

**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 April 2022 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 A Jarman
Cr L Laycock

Council Officers: General Manager, M Atkins
Executive Manager City Growth, M Skirving
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.

1 APOLOGIES

There were no apologies received.

2 DECLARATIONS OF INTEREST

The following Declarations of Interest were advised:

Councillor	Item No	Reason	Remain in Meeting? Yes/No	If remaining, reason/s for decision
Cr L Murphy	4.1	Employed in the Real Estate industry	Yes	Not known to the developer, nor had any dealings with the developer

3 DELEGATED APPROVALS

3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

PAC22/1 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 PA2021.0166 - 49 WENVOE STREET DEVONPORT - RESIDENTIAL (SINGLE DWELLING)

PAC22/2 RESOLUTION

MOVED: Cr Perry
SECONDED: Cr Milbourne

That the Planning Authority, pursuant to the provisions of the *Tasmanian Planning Scheme - Devonport* and Section 57 of the *Land Use Planning and Approvals Act 1993*, approve application PA2021.0166 for Residential (single dwelling) subject to the following conditions:

1. The Use and Development is to proceed generally in accordance with the endorsed plans referenced as Proposed Residence - Project No. P18084 - Issue Date 19/10/21 - Revision A by n + b. A copy of which is attached and forming part of this permit.
2. The new driveway works are to be constructed generally in accordance with the Tasmanian Standard Drawing TSD-R09 V3.
3. A permit to work within the road reserve must be sought and granted prior to any works being undertaken within the road reserve.
4. The developer is to provide a suitable stormwater connection to the Council's reticulated stormwater system on Formby Road and is to demonstrate that the connection can service the proposed development. The proposed onsite stormwater disposal system will not be supported by Council.

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 & plumbing approvals & provide the required notifications in accordance with the *Building Act 2016* prior to commencing building or plumbing work.

The amenity of the area must not be detrimentally affected by the use or development through the:

- a) Transport of materials, goods or commodities to or from the land; or the
- b) Emission of noise, dust, odour, artificial light, vibration, fumes, smoke, vapour, steam, soot, ash, wastewater or any waste products.

No burning of any waste materials (including cleared vegetation) is to be undertaken on site. Any waste material is to be removed and disposed of at a licensed refuse waste disposal facility.

In regard to conditions 2-4 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 Milbourne, Cr Murphy, Cr Perry and Cr Rockliff
AGAINST: Nil

CARRIED 6 / 0

4.2 PA2021.0193 - 547 FORTHSIDE ROAD FORTHSIDE - RECYCLING AND WASTE DISPOSAL (EXPANSION TO AREA OF A LEVEL 2 ACTIVITY)

PAC22/3 RESOLUTION

MOVED: Cr Hollister
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 PA2021.0193 and grant a Permit to use and develop land identified as 547 Forthside Road, Forthside for the following purposes:

- Recycling and Waste Disposal (expansion to area of a Level 2 Activity)

Subject to the following conditions:

PART A

1. The Use and Development is to proceed generally in accordance with the submitted plans referenced as:
 - a. Forthside Inert Landfill – Environmental Effects Report by Treloar Transport - Version 1, dated 2/7/20; and
 - b. Landslide Risk Assessment by Tasman Geotechnics Pty Ltd, Ref. TG21159/1 - 01report, dated 29/10/21.

Copies of which are attached and endorsed as documents forming part of this Planning Permit.

2. The person/s responsible for the activity must ensure adherence to the recommendations as detailed in Part 6 of Tasman Geotechnics report, Ref. TG21159/1.
3. The person/s responsible for the activity must comply with the conditions contained in Schedule 2 of Permit Part B, which the Board of the Environment Protection Authority (EPA) requires the planning authority to include in the permit, pursuant to section 25(5) of the *Environmental Management and Pollution Control Act 1994*.

PART B

4. Environment Protection Authority *Permit Conditions – Environmental No. 10044*, a copy of which is attached and endorsed forming part of this Planning Permit. (Copy of EPA permit conditions is appended to this report as **Attachment 3**).

Note: The following is provided for information purposes.

Any 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.

The person/s responsible for the activity should be aware of obligations under the *Threatened Species Protection Act 1995* with regards to both vegetation and animals, such as Wedge Tail Eagles.

Enquiries regarding Permit PART B must be directed to the Environmental Protection Authority.

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 5:19pm.

Confirmed

Chairperson