

**Minutes of the Planning Authority Committee of the Devonport City Council
held in the Aberdeen Room, Level 2, paranapple centre,137 Rooke Street, Devonport
on Monday 6 June 2022 commencing at 5:15 PM**

Present Cr A Rockliff (Mayor) in the Chair
Cr J Alexiou
Cr P Hollister
Cr L Perry

Councillors in Attendance Cr A Jarman
Cr L Laycock

Council Officers: General Manager, M Atkins
Development Services Manager, K Lunson
Senior Town Planner, C Milnes
Executive Manager City Growth, M Skirving
Executive Manager People & Finance, K Peebles

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

The following apologies were received for the meeting.

Cr S Milbourne	Apology
Cr L Murphy	Apology

2 DECLARATIONS OF INTEREST

The following Declaration of Interest was advised:

Councillor	Item No	Reason	Remain in Meeting? Yes/No	If remaining, reasons/s for decision
Cr A Rockliff	4.3	Brother in law lives next door to the property to which the application relates - 62 Wenvoe Street	Y	No influence on decision making

3 DELEGATED APPROVALS

3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

PAC22/6 RESOLUTION

MOVED: Cr Perry
SECONDED: Cr Alexiou

That the list of delegated approvals be received.

FOR: Cr Alexiou, Cr Hollister, Cr Perry and Cr Rockliff
AGAINST: Nil

CARRIED 4 / 0

4 DEVELOPMENT REPORTS

4.1 PA2021.0005 - 11 MARCONI COURT & 57 STONY RISE ROAD, STONY RISE - 28 LOT SUBDIVISION

PAC22/7 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*, approve application PA2021.0005 and grant a Permit to use and develop land identified as 11 Marconi Court & 57 Stony Rise Road, Stony Rise for the following purposes:

- 28 lot subdivision

Subject to the following conditions:

1. The Use and Development is to proceed generally in accordance with the submitted plans referenced as:
 - a. CSE Tasmania Ref: 4506-01B, Drawing Nos 4506-01B G01-G05 & C11, C19, C20, C27 & C38, Revision B dated January 2020 by CSE Tasmania Pty Ltd;
 - b. Bushfire Hazard Management Report and Bushfire Hazard Management Plan, dated 4th February 2022 by Scott Livingston – Livingston Natural Resource Servicescopies of which are attached and endorsed as documents forming part of this Planning Permit.
2. In regard to the proposed 4790m² reserve, Council will not take ownership upon completion of the subdivision.

3. The developer is to submit detailed design drawings prepared by a suitably qualified engineer detailing road and stormwater design compliance with current Tasmanian Standard Drawings (TSD-v3), version 3, and Tasmanian Subdivisional Guidelines. These are to show:
 - a. Stormwater discharge from the subdivision is to be adequately 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 adequately identify peak discharge piped and overland flows. All design calculations and drawings are to be submitted for approval by the City Engineer prior to commencing construction on site.
 - b. Subsoil drains;
 - c. Swale drain hydraulic analysis;
 - d. Pipeline cover in accordance with Tasmanian Standard Drawings;
 - e. Stormwater connections discharging to an approved stormwater reticulation system in accordance with the *Urban Drainage Act 2013* from each lot;
 - f. All driveway crossovers, which are to be Type KCRB as per Tasmanian Standard Drawing TSD-R16 and Tasmanian Subdivisional Guidelines.
 - g. An appropriate temporary sealed turning area at the termination of the proposed interim road termination which is to be within the road reserve.
4. The developer is to provide CCTV camera footage and condition report to WSA05-2013 v 3.1 standard, for all stormwater mains to be handed over to Council, for approval by the City Engineer.
5. The developer is to incorporate any necessary easements over existing and proposed infrastructure on the Final Plan and Schedule of Easements lodged for sealing, as required.
6. The developer is to provide 'Works as Executed' drawings in an electronic format at the completion of the works, detailing final road alignments, stormwater assets, invert levels and finished surface levels.
7. In accordance with the Tasmanian Subdivision Guidelines the developer is to appoint a supervising engineer to arrange for joint audit inspections and to certify the works at practical completion.
8. 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.
9. 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).
10. The developer is to cover all costs associated with the transfer of road titles to Council, as soon as the titles are issued.
11. The developer is to submit a street name option for consideration and approval prior to the Final Plan being sealed. Any names proposed must be in accordance with the requirements of Placenames Tasmania. It is recommended the name be drawn from Council's adopted list.

Note: The following is provided for information purposes.

Prior to commencement of any work in relation to this subdivision the landowners are to meet all requirements under the *State Threatened Species Protection Act 1995* and the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

The development is to comply with the requirements of the current National Construction Code.

Regarding condition 3 - these details are to be provided for consideration prior to commencement of works to Council's Infrastructure and Works Department for approval and endorsement. There are fees associated with this assessment which will be in accordance with Council's fee structure and all civil works associated with the subdivision will be subject to scheduled inspections by Council Officers.

