

**MINUTES OF A PLANNING AUTHORITY COMMITTEE MEETING OF THE DEVONPORT CITY
COUNCIL HELD IN THE COUNCIL CHAMBERS ON MONDAY,
14 AUGUST 2017 COMMENCING AT 5:15PM**

PRESENT: Ald S L Martin (Mayor) in the Chair
Ald G F Goodwin
Ald T M Milne
Ald L M Perry

Aldermen in Attendance:
Ald A J Jarman
Ald A L Rockliff

Council Officers:
General Manager, P West
Deputy General Manager, M Atkins
Manager Development and Health Services, B May
Planning Coordinator, S Warren
Planner, 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

The following apologies were received for the meeting.

Ald C D Emmerton	Apology
Ald J F Matthews	Apology

2.0 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

3.0 DELEGATED APPROVALS

**3.1 PLANNING APPLICATIONS APPROVED UNDER DELEGATED AUTHORITY - 21 JULY
2017-4 AUGUST 2017 (D485648)**

PAC 21/17 RESOLUTION

MOVED: Ald Goodwin
SECONDED: Ald Perry

That the list of delegated approvals be received.

	For	Against		For	Against
Ald Martin	✓		Ald Milne	✓	
Ald Goodwin	✓		Ald Perry	✓	

CARRIED UNANIMOUSLY

4.0 DEVELOPMENT REPORTS

4.1 PA2017.0056 RESIDENTIAL (MULTIPLE DWELLINGS X 2) - ASSESSMENT AGAINST PERFORMANCE CRITERIA FOR SETBACKS AND BUILDING ENVELOPE AND TRAFFIC GENERATING USE AND PARKING CODE - 3 JABEZ DRIVE, DEVONPORT (D484854)

PAC 22/17 RESOLUTION

MOVED: Ald Perry
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 PA2017.0056 and grant a Permit to use and develop land identified as 3 Jabez Drive, Devonport for the following purposes:

- Residential (multiple dwellings x 2) - assessment against performance criteria for setbacks and building envelope and Traffic Generating Use and Parking Code

Subject to the following conditions:

1. The Use and Development is to proceed generally in accordance with the submitted plans referenced as:
 - Project No. 161121 A.01 Rev C, A.02 Rev E, A.03 Rev A, A.04 Rev A, A.05 Rev C, A.06 Rev B, A.07 Rev D, A.08 Rev D, A.09 Rev D, A.10 Rev D and A.11 Rev F by Dock 4 Architects,
 - Engineering Assessment S2811-01 infolet, dated 5 June, 2017 by Donal S. Anderson,copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. 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.
3. The existing stormwater service connection is to be used for the purposes of this development.
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.
5. The proposed driveway crossover is to be generally constructed to Tasmanian Standard Drawing TSD-R09v.
6. The developer is to submit a design drawing of the proposed driveways, accesses and car parking for approval prior to any works commencing.

The proposed car parking and turning layout is to comply with AS/NZS 2890.1 – 2004 Parking Facilities Part 1 – Off Street Carparking. In particular, vehicular turning movements that enable all parking facilities to be utilized as designed, is to be demonstrated.

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.

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.

Hours of Construction shall be: Monday to Friday Between 7am - 6pm, Saturday between 9am -6pm and Sunday and statutory holidays 10am - 6pm.

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

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*.

In regard to condition 2 the applicant/developer 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 & Health Services Department – Ph 6424 0511.

	For	Against		For	Against
Ald Martin	✓		Ald Milne	✓	
Ald Goodwin	✓		Ald Perry	✓	

CARRIED UNANIMOUSLY

4.2 PA2017.0057 RESIDENTIAL (MULTIPLE DWELLINGS X 2) WITH ASSESSMENT AGAINST PERFORMANCE CRITERIA FOR SETBACKS AND BUILDING ENVELOPE, PRIVACY AND TRAFFIC GENERATING USE AND PARKING CODE - 4 JABEZ DRIVE, DEVONPORT (D486107)

PAC 23/17 RESOLUTION

MOVED: Ald Perry
 SECONDED: Ald Goodwin

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 PA2017.0057 and grant a Permit to use and develop land identified as 4 Jabez Drive, Devonport for the following purposes:

- Residential (multiple dwellings x 2) - assessment against performance criteria for setbacks and building envelope, privacy and Traffic Generating Use and Parking Code

Subject to the following conditions:

1. The Use and Development is to proceed generally in accordance with the submitted plans referenced as:
 - Project No. 161121 A.01 Rev C, A.02 Rev E, A.03 Rev A, A.04 Rev A, A.05 Rev C, A.06 Rev B, A.07 Rev D, A.08 Rev D, A.09 Rev D, A.10 Rev D and A.11 Rev F by Dock 4 Architects,
 - Landslide Risk Appraisal and Site Classification, Reference GL17123Aa, dated 13 April 2017 by Geoton Pty Ltd, and
 - Engineering Assessment S2811-01 infolet, dated 5 June, 2017 by Donal S. Anderson,

