

**MINUTES OF A PLANNING AUTHORITY COMMITTEE MEETING OF THE DEVONPORT CITY COUNCIL HELD IN ABERDEEN ROOM, LEVEL 2, paranaple centre, 137 ROOKE STREET, DEVONPORT ON MONDAY, 3 JUNE 2019 COMMENCING AT 5:15PM**

**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, P West  
Deputy General Manager, M Atkins  
Development Services Manager, K Lunson  
Executive Manager Corporate Services, J Griffith  
Planning Officer, A Mountney

**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**

There were no apologies received.

**2.0 DECLARATIONS OF INTEREST**

There were no Declarations of Interest.

**3.0 DELEGATED APPROVALS**

**3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY 1 MAY 2019 - 21 MAY 2019 (D580742)**

**PAC 09/19 RESOLUTION**

MOVED: Cr Perry  
SECONDED: Cr Murphy

That the list of delegated approvals be received.

	<b>For</b>	<b>Against</b>		<b>For</b>	<b>Against</b>
Cr Rockliff	✓		Cr Milbourne	✓	
Cr Alexiou	✓		Cr Murphy	✓	
Cr Hollister	✓		Cr Perry	✓	

CARRIED UNANIMOUSLY

## 4.0 DEVELOPMENT REPORTS

### 4.1 PA2019.0061 SUBDIVISION (4 LOTS) - 12 CLARE COURT DEVONPORT (D580732)

#### PAC 10/19 RESOLUTION

MOVED: Cr Perry

SECONDED: Cr Milbourne

That the Planning Authority, 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 PA2019.0061 and grant a Permit to subdivide land identified as 12 Clare Court, Devonport for the following purposes:

- 4 lot subdivision (including demolition of flats and shed)

#### Planning Condition

1. The subdivision is to proceed generally in accordance with the subdivision plan and other documents referenced as:
  - (a) Subdivision Plan - Drawing No: 301129\_D02, dated 29/04/19 by Veris; and
  - (b) Bushfire Hazard Assessment Report & Bushfire Hazard Management Plan - Job No RGA-B1118, dated 14 April 2019 by Rebecca Green & Associates.

Copies are attached and endorsed as documents forming part of this planning permit.

#### Infrastructure & Works Conditions

2. 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 (refer to note).
3. Concentrated stormwater is to be discharged in accordance with the National Construction Code.
4. Lot 3 is to be serviced for vehicular access by utilising the existing driveway off Clare Court.
5. The driveways for lots 1, 2 and 4 are to be generally designed and constructed in accordance with the IPWEA Tasmanian Standard Drawings and to concrete standard. The size and location of each driveway is to be suitable for the proposed future use of the lots.
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 IPWEA Tasmanian Standard Drawings.
7. Any existing Council infrastructure impacted by the works is to be reinstated in accordance with the relevant standards.

### TasWater Condition

8. 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*.

Notes: The following is provided for information purposes.

In regard to condition 2, the developer is to submit detailed design drawings prepared by a suitably qualified engineer detailing stormwater design compliance with current Tasmanian Standard Drawings and Tasmanian Subdivisional Guidelines, in this regard compliance must be demonstrated with:

- Methods of stormwater control and discharge to an approved stormwater reticulation system from the proposed lots;
- Each proposed lot is to be serviced by a 150mm dia stormwater service connection;
- Each proposed lot is to be adequately serviced to permit future development in accordance with the relevant authorities; and
- Where necessary building envelopes indicating limits of serviceability are to be indicated on the sealed plans.

The developer is encouraged to make available the bushfire hazard management plan to any prospective purchasers of the lot(s). This is to ensure they are aware of the bushfire development requirements.

The developer is to obtain advice from a registered building surveyor and Council's Plumbing Department to determine the applicable approval process required to demolish the existing flats and shed.

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 is to manage any asbestos found during demolition in accordance with the Safe Work Australia "How to Safety Remove Asbestos" Code of Practice and the *Environmental Management and Pollution Control (Waste Management) Regulations 2010*.

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

Hours of demolition work shall be: Monday to Friday between 7:00am – 6:00pm, Saturday between 9:00am – 6:00pm and Sunday and statutory holidays 10:00am – 6:00pm.

With respect to future street addressing for the lots, the following is to apply:

Lot Number	Street Address
1	11 Coles Beach Road
2	10 Coles Beach Road
3	9 Coles Beach Road
4	12 Clare Court

The subdivider should contact Telstra and Tas Networks to assist them with their forward planning of infrastructure. It is encouraged that electricity reticulation is provided underground if plausible.

In regard to conditions 2-7 the applicant should contact Council's Infrastructure and Works Department – Ph 6424 0511 with any enquiries.

In regard to condition 8 the applicant/developer should contact TasWater – Ph 136 992 with any enquiries.

Enquiries regarding other the Planning condition and notes can be directed to Council's Development Services Department – Ph 6424 0511.

	<b>For</b>	<b>Against</b>		<b>For</b>	<b>Against</b>
Cr Rockliff	✓		Cr Milbourne	✓	
Cr Alexiou	✓		Cr Murphy	✓	
Cr Hollister	✓		Cr Perry	✓	

CARRIED UNANIMOUSLY

**With no further business on the agenda the Chairperson declared the meeting closed at 5:18pm.**

Confirmed

Chairperson