

**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 11 October 2021 commencing at 5:30 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 G Enniss
Cr A Jarman
Cr L Laycock

Council Officers: General Manager, M Atkins
Deputy General Manager, J Griffith
Development Services Manager, K Lunson
Senior Town Planner, 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.

1 APOLOGIES

There were no apologies received.

2 DECLARATIONS OF INTEREST

The following Declarations of Interest were advised:

Councillor	Item No	Reason	Remain in the meeting? Yes/No	If remaining, reasons for decision
Cr L Murphy	4.1	Employed in the Real Estate Industry	Yes	I am not known to the proponent; I have not been previously engaged by the proponent and to the best of my knowledge the company that I am employed by has not had dealings with the proponent.

3 DELEGATED APPROVALS

3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

PAC21/11 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 and Cr Rockliff
AGAINST: Nil

CARRIED 6 / 0

4 DEVELOPMENT REPORTS

4.1 PA2021.0125 - 139 WAVERLEY ROAD DON - 2 LOT SUBDIVISION

PAC21/12 RESOLUTION

MOVED: Cr Perry
SECONDED: Cr Milbourne

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 PA2021.0125 and grant a Permit to develop land identified as 139 Waverley Road, Don 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 and documentation referenced as
 - a. Development Application Proposal Plan, DWG No 1886-D01 dated 23 July, 2021 by Land and Sea Surveys;
 - b. Bushfire Hazard Management Report and Bushfire Hazard Management Plan Version 1, date 12 August, 2021 by Environmental Service & Design; and
 - c. Landslide Risk Assessment, Site Classification and Onsite Wastewater Disposal Assessment and Design, Reference No. GL21063Ab, dated 24 March, 2021 by Geoton Pty Ltd;copies are attached and endorsed as documents forming part of this Planning Permit.
2. Building envelopes, including areas for on-site wastewater disposal and bushfire hazard management areas, are to be identified on the final plan. The building envelope for Lot 2 is to be drawn in accordance with Site Plan, Project No. GL19100A, Figure No. 6, dated 7/5/2019 by Geoton Pty Ltd.
3. As much vegetation as possible is to be retained within the Bushfire Hazard Management Areas in accordance with the specifications under clause 1.5 of the approved Bushfire Hazard Management Plan.
4. The Council Certificate page of the final plan documentation is to state that the lots are not suitable for primary treated effluent.
5. Declared weeds, including blackberry, may be removed from the property in accordance with the *Weed Management Act 1999*.
6. Concentrated stormwater is to be discharged in accordance with the National Construction Code.
7. A sealed driveway for lots 1 and 2 is to be generally constructed in accordance with Tasmanian Standard Drawings TSD-R03 and TSD-R04 with a shallow dish to ensure no damming of overland flow from the upstream nature strip.
8. The developer is to contact TasNetworks regarding driveway access for lot 2. The developer must comply with any requirements of TasNetworks.

9. The gates on the fence line are to be set back a minimum of 7m from the edge of the existing road seal.
10. 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.

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.

Addressing:

- Lot 1 will retain the current address of 139 Waverley Road.
- Lot 2 will become 153 Waverley Road.

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

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*.

Sediment control measures will be required during construction of any future dwelling on Lot 1 to ensure the adjacent watercourse is not negatively impacted.

In regard to condition 5, the applicant/developer should contact the Department of Primary Industries, Parks, Water and Environment Tasmania – Ph 6165 3777.

In regard to conditions 6-9, the applicant should contact Council's Infrastructure & Works Department – Ph 6424 0511 with any enquiries.

In regard to condition 10, the applicant/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 Milbourne, Cr Murphy, Cr Perry and Cr Rockliff
AGAINST: Nil

CARRIED 6 / 0

5 CLOSURE

There being no further business on the agenda the Mayor declared the meeting closed at 5:34pm.

Confirmed

Chairperson