



## GLAMORGAN • SPRING BAY COUNCIL

### DRAFT PLANNING PERMIT

ISSUED PURSUANT TO S43A AND COUNCIL RESOLUTION 23 MAY 2017

DEVELOPMENT APPLICATION NO. DA 2017 / 00097

### **CONDITIONS**

#### General

1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and documents and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

The endorsed drawings and documents consist of:

- a) Drawings prepared by Burbury Consulting titled 1337-DA01 to 1337-DA12 (inclusive) dated March 2017.
- b) Triabunna Marine Farming Shore Facility Section 43A Combined Planning Scheme Amendment and Application for Permit prepared by All Urban Planning Pty Ltd dated April 2017.
- c) Bushfire Assessment – Freestone Point Road, Triabunna prepared by Pitt & Sherry dated 29 March 2017.
- d) A coastal impact assessment titled Triabunna Shore Base Marine Farming Facility prepared by Burbury Consulting dated 27 March 2017.
- e) Marine Environmental Impact Assessment for a Proposed Jetty Including Dredging at Spring Bay, Tasmania: a consolidation of information pertaining to marine environmental risk of the proposed development prepared by Marine Solutions Tasmania Pty Ltd dated March 2017 including the appendix A Management Plan for the Dredging and Disposal of Material for the Proposed Tassal Spring Bay Jetty, Tasmania prepared by Marine Solutions Tasmania Pty Ltd dated March 2017.
- f) Triabunna Shore Base Traffic Impact Assessment prepared by Pitt & Sherry dated 17 March 2017.
- g) Triabunna Shore Base – Management of Stormwater prepared by Pitt & Sherry undated.

- h) Triabunna Shore Base noise impact assessment prepared by Environmental Dynamics dated 17 March 2017.
  - i) Natural Values Assessment prepared by North Barker Ecosystem Services dated 31 May 2016.
2. The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice, date 22/05/2017 (TWDA 2017/00637-GSB).
  3. Any variation to external cladding or finish must be approved in writing by Council's General Manager.
  4. Goods, equipment, waste, packaging material or machinery stored outside a building must be:
    - (a) located, screened or managed such that visibility from any public road, public land or adjoining residence is restricted; and
    - (b) maintained in a clean and hygienic manner;
      - to the satisfaction of Council's General Manager.
  5. The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

#### Signage

6. Prior to the commencement of use existing signage and vegetation must be relocated or removed as necessary to achieve sight distance requirements set out by Table 5.1 of the Glamorgan Spring Bay Interim Planning Scheme 2015 to the satisfaction of Council's General Manager.
7. Signs must be located within the boundaries of the site.
8. Signs must be maintained in good repair and in a clean, tidy and safe condition to the satisfaction of Council's Manager Planning and Special Projects.
9. Signs must only identify or advertise a business located on the site.
10. Signs must not be illuminated internally or externally.

#### Environmental Management

11. Use and development must be in accordance with recommendations (i) to (vi) inclusive of the noise impact assessment prepared by Environmental Dynamics dated 17 March 2017. Prior to the commencement of use the protocols required by recommendations (ii), (iii) and (iv) must be submitted to Council's General Manager.
12. Within 12 months of the commencement of use, a statement of compliance with the noise level limits detailed in the noise impact assessment prepared by Environmental Dynamics dated 17 March 2017 must be submitted to Council's General Manager.
13. Any variation to the Dredge Management Plan must be approved in writing by Council's General Manager or the Director of the Environment Protection Agency.
14. All illumination must be confined to the land in accordance with the requirements of Australian Standard AS 4282-1997, Control of the obtrusive effects of outdoor lighting.

15. Through the construction process and to the satisfaction of Council's General Manager the developer must, unless otherwise noted in the endorsed plans or documents:
  - a. Ensure soil, building waste and debris does not leave the site other than in an orderly fashion and to be disposed of at an approved facility.
  - b. Not burn debris or waste on site.
  - c. Promptly pay the costs associated with any alteration, extension, reinstatement, repair or cleaning of Council infrastructure, public land or private property necessary for, or due to, the approved development.
  - d. Ensure public land, footpaths and roads are not unreasonably obstructed by vehicles, machinery or materials or used for storage.
16. The developer must provide a commercial skip (or similar) for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.
17. No topsoil is to be removed from the site.
18. Works are to be undertaken in accordance with the recommendations of the Natural Values Assessment prepared by North Barker Ecosystem Services to:
  - Restrict works and associated activities to the footprint of the proposed development, and avoid unnecessary encroachment into areas of native vegetation;
  - Minimise clearance to the ARS community by avoiding inadvertent and unnecessary impacts to vegetation on the foreshore beyond the footprint of the proposed jetty and associated infrastructure;
  - Minimise impact to the GTL community in the west of the site by restricting works to the proposed footprint;
  - Avoid any non-essential removal of native vegetation (DVC);
  - Avoid any non-essential removal of individual *Eucalyptus viminalis* trees, particularly larger trees near the eastern boundary;
19. Prior to the commencement of construction, a vegetation management plan to the satisfaction of Council's General Manager must be prepared. The vegetation management plan must detail measures for:
  - a. the management and rehabilitation of remaining native vegetation, in particular the *Eucalyptus viminalis* – *E.globulus* coastal forest and woodland;
  - b. the eradication of all zone A weeds;
  - c. the control of all zone B weeds (e.g. fennel, Spanish Heath, Montpellier broom, African Boxthorn); and
  - d. machinery hygiene protocols pre and post development.
20. Prior to the commencement of construction, a waste management plan to the satisfaction of Council's General Manager must be prepared. The waste management plan must provide measures to appropriately contain within the development footprint, store and dispose of waste during construction and during the operation of the use.