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

2. 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.
3. The existing stormwater service connection is to be used for the purposes of this development.
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.
5. The proposed driveway crossover is to be generally constructed to Tasmanian Standard Drawing TSD-R09v.
6. The developer is to submit a design drawing of the proposed driveways, accesses and car parking for approval prior to any works commencing. The proposed car parking and turning layout is to comply with AS/NZS 2890.1 – 2004 Parking Facilities Part 1 – Off Street Carparking. In particular, vehicular turning movements that enable all parking facilities to be utilized as designed, is to be demonstrated.

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.

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.

Hours of Construction shall be: Monday to Friday Between 7am - 6pm, Saturday between 9am -6pm and Sunday and statutory holidays 10am - 6pm.

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

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*.

In regard to condition 2 the applicant/developer 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 & Health Services Department – Ph 6424 0511.

	For	Against		For	Against
Ald Martin	✓		Ald Milne	✓	
Ald Goodwin	✓		Ald Perry	✓	

CARRIED UNANIMOUSLY

4.3 PA2017.0091 SIGN - ASSESSMENT AGAINST PERFORMANCE CRITERIA UNDER SIGN CODE AND LOCAL HERITAGE CODE - 10363 BASS HIGHWAY LILICO (D485929)

PAC 24/17 RESOLUTION

MOVED: Ald Perry

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*, refuse application PA2017.0091 to develop a sign on land identified as 10363 Bass Highway, Lillico for the following reason:

- The application fails to satisfy the Performance Criteria of Clause E7.6 P1 of the Sign Code of the Devonport Interim Planning Scheme 2013.

	For	Against		For	Against
Ald Martin	✓		Ald Milne	✓	
Ald Goodwin	✓		Ald Perry	✓	

CARRIED UNANIMOUSLY

**4.4 PA2017.0082 PERMITTED: BUSINESS AND PROFESSIONAL SERVICES (MEDICAL CENTRE)
DISCRETIONARY: ALTERATIONS AND ADDITIONS TO EXISTING BUILDING -
ASSESSMENT AGAINST PERFORMANCE CRITERIA UNDER CLAUSE 15.4.3 -
LOCATION AND CONFIGURATION OF DEVELOPMENT - 48-54 OLDAKER STREET
DEVONPORT (D486116)**

PAC 25/17 RESOLUTION

MOVED: Ald Goodwin

SECONDED: Ald 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 PA2017.0082 and grant a Permit to use and develop land identified as 48-54 Oldaker Street, Devonport for the following purposes:

- Permitted: Business and professional services (medical centre)
- Discretionary: Alterations and additions to existing building - assessment against performance criteria under clause 15.4.3 – Location and configuration of development

Subject to the following conditions:

1. The Use and Development is to proceed generally in accordance with the submitted plans and documentation referenced as:
 - Proposed Alterations & Additions at 48-54 Oldaker Street – Project No. 17054, dated 03/07/2017 by Michael R Cooper & Assoc Pty Limited; and
 - Traffic Impact Assessment by Midson Traffic Pty Ltd, dated 03/07/2016.
2. The developer is to take all reasonable steps during the use of these facilities to prevent environmental nuisance such as air, noise and water pollution. Failure to do so may result in Council taking enforcement proceedings under the *Environmental Pollution and Control Act 1994*.

Infrastructure Conditions

3. The developer is to ensure concentrated stormwater discharge is to be disposed of in accordance with the requirements of the current National Construction Code.
4. The existing access driveways are to be used for the purposes of this proposed development.
5. The existing eastern access off Oldaker Street is to be modified with a centreline and minor widening as outlined in the submitted Traffic Impact Assessment Report by Midson Traffic Pty Ltd dated 3 July 2017.
6. 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.

It is recommended to locate the air conditioning units to the eastern wall of the medical centre building to reduce the potential for noise conflicts between the site and residential properties to the north and west.

Hours of Construction shall be: Monday to Friday Between 7am - 6pm, Saturday between 9am -6pm and Sunday and statutory holidays 10am - 6pm.

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 conditions 3 - 5 the applicant should contact Council's City Infrastructure Department – Ph 6424 0511 with any enquiries.

In regard to condition 6 the applicant/developer should contact TasWater – Ph 136 992 with any enquiries.

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

	For	Against		For	Against
Ald Martin	✓		Ald Milne	✓	
Ald Goodwin	✓		Ald Perry	✓	

CARRIED UNANIMOUSLY

With no further business on the agenda the Chairman declared the meeting closed at 5:23pm.

Confirmed

Chairman