

Northern Midlands Interim Planning Scheme 2013



Planning Permit PLN-21-0301

Draft Only

In accordance with Division 2 of the *Land Use and Planning Approvals Act 1993*, the Northern Midlands Council (Planning Authority) hereby grants a permit for –

ADDRESS OF LAND:

17 CHURCH STREET, CAMPBELL TOWN TAS 7210

PLN-21-0301
CT14992/1

THIS PERMIT ALLOWS FOR:

The land at 17 CHURCH STREET, CAMPBELL TOWN TAS 7210 to be developed and used for Emergency Services (Co-located Emergency Services Facility), in accordance with application PLN-21-0301 and subject to the following conditions:

1 LAYOUT NOT ALTERED

The use and development must be in accordance with the endorsed documents:

- P1 m architecture drawing DA.1 Site Plan, 08.10.2021
- P2 m architecture drawing DA.2 General Arrangement Plan, 08.10.2021
- P3 m architecture drawing DA.3 GA Plan North, 08.10.2021
- P4 m architecture drawing DA.4 GA Plan South, 08.10.2021
- P5 m architecture drawing DA.5 Elevations Sheet 1, 08.10.2021
- P6 m architecture drawing DA.6 Elevations Sheet 2, 08.10.2021
- P7 m architecture drawing DA.7 3D + Materials, 08.10.2021
- E1 – E10 rare engineering drawings COV, C000, C101, C201, C301, C401, C411, C421, C422, C701, dated 28-10-21
- S1 rare engineering letter dated 18th February 2022 and attachments.
- S2 Site Classification and Stormwater Disposal Evaluation, Geoton, 20 July 2021.

2 COUNCIL'S WORKS AND INFRASTRUCTURE CONDITIONS

2.1 Stormwater

- a) Concentrated stormwater must not be discharged into neighbouring properties
- b) Landscaping and hardstand areas must not interfere with natural stormwater run-off from neighbouring properties.
- c) Prior to the issue of any approval under the Building Act 2016 or the commencement of work on the site (whichever occurs first), amended plans must be provided showing:
 - (i) all roofs that are capable of effectively draining to the kerb via charged connections, do drain to the kerb via a charged connection; and
 - (ii) hardstand areas and roofs unable to drain to the kerb via charged connection, are drained to a pumped stormwater system with combined effective storage design to cater for the range 20 year AEP event durations and otherwise designed and installed in accordance with AS3500.3:2018.

These amended plans must be approved by Council's Works and Infrastructure Department.

- d) The amended plans must be accompanied by a detailed design of the pumped stormwater system prepared by a suitably qualified person which clearly shows:
- (i) that the capacity of the pumped system is to be achieved by a combination of pump capacity and wet well storage between the high and low working levels in the wet well;
 - (ii) that the combined effective storage comprising of the volume to be able to be pumped in 30 minutes plus the wet well storage shall not be less than the volume from the storm of ARI = 20 years and duration of 120 minutes
 - (iii) that the minimum wet well storage between the high and low working levels, expressed in m³, shall be 1% of the catchment area in m²; in any case it shall be not less than 3 m³;
 - (iv) that the combined effective storage design is sufficient to cater for the range of 20 year AEP events;
 - (v) that maximum pumped outflows to the kerb are 20 L/s or less
 - (vi) that the capacity of the kerb is not exceeded by pumped outflows, taking into account the existing catchment which flows to the kerb; and
 - (vii) that stormwater to be discharged to the kerb is at a maximum 45-degree angle in the direction of flow.

The detailed design must be approved by Council's Works and Infrastructure Department prior to the issue of any approval under the Building Act 2016 or the commencement of work on the site (whichever occurs first).

e) Prior to the commencement of the use, an 'Operation and Maintenance Manual' for the pumped stormwater system must be prepared by a suitably qualified person and provided to and approved by Council's Works and Infrastructure Department. The Operation and Maintenance Manual must:

- (i) provide a detailed description of the pumped stormwater system as well as the components included in the system covered in the manual;
- (ii) provide a comprehensive detailed explanation of all major operating procedures to ensure that the pumped system works as designed;
- (iii) detail the preventive and corrective maintenance programs that must be adopted to ensure the system is in a proper working order, including maintenance schedules, procedures and test requirements; and
- (iv) include 'as constructed' drawings of the pump and storage system as an annexure to the Operation and Maintenance Manual.

f) A plumbing permit is required prior to commencing any plumbing or civil works within the property.

