

MINUTES OF A PLANNING AUTHORITY COMMITTEE MEETING OF THE DEVONPORT CITY COUNCIL HELD IN IN THE ABERDEEN ROOM, LEVEL 2, paranaple centre, 137 ROOKE STREET, DEVONPORT ON MONDAY, 9 SEPTEMBER 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

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 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 9 AUGUST 2019 - 31 AUGUST 2019 (D614334)

PAC 16/19 RESOLUTION

MOVED: Cr Perry
SECONDED: Cr Milbourne

That the list of delegated approvals be received.

	For	Against		For	Against
Cr Rockliff	✓		Cr Milbourne	✓	
Cr Alexiou	✓		Cr Murphy	✓	
Cr Hollister	✓		Cr Perry	✓	

CARRIED UNANIMOUSLY

4.0 DEVELOPMENT REPORTS

4.1 PA2019.0113 RESIDENTIAL (DETACHED DWELLING EXTENSION) - 5 HENRY STREET DEVONPORT (D614331)

PAC 17/19 RESOLUTION

MOVED: Cr Perry

SECONDED: Cr Hollister

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 PA2019.0113 and grant a Permit to use and develop land identified as 5 Henry Street, Devonport for the following purposes:

- Residential (detached dwelling addition)

Subject to the following conditions:

Planning Conditions

1. The use and development is to proceed in accordance with the submitted and endorsed plans referenced as Proposed Garage - Project No P19025 (Revision No A, dated 30/09/19) by n+b, a copy of which is attached and endorsed as documents forming part of this Planning Permit.

Infrastructure & Works Conditions

2. Concentrated stormwater discharge is to be disposed of in accordance with the requirements of the current National Construction Code and the *Urban Drainage Act 2013*. In this regard the developer is to engage a suitably qualified engineer to determine the best methodology for concentrated stormwater discharge to meet these requirements and for inclusion in any subsequent building and plumbing permit application(s).
3. As part of the developer's design 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 stormwater discharge from the proposed development, by utilising a combination of pipe sizing and/or on-site detention, to that equivalent to only 50% of the development lot 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 by the City Engineer prior to acceptance of building and plumbing permit application(s).
4. The existing driveway access crossover is to be used for the purposes of the proposed development.
5. Any existing Council infrastructure impacted by the development works is to be reinstated in accordance with the relevant standards.
6. A permit to work within the road reserve must be sought and granted prior to any works being undertaken within the road reserve.

Note: The following is provided for information purposes.

If in the future the owner wishes to explore the opportunity of utilising the detached dwelling extension for a unit or visitor accommodation purposes, the owner will need to discuss with Council's Planning Department the applicable planning permit pathway.

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*.

No burning of any waste materials is to be undertaken on site. Any waste material is to be removed and disposed of at a licensed refuse waste disposal facility.

In regard to conditions 2-6 the applicant should contact Council's Infrastructure & Works Department – Ph 6424 0511 with any enquiries.

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

	For	Against		For	Against
Cr Rockliff	✓		Cr Milbourne	✓	
Cr Alexiou	✓		Cr Murphy	✓	
Cr Hollister	✓		Cr Perry	✓	

CARRIED UNANIMOUSLY

4.2 PA2018.0182 RESIDENTIAL (MULTIPLE DWELLINGS) - 21 THE LEE DEVONPORT (D614332)

PAC 18/19 RESOLUTION

MOVED: Cr Hollister

SECONDED: Cr 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*, approve application PA2018.0182 and grant a Permit to use and develop land identified as 21 The Lee, Devonport for the following purposes:

- Residential (multiple dwellings)

Subject to the following conditions:

1. Unless requiring alteration as a result of subsequent conditions the Use and Development is to proceed generally in accordance with the submitted plans by C McNulty, copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. The proposed widened driveway/extra driveway parking shown on the plans is to be removed from the application.
3. The private open space areas shown on the plans is not to be used for vehicle parking.

4. Concentrated stormwater discharge is to be disposed of in accordance with the requirements of the current National Construction Code.
5. The existing driveway access crossover is to be used for the purposes of this development.

Note: The following is provided for information purposes.

If in the future the owner wishes to explore the opportunity of utilising the multiple dwellings for visitor accommodation purposes, the owner will need to discuss with Council's Planning Department the applicable planning permit pathway.

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.

Any existing Council infrastructure impacted by the development 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.

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*.

No burning of any waste materials is to be undertaken on site. Any waste material is to be removed and disposed of at a licensed refuse waste disposal facility.

The developer is to manage any asbestos found during works in accordance with the *How to Safely Remove Asbestos Code of Practice* issued by Safe Work Australia (October 2018).

In regard to conditions 4 & 5 the applicant should contact Council's Infrastructure & Works 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
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 5:21pm.

Confirmed

Chairperson