

**MINUTES OF A SPECIAL MEETING OF THE DEVONPORT CITY COUNCIL
HELD IN THE ABERDEEN ROOM, paranaple centre, 137 ROOKE STREET, DEVONPORT
ON MONDAY, 19 NOVEMBER 2018 COMMENCING AT 5:30PM**

PRESENT: Ald A Rockliff (Mayor)
Ald A Jarman (Deputy Mayor)
Ald J Alexiou
Ald G Enniss
Ald P Hollister
Ald L Laycock
Ald S Milbourne
Ald L Murphy
Ald L Perry

Council Officers:

General Manager, P West
Deputy General Manager, M Atkins
Development Services Manager, K Lunson
Acting Planning Coordinator, A Mountney
Senior Planner, C Milnes

Audio Recording:

All persons in attendance were advised that it is Council policy to record Council meetings, in accordance with Council's Audio 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

The following Declarations of Interest were advised:

Ald Milbourne	4.2	PA2018.0153 Residential (Additional Unit – 14 Henry Street Devonport
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3.0 REPORTS

3.1 CERTIFICATE OF ELECTION (D546992)

204/18 RESOLUTION

MOVED: Ald Laycock
SECONDED: Ald Jarman

That Council:

1. Note the outcome of the 2018 Election for Devonport City Council as advised in the Certificate of Election.
2. Note that all Aldermen have complied with the requirement of the *Local Government Act 1993* and completed their Declaration of Office.

	For	Against		For	Against
Ald Rockliff	✓		Ald Laycock	✓	
Ald Alexiou	✓		Ald Milbourne	✓	
Ald Enniss	✓		Ald Murphy	✓	
Ald Hollister	✓		Ald Perry	✓	
Ald Jarman	✓				

CARRIED UNANIMOUSLY

4.0 PLANNING AUTHORITY MATTERS

4.1 PA2018.0133 VISITOR ACCOMMODATION – ASSESSMENT AGAINST PERFORMANCE CRITERIA FOR VARIATION TO THE BUILDING ENVELOPE, VEHICULAR INGRESS, SETBACK FROM ZONE BOUNDARIES AND LOCAL HERITAGE CODE - 13 & 14-15 VICTORIA PARADE AND 5 LOWER MADDEN STREET (D551812)

205/18 RESOLUTION

MOVED: Ald Perry
 SECONDED: Ald 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 PA2018.0133 and grant a Permit to use and develop land identified as 13 & 14-15 Victoria Parade and 5 Lower Madden Street, Devonport for the following purposes:

- Visitor Accommodation – assessment against performance criteria for variation to the building envelope, vehicular ingress, setback from zone boundaries and Local Heritage Code

Subject to the following conditions:

1. Unless altered by subsequent conditions the Use and Development is to proceed generally in accordance with the submitted plans referenced as The Elimatta Motel, 180404, sheets A00-A14, dated 17 August, 2018 by Starbox Architecture, copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. The five separate titles are to be adhered to.
3. The building containing the manager's residence and reception is to be reversed to place reception on the eastern side and the manager's residence on the western side.
4. Doors on the ground floor of the western side of the western building are to be removed or contained within the building.
5. Appropriate fencing or screening plants are to be placed on the boundaries with the General Residential zone.
6. A solid wall or less transparent screening is to be placed on the western side of the stairwell of the western building.
7. Stormwater discharge from the proposed development is to be adequately hydraulically detailed and designed by a suitably qualified hydraulic engineer, for all storm events up to and including a 100-year Average Recurrence Interval (ARI), and for a suitable range of storm durations to adequately identify peak discharge flows. As part of their design the hydraulic engineer is to limit discharge from the development

site to that equivalent to only 50% of the existing lot being impervious. Peak discharge is to be limited by utilising suitably designed on-site stormwater detention systems. All design calculations are to be submitted as part of the building and plumbing permit application.

8. Subject to the above, the proposed development is to connect to Council's existing stormwater infrastructure located in either Victoria Parade and/or Lower Madden Street and generally in accordance with the relevant Tasmanian Standard Drawings. The developer is to engage a suitably qualified civil works contractor to undertake the stormwater works. Council must be contacted for an inspection prior to backfilling the works. All costs associated with establishing a stormwater connection, associated reticulation and reinstatement work, is to be at the developer's expense.
9. The proposed access from Lower Madden Street, is to be designed and constructed generally in accordance with Tasmanian Standard Drawings TSD-R09. The developer is to demonstrate that the proposed driveways can accommodate a class "B99" vehicle for horizontal swept paths and vertical clearances. Reinstatement footpaths, barrier kerb and/or nature strip to match the adjoining infrastructure and otherwise in accordance with the relevant Tasmanian Standard Drawings.
10. The proposed egress onto Victoria Parade and ingress off Victoria Parade are to be designed and constructed generally in accordance with Tasmanian Standard Drawings TSD-R09. The developer is to demonstrate that the proposed driveways can accommodate a class "B99" vehicle for horizontal swept paths and vertical clearances. Reinstatement footpaths, barrier kerb and/or nature strip to match the adjoining infrastructure and otherwise in accordance with the relevant Tasmanian Standard Drawings.
11. Full design drawings including vertical and horizontal swept paths for the proposed driveways and any reinstatement works for the adjoining infrastructure, are to be submitted for approval by the City Engineer prior to lodging subsequent building permit applications.
12. Internal driveway and parking is to be designed in accordance with the relevant off street parking standard AS2890. Vehicular turning movements must meet the requirements of this standard, and clearly shown on the drawings submitted in subsequent building permit applications.
13. Existing redundant driveways are to be demolished and the area reinstated to match the adjoining infrastructure and otherwise in accordance with the Tasmanian Standard Drawings.
14. The developer is to comply with the conditions specified 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. A copy of this notice is attached.
15. From the submitted plans, reduce the Lower Madden Street accesses from two ingresses to one ingress.
16. From the submitted plans, convert the egress onto Victoria Parade along the southern most boundary of the proposal into an ingress, and create a

replacement egress where appropriate just to the North of the existing egress with internal traffic patterns adjusted accordingly.

