

**Minutes of the Planning Authority Committee of the Devonport City Council
held in the Aberdeen Room, Level 2, paranple centre,137 Rooke Street, Devonport
on Monday 1 March 2021 commencing at 5:15 PM**

Present

Cr J Alexiou
Cr S Milbourne
Cr L Murphy
Cr L Perry

Councillors in Attendance

Cr A Jarman
Cr L Laycock

Council Officers:

General Manager, M Atkins
Deputy General Manager, J Griffith
Development Services Manager, K Lunson
Planning Officer, C Milnes

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.

APPOINTMENT OF CHAIRPERSON

PAC21/3 RESOLUTION

MOVED: Cr Milbourne

SECONDED: Cr Murphy

Appoint Cr L Perry as Chair for the meeting.

FOR: Cr Alexiou, Cr Milbourne, Cr Murphy, Cr Perry

AGAINST: nil

CARRIED 4 / 0

1 APOLOGIES

The following apologies were received for the meeting.

Cr P Hollister

Cr A Rockliff

2 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

3 DELEGATED APPROVALS

3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

PAC21/4 RESOLUTION

MOVED: Cr Murphy

SECONDED: Cr Alexiou

That the list of delegated approvals be received.

FOR: Cr Alexiou, Cr Millbourne, Cr Murphy, Cr Perry

AGAINST: nil

CARRIED 4 / 0

4 DEVELOPMENT REPORTS

4.1 AM2020.03 & PA2021.0227 - COMBINED AMENDMENT - AMEND CLAUSE DEV-S1.6.1 A2 (A) OF THE TASMANIAN PLANNING SCHEME - DEVONPORT TO ALLOW FOR A REDUCED FLOOR AREA FOR FOOD SERVICES AND APPLICATION FOR FOOD SERVICES

PAC21/5 RESOLUTION

MOVED: Cr Millbourne

SECONDED: Cr Alexiou

That Council:

- agree to certify amendment AM2020.03 to set aside clause DEV-S1.6.1 A2 (a) of the Devonport Regional Homemaker Centre Specific Area Plan and replace it with the following:
 - a) Excluding Food Services, the gross floor area of each tenancy within a building must not be less than 500m²; and
- refuse the request to amend clause DEV-S1.7.3 A1 of the Devonport Regional Homemaker Centre Specific Area Plan to allow for 4 signs to be located within the setback area from Bass Highway frontage;
- place Amendment AM2020.03 & application PA2020.0227 on public exhibition for a 4 week period in accordance with sections 40G and 40Z of the *Land Use Planning and Approvals Act, 1993*, and

- approve application PA2020.0227 for Food Services 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 KFC Devonport, Job No. 2037, Dwg No. WD-0.00, WD-0.01, WD-0.02, WD-0.03, WD-1.01, WD-2.01, WD-2.02, WD-2.03, WD-2.20 & WD-2.21, dated 16/12/20 by inaspace Architecture and Design, copies of which are attached and endorsed as documents forming part of this Planning Permit.
 2. Approval is not granted for the proposed pylon sign within the setback area of the Bass Highway frontage.
 3. Landscaping to a depth of not less than 5.5m must be provided along the frontage of the tenancy prior to the building permits being finalised.
 4. A minimum of 3 bicycle parking spaces are to be provided within 50m of the tenancy.
 5. Concentrated stormwater is to be discharged in accordance with the National Construction Code.
 6. 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.
 7. 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 and 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*.

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.

Regarding condition 5, the applicant should contact Council's Infrastructure & Works Department on 6424 0511 with any enquiries.

Enquiries regarding other conditions can be directed to Council's Development Services Department by contacting 6424 0511.

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

CARRIED 4 / 0

5 CLOSURE

There being no further business on the agenda the Chair declared the meeting closed at 5.21pm.

Confirmed

Chairperson