

Permit Number	SD 2191
Applicant Name	PDA Surveyors
Property Number	PID 2758376 & PID 2758413
Property Address	LOT 2 GOLF LINKS ROAD (CT 148923/2) & 8 INGLISDALE DRIVE WYNYARD

Pursuant to a decision of Council, in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the *Tasmanian Planning Scheme - Waratah-Wynyard* grant approval for a 12 Lot Subdivision at Lot 2 Golf Links Road (CT 148923/2) & 8 Inglisdales Drive WYNYARD and Council Footway (CT142423/33) subject to the following conditions: -

PART A CONDITIONS:

- (1) The development is to be generally in accordance with the application as submitted and endorsed documents as listed:
 - a. Subdivision plans with Job Number 49895AB-PA-05 Revision B as prepared by PDA Surveyors, Engineers and Planners and dated 25 November 2025.
 - b. Subdivision plans with Job Number 49895-C-CP1 through CP12 inclusive as prepared by PDA Surveyors, Engineers and Planners and dated 10 December 2025.
 - c. Overall Plan with Job Number 49895-C-001, 002 and 003 as prepared by PDA Surveyors, Engineers and Planners and dated 16 April 2025.
 - d. Supporting report labelled as "Section 40T – Rezoning and Subdivision" Job Number 49895 by PDA Surveyors, Engineers and Planners and dated 13 July 2023, revision 4, dated 11 December 2025.
 - e. Written submission in the form of a letter, Reference Number 49595AB by PDA Surveyors, Engineers and Planners and dated 14 October 2025.
 - f. Written submission in the form of a letter, Reference number 49895 by PDA Surveyors, Engineers and Planners and dated 5 January 2026.
 - g. Agricultural Assessment of Lot 2 Golf Links Road, Wynyard by Pinion Advisory and dated July 2021.
 - h. Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan – Lot 2 Golf Links Road, Wynyard, Job Number RGA-B2345 Version 3 by Rebecca Green and Associates and dated 17 December 2025.
 - i. Traffic Impact Assessment – Lot 2 Golf Links Road, Wynyard by Traffic and Civil Services and dated December 2025.
 - j. Geotechnical investigation, karst assessment and landslide risk assessment,

Project No. GL24537Ab_Rev1 by Geoton Pty Ltd and dated 10 July 2025.

- (2) Stormwater from the development is to be connected and discharged into Council's stormwater drainage network in accordance with the *Urban Drainage Act 2013*.
- (3) All costs associated with the proposed development including those related to infrastructure extensions or upgrades to Council assets are to be met by the Developer.
- (4) Relevant engineering plans, specifications, calculations, and computations are to be prepared or certified by a Chartered Professional Engineer and submitted to the Director Infrastructure & Development Services for approval. No work is to commence until a Construction Certificate has been issued by the Director Infrastructure & Development Services.
- (5) Construction of civil engineering work associated with the development is to comply with the requirements of Council's Policy PR003 – Standard requirements for the construction of new infrastructure assets and the replacement of existing infrastructure assets.
- (6) On completion of work covered by a Construction Certificate a Chartered Professional Engineer is to certify by declaration that all work has been carried out fully in accordance with the approved plans, specifications, calculations and computations. "Works as Constructed" drawings that comply with the requirements of Council's "Submission of digital-as-constructed information" template are to be supplied.
- (7) Before sealing of the Final Plan, the northern portion of proposed Lot 12 is to be built up by the placement of granular fill to a minimum 9m AHD and a drain be constructed near the northern site boundary to capture stormwater runoff in accordance with the requirements of part 10.3 of the Geotechnical investigation, karst assessment and landslide risk assessment, Project No. GL24537Ab_Rev1 by Geoton Pty Ltd and dated 10 July 2025.
- (8) In the course of undertaking the development/use there is to be no damage caused to any Council owned infrastructure or property.
- (9) A Final Survey Plan submitted for sealing by the Council is to show all easements required for powerlines, sewerage, water, drainage purposes and legal access.
- (10) A twelve (12) month maintenance period is to apply to all works within the development which are to become Council infrastructure.
- (11) A maintenance bond of 5% of the cost of the civil works as approved by the Director Infrastructure & Development Services is to be lodged with Council prior to:
 - a. the issue of the Maintenance Period Commencement document; or
 - b. prior to the sealing of the Final Survey Plan.
- (12) Before sealing of the Final Plan, all disturbed surfaces on the land except those set aside for roadways, footways and driveways are to be covered with topsoil and seeded and, where appropriate, re-vegetated and stabilized to the reasonable requirements of the Director Infrastructure & Development Services.
- (13) If the development requires work within a road reservation of Golf Links Road, the

