

**MINUTES OF A PLANNING AUTHORITY COMMITTEE MEETING OF THE DEVONPORT CITY
COUNCIL HELD IN THE COUNCIL CHAMBERS
ON MONDAY, 4 JUNE 2018 COMMENCING AT 5:15PM**

PRESENT: Ald A L Rockliff (Acting Mayor) in the Chair
Ald G F Goodwin
Ald J F Matthews
Ald T M Milne
Ald L M Perry

Aldermen in Attendance:
Ald A J Jarman
Ald L M Laycock

Council Officers:
General Manager, P West
Deputy General Manager, M Atkins
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 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

The following apology was received for the meeting.

Ald C D Emmerton	Apology
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2.0 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

3.0 DELEGATED APPROVALS

3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY - 26 MARCH 2018-28 MAY 2018 (D528268)

PAC 03/18 RESOLUTION

MOVED: Ald Matthews
SECONDED: Ald Perry

That the list of delegated approvals be received.

	For	Against		For	Against
Ald Rockliff	✓		Ald Milne	✓	
Ald Goodwin	✓		Ald Perry	✓	
Ald Matthew	✓				

CARRIED UNANIMOUSLY

4.0 DEVELOPMENT REPORTS

4.1 PA2018.0058 PERMITTED: BUSINESS AND PROFESSIONAL SERVICES (DENTIST), RESIDENTIAL (MULTIPLE DWELLINGS X 2) AND ASSOCIATED DEMOLITION AND SIGNAGE. DISCRETIONARY: ASSESSMENT AGAINST PERFORMANCE CRITERIA FOR SETBACK AND BUILDING ENVELOPE, SETBACK OF DEVELOPMENT FOR SENSITIVE USE AND TRAFFIC GENERATING USE AND PARKING CODE - 9 VICTORIA PARADE DEVONPORT (D528343)

PAC 04/18 RESOLUTION

MOVED: Ald Goodwin
SECONDED: Ald Matthews

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 PA2018.0058 and grant a Permit to use and develop land identified as 9 Victoria Parade, Devonport for the following purposes:

- Permitted: Business and professional services (Dentist), Residential (multiple dwellings x 2) and associated demolition and signage
- Discretionary: assessment against performance criteria for setback and building envelope, setback of development for sensitive use and Traffic Generating Use and Parking Code

Subject to the following conditions:

Planning Conditions

1. The Use and Development is to proceed generally in accordance with the submitted plans referenced as proposed dental practice and multiple dwelling - Project: J002947, dated 11/4/18 by S Group, copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. No more than 3 health professionals are to work at the dentist surgery at any one time.
3. The advertising sign at the front of the site is to be less than 5m² and is only permitted to be illuminated during the opening hours of the dentist.

City Infrastructure Conditions

4. The existing stormwater pit (concrete slab lid) and grated entry pit (in the existing kerb) on the proposed driveway alignment are to be upgraded, in accordance with the Tasmanian Standard Drawings, to be trafficable for the proposed driveway.
5. The proposed driveway is to be concrete and constructed to Tasmanian Standard Drawings TSD-R09. The developer is to take into account the existing parking arrangements and stormwater infrastructure when designing the proposed new driveway.
6. The existing redundant driveway is to be demolished and the area reinstated to match the adjoining infrastructure in accordance with the Tasmanian Standard Drawings.
7. Any existing Council infrastructure impacted by the works is to be reinstated in accordance with the relevant standards.

8. A Road Reserve Permit will be required for all works occurring within the road reserve.

TasWater Condition

9. 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*.

Note: The following is provided for information purposes.

THIS IS NOT A BUILDING OR PLUMBING PERMIT.

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.

In regard to conditions 4-8 the applicant should contact Council's City Infrastructure Department – Ph 6424 0511 with any enquiries.

In regard to condition 9 the applicant/developer should contact TasWater – Ph 136 992 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 Milne		✓
Ald Goodwin	✓		Ald Perry	✓	
Ald Matthews	✓				

CARRIED

4.2 PA2018.0031 BULKY GOODS STORE (SHOWROOM EXTENSION) - ASSESSMENT AGAINST PERFORMANCE CRITERIA OF CODE E9 FOR A REDUCTION IN VEHICLE PARKING SPACES, ANCILLARY STORAGE AND DEMOLITION OF SINGLE DWELLING - 24 & 26 DON ROAD DEVONPORT (D528348)

MOVED: Ald Goodwin
 SECONDED: Ald Perry

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*, refuse application PA2018.0031 and not grant a Permit to use and develop land identified as 24 Don Road & 26 Don Road Devonport for the following reason:

The provision for parking as required by Clause E9.5.1 of the *Devonport Interim Planning Scheme 2013* for the use and development does not demonstrate compliance with the Performance Criteria of that Standard.

