



DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE (DASC) MINUTES

19 JULY 2022

COUNCIL CHAMBERS

COMMUNITY ADMINISTRATION CENTRE (CAC)



MINUTES

FOR THE DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE (DASC) MEETING
HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET,
SORELL ON TUESDAY 19 JULY 2022

TABLE OF CONTENTS

1.0	ATTENDANCE	1
2.0	CONFIRMATION OF THE MINUTES OF 7 JUNE 2022	1
3.0	DECLARATIONS OF PECUNIARY INTEREST	2
4.0	LAND USE PLANNING	2
4.1	DEVELOPMENT APPLICATION NO. DA 2022 / 111 - 1	2
4.2	SUBDIVISION APPLICATION NO. SA 2021 / 20 - 1	4
4.3	SUBDIVISION APPLICATION NO. SA 2022 / 8 - 1	6
4.4	DEVELOPMENT APPLICATION NO. DA 2022 / 169 - 1	9

1.0 ATTENDANCE

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Chairperson Mayor Vincent
Deputy Mayor N Reynolds
Councillor K Degrassi
Councillor V Gala
Councillor G Jackson
Councillor C Torenus – arrived at 4.30
Councillor M Reed
Councillor B Nichols

APOLOGIES

Nil

STAFF IN ATTENDANCE

Robert Higgins, General Manager
Shane Wells, Senior Planner
Denis Wall, Development Engineer

2.0 CONFIRMATION OF THE MINUTES OF 7 JUNE 2022

RECOMMENDATION

“That the Minutes of the Development Assessment Special Committee (DASC) Meeting held on 7 June 2022 be confirmed.”

22/2022 NICHOLS/JACKSON

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Reynolds, Gala, Jackson, Reed, Nichols, Degrassi

Against: None.



3.0 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.

Councillor Reed advised with respect to items 4.2 & 4.3, that the owner is a relative (through marriage) and whilst not a close associate nor there being any pecuniary interest to declare, has notified the General Manager as per s.54 of the Local Government Act 1993 (Register of interests of councillors).

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*.

4.0 LAND USE PLANNING

4.1 DEVELOPMENT APPLICATION NO. DA 2022 / 111 - 1

APPLICANT: A KIMBER

PROPOSAL: CHANGE OF USE TO VISITOR ACCOMMODATION

ADDRESS: 17 OCEAN GROVE, CARLTON

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 / 111 - 1 for change of use to visitor accommodation at 17 Ocean Grove, Carlton be approved, subject to the following conditions:

1. Development shall generally be in accordance with the short stay visitor accommodation package submitted on 27 April 2022 except as may be amended by the conditions of this permit.
2. Prior to the commencement of use, two car parking spaces must be provided from the northern most access and must be clearly delineated onsite.
3. Signage, no greater than 0.2m², must be installed at the first entrance to the site identifying the business and directing vehicles to car parking areas.
4. The maximum number of guests occupying the visitor accommodation per day shall not exceed 7 persons, averaged over a 14 day recurring period.
5. The land application area must be protected from vehicular access.

6. A maintenance/operational manual for the installed aerated wastewater management system must be provided to the guests to ensure correct use of the aerated waste management system by visitors.
7. Prior to the commencement of the use, a sign must be installed near the existing foot access to the foreshore advising that direct access to the beach is not possible at this location and guests should use an alternative public access point.

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.

23/2022 JACKSON / GALA

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Reynolds, Gala, Jackson, Reed, Nichols, Degrassi

Against: None.

4.2 SUBDIVISION APPLICATION NO. SA 2021 / 20 - 1**APPLICANT: TN WOOLFORD & ASSOCIATES****PROPOSAL: ONE LOT SUBDIVISION & BALANCE****ADDRESS: 12 CLARK STREET, DUNALLEY****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 Subdivision Application SA 2021 / 20 - 1 for a one lot subdivision and balance at 12 Clark Street, Dunalley be approved, subject to the following conditions:

1. Development shall generally be in accordance with the short stay visitor accommodation package submitted on 12 November 2021 except as may be amended by the conditions of this permit.
2. As no provision has been made for Public Open Space or improvements thereto, and having formed the opinion that such a provision should be made, Council invokes the provisions of Section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* and requires security equivalent of 2% of the improved value of the area of lot 1. This should be in the form of a direct payment made before the sealing of the final plan, or alternatively in the form of security provided under Section 117 of the Act.

The subdivider is to obtain a report from an independent Registered Valuer, at the subdividers cost, and provided to Council for the purposes of determining the improve value of the area being subdivided. The assessment of the value must have been completed no longer than 3 months prior to the final plan being submitted to Council for approval.

TasWater Conditions

- | | |
|---------------------------|---------------------|
| 3. Refer to TasWater form | SPAN |
| Reference number | TWDA 2021/02083-SOR |
| Dated | 1 July 2022. |

Engineering Conditions

4. 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.
5. 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.



6. The survey pegs for all lots in the subdivision are to be certified correct after all works have been completed.
7. 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.

24/2022 NICHOLS / REYNOLDS

"That the recommendation be accepted."

The motion was put.

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

Against: None.

