in Greens Road and shall extend through to the property boundary, with a minimum width of 4.0 metres;
 - c) The connection to the road seal shall have a clean straight edge;
 - d) Drainage from the sealed access must not cause ponding within Council's road reserve;
 - e) The roadside table drain is to be reshaped and excavated as required to allow for installation of a DN300 RCP Class 4 concrete culvert plus headwalls;
 - f) As an alternative to the asphalt seal, 150mm thick reinforced concrete over a minimum of 100mm compacted sub-base material may be used.
10. An access road shall be constructed to service Lots 1 and 2, through to the lot proper, and substantially in accordance with Council's current standard drawing TSD-R02-v3, and as follows:
 - a) The access road shall have a two coat (14/7) bitumen seal (as a minimum standard) with a minimum width of 4.0 metres;
 - b) The bitumen seal shall be placed over a minimum of 100mm FCR Base 'Class A' material (no clay content) on 200mm thick sub-base 1 material, with subgrade improvement as required;
 - c) Passing bays shall be provided in accordance with the Bushfire Hazard Report completed by GES and dated January 2022;
 - d) A roadside table drain shall be constructed in accordance with the standard drawings, to direct all stormwater into Council's existing roadside drainage. Culverts shall be provided in appropriate locations to suit site topography.
11. Council has no stormwater pipeline in the immediate area. Stormwater outfalls and drainage from the access road shall be directed to roadside table drains or to absorption drains constructed on site.
12. Any old fencing fronting the road shall be removed and a new rural type fence installed on the property boundary with all costs met by the developer. Gates shall be installed within the property boundary at all new accesses and shall be set back off the road to allow vehicles to stop clear of the traffic lanes (minimum 6.0 metres).
13. A Start Works Notice shall be completed and submitted to Council prior to commencement of works on site.

14. A Council engineering officer must inspect any culverts prior to backfilling and any completed access base, prior to laying asphalt or pouring concrete. Please call Council on 6269 0000 to arrange a time giving at least 24 hours' notice.
15. For each inspection required, the developer shall pay the prescribed fee as set by Sorell Council in the fees and charges schedule (currently \$275). This inspection fee shall be indexed at the CPI rate for Hobart until paid. 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. Council will not 'seal' final plan of survey until all fees are paid and all works are completed.
16. 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 and roadworks, with a minimum fee as set by Sorell Council in the fees and charges schedule (currently \$641). This shall be paid along with inspection fees prior to commencing works. An invoice will be provided with the approval letter.
17. No debris/materials/waste is to be left behind within the road reservation once all works are completed. The road reserve shall not be used for storage of any materials during construction.
18. Power and communication services (including NBN if available) are to be provided to the new lot in accordance with the relevant Authority's standards and specifications, with the developer to meet all costs.
19. The survey pegs for all lots in the subdivision are to be certified correct after all works have been completed.
20. Prior to Council 'sealing' the final plan of survey, all engineering conditions in this permit must be satisfied

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.
- Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.

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 Tasmanian Civic and Administrative Tribunal, 38 Barrack Street, Hobart 7000. Ph ☎ 1800 657 500 or email resourceplanning@tascat.tas.gov.au.

7/2022 REYNOLDS/REED

“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 4.40pm

**MAYOR VINCENT
CHAIRPERSON
29 MARCH 2022**

