

**Minutes of the Planning Authority Committee of the Devonport City Council
held in the Aberdeen Room, Level 2, paranaple centre,137 Rooke Street, Devonport
on Monday 7 December 2020 commencing at 5:15 PM**

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 L Laycock

Council Officers: General Manager, M Atkins
Deputy General Manager, J Griffith
Development Services Manager, K Lunson
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 meeting was live streamed via YouTube.

1 APOLOGIES

Cr Jarman and Cr Ennis were noted as non-Committee Member apologies.

2 DECLARATIONS OF INTEREST

The following Declarations of Interest were advised:

Councillor J Alexiou	Item No 4.1	Neighbour
Councillor L Murphy	Item No 4.1	Engaged by proponent in employment outside of Council

3 DELEGATED APPROVALS

3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

PAC 20/13 RESOLUTION

MOVED: Cr Perry
SECONDED: Cr Murphy

That the list of delegated approvals be received.

FOR: Cr Alexiou, Cr Hollister, Cr Milbourne, Cr Murphy, Cr Perry, Cr Rockliff
AGAINST: nil

CARRIED 6 / 0

4 DEVELOPMENT REPORTS

4.1 PA2020.0142 - 94 WINSPEARS ROAD EAST DEVONPORT - 3 LOT SUBDIVISION

Cr Murphy left the meeting at 5:17 pm.
Cr Alexiou left the meeting at 5:17 pm.

PAC 20/14 RESOLUTION

MOVED: Cr Perry
SECONDED: Cr Hollister

That the Planning Authority, pursuant to the provisions of the *Tasmanian Planning Scheme – Devonport 2020* and Section 57 of the *Land Use Planning and Approvals Act 1993*, refuse application PA2020.0142 for a 3-lot subdivision at 94 Winspears Road, East Devonport for the following reasons:

- The subdivision and intended residential use on lots 1 & 2 are not in accordance with the purpose of the Agriculture zone; and
- The subdivision configuration does not satisfy the requirements of clause 21.5.1 - Development Standards for Subdivision – Lot Design - P1(b) due to the following reasons:
 - The subdivision will diminish the agricultural productivity of the land; and
 - Additional lots are being created.

FOR: Cr Hollister, Cr Milbourne, Cr Perry, Cr Rockliff
AGAINST: nil

CARRIED 4 / 0

Cr Alexiou returned to the meeting at 5:24 pm
Cr Murphy returned to the meeting at 5:24 pm.

4.2 PA2020.0199 - 46 MURRAY STREET, EAST DEVONPORT - 2 LOT SUBDIVISION

PAC 20/15 RESOLUTION

MOVED: Cr Hollister

SECONDED: Cr Murphy

That the Planning Authority, pursuant to the provisions of the *Tasmanian Planning Scheme – Devonport 2020* and Section 57 of the *Land Use Planning and Approvals Act 1993*, approve application PA2020.0199 and grant a Permit to develop land identified as 46 Murray Street, East Devonport for the following purposes:

- 2 lot subdivision

Subject to the following conditions:

1. The Development is to proceed generally in accordance with the submitted plans referenced as Proposed Subdivision – 46 Murray Street, East Devonport, Drawing No. 220043, by Michell Hodgetts Surveyors, dated 24/03/20, copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. The new driveway works is to be constructed generally in accordance with the Tasmanian Standard Drawing TSD-R09.
3. The developer is to provide a 150mm diameter stormwater connection for lot 1 and connect into the 375mm diameter Council main on Murray Street in accordance with Tasmanian Standard drawings TSD-SW25 and TSD-SW27.
4. 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.

Note: The following is provided for information purposes.

Addressing:

- Lot 1 on the Proposed Subdivision plan will become 44A Murray Street
- Lot 2 on the Proposed Subdivision plan will retain 46 Murray Street

This complies with AS/NZS 4819.2011 Rural and urban addressing.

In regard to conditions 2 & 3 a 'Permit to work within the road reserve' must be sought and granted prior to any works being undertaken. This will ensure that any existing Council infrastructure impacted by the works is to be reinstated in accordance with the relevant standards.

The owner must, at their expense, repair any Council services (eg pipes, drains) and any road, crossover, footpath or other Council infrastructure that is damaged as a result of any works carried out by the developer, or their contractors or agents pursuant to this permit. These repairs are to be in accordance with any directions given by the Council.

The developer is to provide a copy of the approved proposal plan to Telstra, NBN Co. and TasNetworks to assist them with their forward planning of infrastructure.

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*.

In regard to condition 4 the developer should contact TasWater – Ph 136992 with any enquiries.

In regard to conditions 2 & 3 the developer 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: Cr Alexiou, Cr Hollister, Cr Milbourne, Cr Murphy, Cr Perry, Cr Rockliff
AGAINST: nil

CARRIED 6 / 0

5 CLOSURE

There being no further business on the agenda the Mayor declared the meeting closed at 5:26 pm.

Confirmed

Chairperson