applicant is to obtain from Council a “Activity in Road Reservation Permit” before any site work commences. The Permit conditions may require lodgement of a bond as surety against damage to Council’s infrastructure.

- (14) A property access is to be constructed for each right of way, in accordance with Tasmanian Standard Drawing TSD-R03-v3, Rural Roads Typical Property Access, and the conditions in a “Activity in Road Reservation Permit”.
- (15) A sealed driveway entrance is to be constructed for each right of way, between the edge of the seal and the property boundary in accordance with Tasmanian Standard Drawing TSD-R03-v3, Rural Roads Typical Property Access,
- (16) A driveway with a sealed surface is to be constructed for lots 1, 2, 3, 4, 5, 6,7, 8 and 12 from the edge of the bitumen surfaced pavement of the right of way to the property boundary in accordance with Tasmanian Standard Drawing TSD-R03-v3, Rural Roads Typical Property Access & TSD-R04-v3, Rural Roads Typical Driveway Profile and the conditions in a “Activity in Road Reservation Permit”.
- (17) All new vehicular accesses are to be located in accordance with Tasmanian Standard Drawing TSD-RF01-v3, Guide to Intersection and Domestic Access Sight Distance Requirements and be approved by the Director Infrastructure & Development Services.
- (18) Property access, including shared internal driveways, are to comply with the requirements of the submitted Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan – Lot 2 Golf Links Road, Wynyard, Job Number RGA-B2345 Version 3 by Rebecca Green and Associates and dated 17 December 2025 and are to be constructed prior to the to the sealing of the Final Survey Plan.
- (19) A reticulated stormwater drainage system is to be provided with individual lot connections, road drainage and method of discharge in accordance with the reasonable requirements of the Director Infrastructure & Development Services. The design return interval for the reticulation network is to be 1 in 10-year ARI for property only, 1 in 20 Year ARI for road drainage and provision is to be made to contain a 1 in 100-year ARI major overland flow-path.
- (20) A new 150Ø stormwater connection point including an accessible inspection opening at ground level is to be constructed at the lowest point of lots 1 to 12, to permit connection to Council’s stormwater drainage reticulation network. The connection point is to be inspected and approved by the Director Infrastructure & Development Services before backfilling.
- (21) Erosion and sediment control measures that meet the reasonable requirements of the Director Infrastructure & Development Services are to be implemented and maintained during the course of development to minimise downstream sediment transfer, particularly with respect to watercourses, stormwater outlets and disturbed ground.
- (22) Vehicular access during development is to be confined to the areas designated on the endorsed or approved plans.
- (23) Before site disturbance or construction commences an environmental management plan is to be prepared and submitted for approval by the Director Infrastructure & Development Services. The plan is to outline proposed practices in relation to:
 - a. Temporary run-off and erosion controls, which are to be installed before the development commences. Controls are to include, but are not limited to:
 - i. Minimisation of site disturbance and vegetation removal.