17. Appropriate fencing or screening is to be placed parallel to the parking spaces on the Lower Madden Street boundary.

Note: The following is provided for information purposes.

THIS IS NOT A BUILDING OR PLUMBING PERMIT.

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.

Hours of Construction shall be: Monday to Friday Between 7am-6pm, Saturday between 9am-6pm and Sunday and statutory holidays 10am-6pm.

During the construction or use of these facilities all measures are to be taken to prevent nuisance. Air, noise and water pollution matters are subject to provisions of the *Building Regulations 2016* or the *Environmental Management and Pollution Control Act 1994*.

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 14 the applicant/developer should contact TasWater – Ph 136 992 with any enquiries.

In regard to conditions 7-13 the applicant should contact Council's City Infrastructure Department – Ph 6424 0511 with any enquiries.

Enquiries regarding other conditions can be directed to Council's Development Services Department – Ph 6424 0511.

	For	Against		For	Against
Ald Rockliff	✓		Ald Laycock	✓	
Ald Alexiou	✓		Ald Milbourne	✓	
Ald Enniss	✓		Ald Murphy	✓	
Ald Hollister	✓		Ald Perry	✓	
Ald Jarman	✓				

CARRIED UNANIMOUSLY

Ald Milbourne declared an interest and left the meeting at 5:44pm.

4.2 PA2018.0153 RESIDENTIAL (ADDITIONAL UNIT) - 14 HENRY STREET DEVONPORT (D553326)

206/18 RESOLUTION

MOVED: Ald Perry
 SECONDED: Ald Laycock

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 PA2018.0153 and grant a Permit to use and develop land identified as 14 Henry Street, Devonport for the following purposes:

- Residential (additional unit)

Subject to the following conditions:

Conditions

1. The Use and Development is to proceed generally in accordance with the submitted plans referenced as Project No. P18051 (Revision A) by n + b, copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. The existing household sewer drainage located within the western boundary is to be renewed in PVC pipe from the dwelling to the boundary connection point.
3. Hours of Construction shall be: Monday to Friday Between 7am - 6pm, Saturday between 9am -6pm and Sunday and statutory holidays 10am - 6pm.
4. The proposed vehicular access crossover and driveway are to be generally constructed in accordance with the submitted drawings and IPWEA Tasmanian Standard Drawings.
5. Any existing redundant driveway and associated infrastructure is to be demolished and reinstated to concrete footpaths, barrier kerb and/or nature strip to match the adjoining infrastructure and otherwise in accordance with the relevant Tasmanian Standard Drawings.
6. A new stormwater connection to kerb, in accordance with the Tasmanian Standard Drawings, is to be provided by the developer at their expense.
7. Stormwater discharge from the proposed development is to be adequately hydraulically detailed and designed by a suitably qualified hydraulic engineer, for all storm events up to and including a 100-year Average Recurrence Interval (ARI), and for a suitable range of storm durations to adequately identify peak discharge flows. As part of their design the hydraulic engineer is to limit discharge from the proposed development to that equivalent to only 50% of the existing lot being impervious. Peak discharge is to be limited by utilising suitably designed on-site stormwater detention systems. In addition, 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 as part of the building and plumbing permit application.
8. 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* (attached).

Note: The following is provided for information purposes.

THIS IS NOT A BUILDING OR PLUMBING PERMIT.

With respect to street numbering, Council suggests the following:

- The existing dwelling is to have the street address: 2/14 Henry Street; and
- The proposed unit is to have the street address: 1/14 Henry Street.

The above street numbering complies with AS/NZS 4819.0211 *Rural and Urban Addressing*.

Prior to commencing any building or plumbing work you are required to:

Contact a Tasmanian registered Building Surveyor to determine the category of building approval required, and

Contact the Council Permit Authority to determine the category of plumbing approval required.

During the construction or use of these facilities all measures are to be taken to prevent nuisance. Air, noise and water pollution matters are subject to provisions of the *Building Regulations 2016* or the *Environmental Management and Pollution Control Act 1994*.

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 8 the applicant/developer should contact TasWater – Ph 136 992 with any enquiries.

In regard to conditions 4-7 the applicant should contact Council's City Infrastructure Department – Ph 6424 0511 with any enquiries.

Enquiries regarding other conditions can be directed to Council's Development Services Department – Ph 6424 0511.

	For	Against		For	Against
Ald Rockliff	✓		Ald Jarman		✓
Ald Alexiou	✓		Ald Laycock	✓	
Ald Enniss	✓		Ald Murphy	✓	
Ald Hollister	✓		Ald Perry	✓	

CARRIED

There being no further business the Mayor declared the meeting closed at 5:49pm.

Confirmed

Chairman