

**MINUTES OF A PLANNING AUTHORITY COMMITTEE MEETING OF THE DEVONPORT CITY
COUNCIL HELD IN THE COUNCIL CHAMBERS ON MONDAY, 13 AUGUST 2018
COMMENCING AT 5:15PM**

PRESENT: Ald A L Rockliff (Acting Mayor) in the Chair
Ald C D Emmerton
Ald G F Goodwin
Ald J F Matthews
Ald T M Milne
Ald L M Perry

Aldermen in Attendance:

Ald A J Jarman
Ald L M Laycock

Council Officers:

General Manager, P West
Deputy General Manager, M Atkins
Manager Development and Health Services, B May
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

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 29 MAY 2018 - 31 JULY 2018 (D537096)

PAC 06/18 RESOLUTION

MOVED: Ald Matthews

SECONDED: Ald Goodwin

That the list of delegated approvals be received.

	For	Against		For	Against
Ald Rockliff	✓		Ald Matthews	✓	
Ald Emmerton	✓		Ald Milne	✓	
Ald Goodwin	✓		Ald Perry	✓	

CARRIED UNANIMOUSLY

4.0 DEVELOPMENT REPORTS

4.1 PA2018.0112 SERVICE INDUSTRY (CAR SERVICING) - 90 WILLIAM STREET DEVONPORT (D538589)

PAC 07/18 RESOLUTION

MOVED: Ald Matthews

SECONDED: Ald Milne

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 PA2018.0112 and grant a Permit to use and develop land identified as 90 William Street, Devonport for the following purposes:

- Service Industry (car servicing)

Subject to the following conditions:

Council Conditions

1. Unless prescribed by subsequent conditions, the Use and Development is to proceed generally in accordance with the submitted plans referenced as Tasman.dwg, dated 02.07.2018 by Rendao Xiao, copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. All compressors, generators and pumps to be installed as part of the occupation of the property are to be installed within an area which located as to prevent noise emission to adjacent occupiers of other premises and residential dwellings.
3. Concentrated stormwater discharge is to be disposed of in accordance with the requirements of the current National Construction Code.
4. The existing driveway access is to be used for the purposes of this proposed development.
5. Prior to the occupation of the site, an amended car parking plan is to be submitted to Council and be approved by Council's Development Manager. The amended parking plan is to incorporate a delineated turning bay for vehicles and demonstrate the parking layout is in accordance with AS/NZ2890.1 (2004) - *Parking Facilities – Off Street Car Parking* (refer to note).
6. Any existing Council infrastructure impacted by the works is to be reinstated in accordance with the relevant standards.

TasWater Condition

7. 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* – refer to **Attachment 3**.

Note: The following is provided for information purposes.

The vehicle turning bay is suggested to be located on the southern side boundary adjacent to the existing dwelling (see condition 5).

During the 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*.

THIS IS NOT A BUILDING PERMIT.

Prior to commencing any development works or occupation of the premises you are required to:

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

If any additional plumbing fixtures are proposed a plumbing permit may be applicable. Please contact Council's Plumbing Department in relation to this.

In regard to condition 7 the applicant should contact TasWater – Ph 136 992 with any enquiries.

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

Enquiries regarding other conditions can be directed to Council's Development Department – Ph 6424 0511.

4.2 PA2018.0108 PERMITTED: RESIDENTIAL (MULTIPLE DWELLINGS AND COMMUNAL RESIDENCE) & COMMUNITY MEETING AND ENTERTAINMENT (COMMUNITY CENTRE) INCLUDING THE DEMOLITION OF EXISTING BUILDINGS.

