

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, 20 JANUARY 2020 COMMENCING AT 5:15PM

PRESENT: Cr A Rockliff (Mayor) in the Chair
Cr J Alexiou
Cr P Hollister
Cr S Milbourne
Cr L Perry

Councillors in Attendance:

Cr G Enniss
Cr A Jarman
Cr L Laycock

Council Officers:

General Manager, M Atkins
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 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

The following apology was received for the meeting.

Cr Murphy	Apology
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2.0 DECLARATIONS OF INTEREST

The following Declaration of Interest was advised:

Cr Milbourne	Item 3.1	Planning Applications Approved Under Delegated Authority – 21 November – 31 December 2019
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3.0 DELEGATED APPROVALS

Cr Milbourne having declared an interest in the following item left the meeting at 5:16pm.

3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY 21 NOVEMBER 2019 - 31 DECEMBER 2019

PAC 01/20 RESOLUTION

MOVED: Cr Perry
SECONDED: Cr Alexiou

That the list of delegated approvals be received.

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

CARRIED UNANIMOUSLY

Cr Milbourne returned to the meeting at 5:17pm.

4.0 DEVELOPMENT REPORTS

4.1 PA2018.0196 RESIDENTIAL (RESIDENTIAL AGED CARE FACILITY & RETIREMENT VILLAGE) - 131-135 STONY RISE ROAD, STONY RISE

PAC 02/20 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 PA2018.0196 and grant a Permit to use and develop land identified as 131-135 Stony Rise Road, Stony Rise for the following purposes:

- Residential (Residential Aged Care Facility & Retirement Village)

Subject to the following conditions:

1. Unless altered by subsequent conditions the Use and Development is to proceed generally in accordance with the submitted plans referenced as:
 - A. Stony Rise Aged Care, 18.309, DA01-DA18 & DA20-DA21, Rev 1, dated 5/3/19, DA19, Rev 3, dated 2/10/19 and SK01, dated 24/10/19;
 - B. Traffic Impact Assessment by Midson Traffic Pty Ltd, dated November 2018; and
 - C. Bushfire Hazard Management Report by Livingston Natural Resource Services, dated 21 March 2019;

copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. The proposed pathways shown to the north and south of the subject site are to be removed from the plans as their construction is not permitted.
3. The plans are to be amended to show a channelised right hand turning lane (short) (CHR(S)) on Stony Rise Road, and approved by the Department of State Growth, prior to any work commencing on-site.
4. The channelised right hand turning lane (short) (CHR(S)) on Stony Rise Road is to be constructed prior to occupation of the site.
5. Any concentrated stormwater discharge is to be disposed of in accordance with the requirements of the current National Construction Code.
6. Stormwater discharge from the proposed development is to be 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 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 site being impervious. There is to be no uncontrolled overland flow discharge from the proposed development to any of the adjoining properties, for all the above nominated storm events.

7. Subject to the above and prior to commencing works on site the developer is to submit for approval detailed design calculations and drawings prepared by a suitably qualified engineer, detailing that the proposed downstream stormwater reticulation design compliance with current Tasmanian Standard Drawings, Tasmanian Subdivisional Guidelines and *Urban Drainage Act 2013*. In this regard details must be provided for:
 - The proposed impervious areas and extent on the development site;
 - Development catchment and internal reticulation systems;
 - On site detention systems and discharge controls;
 - Methods of downstream stormwater control and discharge to existing stormwater reticulation system or natural watercourse, from the proposed development;
 - Plans and long sections of all proposed stormwater mains downstream of the development site;
8. The developer is to ensure that there are adequate measures in place to ensure that the quality of stormwater discharged into the downstream drainage systems is free from deleterious materials and hydrocarbons throughout the construction and maintenance periods.
9. All approved stormwater reticulation works must be undertaken by a suitably qualified civil works contractor engaged by the developer.
10. The developer is to provide Works As Executed drawings in an electronic format at the completion off the works, detailing stormwater assets, invert levels and finished surface levels.
11. The developer is to provide CCTV camera footage and condition report to WSA05- 2013 v 3.1 standard, for all stormwater mains to be handed over to Council, for approval by the City Engineer.
12. The developer is to submit a design drawing of the proposed car parking and associated hardstand area as part of subsequent building permit applications or commencing works on site. The proposed car parking and turning layout is to comply with AS/NZS 2890.1 – 2004 Parking Facilities Part 1 – Off Street Carparking. In particular, vehicular turning movements that enable all parking facilities to be utilized.
13. Any existing redundant driveway and associated infrastructure is to be demolished and reinstated to match adjoining infrastructure and generally in accordance with the relevant IPWEA Tasmanian Standard Drawings.
14. Any existing Council infrastructure impacted by the works is to be reinstated in accordance with the relevant standards.

15. The developer is to comply with the conditions 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. A copy of the Submission is appended to the report as **Attachment 2**.
16. No burning of any waste materials is to be undertaken on site. Any such waste material is to be removed and disposed of at a licensed refuse waste disposal facility.
17. During construction the developer is to ensure that all stormwater run-off is managed in accordance with the Environment Protection Authority's "Soil & Water Management on Large (greater than 250m² of ground disturbance) Building & Construction Sites" recommendations.
18. The developer is to manage any asbestos found during demolition in accordance with the How to Safely Remove Asbestos Code of Practice issued by Safe Work Australian (October 2018).
19. The applicant must seek approval from the Councils' Environmental Health Department before any works commence. As part of this the Building Surveyor is to submit a Form 42 and its associated paperwork (including proposed menu type) as part of the Building and Plumbing application process.
20. The developer is to ensure that food preparation and food storage areas comply with the National Construction Code of Australia Tas H102 and AS4676:2004 Design, Construction and Fit-out of a food Premises.

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.

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*.

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

In regard to condition 15 the applicant/developer should contact TasWater – Ph 136992 with any enquiries.

In regard to conditions 5-14 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 Perry	✓	
Cr Hollister	✓				

CARRIED UNANIMOUSLY

**4.2 PA2019.0187 VISITOR ACCOMMODATION - 3/1-3 WALPOLE PLACE DEVONPORT
PAC 03/20 RESOLUTION**

MOVED: Cr Milbourne

SECONDED: Cr Alexiou

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 PA2019.0187 and grant a Permit to use land identified as 3/1-3 Walpole Place, Devonport for the following purposes:

- Visitor Accommodation

Subject to the following condition:

1. The Use is not to cause any unreasonable loss of residential amenity having regard to:
 - (a) the privacy of residents;
 - (b) any likely increase in noise;
 - (c) the residential function of the strata scheme;
 - (d) the location and layout of lots;
 - (e) the extent and nature of any other non-residential uses; and
 - (f) any impact on shared access and common property.

Note: The following is provided for information purposes.

If the accommodation service will provide food to/prepare food for guests, the operator must contact the Council to confirm their requirements under the *Food Act 2003*.

It is suggested the applicant/service provider discusses with a building surveyor any building code matters that need to be satisfied under the relevant building regulations.

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

CARRIED UNANIMOUSLY

With no further business on the agenda the Chairperson declared the meeting closed at 5:20pm.

Confirmed

Chairperson