# MINUTES
OF THE DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE (DASC) MEETING HELD AT THE SORELL COUNCIL CHAMBERS ON 10 SEPTEMBER 2013

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The meeting commenced at 4 pm with D/Mayor McDonald in the Chair.

1.0 ATTENDANCE

Chairperson D/Mayor B McDonald
Councillor G Evans
Councillor K Degrassi
Councillor J Dunbabin
Mayor K Vincent D/Chairperson
Councillor L White
Councillor R Leach
Bill Hyndes, Manager Environment & Development

APOLOGY

Bill Costin, General Manager

STAFF IN ATTENDANCE

J Molnar, Senior Planner
J Richmond, Planning Officer
T Watson, Engineering Officer
B Spaulding, Personal Assistant to the General Manager

APOLOGY

S Hodge, Manager Engineering Services

2.0 CONFIRMATION OF THE MINUTES OF 3 SEPTEMBER 2013

RECOMMENDATION

“That the Minutes of the Development Assessment Special Committee (DASC) Meeting held on 3 September 2013 be confirmed.”

126/2013 VINCENT/DEGRASSI

“That the recommendation be accepted”

The Motion was CARRIED
3.0 DECLARATIONS OF PECUNIARY INTEREST

The Chairperson requested the committee members to indicate whether they had, or were likely to have, a pecuniary interest in any item on the agenda.

Mayor Kerry Vincent declared a pecuniary interest in Item 4.1 DA5/2013/194/1 – 139 Main Road, Sorell – G Gill – Storage Units requiring variation to side boundary setback.

Clr Graeme Evans declared a pecuniary interest in Item 4.2 DA5/2013/227/1 – 138 Marion Bay Road, Copping – BM Ritchie – Community Building (Amenities Block)

In considering the following land use planning matters the Development Assessment Special Committee intends to act as a planning authority under the Land Use Planning and Approvals Act 1993.

Mayor Vincent had declared an interest in Item 4.1 and left the room at 4.02 pm.

4.0 LAND USE PLANNING

4.1 DEVELOPMENT APPLICATION NO. 5/2013/194/1

139 MAIN ROAD, SORELL

APPLICANT: G GILL

PROPOSAL: STORAGE UNITS REQUIRING VARIATION TO SIDE BOUNDARY SETBACK

ADDRESS: 139 MAIN ROAD SORELL 7172

RECOMMENDATION

“That Development Application No. 5.2013.194.1 for Storage Units (Outbuildings) at 139 Main Road Sorell 7172 for G Gill be approved for the reasons given in the report, subject to the following conditions:

1. The Development shall generally conform to the plans submitted on 15 July 2013 except as may be amended by the conditions of this permit.
2. The containers must be repainted in a suitable colour to “blend” with the general scenery/location to minimise the visual impact (charcoal or a muted colour is recommended) to the satisfaction of the Planning Officer.

3. Screen plantings using local native species, are to be planted and maintained along the boundary with the Orielton Lagoon foreshore, in order to minimise the visual impact of the storage units. A landscape plan is to be provided to the satisfaction of the Planning Officer.

4. Machinery access to the stormwater infrastructure to the north of the development and the associated foreshore gate must be maintained and not obstructed nor built over.

5. The approval is limited to the 24 storage units as shown on plan and no additional units are permitted until further approval is granted. The area shown as “future area for expansion” is not approved within this application and requires separate approval by Council.

6. No signage is to be erected without Council approval. Separate approval is required for any signage.

7. No hazardous materials may be taken onto the site applicable to this application or stored within the storage units.

8. Operating hours are limited to those of the major tenants. (Rural Solutions Tasmania, Rainbow Building Solutions and Vincent’s Garden Supplies)

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- The developer (owner) is to be aware that there is a Council stormwater main running through the property. Council must be consulted prior to any works being undertaken to identify its location and prevent any damage to Council’s infrastructure.

- This permit shall lapse at the expiration of two (2) years from the date on which it is granted if the development and use is not substantially commenced within that period.

- This permit does not imply that any other approval required under any other by-law or legislation has been granted.

- Separate building approval is required prior to commencement of the development.

You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to the Resource Management and Planning Appeal Tribunal (☎ 6233 6464)."
127/2013 WHITE/DEGRASSI

Councillor White moved a motion to remove Conditions 2 and 3 from the Recommendation. The motion lapsed for the want of a seconder.

