



SORELL PLANNING AUTHORITY (SPA) MINUTES

29 OCTOBER 2024

COUNCIL CHAMBERS
COMMUNITY ADMINISTRATION CENTRE (CAC)



MINUTES

FOR THE SORELL PLANNING AUTHORITY (SPA) MEETING HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET, SORELL ON TUESDAY 29 OCTOBER 2024

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1.0 ATTENDANCE

Deputy Mayor C Wooley
Councillor B Nichols
Councillor M Larkins
Councillor M Reed
Councillor C Torenus
Robert Higgins, General Manager

Staff in attendance:

Shannon McCaughey

2.0 APOLOGIES

Mayor Gatehouse
Councillor S Campbell
Councillor M Miro Quesada Le Roux
Councillor N Reynolds

3.0 CONFIRMATION OF THE MINUTES OF 15 OCTOBER 2024

RECOMMENDATION

“That the Minutes of the Sorell Planning Authority (SPA) Meeting held on 15th October 2024 be confirmed.”

49/2024 REED / NICHOLS

“That the recommendation be accepted.”

The motion was put.

For: Wooley, Nichols, Larkins, Reed & Torenus

The motion was **CARRIED**.



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4.0 DECLARATIONS OF PECUNIARY INTEREST

The Deputy 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 Sorell Planning Authority intends to act as a planning authority under the *Land Use Planning and Approvals Act 1993*.

5.0 LAND USE PLANNING

5.1 SUBDIVISION APPLICATION NO. 7.2023.24.1

Applicant:	Rogerson & Birch Surveyors
Proposal:	Eight (8) Lot Subdivision
Site Address:	6a & 8 Correa Street, Primrose Sands (CT 173761/1 & 109772/11)
Planning Scheme:	<i>Tasmanian Planning Scheme – Sorell</i>
Application Status	Discretionary
Relevant Legislation:	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
Reason for SPA meeting:	Owner or applicant is a staff member Subdivision resulting in more than one (1) lot
Relevant Zone:	Rural Living (A)
Proposed Use:	Not Applicable
Applicable Overlay(s):	Bushfire-Prone Areas; Flood-Prone Areas, Natural Assets Code
Applicable Codes(s):	Bushfire Prone Area Code, Flood Prone Area Code and Natural Assets Code (Priority Vegetation Area)
Valid Application Date:	22 December 2023
Decision Due:	7 November 2024
Discretion(s):	1 Clause 11.5.1 Lot Design 2 Clause 11.5.2 Roads 3 Clause C7.7.2 Priority Vegetation
Representation(s):	Nil.

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application 7.2023.24.1 for an Eight (8) Lot Subdivision at 6a & 8 Correa Street, Primrose Sands be approved, subject to the following conditions:



General

1. Except where modified by a condition of this permit, the use and development must be substantially in accordance with the endorsed plans and documents:
 - (a) (P2) Proposed Boundary Adjustment & Subdivision Stage 1 Prepared by Rogerson & Birch Dated 06/10/2023
 - (b) (P2) Proposed Boundary Adjustment & Subdivision Stage 2 Prepared by Rogerson & Birch Dated 06/10/2023
 - (c) (P1) Road Work and Drainage Plans from Henry Design and Consultants Dated September 2021
 - (d) (P2) Bushfire Hazard Report and Bushfire Management Plan Prepared by Chris Draffin & Chantelle Foon Dated 12 November 2021
 - (e) (P2) Natural Values Assessment Prepared by Enviro-dynamics Dated July 2024
2. Staging must be in accordance with the endorsed plans and documents unless otherwise agreed to in writing by the General Manager.
3. 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 Lots 1-8 (inclusive).

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 an Independent Registered Valuer for the purposes of determining the improved value of the gross area of the subdivision. The date to which the valuation is to be done must be within 3 months of the date of lodgement of the Final Plan of subdivision. Please refer to Council's Open Space Policy for valuation requirements.

Alternatively, the above may be satisfied through the contribution of land to Council elsewhere in Primrose Sands subject to the approval of the General Manager.

4. All land noted as roadway, footway, open space or similar must be transferred to Council. Complete transfer documents that have been assessed for stamp duty, must be submitted with the final plan of survey.
5. Prior to sealing any final plan, all recommendations of the bushfire hazard management plan must be complete and be certified by a suitably qualified person.

On-site wastewater

6. Before sealing the final plan the applicant must demonstrate to the satisfaction of the Manager Health and Compliance that the wastewater absorption trenches for lot 3 are located wholly within that lot.
7. All civil and building construction work associated with the development must be within the following hours:
 - (a) 7.00. a.m. to 7.00. p.m. from Monday to Friday;
 - (b) 8.00 a.m. to 6.00 p.m on Saturdays; and
 - (c) No works are permitted on Sundays or public holidays.

Approval must be obtained from the Manager Health & Compliance for any works outside of these hours.

8. Airborne dust from construction works, roads, disturbed areas, storage heaps, or machinery operating on the land must not create an environmental nuisance. Areas must be dampened, covered, compacted or otherwise treated to reduce dust emissions.
9. Any soil disturbed or spread onto the land resulting from civil construction works must be compacted, revegetated and watered to allow the soil to stabilise and prevent dust being generated.
10. Any vegetation removed as part of the subdivision construction works, must not be burnt unless approval has been obtained from Councils Environmental Health Officer.

