

**MINUTES OF THE OPEN SESSION OF THE DEVONPORT CITY COUNCIL
HELD IN THE ABERDEEN ROOM, LEVEL 2, paranaple centre, 137 ROOKE STREET, DEVONPORT
ON MONDAY, 4 MARCH 2019 COMMENCING AT 5:30PM**

PRESENT: Cr A Rockliff (Mayor)
Cr A Jarman (Deputy Mayor)
Cr J Alexiou
Cr P Hollister
Cr L Laycock
Cr S Milbourne
Cr L Murphy
Cr L Perry

Council Officers:

General Manager, P West
Deputy General Manager, M Atkins
Executive Manager Corporate Services, J Griffith
Development Services Manager, K Lunson
Planning Coordinator, S Warren

Audio Recording:

All persons in attendance were advised that it is Council policy to record Council meetings, in accordance with Council's Audio Recording Policy. The audio recording of this meeting will be made available to the public on Council's website for a minimum period of six months.

1.0 APOLOGIES

The following apology was received for the meeting.

Cr Enniss	Apology
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2.0 DECLARATIONS OF INTEREST

The following Declaration of Interest was advised:

Cr Murphy	3.2	PA2018.0175 Passive Recreation (Park) – 2-18 Best Street, 20-26 Best Street, 100 Formby Road, Formby Road and 74 Rooke Street, Devonport
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3.0 PLANNING AUTHORITY MATTERS

3.1 PA2019.0005 MULTIPLE DWELLINGS (ONE ADDITIONAL UNIT) - 11 MURFET CRESCENT DEVONPORT (D568812)

39/19 RESOLUTION

MOVED: Cr Perry

SECONDED: Cr Laycock

That Council, pursuant to the provisions of the *Devonport Interim Planning Scheme 2013* and Section 57 of the *Land Use Planning and Approvals Act 1993*, approve application PA2019.0005 and grant a Permit to use and develop land identified as 11 Murfet Crescent, Devonport for the following purposes:

- Multiple dwellings (one additional unit)

Subject to the following conditions:

1. The development is to proceed and be located generally in accordance with the submitted plans referenced as Proposed Brick Veneer Unit for J & D Group Pty Ltd dated December 2018, Project No. 17618 by Weeda Drafting & Building Consultants Pty Ltd, copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. The developer is to comply with the conditions contained 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.
3. The developer is to take all reasonable steps during demolition and construction to prevent environmental effects occurring that might result in a nuisance. This includes no storage of associated building equipment and materials on public land and the pollutant effects of noise and water as well as air pollution from the result of any burning of waste.
4. Stormwater discharge from the proposed development 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 flows. As part of their design the hydraulic engineer is to limit discharge from the proposed development to that equivalent to only 50% of the existing lot being impervious. Peak discharge is to be limited by utilising suitably designed on-site stormwater detention systems. All design calculations are to be submitted as part of the building and plumbing permit application. The developer is to connect the outflow by gravity to the kerb and channel in Murfet Crescent in accordance with the municipal standards.
5. The developer is to install the vehicular crossover generally in the proposed location in accordance with the IPWEA Tasmanian Standard Drawings. The concrete apron forming the crossover to the proposed new site is to be developed in such a way to make entry/egress as easy as practicable. It may be necessary to liaise with the user of the adjoining crossovers to make this work effectively.

Note: The following is provided for information purposes.

THIS IS NOT A BUILDING OR PLUMBING PERMIT.

Prior to commencing any building or plumbing work you are required to:

Contact a Tasmanian registered Building Surveyor to determine the category of building approval required, and

Contact the Council Permit Authority to determine the category of plumbing approval required.

In regard to condition 2 the developer should contact TasWater (Ph 136 992) with any enquiries.

In regard to condition 3 this includes ensuring that noise emitted from portable apparatus and hours of operation are within the scope indicated by the Environmental Management and Pollution Control (Noise) Regulations 2016.

In regard to conditions 4 & 5 the applicant should contact Council's City Infrastructure Department – Ph 6424 0511 with any enquiries.

