

**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 13 February 2023 commencing at 5:15 PM**

**Present** Cr A Jarman (Mayor) in the Chair  
Cr S Sheehan  
Cr G Enniss  
Cr L Murphy  
Cr D Viney

**Councillors in Attendance** Cr S Martin  
Cr J Wilczynski

**Council Officers:** General Manager, M Atkins  
Deputy General Manager, J Griffith  
Executive Manager, K Lunson

**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 apology was received for the meeting.

Cr P Hollister Leave

## **2 DECLARATIONS OF INTEREST**

The following Declaration of Interest was advised:

Councillor	Item No	Reason	Remaining in Meeting? Yes/No	If remaining, reason/s for decision
Cr L Murphy	4.1	Engaged in the real estate industry	Yes	Not known to the proponent nor engaged by the proponent in a professional capacity

### 3 DELEGATED APPROVALS

#### 3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY

##### PAC23/1 RESOLUTION

MOVED: Cr Murphy

SECONDED: Cr Viney

That the list of delegated approvals be received.

FOR: Cr Jarman, Cr Sheehan, Cr Enniss, Cr Murphy and Cr Viney

AGAINST: Nil

CARRIED 5 / 0

### 4 DEVELOPMENT REPORTS

#### 4.1 PA2022.0209 - 1 BEACHROCK VIEW, EAST DEVONPORT - RESIDENTIAL (ADDITIONAL UNIT)

##### PAC23/2 RESOLUTION

MOVED: Cr Viney

SECONDED: Cr Murphy

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 PA2022.0209 and grant a Permit to use and develop land identified as 1 Beachrock View, East Devonport for the following purposes:

- Residential (additional unit)

Subject to the following conditions:

1. The Use and Development is to proceed generally in accordance with the submitted plans referenced as proposed unit development, Revision A dated 5/15/22 by n+b copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. The stormwater is to be discharged in accordance with the National Construction Code.
3. All stormwater collected from this work is to be directed into the existing property stormwater pipe in accordance with the National Construction Code.
4. The developer is to ensure that building, driveway, and car parking areas are set at suitable levels to ensure that stormwater site drainage can be piped at suitable gradients as per the design for the detention storage plan connection to the kerb.
5. There is to be no uncontrolled overland flow of stormwater from the proposed development to any of the adjoining properties.

6. The setbacks for the proposed dwelling in relation to the side and rear boundaries are to be confirmed by a registered land surveyor prior to building approvals.
7. The developer is to ensure parking spaces are delineated and signed for identification within the site.
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.

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 work are Monday to Friday from 7am - 6pm, Saturday from 9am - 6pm and Sunday and statutory holidays from 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.

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 8 the applicant/developer should contact TasWater – Ph 136992 with any enquiries.

In regard to conditions 2-5 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 Jarman, Cr Sheehan, Cr Enniss, Cr Murphy and Cr Viney  
 AGAINST: Nil

CARRIED 5 / 0

## 4.2 PA2022.0213 - 12 DONVISTA DRIVE, DON - RESIDENTIAL (SCREEN)

### PAC23/3 RESOLUTION

MOVED: Cr Murphy  
SECONDED: Cr Viney

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 PA2022.0213 and grant a Permit to develop land identified as 12 Donvista Drive, Don for the following purposes:

- Residential (screen)

Subject to the following conditions:

1. The Development is to proceed generally in accordance with the submitted plans referenced as Site Plan and Layout Drawing for Proposed Screen for Privacy, submitted by HJ Harrison, copies of which are attached and endorsed as documents forming part of this Planning Permit.

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*.

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.

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

FOR: Cr Jarman, Cr Sheehan, Cr Ennis, Cr Murphy and Cr Viney  
AGAINST: Nil

CARRIED 5 / 0

## 5 CLOSURE

**There being no further business on the agenda the Mayor declared the meeting closed at 5.35pm.**

Confirmed

13/02/2023



Chairperson