

**MINUTES OF A PLANNING AUTHORITY COMMITTEE MEETING OF THE DEVONPORT CITY
COUNCIL HELD IN THE COUNCIL CHAMBERS
ON MONDAY, 19 JUNE 2017 COMMENCING AT 5.15PM**

PRESENT: Ald C D Emmerton
Ald G F Goodwin
Ald J F Matthews
Ald L M Perry

Aldermen in Attendance:

Ald L M Laycock
Ald T M Milne
Ald A L Rockliff

Council Officers:

General Manager, P West
Manager Development and Health Services, B May
Senior Town Planner, C Milnes

APPOINTMENT OF CHAIRMAN

PAC 12/17 RESOLUTION

MOVED: Ald Emmerton

SECONDED: Ald Matthews

That Ald Goodwin be appointed as Chairman for tonight's Planning Authority Committee meeting.

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

CARRIED UNANIMOUSLY

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.

Alderman	Reason
Ald Martin	Apology

2.0 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

3.0 DELEGATED APPROVALS

3.1 PLANNING APPLICATIONS APPROVED/REFUSED UNDER DELEGATED AUTHORITY 1 MAY 2017 - 9 JUNE 2017 (D476706)

PAC 13/17 RESOLUTION

MOVED: Ald Perry

SECONDED: Ald Matthews

That the list of delegated approvals be received.

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

CARRIED UNANIMOUSLY

4.0 DEVELOPMENT REPORTS

4.1 PA2017.0017 TWO LOT SUBDIVISION AND ASSESSMENT UNDER HISTORIC CULTURAL HERITAGE ACT 1995 - 36 CUTTS ROAD, DON (D476387)

PAC 14/17 RESOLUTION

MOVED: Ald Emmerton

SECONDED: Ald Perry

That the Planning Authority, pursuant to the provisions of the *Devonport Interim Planning Scheme 2013*, Part 3 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* and Section 57 of the *Land Use Planning and Approvals Act 1993*, approve application PA2017.0017 and grant a Permit to develop land identified as 36 Cutts Road, Don as follows:-

1. Two lot subdivision – assessment against *Historic Cultural Heritage Act 1995*

Subject to the following conditions:

2. The subdivision is to be developed and configured generally in accordance with the following submitted plans and documents, copies of which are attached and endorsed as documents forming part of this Planning Permit:
 - a. Plan of subdivision – Drawing no. D14734-P03 rev 01 by Lester Franks, dated 28/03/17;
 - b. Landslide Risk Assessment – Proposed 2 lot subdivision – 36 Cutts Road, Don – Document Reference TG14077/1 – 01report, by Tasman Geotechnics, dated 27/6/14;
 - c. Letter (Building Area on Proposed New Lot) – Reference TG14077/1 – 02letter by Tasman Geotechnics, dated 4/8/14;
 - d. Letter (Response to Council Request for Clarification) – Reference TG17005/1 – 02letter by Tasman Geotechnics, dated 10 May 2017

3. The developer is to comply with the conditions contained in the 'In-principle agreement for Roads and Stormwater' issued by the Devonport City Council on the 16 May 2017 (copy attached).
4. A building envelope is to be placed on the Final Plan to indicate the suitable location of a future dwelling in accordance with Tasman Geotechnics' recommendation.
5. The Final Plan is to be endorsed as follows:
On-site sewage and sullage disposal:
Lot 1 is suitable for the installation of a septic tank with evapotranspiration beds or an aerated on-site wastewater management system.'
6. The subdivider is to enter into an agreement in accordance with Part 5 of the *Land Use Planning and Approvals Act 1993* to ensure the report prepared by Tasman Geotechnics in regard to geotechnical and onsite wastewater disposal considerations is available to all subsequent owners.
7. The easements on the existing sealed plan in regard to water and access rights are to be removed in accordance with section 103 of the *Local Government (Building and Miscellaneous Provisions Act) 1993* at the time of, or prior to, submission of the final plan of subdivision.
8. The subdivider is not to include any covenants within the Schedule of Easements that by their intended purpose are inconsistent with the relevant zone and code standards of the *Devonport Interim Planning Scheme 2013*.
9. The developer is to either identify the location of the land application disposal system for existing septic tank 1; or submit to Council a design report, including a site and soil evaluation in accordance with AS/NZS1547:2012 and the Director's Guidelines for On-site Wastewater Management Systems, as well as an application for a plumbing permit, for a land application disposal system. As part of this, the report is to assess whether the existing septic tank is suitable for use with regard to its general condition and wastewater loadings.
10. All existing onsite wastewater treatment systems, including land application areas, are to be confined within the boundary of the property they are servicing.
11. The developer is to comply with the conditions specified in the Notice of Heritage Decision which the Tasmanian Heritage Council has required to be included in the planning permit pursuant to section 39 of the *Historic Cultural Heritage Act 1995* (copy attached).
12. The person responsible for the activity must comply with the conditions contained in the *Submission to Planning Authority Notice* which the regulated entity (trading as TasWater) has required the Planning Authority to include in the planning permit, pursuant to section 56P(1) of the *Water and Sewerage Industry Act 2008* (copy attached).

Note: The following is provided for information purposes.

Lot 1 will remain registered on the Tasmanian Heritage Register. Any future development on the site must be assessed by the Tasmanian Heritage Council.

The address of Lot 1 will be 24 Cutts Road. The address of the balance lot will remain as 36 Cutts Road.

The subdivider should contact Telstra and Tas Networks to assist them with their forward planning of infrastructure.

In regard to condition 12 the applicant/developer should contact the TasWater – Ph 136992 with any enquiries.

In regard to condition 3 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 Goodwin	✓		Ald Matthews	✓	
Ald Emmerton	✓		Ald Perry	✓	

CARRIED UNANIMOUSLY

5.0 CLOSURE

With no further business on the agenda the Chairman declared the meeting closed at 5:19pm.

Confirmed

Chairman