

**MINUTES OF A PLANNING AUTHORITY COMMITTEE MEETING OF THE DEVONPORT CITY
COUNCIL HELD IN THE COUNCIL CHAMBERS
ON MONDAY, 30 OCTOBER 2017 COMMENCING AT 5:00PM**

PRESENT: Ald S L Martin (Mayor) in the Chair
Ald C D Emmerton
Ald J F Matthews
Ald T M Milne
Ald L M Perry (from 5:03pm)

Aldermen in Attendance:

Ald A J Jarman
Ald L M Laycock
Ald A L Rockliff

Council Officers:

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

Ald G F Goodwin	Leave of Absence
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2.0 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

3.0 DELEGATED APPROVALS

**3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY 8
SEPTEMBER - 20 OCTOBER 2017 (D497743)**

PAC 29/17 RESOLUTION

MOVED: Ald Matthews
SECONDED: Ald Milne

That the list of delegated approvals be received.

	For	Against		For	Against
Ald Martin	✓		Ald Matthews	✓	
Ald Emmerton	✓		Ald Milne	✓	

CARRIED UNANIMOUSLY

4.0 DEVELOPMENT REPORTS

4.1 PA2017.0134 RESIDENTIAL (SHED) - ASSESSMENT AGAINST PERFORMANCE CRITERIA FOR SETBACKS AND BUILDING ENVELOPE - 1 TEDMON STREET SPREYTON (D497737)

PAC 30/17 RESOLUTION

MOVED: Ald Matthews
 SECONDED: Ald Emmerton

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 PA2017.0134 and grant a Permit to use and develop land identified as 1 Tedmon Street, Spreyton for the following purposes:

- Residential (shed) - assessment against performance criteria for setbacks and building envelope

Subject to the following conditions:

- The use and development is to proceed generally in accordance with the submitted plans referenced as Job Number 14265 for K Bray at 1 Tedmon Street copies of which are attached and endorsed as documents forming part of this Planning Permit.
- The developer is to use the existing stormwater service connection for this development.
- The developer is to use the existing access driveway for this development.
- The developer is to take all reasonable steps during construction to minimise off site environmental effects occurring that might result in a nuisance. This includes air, noise and water pollution.

Advisory notes:

The development is to comply with the requirements of the current NCC. 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 developer is responsible to repair/re-instate any damage incurred to public infrastructure as a result of executing this permit.

	For	Against		For	Against
Ald Martin	✓		Ald Matthews	✓	
Ald Emmerton	✓		Ald Milne	✓	

CARRIED UNANIMOUSLY

4.2 PA2017.0145 DEMOLITION (EXISTING BUILDING) - 169 STEELE STREET DEVONPORT (D498334)

PAC 31/17 RESOLUTION

MOVED: Ald Emmerton

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 PA2017.0145 and grant a Permit to demolish the building and remediate the site on land identified as 169 Steele Street, Devonport

Subject to the following conditions:

1. The demolition and remediation is to be undertaken in accordance with the methodology statement provided with this application.
2. The demolition and remediation processes to be undertaken are to minimise any off site environmental effects occurring that might result in a nuisance. This includes air, noise and water pollution and doesn't allow for burning of any waste materials.
3. 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.

Advisory Notes

The development is to comply with the requirements of the current NCC. 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.

Any contractual arrangements for the demolition should include the following matters:

Operating times for machinery and other works associated with the demolition are to be between the hours of 7am to 6pm - Monday to Friday, 9am to 6pm - Saturday, 10am to 6pm Sunday and statutory holidays.

The disposal of materials containing any asbestos found during demolition must be to a licensed disposal facility and in accordance with WorkSafe Tasmania guidelines.

The developer must ensure the stormwater system is kept free of any contaminant, material or substance that is not stormwater.

All dirt, dust, mud or foreign material tracked onto the road from vehicles entering/exiting the premises must be completely cleaned and/or removed as soon as possible.

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 responsible to repair/re-instate any damage incurred to Council assets as a result of executing this permit.

Ald Perry attended the meeting at 5:03pm.

	For	Against		For	Against
Ald Martin	✓		Ald Milne	✓	
Ald Emmerton	✓		Ald Perry	✓	
Ald Matthews	✓				

CARRIED UNANIMOUSLY

5.0 CLOSURE

With no further business on the agenda the Chairman declared the meeting closed at 5:05pm.

Confirmed

Chairman