DISCRETIONS: RELIANCE ON PERFORMANCE CRITERIA FOR DEVELOPMENT STANDARDS: 10.4.3 - SITE COVERAGE AND PRIVATE OPEN SPACE FOR UNITS 4-8 (INCLUSIVE), E9.5.1 - PROVISION FOR PARKING (FEWER PARKING SPACES THAN REQUIRED FOR COMMUNITY CENTRE + COMMUNAL RESIDENCE) AND E9.6.1 - DESIGN OF VEHICLE PARKING AND LOADING AREAS (PARKING LAYOUT FOR RESIDENTIAL COMPONENT OF DEVELOPMENT) - 108 TARLETON STREET EAST DEVONPORT (D539408)

PAC 08/18 RESOLUTION

MOVED: Ald Goodwin

SECONDED: Ald Milne

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 PA2018.0108 and grant a Permit to use and develop land identified as 108 Tarleton Street, East Devonport

- Permitted: Residential (multiple dwellings and communal residence) & Community meeting and entertainment (community centre) including the demolition of existing buildings
- Discretions: Reliance on Performance Criteria for development standards: 10.4.3 - Site coverage and private open space for units 4-8 (inclusive), E9.5.1 - Provision for parking (fewer parking spaces than required for community centre + communal residence) and E9.6.1 - Design of vehicle parking and loading areas (parking layout for residential component of development)

Subject to the following conditions:

Council Conditions

1. The Use and Development is to proceed generally in accordance with the endorsed plans and supporting documentation referenced as:
 - Project: 108 Tarleton Street, East Devonport, dated 27/06/2018 by Cykel Architecture: and
 - Planning Submission including supporting appendixes, dated 29/06/2018 by JMG Engineers and Planners.

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

2. The proposed stormwater main is to be connected to Council's existing stormwater main in Wright Street, in this regard:
 - a) The proposed stormwater main and associated infrastructure is to be designed and constructed in accordance with the relevant municipal standards for handing over to Council. Design drawings marked "for construction" are to be submitted to Council for approval prior to the submission any subsequent building permit application.
 - b) The developer must obtain permission from affected parties before proceeding to their subsequent building permit application. Proof of agreement must be supplied as part of the Developers' building permit application.
 - c) All required works must be undertaken by a contractor engaged by the developer.
 - d) All reinstatement works must be undertaken in accordance with current municipal standards and be to the satisfaction of Council.
3. 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 proposed stormwater main and to the equivalent of 50% of the total development area being impervious. All design calculations are to be submitted as part of subsequent building and plumbing permit application.
4. A concrete dual driveway access is to be provided to Tarleton Street generally in accordance with Tasmanian Standard Drawings TSD-R09, TSD-R14 and TSD-R17. The developer is to demonstrate that the proposed driveway can accommodate a class "B99" vehicle as required in Note 4 of TSD-R09. Reinstall footpaths, barrier kerb and/or nature strip to match the adjoining infrastructure and otherwise in accordance with the relevant Tasmanian Standard Drawings. Due to the size of the development it will be necessary for the developer to adequately design and submit plans for approval, prior to lodging any subsequent building permits.

5. Internal driveway and parking is to be designed in accordance with the relevant off-street parking standard AS2890. Vehicular turning movement are to be demonstrated to meet the requirements of this standard, and clearly shown on the drawings submitted in subsequent building permit applications.
6. Any existing redundant driveways are to be demolished and appropriately reinstated to match the adjoining streetscape.
7. Any existing Council infrastructure impacted by the works are to be reinstated in accordance with the relevant standards.
8. A permit to work within the rood reserve must be sought and granted prior to any works being undertaken within the rood reserve.

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* – refer to **Attachment 2**.

Note: The following is provided for information purposes.

The developer/future site owner is recommended to explore options with Council in obtaining an agreement to utilise the carpark at 73-75 Murray Street as a formal access to the East Devonport Shopping Precinct.

It is likely the developer will be required to adhere the titles before any works commence on the site. The developer will need to liaise with their registered building surveyor or Council's Plumbing Inspector regarding this matter.

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 9 the applicant/developer should contact TasWater – Ph 136 992 with any enquiries.

In regard to conditions 2-8 the applicant should contact Council's City Infrastructure Department – Ph 6424 0511 with any enquiries.

Enquiries regarding other conditions can be directed to Council's Development & Health Services Department – Ph 6424 0511.

With no further business on the agenda the Chairman declared the meeting closed at 5:21pm.

Confirmed

Chairman