

**MINUTES OF A PLANNING AUTHORITY COMMITTEE MEETING OF THE DEVONPORT CITY COUNCIL HELD IN THE ABERDEEN ROOM, LEVEL 2, paranaple centre, 137 ROOKE STREET, DEVONPORT ON MONDAY, 21 OCTOBER 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

**Councillors in Attendance:**

Cr G Enniss  
Cr A Jarman  
Cr L Laycock

**Council Officers:**

General Manager, P West  
Development Services Manager, K Lunson  
Executive Manager Organisational Performance, K Peebles  
Project Officer, R McKenna

**Audio Recording:**

All persons in attendance were advised that it is Council policy to record Council meetings, in accordance with Council's Digital 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 1 SEPTEMBER 2019 - 30 SEPTEMBER 2019**

**PAC 19/19 RESOLUTION**

MOVED: Cr Hollister  
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 PA2019.0137 SUBDIVISION (2 LOTS) - 16 COLLINS WAY TUGRAH

#### PAC 20/19 RESOLUTION

MOVED: Cr Perry

SECONDED: Cr 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 PA2019.0137 and grant a Permit to develop land identified as 16 Collins Way, Tugrah for the following purposes:

- Subdivision (2 lots)

Subject to the following conditions:

1. The Development is to proceed generally in accordance with the submitted plans and documentation, copies of which are attached and endorsed as documents forming part of this Planning Permit:
  - a. Proposed subdivision, Project No. 00066, Drawing no. A01, Rev B, dated 28.08.19 by Arplan Home Designs;
  - b. Bushfire Hazard Management Report & Bushfire Hazard Management Plan by Bruce Harpley of Environmental Service and Design Pty Ltd, dated 31 May 2019; and
  - c. S2542-01 infolet (Onsite wastewater investigation) by Donal S. Anderson – Consulting Engineer, dated 27 May 2015
2. Concentrated stormwater discharge is to be disposed of in accordance with the requirements of the current National Construction Code.
3. The proposed new lot is to be serviced by a new sealed vehicular access, generally in accordance with IPWEA Tasmanian Standard Drawing TSD-R03-v1 and TSD-R04-v1. Any road side drainage is to be taken into consideration as part of the developers design as outlined in the standards.
4. Any existing Council infrastructure impacted by the development works is to be reinstated in accordance with the relevant standards.
5. The subdivider must comply with the conditions contained in the 'Submission to Planning Authority Notice' which the regulated Entity (trading as TasWater) has required the Planning Authority to include 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.

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.

A permit to work within the road reserve must be sought and granted prior to any works being undertaken within the road reserve.

The proposal is for a 2 lot subdivision. Lot 1 contains the existing dwelling. In order to comply with AS/NZS 4819.2011 Rural and urban addressing which

states 5.4.4 Address numbers sequential - Address numbering shall be sequential, ranging from lowest to highest, it will be necessary to renumber the existing dwelling from 16 Collins Way to 16A Collins Way and apply the existing number of 16 Collins Way to Lot 2 on the proposal plan.

In regard to condition 5 the applicant/developer should contact TasWater – Ph 136992 with any enquiries.

In regard to condition 2-4 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

## 4.2 PA2019.0149 RESIDENTIAL (MULTIPLE DWELLINGS X 2) - 19 LEARY AVENUE, STONY RISE

### PAC 21/19 RESOLUTION

MOVED: Cr Murphy

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 PA2019.0149 and grant a Permit to use and develop land identified as 19 Leary Avenue, Stony Rise for the following purposes:

- Residential (multiple dwellings x 2)

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 Lachlan Walsh Design and referenced as Proposed Unit Development – 19 Leary Avenue, Stony Rise Project No. 18-444 (Drawings Set: DA Set) and dated 30 August 2019. 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.

### NOTES FOR INFORMATION:

- A. 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 (or recommencing) building or plumbing work.

- B. In regard to Condition 3 and the requirements/information specified in the TasWater Submission to Planning Authority Notice, the applicant/developer should contact TasWater (Ph 136 992) with any enquiries.
- C. With respect to street numbering of the units, Council makes the following suggestions in accordance with *AS/NZS Rural and Urban Addressing 4819.2011*:
  - i. Unit 1 shown on the approved plan be numbered as 1, 19 Leary Avenue; and
  - ii. Unit 2 shown on the approved plan be numbered as 2, 19 Leary Avenue.
- D. Enquiries regarding the following notes can be directed to Council's City Infrastructure Department. Given the already commenced nature of this development some of these matters may have already been addressed, however it is the developer's responsibility make sure of these requirements.
  - i. Concentrated stormwater discharge is to be disposed of in accordance with the requirements of the current National Construction Code.
  - ii. Subject to the above, a new 150mm diameter stormwater service connection may be required to be installed by the developers contractor and at the developers expense, generally in accordance with the IPWEA Tasmanian Standard Drawings.
  - iii. 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 commencing construction on site.
  - iv. The existing driveway crossover is to be used for the purposes of this development.
  - v. Any existing Council infrastructure impacted by the development works is to be reinstated in accordance with the relevant standards.
  - vi. A permit to work within the road reserve must be sought and granted prior to any works being undertaken within the road reserve.
- E. Hours of construction must be: Monday to Friday between 7am - 6pm, Saturday between 9am - 6pm and Sunday/statutory public holidays 10am - 6pm.
- F. During the construction and subsequent use of the development all reasonable measures are to be taken to minimise or prevent environment effects that may result in a nuisance. Air, noise and water pollution

matters are subject to provisions of the *Building Regulations 2016* and the *Environmental Management and Pollution Control Act 1994*. This includes ensuring noise emitted from portable apparatus and hours of operation are within the scope indicated by the *Environmental Management and Pollution Control (Noise) Regulations 2016*.

	<b>For</b>	<b>Against</b>		<b>For</b>	<b>Against</b>
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 5:26pm.**

Confirmed

Chairperson