#### Parking & access

21. A parking plan prepared and certified by a qualified civil engineer or other person approved by Council's General Manager must be submitted to Council prior to the use commencing. The parking plan is to include:

- pavement details;
- design surface levels and drainage;
- turning paths;
- dimensions; and
- all related work required by this permit

and shall form part of the permit when approved.

22. The car parking plan must be prepared in accordance with:

- (a) The endorsed Traffic Impact Assessment;
- (b) Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney; and
- (c) Standards Australia (2009): Australian Standard AS 2890.6 - 2009 – Parking Facilities Part 6: Off Street Parking for People with Disabilities; Standards Australia, Sydney.

and include:

- (d) a durable all weather pavement to avoid dust or mud generation, erosion and sediment transfer on or off-site;
  - (e) asphalt, concrete, pavers or similar surfacing material for all areas set aside for the loading and unloading of goods from heavy vehicles
  - (f) drainage to an approved stormwater system
23. Prior to the commencement of use, the car parking and vehicular access areas shown on the endorsed plans must be constructed.
24. The completed parking and associated turning, loading and unloading areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.
25. The areas set-aside for parking and associated access and turning must be kept available for these purposes at all times.
26. Parking and vehicle circulation roadways must be provided with lighting in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.

#### State Road

27. Prior to the commencement of use, the junction of the access road and Freestone Point Road must be upgraded to the satisfaction of the Department of State Growth and Council’s General Manager. Works must include, but are not limited to:
- a) Pavement rehabilitation;
  - b) Provision of a sealed surface on the site access from the existing edge of seal on Freestone Point Road for a minimum distance of 15 metres, or as otherwise specified by the Department of State Growth; and
  - c) Resealing of Freestone Point Road either side of the existing site access to provide a seal treatment that can resist heavy vehicles turning in and out of the access.

*Advice: The applicant must obtain a permit provided by the Transport Infrastructure Services Division of the Department of State Growth. No works on the State Road shall commence until the Minister’s consent has been obtained and a permit issued in accordance with the Roads and Jetties Act 1935.*

#### Stormwater

28. Prior to the commencement of construction, a detailed stormwater management plan, including calculations, prepared by a suitably qualified person must be submitted to Council's General Manager. The plan must be consistent with the Triabunna Shore Base – Management of Stormwater document prepared by Pitt and Sherry and achieve compliance with stormwater quality targets set out in the State Stormwater Strategy 2010 (below).

80% reduction in the average annual load of total suspended solids (TSS) based on typical urban stormwater TSS concentrations.
45% reduction in the average annual load of total phosphorus (TP) based on typical urban stormwater TP concentrations.
45% reduction in the average annual load of total nitrogen (TN) based on typical urban stormwater TN concentrations.

#### **ADVICE**

***This permit is valid for two (2) years only from the date it takes effect and will lapse if substantial commencement of the use or development does not take place within that time.***

***Pursuant to Section 61 of the Land Use and Planning Approvals Act 1993, you may appeal against any of the conditions imposed on this approval by lodging with the Resource Management and Planning Appeal Tribunal, a notice of appeal. Any appeal is required by the Act to be instituted within fourteen days of the service of this approval on you.***

***Builders waste, other than of a quantity and size able to be enclosed within a standard 140 Litre mobile garbage bin, will not be accepted at Council's Waste Management Centres. All asbestos based waste must be disposed of in accordance with the Code of Practice for the Safe Removal of Asbestos NOHSC: 2002(1988). No material containing asbestos may be dumped at Council's Waste Management Centres.***

***This permit does not imply that any other approval required under any other legislation or by-law has been granted.***

***The issue of this permit does not ensure compliance with the provisions of the Threatened Species Protection Act 1995 or the Commonwealth Environmental Protection and Biodiversity Protection Act 1999. The applicant may be liable to complaints in relation to any non-compliance with these Acts and may be required to apply to the Policy and Conservation Assessment Branch of the Department of Primary Industry, Water & Environment or the Commonwealth Minister for a permit.***

***Through the act of granting this permit the Glamorgan Spring Bay Council is not and is in no way to be construed as making any representation, providing any advice, issuing any guarantee or giving any assurance to any person or entity regarding the impact or potential impact of the effects of climate change on the proposed use and/or development or the subject land generally. It is the sole responsibility of the applicant and/or the land owner to investigate and satisfy themselves as to the impact or potential impact of the effects of climate change on the proposed use and/or development and the subject land generally.***



**David Metcalf  
GENERAL MANAGER**