- ii. Diversion of up-slope run-off around cleared and/or disturbed areas, areas to be cleared and/or disturbed or filled providing such diverted run-off does not cause erosion and is directed to a legal discharge point.
 - iii. Installation of sediment retention traps (e.g. sediment fences, etc.) at the down slope perimeter of a disturbed area or stockpile to prevent unwanted sediment and other debris escaping from the land.
 - iv. Rehabilitation of all disturbed areas as soon as possible.
 - b. Weed management.
 - c. Storage facilities for fuels, oils, greases, chemicals, and the like
 - d. Litter management.
- (24) Erosion control measures are to be maintained at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development.
- (25) Underground/overhead power is to be provided to each lot in the development in accordance with the requirements of TasNetworks and LGAT - Tasmanian Standard Drawings and Specifications.
- (26) Before site disturbance or construction commences, a plan of management is to be prepared and submitted for approval by the Director Infrastructure & Development Services. The plan is to provide relevant project management information and outline proposed construction practices, including, but not limited to:
- e. Contact details for principal, consultants and contractors including after-hours numbers;
 - f. Traffic management plan including road works signage;
 - g. Proposed hours of work (including volume and timing of heavy vehicles entering and leaving the site, and works undertaken on site);
 - h. Identification of potentially noisy construction phases, such as operation of rock-breakers, explosives or pile drivers, and proposed means to minimise impact on the amenity of neighbouring buildings;
 - i. Site facilities to be provided; and
 - j. Procedures for washing down vehicles to prevent soil and debris being carried onto the street.
- (27) Prior to sealing the Final Plan of Survey, the developer must complete all infrastructure services works and provide the Council with evidence of completed works, including as-constructed drawings, to the satisfaction of the Director Infrastructure and Development Services or their delegate or delegated representative.
- (28) Upon sealing of the Final Plan of Survey, Lots 101 and 102 are to be transferred to Council ownership.
- (29) Before a final survey plan may be sealed, the developer is to provide a contribution on lieu of providing public open space in the development. The contribution is to be equivalent to five percent (5%) of the value of the new lots that are zoned Low Density Residential and the principles of the Waratah Wynyard Council Public Open Space Contribution Policy adhered to in the application of this provision.
- (30) The developer is to seek a private land valuation of the new lots that are zoned Low Density Residential. A copy of the valuation is to be submitted to Council before or at

the time of payment of the public open space contribution.

- (31) Prior to sealing of the Final Plan of Survey, a Part V Agreement under Section 71 of the *Land Use Planning and Approvals Act 1993* is to be registered on the land for Lots 11 and 12 restricting future residential development to four bedrooms and, in the case of Lot 12, prohibiting construction of a dwelling outside the indicative building envelope and prohibiting construction of an outbuilding anywhere on Lot 12.

PART B CONDITIONS:

- (1) The person responsible for the activity must comply with the conditions contained in Schedule 2 of Permit Part B which the Regulated Entity (trading as TasWater) has required the planning authority to include in the permit, pursuant to *section 56Q* of the *Water and Sewerage Industry Act 2008*, reference TWDA 2024/00419-WWC (attached).

Notes: -

The following is provided for information only and does not constitute condition(s) of permit.

- An “Activity in Road Reservation” permit must be obtained from Council for all activity within the Road Reservation.
- This project must be substantially commenced within two years of the issue of this permit.
- The applicant is advised to consult with a building surveyor to ensure the development is constructed in accordance with *Building Act 2016*.
- This permit is based on information and particulars set out in Development Application SD 2191. Any variation requires an application for further planning approval of Council.
- This development/use is not to result in the generation of environmental harm or nuisance as defined in the *Environmental Management and Pollution Control Act 1994*.
- Attention is drawn to existing or proposed electricity infrastructure. Please be sure to contact TasNetworks on 1300 137 008 to ensure these works do not impede on existing electricity easements and are at a safe distance from powerlines. Failure to do so could result in the relocation of electricity assets at your cost.
- A further fee is required for the signing and sealing of Final and Strata Plans. Please refer to Council’s website for current Planning fees.
- Prior to Sealing of the Final Plan of Survey, the developer must obtain a Consent to Register a Legal Document from TasWater and the certificate must be submitted to Council as evidence of compliance with the Part B Conditions of the Planning Permit. The application form for this consent document can be obtained from the TasWater website <http://www.taswater.com.au/Development/Forms>.