

**MINUTES OF A PLANNING AUTHORITY COMMITTEE MEETING OF THE DEVONPORT CITY COUNCIL HELD IN THE COUNCIL CHAMBERS ON MONDAY, 31 OCTOBER 2016 COMMENCING AT 3:30PM**

**PRESENT:** Ald S L Martin (Mayor) in the Chair  
Ald C D Emmerton  
Ald G F Goodwin  
Ald J F Matthews  
Ald L M Perry

**Council Officers:**

Manager Development and Health Services, B May  
Planning and Environmental Health Coordinator, S Warren  
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**

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 1 OCTOBER 2016 - 23 OCTOBER 2016 (D445612)**

**PAC 13/16 RESOLUTION**

MOVED: Ald Goodwin  
SECONDED: Ald Matthews

That the list of delegated approvals be received.

	<b>For</b>	<b>Against</b>		<b>For</b>	<b>Against</b>
Ald Martin	✓		Ald Matthews	✓	
Ald Emmerton	✓		Ald Perry	✓	
Ald Goodwin	✓				

CARRIED UNANIMOUSLY

**4.0 DEVELOPMENT REPORTS**

**4.1 PA2016.0140 RESIDENTIAL (SINGLE DWELLING) - ASSESSMENT AGAINST PERFORMANCE CRITERIA FOR BUILDING ENVELOPE AND SETBACKS AND PRIVACY - 35 LEARY AVENUE STONY RISE (D445587)**

**PAC 14/16 RESOLUTION**

MOVED: Ald Matthews  
SECONDED: Ald Emmerton

That Council, 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 PA2016.0140 and grant a Permit to use and develop land identified as 35 Leary Avenue, Stony Rise for the following purposes:

- Residential (single dwelling) - assessment against performance criteria for building envelope and setbacks and privacy

Subject to the following conditions:

1. Unless otherwise specified by a condition of this permit, the use and development is to proceed generally in accordance with the submitted plans referenced as New Residence – Drawing 8469-001 (01-07), dated 07/09/16 by Tasmanian Consulting Service, copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. Prior to or at the time of the building application being submitted, the applicant is to provide details of the 1m privacy screen on the east elevation of the second storey deck. The screen is to be to the satisfaction of the Planning Authority (refer note).
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 29/08/16 (agreement attached).

Note: The following is provided for information purposes.

In regard to condition 2, the screen is to be opaque and have a maximum transparency of 25%.

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*.

### **THIS IS NOT A BUILDING OR PLUMBING PERMIT.**

You need to provide a copy of this planning permit to a registered Tasmanian Building Surveyor. **WORK CANNOT COMMENCE UNTIL BUILDING AND PLUMBING PERMITS ARE ISSUED.**

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.

	<b>For</b>	<b>Against</b>		<b>For</b>	<b>Against</b>
Ald Martin	✓		Ald Matthews	✓	
Ald Emmerton	✓		Ald Perry	✓	
Ald Goodwin	✓				

CARRIED UNANIMOUSLY

**5.0 CLOSURE**

**With no further business on the agenda the Chairman declared the meeting closed at 3:33pm.**

Confirmed

Chairman