



Clarence... a brighter place

Clarence City Council

DRAFT PLANNING PERMIT

LAND USE PLANNING AND APPROVALS ACT 1993

Development No: PDPSAMEND-2022/030778

Approval Date: 01 January 1900

Description: 85 Lot Subdivision (81 residential lots, 2 road lots and 2 public open space lots)

Address: 22 Goodwins Road, Clarendon Vale

This permit is granted, subject to the following conditions:

General Conditions:

- 1 The use or development must only be undertaken in accordance with the endorsed plans and any permit conditions and must not be altered without the consent of Council.
- 2 The development must only proceed in accordance with the approved stages as set out below:
 - Stage 1: Lots 1 – 4 and 28 - 29
 - Stage 2: Lots 30 – 40
 - Stage 3: Lots 5 – 12
 - Stage 4: Lots 13 – 26
 - Stage 5: Lots 41 – 49
 - Stage 6: Lots 50 – 51, 61 – 62 and 64 - 71
 - Stage 7: Lots 52 – 60, and
 - Stage 8: Lots 63 and 72 – 81

- 3 Engineering designs, prepared by a suitably qualified person, are required for:

- road design (including line marking) and Traffic Calming devices;
- pedestrian networks;
- road stormwater drainage;
- lot accesses;
- stormwater drainage;

and must show the extent of any vegetation removal proposed for these works and be designed in conjunction with any landscaping plan requirement. Such

designs must be submitted to and approved by Council's Head of Infrastructure and Natural Assets and must clearly describe what works are being undertaken for each approved stage of the development.

An engineering assessment fee, in accordance with Council's adopted fee schedule, must be paid upon their lodgement. A 'start of works' permit must be obtained prior to the commencement of any works.

For the Final Plan to be sealed prior to the completion of the works or the expiry of the "on-maintenance" period a bond must be paid and an agreement entered into in accordance with Council Policy. Please note that the bond for the "on-maintenance" period is 5% the cost of the construction.

Works for all stages shown on the design plans must be commenced within 2 years of the date of their approval or the engineering designs will be required to be resubmitted.

- 4 Stormwater reticulation is to be designed in accordance with the requirements of Council's Local Highways Standard Requirements By- Law and the State Stormwater Strategy to the satisfaction of Council's Head of Infrastructure and Natural Assets. The design is to identify and design overland flow paths and run-off handling systems for 1% AEP events. These systems shall ensure that no concentrated flow or overflow from street drainage and stormwater reticulation is directed across or through proposed lots (unless dedicated as an overland flow path with easements in favour of Council). Designs shall ensure that net discharge of stormwater does not exceed predevelopment levels and water quality characteristics of receiving waters are maintained or improved. The design must incorporate Water Sensitive Urban Design principles and be submitted for approval by Council's Head of Infrastructure and Natural Assets with lodgement of engineering drawings approval.
- 5 All stormwater for the development must be designed and constructed to include Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010 and consistent with the Stormwater System Management Plan for the relevant catchment. Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions (or the MUSIC model) must be submitted to Council for approval by the relevant / delegated officer for approval prior to the issue of the approved engineering drawings. This report is to include the maintenance management regime / replacement requirements for any treatment facilities.
- 6 The new road must join with existing road construction in a smooth and continuous fashion and extend to the boundaries of the balance lot.
- 7 Suitable barriers must be erected during the construction of the development to ensure native vegetation is not damaged during construction works.
- 8 Suitable barriers must be erected during the stages of construction and at access points to the balance land to prevent unauthorised vehicle access.
- 9 An erosion and sedimentation control plan, in accordance with the Derwent Estuary Program Soil & Water Management on Building & Construction Sites

document, must be submitted for review by Council's Head of Infrastructure and Natural Assets when lodging the 'Start of Works Notice' to council. All debris/construction materials must be contained within the property. All works must be carried out in compliance with the approved erosion and sediment control plan.

- 10 Each lot must be provided with a minimum 3.6m wide constructed and sealed access from the road carriageway to the property boundary in accordance with Standard Drawing **[TSD]** (copy available from Council). This access must be inspected by Council's Development Works Officer prior to sealing or pouring new concrete.

Following construction, the crossover must be maintained or repaired by the owner at the owner's expense in accordance with any directions given by Council to the owner.

- 11 The owner must, at their expense, repair any Council services (eg pipes, drains) and any road, crossover, footpath or other Council infrastructure that is damaged as a result of any works carried out by the developer, or their contractors or agents pursuant to this permit. These repairs are to be in accordance with any directions given by the Council.

If the owner does not undertake the required repair works within the timeframe specified by Council, the Council may arrange for the works to be carried out at the owner's expense

- 12 The Final Plan and accompanying Schedule of Easements must describe all existing easements and any additional easements required in respect of all utilities infrastructure required to service the lots in a form to the satisfaction of the relevant utility service provider.

- 13 The Final Plan and accompanying Schedule of Easements must describe all existing easements and any additional easements required in respect of all Council infrastructure required to service the lots in a form to the satisfaction of Council's relevant / delegated officer.

