



MINUTES

FOR THE DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE (DASC) MEETING
TO BE HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE
STREET, SORELL ON TUESDAY 12 APRIL 2022

TABLE OF CONTENTS

1.0	ATTENDANCE	1
2.0	APOLOGIES	1
3.0	CONFIRMATION OF THE MINUTES OF 29 MARCH 2022	1
4.0	DECLARATIONS OF PECUNIARY INTEREST	2
5.0	LAND USE PLANNING	2
5.1	DEVELOPMENT APPLICATION NO. DA 2022 / 35 - 1	2
5.2	DEVELOPMENT APPLICATION NO. DA 2022 / 36 - 1	3
5.3	DEVELOPMENT APPLICATION NO. SA 2021 / 5 - 1	6

1.0 ATTENDANCE

^

Chairperson Mayor Vincent
Deputy Mayor N Reynolds
Councillor G Jackson
Councillor C Torenus
Councillor M Reed
Councillor B Nichols
Robert Higgins, General Manager

STAFF IN ATTENDANCE

Shane Wells, Senior Planner
Denis Wall, Development Engineer

2.0 APOLOGIES

Councillor D De Williams – Approved Leave of Absence
Councillor K Degrassi
Councillor V Gala

3.0 CONFIRMATION OF THE MINUTES OF 29 MARCH 2022

RECOMMENDATION

“That the Minutes of the Development Assessment Special Committee (DASC) Meeting held on 29 March 2022 be confirmed.”

8/2022 REED / NICHOLS

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Reynolds, Jackson, Torenus, Reed and Nichols

Against: None.

The Motion was **CARRIED**.



4.0 DECLARATIONS OF PECUNIARY INTEREST

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

Mayor Vincent declared a pecuniary interest in item 5.1 and left the meeting for the duration of the DASC debate and voting of Item 5.1.

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*.

5.0 LAND USE PLANNING

5.1 DEVELOPMENT APPLICATION NO. DA 2022 / 35 - 1

APPLICANT: K J VINCENT

PROPOSAL: ADDITIONS TO DWELLING AND NEW OUTBUILDING

ADDRESS: 5 GRIERSON DRIVE, FORCETT

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* and the *Sorell Interim Planning Scheme 2015*, Council resolve that Development Application DA 2022 / 00035 - 1 for additions to dwelling and a new outbuilding at 5 Grierson Drive, Forcett be approved, subject to the following conditions:

1. Development shall generally be in accordance with the endorsed plans submitted on 18/02/2022 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.



- Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.

You may appeal against the above condition/s, any such appeal must be lodged within fourteen (14) days of service of this notice to the Tasmanian Civic and Administrative Tribunal, 38 Barrack Street, Hobart 7000. Ph☎ 1800 657 500 or email resourceplanning@tascat.tas.gov.au.

9/2022 NICHOLS / REED

“That the recommendation be accepted.”

The motion was put.

For: Reynolds, Jackson, Torenus, Reed and Nichols

Against: None.

The Motion was **CARRIED**.

5.2 DEVELOPMENT APPLICATION NO. DA 2022 / 36 - 1

APPLICANT: M A MORROW

PROPOSAL: DWELLING AND OUTBUILDING INCLUDING TEMPORARY OCCUPANCY

ADDRESS: KELLEVIE ROAD, KELLEVIE (CT 132276/1)

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* and the *Sorell Interim Planning Scheme 2015*, Council resolve that Development Application DA 2022 / 00036 - 1 for a dwelling and outbuilding including temporary occupancy at Kellevie Road, Kellevie (CT 132376/1 be approved, subject to the following conditions:

1. Development shall generally be in accordance with the endorsed plans submitted on 18/02/2022 except as may be amended by the conditions of this permit.
2. All recommendations of the Geotechnical Assessment prepared by Rock Solid Geotechnics related to dispersive soils must be implemented, including:
 - a. Covering and revegetation of any disturbed areas of dispersive soils;
 - b. Ensuring stormwater overflow is appropriately managed; and



- c. Avoiding unnecessary disturbance to the dispersive soil layer under the sandy soil profile.
3. The development is to be implemented in the following stages:
 - a. Stage 1: Construction of outbuilding to be utilised as Temporary Dwelling;
 - b. Stage 2: Construction of dwelling, and alterations to outbuilding to remove fixtures and fittings so it is no longer habitable space.