Engineering Conditions:*Works Generally*

11. 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 Director Service Delivery.
12. All works shall be undertaken at the developer's expense.
13. Prior to the commencement of the development of the site, revised detailed plans and specifications must be submitted to Council's Director Service Delivery 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.
14. 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 Director Service Delivery, 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.
15. 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 Director Service Delivery will be required.

Road Works

16. The continuation of Correa Street 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 of width of 18 metres.
17. 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.
18. 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 and headwalls installed generally in accordance with TSD-R03-v3 and TSD-R04-v3. Driveway outfalls shall be constructed and directed into the roadside table drains with appropriate rock lining to prevent erosion.
19. 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.

20. 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.
21. 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.
22. Roadside table drains shall be constructed for the proposed road generally in accordance with TSD-R02-v3 and as required by the applicant's stormwater report by ADDC dated 4 November 2021 to safely carry all stormwater from the subdivision to Council's existing roadside drainage in Correa Street. New culverts are to be constructed to suit the topography of the site and as per the stormwater report.
23. The existing culverts and table drains in Correa Street shall be upgraded as required to accommodate the additional flow generated by the subdivision.
24. The new sealed road construction shall extend to the existing Council maintained road (Correa Street) within the existing road reservation and shall match into the existing Correa Street with a smooth connection. The traffic management plan will need to be implemented to the satisfaction of Council's Director Service Delivery prior to works commencing within Council's road reserve.
25. 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.
26. 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 Director Service Delivery.
27. 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.
28. 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.
29. 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;
 - (b) Proof roll inspection of the sub-base course(s);
 - (c) Proof roll inspection of the base course, prior to sealing;
 - (d) Laying of pipelines for stormwater drainage prior to back filling, including access culverts;
 - (e) Inspection of the base course in any footpaths, kerb and gutter, and driveway accesses, prior to sealing;
 - (f) Practical Completion of works (On Maintenance);
 - (g) Final inspection at completion of Defects Liability Period (Off Maintenance);
 - (h) Installation of all WSUD systems;
 - (i) 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.

30. 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.
31. A Soil and Stormwater Management Plan must be approved by Council's Director Service Delivery 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.
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 Director Service Delivery;
 - (d) "As Constructed" drawings must be provided electronically in both .pdf and .dwg or .dxf formats, or as otherwise approved by Council's Director Service Delivery;
 - (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 Director Service Delivery;
 - (h) 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.
 - (i) Compaction and soil tests results for all earthworks or pavement works;
 - (j) 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

Legal

- The permit does not take effect until 15 days after the date that this permit was served on you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the Land Use Planning and Approvals Act 1993.
- This planning approval shall lapse at the expiration of two (2) years from the date on which this permit became valid, if the permit is not substantially commenced. At the discretion of the Planning Authority, the expiration date may be extended for a further two (2) years on two separate occasions for a total of six (6) years. Once lapsed, a new application will be required.
- Any changes to the use or development approved, may be deemed as substantially in accordance with the permit or may first require either a formal amendment to this permit or a new permit.

Asset Protection

- In accordance with the Local Highway Bylaw 2 of 2015, the owner is required to repair any damage to any Council infrastructure caused during construction.
- Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.

Other Approvals

- All stormwater management measures and designs on the endorsed plans and documents, together with any related permit condition, constitutes General Managers consent under section 14 of the *Urban Drainage Act 2013*.
- This permit does not imply that any other approval required under any other by-law or legislation has been granted.

Generally

- Requirements for works or other outcomes to the satisfaction of the General Manager will be delegated to the appropriate officer for determination.
- All engineering related queries should be directed to the Development Engineer. The Council General Manager has



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delegated functions relevant to the permit to the Development Engineer.

- Sealing of a final plan of survey is subject to a prescribed Council fee at the date of lodgement of the final plan or survey. Land Title Office fees must be paid directly to the Recorder of Titles.
- The final plan of survey is inclusive of any schedule of easement and Part 5 Agreement.
- The final plan of survey will not be sealed until all works required by this permit are complete. On lodgement of the final plan of survey, inspections will be undertaken, unless otherwise advised by the developer, and additional inspection fees will apply to incomplete or substandard works.

Street Naming

- The developer may suggest street names. Suggestions should be received three months prior to sealing the final plan of survey and be made in writing to the General Manager. Street names must be consistent with Tasmanian Place Naming Guidelines, May 2021. Please refer to <https://nre.tas.gov.au/land-tasmania/place-naming-in-tasmania>

You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to TASCAT, 38 Barrack Street Hobart 7000 Ph: (03) 6165 6790 or email resourceplanning@tascat.tas.gov.au

50/2024 NICHOLS / LARKINS

“That the recommendation be accepted.”

The motion was put.

For: Wooley, Nichols, Larkins, Reed & Torenus

The motion was **CARRIED**.

Meeting closed at 4.38pm

**DEPUTY MAYOR WOOLEY
CHAIRPERSON
29 OCTOBER 2024**



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