

**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 12 July 2021 commencing at 5:00 PM**

Present

Cr J Alexiou
Cr P Hollister
Cr L Murphy
Cr L Perry

**Councillors in
Attendance**

Cr L Laycock

Council Officers:

General Manager, M Atkins
Development Services Manager, K Lunson
Land Use Planning Coordinator, 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.

APPOINTMENT OF CHAIRPERSON

PAC21/6 RESOLUTION

MOVED: Cr Perry
SECONDED: Cr Alexiou

Appoint Cr L Murphy as Chair for the meeting.

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

CARRIED 4 / 0

1 APOLOGIES

The following apologies were received for the meeting.

Cr A Rockliff
Cr S Milbourne

2 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

3 DELEGATED APPROVALS

3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

PAC21/7 RESOLUTION

MOVED: Cr Perry
SECONDED: Cr Hollister

That the list of delegated approvals be received.

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

CARRIED 4 / 0

4 DEVELOPMENT REPORTS

4.1 PA2021.0075 - 27 LEARY AVENUE STONY RISE - RESIDENTIAL (SINGLE DWELLING)

PAC21/8 RESOLUTION

MOVED: Cr Perry
SECONDED: Cr Alexiou

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 PA2021.0075 and grant a Permit to use and develop land identified as 27 Leary Avenue, Stony Rise for the following purposes:

- Residential (single dwelling)

Subject to the following conditions:

1. The Use and Development is to proceed generally in accordance with the submitted plans referenced as 3-Bed Dwelling, Job No. 0321-74, Drg No. 01-10, dated 15/3/2021

by Tas Laughlin, copies of which are attached and endorsed as documents forming part of this Planning Permit.

2. The developer is to direct any stormwater collected from this work into the existing property stormwater pipe in accordance with the *National Construction Code*.
3. The developer is to ensure that all stormwater run-off is managed in accordance with the Environment Protection Authority's recommendations "Soil & Water Management on Large Building & Construction Sites" (refer to notes).

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.

In regard to condition 3, large building and construction sites are those with greater than 250m² of ground disturbance – refer to the following link

https://epa.tas.gov.au/Documents/Soil_and%20Water_Management_Fact%20Sheet_1.pdf

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*.

The owner must, at their expense, repair any Council services (e.g. pipes, drains) and any road, crossover, footpath, or other Council infrastructure that is damaged because 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.

In regard to condition 2 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: Cr Alexiou, Cr Hollister, Cr Murphy, Cr Perry
AGAINST: nil

CARRIED 4 / 0

4.2 PA2021.0066 - 26 TRITON ROAD EAST DEVONPORT - RESIDENTIAL (MULTIPLE DWELLINGS X 2)

PAC21/9 RESOLUTION

MOVED: Cr Alexiou
SECONDED: Cr Perry

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 PA2021.0066 and grant a Permit to use and develop land identified as 26 Triton Road, East Devonport for the following purposes:

- Residential (multiple dwellings x2)

Subject to the following conditions:

1. The Use and Development is to proceed generally in accordance with the submitted plans referenced as project no. 00421 by Arplan Home Design, sheets SK01-05, copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. 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. All design calculations are to be submitted for approval by the City Engineer prior to any subsequent building permit applications.
3. Subject to the above, and as part of any subsequent plumbing permit application, the proposed development is to have a suitably sized stormwater connection generally in accordance with the Tasmanian Standard Drawings. The size and location of the proposed stormwater connection is to be designed by a suitably qualified hydraulic engineer.
4. The new driveway works are to be constructed generally in accordance with the Tasmanian Standard Drawing TSD-R09.
5. All vehicular parking and manoeuvring areas for light vehicles are to be sealed with an impervious surface seal, such as a standard concrete pavement or a sealed granular pavement, to the satisfaction of the Planning Authority.
6. Access & egress for the proposed vehicles in the driveway and onto the roadways are to demonstrate compliance with the standard swept path templates, including 300mm manoeuvring clearances each side of the swept paths. This swept path template, including the 300mm manoeuvring clearances are to be clearly shown on the plans in any subsequent building permit application.
7. The developer is to comply with the conditions specified in the Submission to Planning Authority Notice (TWDA 2021 00890-DCC) 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.

In regard to condition 4 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 (e.g. 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.

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*.

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.

The removal or interference with birds or other wildlife may require permission in accordance with the *Nature Conservation Act 2002* and *Wildlife Regulations 2010*. For further details contact DPIPWE Wildlife Management on Ph 6165 4305.

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

In regard to condition 7 the developer should contact TasWater – Ph 136992 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 Murphy, Cr Perry
AGAINST: nil

CARRIED 4 / 0

4.3 PA2021.0077 - 2 WOODLAND GROVE TUGRAH - RESIDENTIAL (OUTBUILDING)

PAC21/10 RESOLUTION

MOVED: Cr Hollister
SECONDED: Cr Perry

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 PA2021.0077 and grant a Permit to develop land identified as 2 Woodland Grove, Tugrah for the following purposes:

- Residential (outbuilding)

Subject to the following conditions:

1. The development is to proceed generally in accordance with the submitted plans referenced as Project - New Shed, drawing no. SH-1744, dated 01-03-21 by Wood Drafting & Design Services, copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. The developer is not to position any structures on, over or in a location which may potentially affect the operation of the existing on-site wastewater system.

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.

This addition is to be used as a storage area only, no habitation is to occur. If any activity occurs (such as habitation) which may result in the generation of additional wastewater loadings, the existing on-site wastewater management system must be re-assessed, and a new on-site wastewater report must be completed by a suitably qualified person.

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 (including cleared vegetation) is to be undertaken on site. Any such waste material is to be removed and disposed of at a licensed refuse waste disposal facility.

In regard to condition 2 the applicant should contact Council's Environmental Health Services – Ph 6424 0511 with any enquiries.

General enquiries regarding this permit can be directed to Council's Development Services Department – Ph 6424 0511.

FOR: Cr Alexiou, Cr Hollister, 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 5:06pm.

Confirmed

Chairperson