A permit to work within the rood reserve must be sought and granted prior to any works being undertaken within the rood reserve. This will ensure that any

existing Council infrastructure impacted by the works is reinstated in accordance with the relevant standards.

	For	Against		For	Against
Cr Rockliff	✓		Cr Laycock	✓	
Cr Alexiou	✓		Cr Milbourne	✓	
Cr Hollister	✓		Cr Murphy	✓	
Cr Jarman	✓		Cr Perry	✓	

CARRIED UNANIMOUSLY

Cr Murphy having declared an interest in the next item left the meeting at 6:36pm.

3.2 PA2018.0175 PASSIVE RECREATION (PARK) - 2-18 BEST STREET, 20-26 BEST STREET, 100 FORMBY ROAD, FORMBY ROAD AND 74 ROOKE STREET DEVONPORT (D568820)

40/19 RESOLUTION

MOVED: Cr Hollister
SECONDED: Cr Milbourne

That Council, pursuant to the provisions of the *Devonport Interim Planning Scheme 2013* and Section 57 of the *Land Use Planning and Approvals Act 1993*, approve application PA2018.0175 and grant a Permit to use and develop land identified as 2-18 & 20-26 Best Street, 74 Rooke Street, 100 Formby Road and Formby Road, Devonport for the following purposes:

- Passive Recreation (Park)

Subject to the following conditions:

1. The Use and Development is to proceed generally in accordance with the submitted plans referenced as:
 - a. Devonport Waterfront Park, Job No. DL03, sheets A-100, A-101, A-150, A-301, A-302, A-304 & A-305, by Lyons Architects, dated October 2018;
 - b. Devonport Waterfront Park, Landscape Architectural Works, M18035-LA Sheets, 001-002, 101, 151, 201-203, 701-703 & 951, by Aspect Studios; and
 - c. Devonport Living City, Waterfront Precinct, Traffic Impact Assessment, ref DV18044H001 by Pitt & Sherry, dated 4 October 2018

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

2. Works, including pollution mitigation measures, are to be undertaken in accordance with the *Wetlands and Waterways Manual (DPIPWE)* (refer to notes).
3. Changes in ground level are to be considered before implementation in accordance with the Environment Protection Authority Tasmania's *Soil and Water Management on Building and Construction Sites factsheets* (refer to notes).
4. The proposed development is to have a suitably sized stormwater connection(s) at locations to service the proposed works and generally in accordance with the *Tasmanian Standard Drawings*. The size and

location of the proposed stormwater connection are to be designed by a suitably qualified hydraulic engineer and are to be clearly indicated on the "For Construction" plans, as well as any overland flow discharge points for extreme weather events. Detailed design, including relevant calculations for a range of storm events up to 100 year Average Recurrence Interval (ARI), is to be submitted to the city engineer for approval prior to inclusion in any subsequent building permit applications.

5. 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.

In regard to condition 2 see <https://dipwe.tas.gov.au/conservation/flora-of-tasmania/tasmanias-wetlands/wetlands-waterways-works-manual>

In regard to condition 3 see <https://epa.tas.gov.au/epa/water/stormwater/soil-and-water-management-on-building-sites>

In regard to conditions 2 and 3 it is recommended that the developer includes details of these requirements in any tender documentation.

In regard to condition 5 the applicant/developer should contact TasWater – Ph 136992 with any enquiries.

In regard to condition 4 the applicant should contact Council's City Infrastructure Department – Ph 6424 0511 with any enquiries.

	For	Against		For	Against
Cr Rockliff	✓		Cr Laycock	✓	
Cr Alexiou	✓		Cr Milbourne	✓	
Cr Hollister	✓		Cr Perry	✓	
Cr Jarman	✓				

CARRIED UNANIMOUSLY

Cr Murphy returned to the meeting at 5:43pm.