	For	Against		For	Against
Ald Rockliff		✓	Ald Milne		✓
Ald Goodwin		✓	Ald Perry	✓	
Ald Matthews	✓				

LOST

PAC 05/18 RESOLUTION

MOVED: Ald Goodwin

SECONDED: Ald Milne

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 PA2018.0031 and grant a Permit to use and develop land identified as 24 Don Road & 26 Don Road Devonport for the following purposes:

- Bulky Goods Store (showroom extension) - assessment against performance criteria of Code E9 for a reduction in vehicle parking spaces, ancillary storage and demolition of single dwelling

Subject to the following conditions:

1. Unless inconsistent with consequent conditions of this permit the use and development is to proceed generally in accordance with:
 - (a) The submitted plans referenced as Proposed Demolition of Timber Framed Cottage & Two Storey Extension to Retail Outlet & Detached Steel Framed Kit Shed for City Bike Centre Pty Ltd, Project 13117C as amended on 24/03/18 by Weeda Drafting & Building Consultants Pty Ltd copies of which are attached and endorsed as documents forming part of this Planning Permit.
 - (b) The Application for Planning Permit by EnviroPlan dated 7/12/2017.
 - (c) The 26 Don Road, Devonport Traffic Impact Assessment by Midson Traffic Pty Ltd dated February 2018.
2. The developer is to submit an amended plan(s) to Council for consideration of granting any approval before any site works commence that indicate the following detail:
 - (a) How compliance with clause 23.4.2 A1.2 of the Devonport Interim Planning Scheme 2013 achieves compliance with the Acceptable Solution of that Zone Standard;
 - (b) How compliance with condition 2(a) above still allows the variation to the parking space quantum to achieve compliance with the Acceptable Solutions of clause E9.6.1 A1.2 of the Code Standard of the Devonport Interim Planning Scheme 2013.
 - (c) How compliance with the parking space quantum required for workshop/servicing for motorcycles, quadbikes is achieved per Table E9.1 of Code E9 of the Devonport Interim Planning Scheme 2013.
 - (d) How the proposed driveways can accommodate class "B99" vehicles and the proposed heavy vehicle and car/trailer combinations for horizontal swept paths and vertical clearances.
 - (e) How the design for internal driveway and parking is in accordance with the relevant off-street parking standard AS2890. Vehicular turning movements are to be demonstrated on the plan to meet the requirements of this standard, and clearly shown on the drawings submitted in subsequent building permit application.

3. The developer is to ensure that all parking spaces for customers and staff are line marked, assigned and maintained as such for the duration of the activity.
4. The developer is to ensure that all loading and unloading of motorcycles and other goods whether by customers, employees and delivery personnel is undertaken from vehicles parked on the site.
5. The developer is to ensure that any outside display of motorcycles and other goods does not occur on any assigned parking spaces.
6. 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.
7. The developer is to take all reasonable steps during demolition and construction to prevent environmental effects occurring that might result in a nuisance. This includes no immediate off-site storage of associated building equipment and materials on public land and the pollutant effects from noise, water and air.
8. The developer is to ensure that stormwater discharge from the proposed development is 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 the 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. All design calculations are to be submitted as part of subsequent building and plumbing permit applications. The approved installation is to be connected to existing Council's stormwater infrastructure located at the rear of the property generally in accordance with the relevant Tasmanian Standard Drawings.
9. The developer is to design and install all driveway accesses for the proposed development generally in accordance with Tasmanian Standard Drawings TSD-R09. Included with this design is how any reinstatement of footpaths, barrier kerb and/or nature strip and any redundant crossovers to match the adjoining infrastructure and otherwise in accordance with the relevant Tasmanian Standard Drawings is to be achieved.
10. The developer is to ensure that the design for internal driveway and parking is 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.

Note: The following is provided for information purposes.

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.

In regard to condition 7 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 8 the existing stormwater main located at the rear of the development is to be protected from the proposed building works in accordance with Tasmanian Standard Drawing TSD-G03. Details of how this is to be achieved are to be submitted with the building and plumbing permit application.

In regard to condition 9 the developer's driveway design is to indicate the extent of reconstruction required both in the road reserve and adjoining properties. Full design drawings for the proposed driveways and adjoining infrastructure are to be submitted as part of the subsequent building permit applications.

	For	Against		For	Against
Ald Rockliff	✓		Ald Milne	✓	
Ald Goodwin	✓		Ald Perry		✓
Ald Matthews		✓			

CARRIED

With no further business on the agenda the Chairman declared the meeting closed at 5:36pm.

Confirmed

Chairman