- 14 Street construction, including line marking, concrete kerbs, gutters and footpaths with bitumen roads, must be carried out to the requirements of Council's Local Highways Standard Requirements By-Law. Pavement designs must be based upon laboratory soaked CBR values. Line marking must be in thermoplastic material.

- 15 Each lot must be provided with minimum 150mm diameter stormwater drainage connected to Council's main prior to the commencement of the use / prior to the issue of a building permit or a certificate of likely compliance (CLC) for building works. An extension to Council's stormwater main may be required at the owner's expense.

- 16 A 'for construction' Landscape Plan (Landscape Plan) for all Public Open Space areas (including lots 400, 401 and 402 and any road verges or related areas) must be submitted to and approved by Council's Chief Executive Officer or delegate prior to the issue of a Certificate of Likely Compliance (CLC) for building works or commencement of works within the POS, whichever occurs first.

- 17 Prior to the sealing of the Final Plan of Survey for any stage, all Public Open Space (POS) works must be completed in accordance with the approved Landscape Plan and any associated engineering approvals.

A request for Practical Completion must be accompanied by an as-constructed topographical survey plan certified by a suitably qualified surveyor, demonstrating that the works have been completed in accordance with the approved Landscape Plan.

Practical Completion of POS works must be confirmed in writing by Council's Chief Executive Officer or delegate prior to commencement of the On-Maintenance Period.

- 18 Prior to commencement of the On-Maintenance Period, a detailed POS Maintenance Plan must be submitted to and approved by Council's Chief Executive Officer or delegate.

The Maintenance Plan must include:

- (a) watering and irrigation regime (including frequency and duration);
- (b) mowing and turf management program;
- (c) weed control measures (consistent with the approved Weed Management Plan);
- (d) replacement of failed or dead plantings;
- (e) inspection schedule;
- (f) erosion and drainage maintenance (including swales and low points);
- (g) litter removal and general site upkeep; and
- (h) rectification procedures for defects identified during inspections.

All POS areas must be maintained in accordance with the approved Maintenance Plan for the duration of the On-Maintenance Period.

- 19 On-Maintenance Period and Bond

- (a) Soft landscape works (including turf and planting) are subject to an On-Maintenance Period of one (1) year from the date of written confirmation of Practical Completion.
- (b) Hard landscape works are subject to a Defects Liability Period of six (6) months from the date of written confirmation of Practical Completion.
- (c) Prior to sealing of the Final Plan of Survey, a bond equivalent to 1.5 times the estimated cost of soft landscape works must be lodged with Council as security for the satisfactory establishment and maintenance of landscaping during the On-Maintenance Period.
- (d) Where sealing is required prior to completion of works or expiry of the Defects Liability Period for hard works, a bond of 5% of the cost of construction must be lodged in accordance with Council's Policy for Bonding Development Works.

Bonds must be in the form of a cash deposit or bank guarantee.

- 20 During the On-Maintenance Period:

- (a) turf must be fully established, evenly covered, and free of significant bare patches
 - (b) all plantings must be healthy and actively growing;
 - (c) any dead, diseased or failed plant material must be replaced within 30 days of identification;
 - (d) the POS must remain free of rubbish, dumped material and environmental weeds; and
 - (e) surfaces must remain stable and free of erosion.
- 21 At the conclusion of the On-Maintenance Period, the permit holder must request a final inspection. Council will not accept final handover of the POS or release bonds until:
- (a) all defects identified during the On-Maintenance Period have been rectified to Council's satisfaction; and
 - (b) landscaping is fully established and compliant with the approved Landscape Plan and Maintenance Plan.
- If defects are identified during the Defects Liability Period for hard works, the permit holder must rectify those defects within 90 days of written notice from Council.
- 22 The development must meet all required Conditions of Approval specified by TasWater notice dated 22 May 2026 (TWDA 2022/01487-CCC)

The following advice is also provided:

- a. This Permit will lapse after 2 years from the date on which it is granted unless the development / use has been substantially commenced. Upon request, under Section 53(5A) of the *Land Use Planning and Approvals Act 1993* Council may grant an extension of time for a further 2 years. A further 2 years may be granted upon request under Section 53(5B) of the *Land Use Planning and Approvals Act 1993*. Any such requests must be made in writing and within 6 months of the day on which the permit has lapsed.
- b. This is a town planning permit only. Please be aware that a building permit and / or a plumbing certificate of likely compliance or plumbing permit may be required before the development can proceed. It is recommended that you contact Council's Building Department on (03) 6217 9580 to discuss the requirement for any additional permits or certification.
- c. Non-compliance with this permit is an offence under Section 63 of the *Land Use Planning and Approvals Act 1993* and may result in enforcement action under Division 4A of the *Land Use Planning and Approvals Act 1993* which provides for substantial fines and daily penalties.

- d. For further details relating to the conditions for the landscape plan, public open space – handover and on -maintenance requirements, please contact council's Open Space Team.

Daniel Marr

HEAD OF CITY PLANNING

THIS APPROVAL IS GIVEN UNDER DELEGATION GRANTED BY COUNCIL ON 14 DECEMBER 2020

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