The outbuilding must have all fixtures removed so it can no longer be utilised as habitable space within 3 months of a certificate of occupancy being issued for the dwelling in Stage 2.

Engineering

4. A vehicular crossing application shall be submitted to Council and an associated permit must be granted prior to any works commencing within the road reservation.
5. A new access shall be constructed to Council's Standard Drawings TSD-R03-v3 and TSD-R04-v3. The access shall have a 40mm thick asphalt seal (as a minimum standard) over a minimum 200mm compacted FCR base material (no clay content) or 150mm thick reinforced concrete over a minimum 100mm compacted base material.
6. The access shall start at the edge of the existing bitumen in Kellevie Road, shall have a minimum width of 4.0 metres, and shall extend for 6 metres or to the property boundary, whichever is greater. The connection to the road seal shall have a clean straight edge.
7. The access shall be located approximately 60 metres north of the existing gate to Kellevie Road (within the gravel section of Kellevie Road) and to the satisfaction of Council's Development Engineer.
8. Drainage from the access must not cause ponding within the Council's road reserve. A DN300 RCP Class 4 culvert plus headwalls shall be installed within the existing road side table drain. The table drain shall be reshaped and excavated as required to allow stormwater to flow through and gain adequate cover over the culvert.
9. A Council engineering officer must inspect the completed base prior to laying asphalt or pouring concrete. Please call Council on 6269 0000 to arrange a time giving at least 24 hours' notice.
10. The internal driveway and parking areas shall be upgraded to have a minimum width of 3.0 metres with a compacted all-weather gravel finish (as a minimum standard). This shall include provision of an appropriately sized table drain (or equivalent) to direct all stormwater runoff to Council's roadside drainage. A passing bay with minimum width of 5.5 metres and length of 6.0 metres, tapering back to the width of the driveway, shall be constructed as close as practicable to the property boundary and access to site.

11. The developer shall be responsible for the location of any existing services and Council infrastructure.
12. All works shall be undertaken by the developer at the developer's cost.
13. Any existing Council infrastructure that is damaged or modified in any way, as a consequence of these works, shall be repaired or reinstated by the developer to its original condition, as soon as reasonably practicable, at the developer's cost.
14. During the works period, the developer shall contain all materials within the property boundaries and maintain the site so as not to cause a hazard to pedestrian or vehicular traffic.

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.
- Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.

You may appeal against the above condition/s, any such appeal must be lodged within fourteen (14) days of service of this notice to the Tasmanian Civic and Administrative Tribunal, 38 Barrack Street, Hobart 7000. Ph ☎ 1800 657 500 or email resourceplanning@tascat.tas.gov.au.

10/2022 VINCENT / JACKSON

"That the recommendation be accepted."

The motion was put.

For: Vincent, Reynolds, Jackson, Torenus, Reed and Nichols

Against: None.

The Motion was **CARRIED**.



5.3 DEVELOPMENT APPLICATION NO. SA 2021 / 5 - 1**APPLICANT: L DOERNER****PROPOSAL: 1 LOT SUBDIVISION****ADDRESS: LOT 1000 OLD FORCETT ROAD, DODGES FERRY (CT 40340/1000)****RECOMMENDATION**

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* and the *Sorell Interim Planning Scheme 2015*, Council resolve that Development Application SA 2021 / 00005 - 1 for a 1 lot subdivision at Lot 1000, Old Forcett Road, Dodges Ferry (CT 40340/1000) be approved, subject to the following conditions:

1. Development shall generally be in accordance with the endorsed plans submitted on 08/04/2021 except as may be amended by the conditions of this permit.

Engineering

2. All works shall be constructed in accordance with Council's current Standard Drawings and Specifications, and under the direct supervision of a qualified civil engineer. All information, design plans, and works shall be to the satisfaction of Council's Manager Engineering and Regulatory Services (ME&RS).
3. All works shall be undertaken at the developer's expense.
4. Prior to the commencement of the development of the site, revised detailed plans and specifications must be submitted to Council's ME&RS for approval. Such plans and specifications shall:
 - Include all infrastructure works required by the permit or shown on the endorsed plans;
 - Be prepared by a suitably qualified and experienced engineer or engineering consultancy;
 - Be prepared substantially in accordance with the current IPWEA Standard Drawings and Tasmanian Subdivision Guidelines available on the LGAT website;
 - Stormwater systems shall be designed to accommodate a storm with an ARI of 20 years.
5. The existing access road shall be upgraded as required to be generally in accordance with Council's Standard Drawings TSD-R02-v3 and TSD-R03-v3 with a minimum sealed traffic width of 6.0 metres. This shall include construction of two new access points, with culverts and headwalls, for the proposed public and staff car parking areas.

