

MINUTES OF A PLANNING AUTHORITY COMMITTEE MEETING OF THE DEVONPORT CITY COUNCIL HELD IN THE COUNCIL CHAMBERS ON MONDAY, 17 JULY 2017 COMMENCING AT 5:00PM

PRESENT: Ald S L Martin (Mayor) in the Chair
Ald C D Emmerton
Ald G F Goodwin
Ald J F Matthews
Ald T M Milne
Ald L M Perry

Aldermen in Attendance
Ald A J Jarman

Council Officers:
General Manager, P West
Manager Development and Health Services, B May
Planning Officer, M McIver
Cadet Planner, A Mounthey

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

There were no Declarations of Interest.

3.0 DELEGATED APPROVALS

3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY 12 JUNE 2017-7 JULY 2017 (D480444)

PAC 15/17 RESOLUTION

MOVED: Ald Goodwin
SECONDED: Ald Matthews

That the list of delegated approvals be received.

	For	Against		For	Against
Ald Martin	✓		Ald Matthews	✓	
Ald Emmerton	✓		Ald Milne	✓	
Ald Goodwin	✓		Ald Perry	✓	

CARRIED UNANIMOUSLY

4.0 DEVELOPMENT REPORTS

4.1 PA2017.0055 RESIDENTIAL (MULTIPLE DWELLINGS X 5 TO BE USED FOR THE PURPOSES OF SUPPORTED ACCOMMODATION FOR DISABLED PERSONS) - ASSESSMENT AGAINST THE PERFORMANCE CRITERIA FOR PROVISIONS INCLUDING 10.4.1, 10.4.2, 10.4.3 AND TRAFFIC GENERATING USE AND PARKING CODE (LESSER THAN PERMITTED NUMBER OF PARKING SPACES) - 35 DANA DRIVE DEVONPORT (D480397)

PAC 16/17 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 PA2017.0055 and grant a Permit to use and develop land identified as 35 Dana Drive, Devonport for the following purposes:

- Residential (multiple dwellings x 5 to be used for the purposes of supported accommodation for disabled persons) – assessment against the performance criteria for provisions including 10.4.1, 10.4.2, 10.4.3 and Traffic Generating Use and Parking Code (lesser than permitted number of parking spaces)

Subject to the following conditions:

1. Unless otherwise specified by a condition of this permit, the use and development is to proceed generally in accordance with the submitted plans prepared by RFS Projects and referenced as Supported Accommodation New Unit Development – Lot 39 Dana Drive, Devonport (Drawing Nos. 1 – 4). Copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. The developer is to submit a design drawing of the proposed driveways, accesses and car parking for approval prior to any works commencing. The car park layout is to comply with Australian Standard *AS/NZS 2890.1 (2004) – Parking Facilities – Off Street Car Parking*. All design drawings are to be submitted as part of any subsequent building permit application and include turning paths for access and egress for all proposed parking sites including 300mm clearance as per AS2890.1 Appendix B.
3. The developer is to comply with the conditions (and have regard to any further information) 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.

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:

1. Contact a Tasmanian registered Building Surveyor to determine the category of building approval required, and
2. Contact the Council Permit Authority to determine the category of plumbing approval required.

In regard to condition 2 the applicant should contact Council's City Infrastructure Department – Ph 6424 0511 with any enquiries. For information, please find attached a copy of the standard vehicle turning template provided under Australian Standard AS/NZS 2890.1 (2004) – *Parking Facilities – Off Street Car Parking*.

In regard to condition 3 and information specified in the TasWater Submission to Planning Authority Notice, the applicant/developer should contact TasWater – Ph 136 992 with any enquiries.

Hours of construction (including demolition) must be: Monday to Friday 7am – 6pm; Saturday between 9am - 6pm; and Sunday/statutory public holidays 10am - 6pm.

During the construction and subsequent use of the building, all reasonable measures are to be taken to minimise off-site environmental effects that may result in a nuisance. This includes air, noise and water pollution with such matters subject to the provisions and requirements of the *Environmental Management and Pollution Control Act 1994* including Regulations made thereunder.

Enquiries regarding the following notes can be directed to Council's City Infrastructure Department – Ph 6424 0511.

The proposed new access driveway shall be constructed generally in accordance with Tasmanian Standard Drawing TSD R09v1.

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.

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. All design calculations are to be submitted as part of subsequent building and plumbing permit applications.

The existing stormwater service connection is to be utilised for the development.

Any existing Council infrastructure impacted by the works are 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.

	For	Against		For	Against
Ald Martin	✓		Ald Matthews	✓	
Ald Emmerton	✓		Ald Milne	✓	
Ald Goodwin	✓		Ald Perry	✓	

CARRIED UNANIMOUSLY

4.2 PA2017.0084 RESIDENTIAL (SINGLE DWELLING) - ASSESSMENT AGAINST THE PERFORMANCE CRITERIA FOR BUILDING OUTSIDE OF THE PERMITTED BUILDING ENVELOPE - 116-118 NORTH STREET DEVONPORT (D480915)

PAC 17/17 RESOLUTION

MOVED: Ald Perry
SECONDED: Ald Goodwin

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 PA2017.0084 and grant a Permit to use and develop land identified as 116-118 North Street, Devonport (CT73838/34) for the following purposes:

- Residential (single dwelling) – assessment against the performance criteria for building outside of the permitted building envelope.