3.3 PA2018.0186 RESIDENTIAL (MULTIPLE DWELLINGS X 19) - 169 STEELE STREET DEVONPORT (D568153)

41/19 RESOLUTION

MOVED: Cr Hollister
 SECONDED: Cr Laycock

That Council, pursuant to the provisions of the *Devonport Interim Planning Scheme 2013* and Section 57 of the *Land Use Planning and Approvals Act 1993*, approve application PA2018.0186 and grant a Permit to use and develop land identified as 169 Steele Street, Devonport for the following purposes:

- Multiple dwellings x 19

Subject to the following conditions:

Planning Conditions

1. The development is to proceed and be located generally in accordance with the submitted plans referenced as Proposed Unit Development for KCB Developments (Project No 1819-05, dated 8 November 2018) by Steven Penton Building Design, copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. 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 or the *Environmental Management and Pollution Control Act 1994*.

City Infrastructure Conditions

3. The existing private service connection that runs through to Tasman Street is to be verified by the developer to be serviceable by undertaking a full CCTV of the entire length of pipe to WSA05-2013 v 3.1 and to submit a condition report to the City Engineer for approval.
4. The developer is to engage a suitably qualified hydraulic engineer to determine the capacity of the private stormwater service connection for the purposes of designing their internal stormwater reticulation and on-site detention system that limits stormwater discharge in accordance with the below permit condition.
5. Stormwater discharge from the proposed development 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 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 capable of being contained within the existing or proposed stormwater service connection(s) to Council's stormwater reticulation mains. There is to be no 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 commencing construction on site.
6. Any existing redundant driveways and associated infrastructure are to be demolished and reinstated to match adjoining infrastructure and generally in accordance with the relevant Tasmanian Standard Drawings.
7. Any proposed new driveways and internal roadworks are to be generally designed and constructed in accordance with the IPWEA Tasmanian Standard Drawings and to a suitable size and location for the proposed future use of the site.
8. Any existing Council infrastructure impacted by the works is to be reinstated in accordance with the relevant standards.

TasWater Condition

9. The developer is to comply with the conditions contained 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*.

Note: The following is provided for information purposes.

THIS IS NOT A BUILDING OR PLUMBING PERMIT.

Prior to commencing any building or plumbing work you are required to:

Contact a Tasmanian registered Building Surveyor to determine the category of building approval required, and

Contact the Council Permit Authority to determine the category of plumbing approval required.

With respect to street addressing for the multiple dwelling development, the following will apply:

Unit Number on Site Plan	Street Address
Unit 01	23/169 Steele Street
Unit 02	21/169 Steele Street
Unit 03	19/169 Steele Street
Unit 04	17/169 Steele Street
Unit 05	15/169 Steele Street
Unit 06	13/169 Steele Street
Unit 07	11/169 Steele Street
Unit 08	9/169 Steele Street
Unit 09	7/169 Steele Street
Unit 10	5/169 Steele Street
Unit 11	3/169 Steele Street
Unit 12	1/169 Steele Street
Unit 13	2/169 Steele Street
Unit 14	4/169 Steele Street
Unit 15	6/169 Steele Street
Unit 16	8/169 Steele Street
Unit 17	10/169 Steele Street
Unit 18	12/169 Steele Street
Unit 19	14/ 169 Steele Street

The above street addresses comply with AS/NZS 4819.2011 *Rural and urban addressing*.

A permit to work within the road reserve must be sought and granted prior to any works being undertaken within the road reserve.

The developer will need to discuss the arrangement of garbage bin collection with Council if it is determined a private contractor is not feasible, noting that is not general practice that the Council's garbage vehicles enter private property.

In regard to condition 2 this includes ensuring that noise emitted from portable apparatus and hours of operation are within the scope indicated by the Environmental Management and Pollution Control (Noise) Regulations 2016.

In regard to conditions 3-8 the applicant should contact Council's City Infrastructure Department – Ph 6424 0511 with any enquiries.

In regard to condition 9 the developer should contact TasWater (Ph 136 992) with any enquiries.

	For	Against		For	Against
Cr Rockliff	✓		Cr Laycock	✓	
Cr Alexiou	✓		Cr Milbourne	✓	
Cr Hollister	✓		Cr Murphy	✓	
Cr Jarman	✓		Cr Perry	✓	

CARRIED UNANIMOUSLY

There being no further business Mayor declared the meeting closed at 5:47pm.

Confirmed

Chairperson