

**MINUTES OF A PLANNING AUTHORITY COMMITTEE MEETING OF THE DEVONPORT CITY
COUNCIL HELD IN THE COUNCIL CHAMBERS
ON MONDAY, 12 DECEMBER 2016 COMMENCING AT 5:15PM**

PRESENT: Ald S L Martin (Mayor) in the Chair
Ald G F Goodwin
Ald J F Matthews

Aldermen in Attendance:

Ald A J Jarman
Ald L M Laycock
Ald T M Milne
Ald A L Rockliff

Council Officers:

Deputy General Manager, M Atkins
Manager Development and Health Services, B May
Planning and Environmental Health Coordinator, S Warren
Cadet Planner, 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 Emmerton	Apology
Ald Perry	Apology

2.0 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

3.0 DELEGATED APPROVALS

**3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY 24
OCTOBER 2016 - 30 NOVEMBER 2016 (D451215)**

PAC 15/16 RESOLUTION

MOVED: Ald Goodwin
SECONDED: Ald Matthews

That the list of delegated approvals be received.

	For	Against		For	Against
Ald Martin	✓		Ald Matthews	✓	
Ald Goodwin	✓				

CARRIED UNANIMOUSLY

4.0 DEVELOPMENT REPORTS

4.1 PA2016.0165 PERMITTED USE: BUSINESS AND PROFESSIONAL SERVICES (PHYSIOTHERAPY)

DISCRETIONARY COMPONENTS:

1. SUBDIVISION WITHIN A HERITAGE CONSERVATION AREA AT 67 GUNN STREET AND CONSOLIDATION WITH 77 BEST STREET; AND
2. ASSESSMENT AGAINST THE PERFORMANCE CRITERIA FOR SETBACK FROM ADJOINING ZONE BOUNDARY - 67 GUNN STREET AND 77 BEST STREET (D451149)

PAC 16/16 RESOLUTION

MOVED: Ald Goodwin

SECONDED: Ald Matthews

That Council, pursuant to the provisions of the *Devonport Interim Planning Scheme 2013* and Section 57 and 58 of the *Land Use Planning and Approvals Act 1993*, approve application PA2016.0165 and grant a Permit to use and develop land identified as 67 Gunn Street and 77 Best Street, Devonport for the following purposes:

- S.58 Permitted: Business and Professional Services (Physiotherapy)
- S.57 Discretionary: Subdivision within a heritage conservation area at 67 Gunn Street and consolidation with 77 Best Street and assessment against the performance criteria for setback from zone boundary

Subject to the following conditions:

1. Unless requiring modification by other conditions of this Permit the Use and Development is to be undertaken and proceed generally in accordance with:
 - (a) the submitted plans referenced as Project 16-296 by Lachlan Walsh Design dated 30 September 2016 copies of which are attached and endorsed as documents forming part of this Planning Permit.
 - (b) The terms of the In-principle agreement with Council dated 28 November 2016. (appended as **Attachment 3**.)
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 demolition and construction works to prevent environmental effects occurring that might result in a nuisance. This includes the pollutant effects of noise and water as well as air pollution from the result of any burning of waste.
4. The circulation, loading, configuration, parking and drainage of the driveway, is to be in accordance with AS/NZS 2890.1 - 2004 Parking Facilities - Off Street Car Parking.
5. The developer is to provide a new 1.8m high boundary fence along the shared boundary with 65 Gunn Street. This is to be completed prior to occupation of the carpark area.

Note: The following is provided for information purposes.

THIS IS NOT A BUILDING, PLUMBING or DEMOLITION PERMIT.

You need to provide a copy of this planning permit to a registered Tasmanian Building Surveyor. WORK CANNOT COMMENCE UNTIL BUILDING AND PLUMBING PERMITS ARE ISSUED.

In regard to condition 1(b) the developer should contact Council's City Infrastructure Department – Ph 6424 0511 with any enquiries.

In regard to condition 2 the developer should contact TasWater – Ph 136 992 with any enquiries.

In regard to condition 3 the use of power tools is limited to the hours prescribed in the Environmental Management and Pollution Control (Noise) Regulations 2016

	For	Against		For	Against
Ald Martin	✓		Ald Matthews	✓	
Ald Goodwin	✓			✓	

CARRIED UNANIMOUSLY

5.0 CLOSURE

With no further business on the agenda the Chairman declared the meeting closed at 5:17pm.

Confirmed

Chairman