Subject to the following conditions:

1. Unless otherwise specified by a condition of this permit, the use and development is to proceed generally in accordance with the submitted plans prepared by S Group Architecture and referenced as Proposed Dwelling – 118 North Street, Devonport Project No J002521 (Drawing Nos A0-000 – A5-000). Copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. The developer is to comply with the conditions (and have regard to any further information) 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.
3. The dwelling is to incorporate appropriate building materials so as to assist with the noise and vibration attenuation of the adjacent rail corridor. This should include:
 - (a) all exterior windows for the dwelling are to be of double glazed construction; and
 - (b) appropriate acoustic insulation is to be installed in the walls and ceilings of the dwelling.
4. Any cut or fill associated with construction of the development (including site preparation works) must be appropriately managed so as to:
 - (a) not result in a modification of surface stormwater water flow to increase –
 - (i) surface water drainage onto adjacent land;
 - (ii) pooling of water on the site or on adjacent land; or
 - (iii) the nature or capacity of discharge from land upstream in a natural or artificial drainage channel;
 - (b) not destabilise any existing building or increase the requirements for construction of any potential building on adjacent land;
 - (c) manage disposal of intersected ground water;

- (d) safeguard the quality of receiving waters through measures to minimise erosion and release of sediments and other contaminants during each of the site preparation, construction and rehabilitation phase in accordance with Soil and Water Management on Building and Construction Sites 2009;
- (e) not require a retaining or support structure that would result in an area of influence within the boundary of adjacent land; and
- (f) not encroach upon or expose, disturb, or reduce cover over an underground utility to less than 1.0m unless the relevant regulatory entity has advised -
 - (i) it is satisfied the cut or fill will not result in harm to the utility; and
 - (ii) any condition or requirement it determines are appropriate to protect the utility.

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:

1. Contact a Tasmanian registered Building Surveyor to determine the category of building approval required, and
2. Contact the Council Permit Authority to determine the category of plumbing approval required.

In regard to condition 2 and information specified in the TasWater Submission to Planning Authority Notice, the applicant/developer should contact TasWater – Ph 136 992 with any enquiries.

The requirements specified in condition 4 are those set out in the permitted standard E4.6.1 A1 of the Change in Ground Level Code (E4) of the *Devonport Interim Planning Scheme 2013*.

Hours of construction (including demolition) must be: Monday to Friday 7am – 6pm; Saturday between 9am - 6pm; and Sunday/statutory public holidays 10am - 6pm.

During the construction and subsequent use of the building, all reasonable measures are to be taken to minimise off-site environmental effects that may result in a nuisance. This includes air, noise and water pollution with such matters subject to the provisions and requirements of the *Environmental Management and Pollution Control Act 1994* including Regulations made thereunder.

Enquiries regarding the following notes can be directed to the Council's City Infrastructure department:

- (i) Concentrated stormwater discharge is to be disposed of in accordance with the requirements of the current NCC.
- (ii) The proposed access driveway shall be constructed generally constructed in accordance with Tasmanian Standard Drawing TSD R09v1.
- (iii) Should any works occur within the road reserve than a permit to work within the road reserve must be sought and granted prior to any works being undertaken.

- (iv) The developer is responsible to repair/re-instate any damage incurred to Council assets as a result of executing this permit.

	For	Against		For	Against
Ald Martin	✓		Ald Matthews	✓	
Ald Emmerton	✓		Ald Milne	✓	
Ald Goodwin	✓		Ald Perry	✓	

CARRIED UNANIMOUSLY

4.3 PA2017.0081 RESIDENTIAL (SHED) - ASSESSMENT AGAINST PERFORMANCE CRITERIA FOR SETBACKS AND BUILDING ENVELOPE - 31 SWILKIN DRIVE SPREYTON (D480948)

PAC 18/17 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 PA2017.0081 and grant a Permit to use and develop land identified as 31 Swilkin Drive, Spreyton (CT) 273116/27 for the following purposes:

- Residential (shed) – assessment against performance criteria for setbacks and building envelope.

Subject to the following conditions:

Planning Conditions

1. The Use and Development is to proceed in accordance with the submitted plans referenced as:
 - Proposed Residence & Steel Framed Shed - DRG. No. SJD/17/16 (01-03), dated May 2017 by Steve Jordan Drafting; and
 - Steel Shed Plans by Fairdinkum Sheds dated 23/5/2017.
2. The shed is hereby approved to have a maximum height of 3.65m above natural ground level.

Infrastructure Conditions

3. The existing stormwater service connection is to be used for the purposes of this development.
4. The existing driveway is to be used for the purposes of this development.
5. Should any works occur within the road reserve a permit to work within the road reserve must be sought and granted prior to any works being undertaken.
6. The developer is responsible to repair/re-instate any damage incurred to Council assets as a result of executing this permit.

Note: The following is provided for information purposes.

This planning permit does not provide planning approval for Stage 2 (future dwelling).

Hours of construction must be: Monday to Friday 7am – 6pm; Saturday between 9am - 6pm; and Sunday/statutory public holidays 10am - 6pm.

During the construction and subsequent use of the building, all reasonable measures are to be taken to minimise off-site environmental effects that may result in a nuisance. This includes air, noise and water pollution with such matters subject to the provisions and requirements of the *Environmental Management and Pollution Control Act 1994* including Regulations made thereunder.

THIS IS NOT A BUILDING OR PLUMBING PERMIT.

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

1. Contact a Tasmanian registered Building Surveyor to determine the category of building approval required, and
2. Contact the Council Permit Authority to determine the category of plumbing approval required.

In regard to conditions 3-6 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 & Health Services Department – Ph 6424 0511.

	For	Against		For	Against
Ald Martin	✓		Ald Matthews	✓	
Ald Emmerton	✓		Ald Milne	✓	
Ald Goodwin	✓		Ald Perry	✓	

CARRIED UNANIMOUSLY

With no further business on the agenda the Chairman declared the meeting closed at 5:06pm.

Confirmed

Chairman