

**MINUTES OF A PLANNING AUTHORITY COMMITTEE MEETING OF THE DEVONPORT CITY COUNCIL HELD IN THE ABERDEEN ROOM, LEVEL 2, paranaple centre, 137 ROOKE STREET, DEVONPORT ON MONDAY, 1 JULY 2019 COMMENCING AT 5:15PM**

**PRESENT:** Cr A Rockliff (Mayor) in the Chair  
 Cr J Alexiou (from 5:19pm)  
 Cr P Hollister  
 Cr S Milbourne  
 Cr L Murphy

**Councillors in Attendance:**  
 Cr A Jarman

**Council Officers:**

General Manager, P West  
 Deputy General Manager, M Atkins  
 Executive Manager Corporate Services, J Griffith  
 Executive Manager Organisational Performance, K Peebles  
 Development Services Manager, K Lunson  
 Planning Coordinator, S Warren  
 Planning Officer, 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 apology was received for the meeting.

Cr L Perry	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 22 MAY 2019 - 23 JUNE 2019 (D589415)**

**PAC 11/19 RESOLUTION**

MOVED: Cr Milbourne

SECONDED: Cr Murphy

That the list of delegated approvals be received.

	<b>For</b>	<b>Against</b>		<b>For</b>	<b>Against</b>
Cr Rockliff	✓		Cr Milbourne	✓	
Cr Hollister	✓		Cr Murphy	✓	

CARRIED UNANIMOUSLY

<b>4.0 DEVELOPMENT REPORTS</b>
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**4.1 PA2019.0072 RESIDENTIAL (SINGLE DWELLING), VISITOR ACCOMMODATION (2 CABINS) - 80 NIELSENS ROAD TUGRAH (D584411)**

**PAC 12/19 RESOLUTION**

MOVED: Cr Hollister

SECONDED: Cr Milbourne

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 PA2019.0072 and grant a Permit to use and develop land identified as 80 Nielsens Road, Tugrah for the following purposes:

- Residential (Single dwelling), Visitor accommodation (2 cabins)

Subject to the following conditions:

1. The Use and Development is to be undertaken and proceed generally in accordance with the submitted plans, copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. The developer is to submit a Plumbing Permit Application, along with supporting documentation as required under Schedule 2 of the Director's Determination - Director's Specified List v1.2 (Building Act 2016), for the on-site wastewater disposal system as part of the Building and Plumbing application process.
3. Advertising signage for the visitor accommodation activity is to conform to the requirements of the Tasmanian Visitor Information Signage and the Acceptable Solutions of the Sign Code of the *Devonport Interim Planning Scheme 2013*.

Note: The following is provided for information purposes.

The development is to comply with the requirements of the current National Construction Code. The developer is to obtain the necessary building, plumbing and environmental approvals and provide the required notifications in accordance with the *Building Act 2016* prior to commencing building or plumbing work.

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 and does not allow for burning of any waste materials.

If any food products are supplied, prepared and/or cooked for guests, the business operator must contact the Council prior to the opening of the business to confirm their requirements under the *Food Act 2003*.

If water from a private source is to be provided for human consumption by guests, the business operator must contact the Council prior to the opening of the business to confirm their requirements under the *Public Health Act 1997*.

	<b>For</b>	<b>Against</b>		<b>For</b>	<b>Against</b>
Cr Rockliff	✓		Cr Milbourne	✓	
Cr Hollister	✓		Cr Murphy	✓	

CARRIED UNANIMOUSLY

**4.2 PA2019.0067 BULKY GOODS SALES (TRADE STORE) - 19-23 DON ROAD DEVONPORT (D589966)**

**PAC 13/19 RESOLUTION**

MOVED: Cr Murphy  
SECONDED: Cr Milbourne

Cr Alexiou attended the meeting at 5:19pm.

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 PA2019.0067 and grant a Permit to use and develop land identified as 19-23 Don Road, Devonport for the following purposes:

- Bulky Goods Sales (Trade Store)

Subject to the following conditions:

**Planning Conditions**

1. The Use and Development is to proceed generally in accordance with the submitted plans referenced as New Trade Shed & Additions - Project No 190426 (Drawings A00-A03), dated 9/5/19 by Starbox Architecture. Copies are attached and endorsed as documents forming part of this planning permit.
2. No operational activities are permitted to occur between the trade store and the southern rear boundary. This includes the storage of goods, external lighting and the provision of vehicle parking and unloading.
3. 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 2016* or the *Environmental Management and Pollution Control Act 1994*.

**City Infrastructure & Works Conditions**

4. Concentrated stormwater is to be discharged in accordance with the National Construction Code.
5. Subject to the above and the Developer's design, concentrated stormwater from the proposed development is to either connect to the existing kerb in Don Road or to any existing internal stormwater reticulation. New stormwater infrastructure located within the road reservation is to be constructed generally in accordance with the relevant Tasmanian Standard Drawings. The developer is to engage a suitably qualified civil works contractor to undertake any proposed stormwater works. All costs associated with establishing a stormwater connection, associated reticulation and reinstatement work, is to be at the expense of the Developer.

Note: The following is provided for information purposes.

The development is to comply with the requirements of the current National Construction Code. 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 existing access arrangements are to be used for the purposes of this development.

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.

In regard to condition 3 this includes ensuring that noise emitted from portable apparatus and hours of operation are within the scope indicated by the *Environmental Management and Pollution Control (Noise) Regulations 2016*.

In regard to conditions 4-5 the applicant should contact Council's Infrastructure & Works Department – Ph 6424 0511 with any enquiries.

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

	<b>For</b>	<b>Against</b>		<b>For</b>	<b>Against</b>
Cr Rockliff	✓		Cr Milbourne	✓	
Cr Alexiou	✓		Cr Murphy	✓	
Cr Hollister	✓				

CARRIED UNANIMOUSLY

**With no further business on the agenda the Chairperson declared the meeting closed at 5:20pm.**

Confirmed

Chairperson