2.2 Access

- a) A concrete driveway crossover and apron must be constructed for each dwelling from the edge of the road to the property boundary in accordance with Council standards.
- b) Access works must not commence until an application for vehicular crossing has been approved by Council.
- c) All works must be done in accordance with Council Standard Drawing TSD-R09 and to the satisfaction of the Works Manager.

2.3 Municipal standards & approvals

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. All works must be constructed to the satisfaction of Council. Where works are required to be designed prior to construction, such designs and specifications must be approved by Council prior to commencement of any *in situ* works.

2.4 Works in Council road reserve

- a) Works must not be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works Manager.
- b) Twenty-four (24) hours notice must be given to the Works & Infrastructure Department to inspect works within road reserve, and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

2.5 Pollutants

- a) The developer/property owner must ensure that pollutants such as mud, silt or chemicals are not released from the site.
- b) Prior to the commencement of development authorised by this permit the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

2.6 Nature strips

Any new nature strips, or areas of nature strip that are disturbed during construction, must be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

2.7 Part 5 Agreement

- (a) Prior to the commencement of the use, the landowner must enter into an agreement under Part 5 of the *Land Use Planning and Approvals Act 1993* with the Northern Midlands Council.
- (b) The agreement referred to in condition 6(a) will be in such form as Council may require at its discretion, and must include the following:
 - (i) that the landowner acknowledges that the property relies on a pumped stormwater system and that the purpose of the pumped stormwater system is to service and control the concentrated discharge of stormwater from any structures on the property which are not connected by gravity or charged pipes to Council's stormwater system.
 - (ii) that the landowner is responsible for the ongoing operation and maintenance of the pump and stormwater storage system;
 - (iii) that the landowner must operate and maintain the pumped stormwater system in accordance with the Operation and Maintenance Manual following its submission to and approval by the Council's Works and Infrastructure Department as required by condition 3.1(c) of this permit;
 - (iv) annex a copy of the approved Operation and Maintenance Manual as required by condition 3.1(c) of this permit to the Agreement.
 - (v) that the landowner must provide a report to the Council on or before 30 June every 12 month period, from a suitably qualified person confirming that the pumped stormwater system is in working order and that the maintenance procedures and maintenance schedules described within the Operation and Maintenance Manual have been complied with.
 - (vi) that the landowner must rectify any nuisance caused by the concentrated discharge of stormwater from the pumped stormwater system, to Council's requirements and at the owner's expense, within 14 days of Council giving notice of the requirement to do so.
 - (vii) that the failure by the landowner to comply with a term or condition set out in the agreement allows the Council to undertake that work, with the costs of doing so to be a debt due and payable by the landowner to the Council.

The landowner is responsible for all Council and Land Titles Office costs, fees and charges associated with the preparation and lodgement of the Part 5 agreement.

3 TASWATER CONDITIONS

Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2021/01949-NMC) attached as Appendix A.

4 LIGHTING

Outdoor lighting must be designed, baffled and located to prevent any adverse effect on adjoining land.

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5 CARPARKING

Prior to commencement of the use, areas set aside for parked vehicles and access lanes must be constructed in accordance with the endorsed plans and maintained for the duration of the use.

6 LANDSCAPING

6.1 Prior to the commencement of the use, landscaping works as shown on the endorsed plans must be completed.

6.2 The landscaping shown on the endorsed plans must be maintained including the replacement of any dead, diseased or damaged plants.



Des Jennings

GENERAL MANAGER

Date of Council Decision

21 March 2022

Date of Permit

25 March 2022

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Notes:

- A This permit has no force or effect until such time as the associated Planning Scheme Amendment is approved by the Tasmanian Planning Commission.
- B Attention is directed to Section 39 of the Land Use Planning and Approvals Act 1993: "... representations in relation to that draft amendment may be submitted to the authority by any person before the expiration of the exhibition period referred to in section 38(1)(a) ... 28 days (or a longer period agreed to by the planning authority and the Commission) from the date, specified in the notice, on which the public exhibition of those documents is to begin." (The authority is the Northern Midlands Council.)