The developer is to acknowledge that at satisfactory completion of the works, all infrastructure intended to become a council asset will be placed on a minimum 6 month defect liability period and that there will be a bond charged to govern this period in accordance with Council's Subdivision Maintenance Bond Policy.

Addressing:

Lots in the application PA2021.0005 - 11 Marconi Court, Stony Rise will be numbered as outlined in the following table.

Please note that street numbers 3, 5 and 7 Marconi Court have been reserved for possible future subdivision.

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

Application Lot Number	Address
Existing Lot 1 (176742/1 - no change)	1 Marconi Court
Existing Lot 2 (176742/2 - no change)	2 Marconi Court
1	4 Marconi Court
2	2 Road 02
3	4 Road 02
4	6 Road 02
5	8 Road 02
6	10 Road 02
7	12 Road 02
8	14 Road 02
9	16 Road 02
10	18 Road 02
11	20 Road 02
12	9 Road 02
13	16 Marconi Court
14	18 Marconi Court
15	17 Marconi Court
16	15 Marconi Court
17	13 Marconi Court
18	11 Marconi Court
19	9 Marconi Court
20	6 Marconi Court
21	1 Road 02
22	3 Road 02
23	5 Road 02

24	7 Road 02
25	14 Marconi Court
26	12 Marconi Court
27	10 Marconi Court
28	8 Marconi Court
RESERVE	53 Stony Rise Road

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 waste material is to be removed and disposed of at a licensed refuse waste disposal facility.

In regard to condition 9, 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

In regard to condition 8 applicant should contact TasWater – Ph 136992 with any enquiries.

In regard to conditions 3-7 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.

There are important Commonwealth telecommunications rules you need to comply with. For more information visit www.infrastructure.gov.au/tind

FOR: Cr Alexiou, Cr Hollister, Cr Perry and Cr Rockliff

AGAINST: Nil

CARRIED 4 / 0

4.2 PA2022.0066 - 5 ELLICE HILL DRIVE SPREYTON - RESIDENTIAL (SINGLE DWELLING)

PAC22/8 RESOLUTION

MOVED: Cr Hollister

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 PA2022.0066 and grant a Permit to use and develop land identified as 5 Ellice Hill Drive, Spreyton 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 project no. 21047 dated 29/03/2022 by eclo Designs, copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. Concentrated stormwater is to be discharged in accordance with the National Construction Code. This includes surface water from the driveway and/or any paved areas which is to be collected & drained to the private stormwater drainage system.
3. The new driveway works are to be constructed generally in accordance with the Tasmanian Standard Drawing TSD-R03 V3. There is no requirement for a culvert pipe.

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.

Permitted hours of construction are Monday to Friday Between 7am - 6pm, Saturday between 9am - 6pm and Sunday and statutory holidays 10am - 6pm.

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.

The applicant will need to submit a Plumbing Permit Application, along with supporting documentation as required under Schedule 2 of the Director's Determination - Director's Specified List v1.2 (*Building Act 2016*), for an on-site wastewater disposal system as part of the Building and Plumbing application process.

The applicant will need to submit a design report (including a site and soil evaluation in accordance with AS/NZS1547:2012) to demonstrate that the property is capable of supporting an on-site wastewater treatment system.

In regard to conditions 2 and 3 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 Perry and Cr Rockliff
AGAINST: Nil

CARRIED 4 / 0

4.3 PA2022.0050 - 62 WENVOE STREET DEVONPORT - RESIDENTIAL (SINGLE DWELLING) - ALTERATIONS AND ADDITIONS

PAC22/9 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 PA2022.0050 and grant a Permit to use and develop land identified as 62 Wenvoe Street, Devonport for the following purposes:

- Residential (single dwelling) - alterations and additions

Subject to the following conditions:

1. Unless altered as a result of subsequent conditions, the Use and Development is to proceed generally in accordance with the submitted plans referenced as Proposed Second Storey Extension, Project No. 20024, Rev 2 dated 22/21/22 (read 22/2/22) by eclo Designs, copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. The kitchen windows are to utilise obscure glazing or have a sill height 1.7m above finished floor level unless it can be demonstrated that the windows will be offset, in the horizontal plane, not less than 1.5m from the edge of a window to a habitable room of the dwelling to the north.
3. All stormwater including surface water from the driveway and/or any paved areas, is to be collected and directed into the existing property stormwater pipe in accordance with the National Construction Code.
4. The developer is responsible for making good and/or cleaning any footpaths, road surfaces or other element damaged or soiled because of the project.

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 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 waste material is to be removed and disposed of at a licensed refuse waste disposal facility.

In regard to conditions 3 & 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 Perry and Cr Rockliff
AGAINST: Nil

CARRIED 4 / 0

5 CLOSURE

There being no further business on the agenda the Mayor declared the meeting closed at 5:24pm.

Confirmed

Chairperson