

MINUTES OF A PLANNING AUTHORITY COMMITTEE MEETING OF THE DEVONPORT CITY COUNCIL HELD IN ABERDEEN ROOM, LEVEL 2, paranable centre, 137 ROOKE STREET, DEVONPORT ON MONDAY, 6 MAY 2019 COMMENCING AT 5:15PM

PRESENT: Cr A Rockliff (Mayor) in the Chair
 Cr J Alexiou
 Cr P Hollister
 Cr S Milbourne
 Cr L Perry (from 5:20pm)

Councillors in Attendance:

Cr A Jarman
 Cr L Laycock
 Cr S Milbourne

Council Officers:

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

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.

Councillor	Reason
Cr L Murphy	Apology

2.0 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

3.0 DELEGATED APPROVALS

3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY 1 APRIL 2019 - 30 APRIL 2019 (D577167)

PAC 06/19 RESOLUTION

MOVED: Cr Hollister
 SECONDED: Cr Milbourne

That the list of delegated approvals be received.

	For	Against		For	Against
Cr Rockliff	✓		Cr Hollister	✓	
Cr Alexiou	✓		Cr Milbourne	✓	

CARRIED UNANIMOUSLY

4.0 DEVELOPMENT REPORTS

Cr Perry attended the meeting at 5:20pm.

4.1 PA2019.0049 CHANGE OF USE (CHURCH) - 12 FORBES STREET DEVONPORT (D577086)

PAC 07/19 RESOLUTION

MOVED: Cr Hollister
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 PA2019.0049 and grant a Permit to use and develop land identified as 12 Forbes Street, Devonport for the following purposes:

- Change of Use (church)

Subject to the following conditions:

Planning Conditions

1. The use and development is to proceed in accordance with the plans referenced as Proposed Alterations (Project No. 18-472), dated 11/12/18 by Lachlan Walsh Design, copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. During the use of these facilities all measures are to be taken to prevent nuisance. Noise pollution matters are subject to provisions of the *Environmental Management and Pollution Control Act 1994*.

Infrastructure & Works Conditions

3. The existing stormwater connection is to be used for the purposes of the proposed development.
4. Concentrated stormwater is to be discharged in accordance with the National Construction Code.
5. The existing access is to be used for the purposes of this development.
6. The proposed car parking is to be delineated in accordance with AS2890.1 Parking Facilities – Off Street Car Parking.

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 is to incorporate appropriate acoustic materials and finishes to the building.

If food is to be provided to the public, the Council must be contacted so that applicable food approvals are attained.

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

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

In regard to conditions 3-6 the applicant should contact Council's Infrastructure & Works Department – Ph 6424 0511 with any enquiries.

General enquires regarding the planning permit can be directed to Council's Planning Department - Ph 6424 0511 with any enquiries.

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

CARRIED UNANIMOUSLY

4.2 PA2019.0045 RESIDENTIAL (14 MULTIPLE DWELLINGS) - 10-12 EDWARD STREET DEVONPORT (D577170)

PAC 08/19 RESOLUTION

MOVED: Cr Hollister

SECONDED: Cr Perry

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 PA2019.0045 and grant a Permit to use and develop identified as 10-12 Edward Street, Devonport for the following purposes:

- Residential (14 multiple dwellings)

Subject to the following conditions:

1. Unless requiring modification by subsequent conditions of this permit the Use and Development is to be undertaken and proceed generally in accordance with the submitted plans referenced as Redevelopment to 14 self-contained 2 storey apartment dwellings project no. 0219 – 20, dated 7 February 2019 by Tas Laughlin 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. Prior to or at the time of lodgement of the building application, the developer is to submit amended drawings showing further design controls that will be implemented to minimise the likelihood of overlooking from habitable rooms and balconies of dwellings onto other dwellings on the same site. The revised drawings are to be approved in writing by Council's Development Services Manager.

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.

The means of waste storage for general and recycled waste prior to collection is not a planning consideration for residential development in this zone.

To comply with AS/NZS 4819.2011 Rural and urban addressing the following is submitted:

- Unit 1 on the Plans is to be Unit 1, 10-12 Edward Street
- Unit 2 on the Plans is to be Unit 2, 10-12 Edward Street
- Unit 3 on the Plans is to be Unit 3, 10-12 Edward Street
- Unit 4 on the Plans is to be Unit 4, 10-12 Edward Street
- Unit 5 on the Plans is to be Unit 5, 10-12 Edward Street
- Unit 6 on the Plans is to be Unit 6, 10-12 Edward Street
- Unit 7 on the Plans is to be Unit 7, 10-12 Edward Street
- Unit 8 on the Plans is to be Unit 8, 10-12 Edward Street
- Unit 9 on the Plans is to be Unit 9, 10-12 Edward Street
- Unit 10 on the Plans is to be Unit 10, 10-12 Edward Street
- Unit 11 on the Plans is to be Unit 11, 10-12 Edward Street
- Unit 12 on the Plans is to be Unit 12, 10-12 Edward Street
- Unit 13 on the Plans is to be Unit 13, 10-12 Edward Street
- Unit 14 on the Plans is to be Unit 14, 10-12 Edward Street

In relation to condition 3, the developer is to note that further planning approval may be required if the building design is to be altered due to National Construction Code requirements.

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

CARRIED UNANIMOUSLY

With no further business on the agenda the Chairperson declared the meeting closed at 5:28pm.

Confirmed

Chairperson