

**MINUTES OF A PLANNING AUTHORITY COMMITTEE MEETING OF THE DEVONPORT CITY COUNCIL HELD IN ABERDEEN ROOM, LEVEL 2, paranaple centre, 137 ROOKE STREET, DEVONPORT ON MONDAY, 2 DECEMBER 2019 COMMENCING AT 5:15PM**

**PRESENT:** Cr A Rockliff (Mayor) in the Chair  
Cr J Alexiou  
Cr P Hollister  
Cr S Milbourne  
Cr L Murphy  
Cr L Perry

**Councillors in Attendance:**

Cr G Enniss  
Cr A Jarman  
Cr L Laycock

**Council Officers:**

Acting General Manager, M Atkins  
Executive Manager Corporate Services, J Griffith  
Executive Manager Organisational Performance, K Peebles  
Development Services Manager, K Lunson  
Planning Coordinator, S Warren  
Planning Officer, A Mountney

**Audio Recording:**

All persons in attendance were advised that it is Council policy to record Council meetings, in accordance with Council's Digital Recording Policy. The audio recording of this meeting will be made available to the public on Council's website for a minimum period of six months.

**1.0 APOLOGIES**

There were no apologies received.

**2.0 DECLARATIONS OF INTEREST**

There were no Declarations of Interest.

**3.0 DELEGATED APPROVALS**

**3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY 1 OCTOBER 2019 - 20 NOVEMBER 2019**

**PAC 22/19 RESOLUTION**

MOVED: Cr Hollister

SECONDED: Cr Alexiou

That the list of delegated approvals be received.

	<b>For</b>	<b>Against</b>		<b>For</b>	<b>Against</b>
Cr Rockliff	✓		Cr Milbourne	✓	
Cr Alexiou	✓		Cr Murphy	✓	
Cr Hollister	✓		Cr Perry	✓	

CARRIED UNANIMOUSLY

<b>4.0 DEVELOPMENT REPORTS</b>
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**4.1 PA2019.0169 VISITOR ACCOMMODATION - 13A JAMES STREET DEVONPORT****PAC 23/19 RESOLUTION**

MOVED: Cr Perry  
 SECONDED: Cr Murphy

That the Planning Authority, pursuant to the provisions of the *Devonport Interim Planning Scheme 2013* and Section 57 of the *Land Use Planning and Approvals Act 1993*, approve application PA2019.0169 and grant a Permit to use land identified as 13a James Street, Devonport for the following purposes:

- Visitor Accommodation

Subject to the following condition:

1. The use is to be conducted in a manner that does not unreasonably result in a loss of amenity to adjoining neighbours.

Note: The following is provided for information purposes.

Should the business intend on providing food for guests, Council's Environmental Health Department must be contacted to allow consideration to be given to any requirements under the *Food Standards Code and the Food Act 2003*.

All measures are to be taken to prevent nuisance to neighbouring properties. Noise and matters are subject to provisions of the *Environmental Management and Pollution Control Act 1994*.

	<b>For</b>	<b>Against</b>		<b>For</b>	<b>Against</b>
Cr Rockliff	✓		Cr Milbourne	✓	
Cr Alexiou	✓		Cr Murphy	✓	
Cr Hollister	✓		Cr Perry	✓	

CARRIED UNANIMOUSLY

**4.2 PA2019.0170 RESIDENTIAL (MULTIPLE DWELLINGS X 2) - 111A GUNN STREET DEVONPORT****PAC 24/19 RESOLUTION**

MOVED: Cr Hollister  
 SECONDED: Cr Milbourne

That the Planning Authority, pursuant to the provisions of the *Devonport Interim Planning Scheme 2013* and Section 57 of the *Land Use Planning and Approvals Act 1993*, approve application PA2019.0170 and grant a Permit to use and develop land identified as 111A Gunn Street, Devonport for the following purposes:

- Residential (multiple dwellings x 2)

Subject to the following conditions:

1. Unless requiring modifications by consequent conditions of this planning permit the use and development is to proceed and be undertaken in accordance with the submitted plans referenced as - Two Proposed Brick Veneer Units and new Carport with existing dwelling at 111A Gunn Street by Weeda Drafting & Building Consultants, Project 12019 dated October

2019 - copies of which are attached and endorsed as documents forming part of this Planning Permit.