“That the recommendation be accepted”

The Motion was CARRIED

Mayor Vincent returned to the room at 4.18 pm.

Clr Evans had declared an interest in Item 4.2 and left the room at 4.18 pm.

4.2 DEVELOPMENT APPLICATION NO. 5/2013/227/1

138 MARION BAY ROAD, COPPING

APPLICANT: B M RITCHIE

PROPOSAL: COMMUNITY BUILDING (AMENITIES BLOCK)

ADDRESS: 138 MARION BAY ROAD COPPING 7174

RECOMMENDATION

“That Development Application No.5.2013.227.1 for a Community Building (Amenities Block) at 138 Marion Bay Road Copping 7174 for B M Ritchie on behalf of the Bream Creek Show Society Inc be approved for the reasons given in the report, subject to the following conditions:

1. The Development shall generally conform to the plans submitted on 9 August 2013 except as may be amended by the conditions of this permit.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

• This permit shall lapse at the expiration of two (2) years from the date on which it is granted if the development and use is not substantially commenced within that period.

• This permit does not imply that any other approval required under any other by-law or legislation has been granted.

• Separate Building Approval may be required prior to commencement of the development.
You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to the Resource Management and Planning Appeal Tribunal (☎ 6233 6464)."

128/2013 DEGRASSI/LEACH

“That the recommendation be accepted”

The Motion was CARRIED

Clr Evans returned to the room at 4.20 pm.

4.3 DEVELOPMENT APPLICATION NO. 5/2013/229/1

22A TERRY STREET, CARLTON

APPLICANT: G G MACPHERSON

PROPOSAL: OUTBUILDING

ADDRESS: 22A TERRY STREET, CARLTON 7173

RECOMMENDATION

“That Development Application No. 5.2013.229.1 for an Outbuilding at 22A Terry Street, Carlton 7173 for G G MacPherson be approved for the reasons given in the report, subject to the following conditions:

1. The Development shall generally conform to the plans submitted on 13 August 2013 except as may be amended by the conditions of this permit.

2. The outbuilding (shed) is to be used for residential purposes only and not to be made habitable.

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- This permit shall lapse at the expiration of two (2) years from the date on which it is granted if the development and use is not substantially commenced within that period.

- This permit does not imply that any other approval required under any other by-law or legislation has been granted.

- Separate Building Approval is required prior to commencement of the development.
You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to the Resource Management and Planning Appeal Tribunal (☎ 6233 6464)."

129/2013 EVANS/VINCENT

“That the recommendation be accepted”

The Motion was CARRIED

4.4 DEVELOPMENT APPLICATION NO. 5/2013/231/1

27 BOOTH STREET, DUNALLEY

APPLICANT: C J SCHROEDER

PROPOSAL: HOUSE

ADDRESS: 27 BOOTH STREET, DUNALLEY 7177

RECOMMENDATION

“That Development Application No. 5.2013.231.1 for a House at 27 Booth Street Dunalley 7177 for C J Schroeder be approved for the reasons given in the report, subject to the following conditions:

1. The Development shall generally conform to the plans submitted on 12 August 2013 except as may be amended by the conditions of this permit.

2. TasWater Conditions
   Refer to Taswater Form TW04
   Reference TWDA2013/00567-SOR (attached)
   Dated 19 August 2013

NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT:

- The applicant is to note the existing covenant which states “Not to access the Lot for vehicular purposes other than over the Right of Way (Private) 6.00 wide marked ABCD on the plan”.

- This permit shall lapse at the expiration of two (2) years from the date on which it is granted if the development and use is not substantially commenced within that period.

- This permit does not imply that any other approval required under any other by-law or legislation has been granted.
• Separate Building Approval is required prior to commencement of the development.

• Prior to commencement of works the applicant and/or owner is to contact TasWater Authority with respect to connecting to the sewer infrastructure.

You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to the Resource Management and Planning Appeal Tribunal (☎ 6233 6464)."

130/2013 VINCENT/DEGRASSI

“That the recommendation be accepted”

The Motion was CARRIED

The meeting closed at 4.25 pm.

CONFIRMED

D/MAYOR McDONALD
CHAIRPERSON

NEXT DASC MEETING – 17 SEPTEMBER 2013