6. A new roadside table drain shall be constructed between the proposed access points for the proposed car parking areas as shown on the stormwater plan (21E99-53-C101) completed by Aldanmark Consulting Engineers dated 14/09/2021. This drain shall be extended, as required by the civil design and to the satisfaction of Council's ME&RS, along Old Forcett Road to the south western corner of the site.
7. The existing access for 531 Old Forcett Road shall be upgraded (within Council's road reserve) generally in accordance with TSD-R03-v3 and TSD-R04-v3 and as required to ensure stormwater from the proposed development does not pond or create flooding issues within the road reserve.
8. The drainage easement, which currently runs along the south boundary of the adjacent property (CT133712/2), shall be extended along the south boundary of the proposed Lot 1.
9. Stormwater shall be discharged to the Council roadside drainage system, which shall be upgraded as required by the civil design plans and to the satisfaction of the Manager Engineering & Regulatory Services (ME&RS). All disturbed areas shall have appropriate revegetation to prevent erosion.
10. The developer shall be responsible for the location of any existing services and Council infrastructure.
11. A Start Works Notice shall be completed and submitted to Council prior to commencement of works on site.
12. Any existing Council infrastructure that is damaged or modified in any way, as a consequence of these works, shall be repaired or reinstated by the developer to its original condition, as soon as reasonably practicable, at the developer's cost.
13. Any old fencing fronting the road shall be removed and a new fence shall be installed on the property boundary with all costs met by the developer.
14. A Council engineering officer must inspect the access culverts prior to backfilling and the completed access base, prior to laying asphalt or pouring concrete. Please call Council on 6269 0000 to arrange a time giving at least 24 hours' notice.
15. For each inspection required, the developer shall pay the prescribed fee as set by Sorell Council in the fees and charges schedule (currently \$275). This inspection fee shall be indexed at the CPI rate for Hobart until paid. Where works do not meet Council requirements and/or further inspections are required, additional fees will be charged for each subsequent inspection at the prescribed inspection rate.
16. A fee is associated with the review and approval of engineering design plans. The fee will be calculated at 1% of the construction estimate or contract price for stormwater and roadworks, with a minimum fee as set by Sorell Council in the fees and charges schedule (currently \$641). This shall be paid along with inspection fees prior to commencing works. An invoice will be provided with the approval letter.



17. The Defects Liability Period, for Council infrastructure, shall be a minimum of twelve (12) months from the date of Practical Completion. The developer must lodge with Council a bond in the form of a bank guarantee or a cash deposit for the duration of the defect liability period for an amount equal to 5% of the total construction value.
18. No debris/materials/waste is to be left behind within the road reservation once all works are completed. The road reserve shall not be used for storage of any materials during construction.
19. Power and communication services (including NBN if available) are to be provided to the new lot in accordance with the relevant Authority's standards and specifications, with the developer to meet all costs.
20. The survey pegs for all lots in the subdivision are to be certified correct after all works have been completed.
21. Prior to Council 'sealing' the final plan of survey, all engineering conditions in this permit must be satisfied.

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.
- Council recommends contacting Dial-Before-You-Dig (phone 1100 or www.1100.com.au) before undertaking any works.

You may appeal against the above condition/s, any such appeal must be lodged within fourteen (14) days of service of this notice to the Tasmanian Civic and Administrative Tribunal, 38 Barrack Street, Hobart 7000. Ph ☎ 1800 657 500 or email resourceplanning@tascat.tas.gov.au.

11/2022 VINCENT / TORENIUS

"That the recommendation be accepted."

The motion was put.

For: Vincent, Reynolds, Jackson, Torenus, Reed and Nichols

Against: None.



The Motion was **CARRIED**.

Meeting closed at: 4.46pm

**MAYOR VINCENT
CHAIRPERSON
12 APRIL 2022**