2. The developer is to comply with the conditions contained in the submission to planning authority notice which TasWater has required to be included in the planning permit, pursuant to section 56P(1) of the *Water and Sewerage Industry Act 2008*.
3. The developer is to take all reasonable steps during construction to minimise off site environmental effects occurring that might result in a nuisance. This includes air, noise and water pollution and does not allow for burning of any waste materials.
4. The developer is to install a new stormwater connection to the site.
5. The developer is to incorporate on site stormwater detention for the development on site. This is to be detailed and designed by a suitably qualified hydraulic engineer to ensure stormwater discharge allows for all storm events up to and including a 100-year Average Recurrence Interval (ARI), and range of storm durations to adequately identify peak discharge flows. The design is to limit stormwater discharge from the proposed development, by utilising a combination of pipe sizing and/or on-site detention to the equivalent of at least 50% of the site being impervious. There is to be no overland flow discharge from the proposed development to any of the adjoining properties, for all the above nominated storm events. All design calculations are to be submitted for approval to the City Engineer prior to commencing construction on site.
6. The developer is to replace the existing concrete driveway with a new concrete driveway, including kerb and footpath crossover, generally in accordance with the IPWEA Tasmanian Standard Drawings and at a location suitable for the proposed development.
7. Internal driveway and parking is to be designed in accordance with the relevant off-street parking standard AS2890. Vehicular turning movements are to be demonstrated to meet the requirements of this standard, and clearly shown on the drawings submitted in subsequent building permit applications.
8. Prior to, or at the time of the building application the developer is to provide details of what privacy measures (screening or window treatments) will be specified to comply in the area between the driveway to the rear dwellings and the windows of the habitable rooms of the existing dwelling.
9. The proposed fence between the new carport and Unit 1 is to have non-transparent panels up to a minimum 1.7m in height.

Note: The following is provided for information purposes.

The development is to comply with the requirements of the current National Construction Code. The developer is to obtain the necessary building and plumbing approvals and provide the required notifications in accordance with the *Building Act 2016* prior to commencing building or plumbing work.

In regard to condition 3 this includes ensuring that noise emitted from portable apparatus and hours of operation are within the scope indicated by the *Environmental Management and Pollution Control (Noise) Regulations 2016*.

In regard to condition 4 works are to be at the developer's cost and installed generally in accordance with the relevant Tasmanian Standard Drawings and

subject to inspection by Council's officers. Council must be contacted prior to backfilling the works.

In regard to condition 5 concentrated stormwater is to be controlled and discharged in accordance with the current NCC.

In regard to condition 6 any existing redundant driveway and associated infrastructure is to be demolished and reinstated to match adjoining infrastructure and generally in accordance with the relevant IPWEA Tasmanian Standard Drawings.

Any existing Council infrastructure impacted by the works is to be reinstated in accordance with the relevant standards.

A permit to work within the road reserve must be sought and granted prior to any works being undertaken within the road reserve.

In regard to condition 7 this is to include the possibility that the turning area in the southwest corner is used occasionally for visitor parking.

In regard to condition 9 additional privacy screening will be required if this parking space is reassigned for visitor parking.

The following street numbers are suggested to comply with AS/NZS 4819.2011 Rural and urban addressing:

- Proposed Unit 2 on the site plan should be Unit 1, 111A Gunn Street
- Proposed Unit 1 on the site plan should be Unit 2, 111A Gunn Street
- Existing Dwelling on the site plan should be Unit 3, 111A Gunn Street

	<b>For</b>	<b>Against</b>		<b>For</b>	<b>Against</b>
Cr Rockliff	✓		Cr Milbourne	✓	
Cr Alexiou	✓		Cr Murphy	✓	
Cr Hollister	✓		Cr Perry	✓	

CARRIED UNANIMOUSLY

**With no further business on the agenda the Chairperson declared the meeting closed at 5:20pm.**

Confirmed

Chairperson