4.3 SUBDIVISION APPLICATION NO. SA 2022 / 8 - 1

APPLICANT: D T CARTER

PROPOSAL: 1 LOT SUBDIVISION

ADDRESS: 7 GORDON STREET, SORELL

RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* and the *Sorell Interim Planning Scheme 2015*, Council resolves that Development Application No. SA 2022 / 00008 - 1 for a 1 Lot Subdivision at 7 Gordon Street, Sorell for D T Carter be approved, subject to the following conditions:

1. Development shall generally be in accordance with the endorsed plans submitted on 30/03/2022 except as may be amended by the conditions of this permit.
2. As no provision has been made for Public Open Space or improvements thereto, and having formed the opinion that such a provision should be made, Council invokes the provisions of Section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* and requires security equivalent of 2% of the improved value of the area being subdivided. This should be in the form of a direct payment made before the sealing of the final plan, or alternatively in the form of security provided under Section 117 of the Act. The subdivider is to obtain a report from an independent Registered Valuer, at the subdividers cost, and provided to Council for the purposes of determining the improve value of the area being subdivided. The assessment of the value must have been completed no longer than 3 months prior to the final plan being submitted to Council for approval.

TasWater Conditions

- | | |
|---------------------------|---------------------|
| 3. Refer to TasWater form | SPAN |
| Reference number | TWDA 2022/00626-SOR |
| Dated | 12 May 2022. |

Engineering Conditions

4. Access to Lot 1 shall be via a right of way over Lot 2. The proposed crossover to Lot 1 from Gordon Street is not approved.
5. All works shall be constructed in accordance with Council's current Standard Drawings, and Specifications. All information, design plans and works shall be carried out to the satisfaction of Council's Manager Engineering and Regulatory Services (ME&RS).

6. All works shall be undertaken at the developer's expense.
7. The existing access shall be upgraded substantially in accordance with Council's current standard drawings, TSD-R09-v3 and TSD-R16-v3, and as follows:
 - a. The access shall be constructed of 150mm thick centrally reinforced concrete over a minimum of 100mm compacted sub-base material;
 - b. The concrete shall start at the back of kerb in Gordon Street, shall have a minimum width of 6.0 metres, and shall extend for 6.0 metres or to the property boundary, whichever is greater;
 - c. The concrete shall be finished in a charcoal grey colour to match the streetscape;
 - d. The existing vehicular crossover shall be extended to match the driveway;
 - e. The connection to the road seal shall have a clean straight edge;
 - f. Drainage from the sealed access must not cause ponding within Council's road reserve.
8. Any damaged sections of the existing footpath shall be repaired / replaced as required to match the existing construction.
9. A Council engineering officer must inspect the completed base prior to pouring concrete. Please call Council on 6269 0000 to arrange a time giving at least 24 hours' notice.
10. The off street car parking area for the hairdresser shall be upgraded to comply with the following requirements:
 - a. Off street parking requirements (including layout, line marking, signage and the installation of wheel stops) shall comply with Australian Standard AS 2890.1;
 - b. Off street driveway, car parking and turning areas shall be constructed with a sealed surface treatment and be appropriately drained to Council's stormwater system;
 - c. Fixed bollards shall be installed along the property frontage to Gordon Street to separate the car parking area from the footpath;
 - d. A revised car parking plan implementing the above requirements shall be submitted to Council for review and approval prior to any works commencing.
11. A new DN150 stormwater lot connection to Council's existing stormwater line must be provided for both the existing and new lot. An appropriate drainage easement must be created over the stormwater lot connection for lot 2 in favour of lot 1. A revised drainage plan must be submitted to Council for review and approval prior to any works commencing.
12. A Start Works Notice shall be completed and submitted to Council prior to commencement of works on site.

13. For each inspection required, the developer shall pay the prescribed fee as set annually by Council. 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. Council will not 'seal' final plan of survey until all fees are paid and all works are completed.
14. 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.
15. 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.
16. The survey pegs for all lots in the subdivision are to be certified correct after all works have been completed.
17. Prior to Council 'sealing' the final plan of survey, all engineering conditions in this permit must be satisfied.

DSG Conditions

18. Prior to undertaking any access (or other) works in the state road reserve an Access Permit is required from the Department of State Growth in accordance with Section 16 of the Roads and Jetties Act 1935. Application for permits can be found at https://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings. Applications must be received by the Department of State Growth at least 20 business days before the expected start date for works, to allow enough time to assess the application.

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 condition/s, any such appeal must be lodged within fourteen (14) days of service of this notice to the Resource Management and Planning Appeal Tribunal, Level 1, 144-148 Macquarie Street Hobart 7001. Ph ☎ 6165 6794 or email rmpat@justice.tas.gov.au.

25/2022 REYNOLDS / NICHOLS

“That the recommendation be accepted.”

The motion was put.

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

Against: None.

4.4 DEVELOPMENT APPLICATION NO. DA 2022 / 169 - 1

APPLICANT: O STRICKLAND

PROPOSAL: SIGNAGE

ADDRESS: 11 FITZROY STREET, SORELL

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 DA2022/169-1 for Signage at 11 Fitzroy Street, Sorell be approved subject to the following condition:

1. Development shall generally be in accordance with the endorsed plans submitted on 15/06/2022 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.

You may appeal against the above conditions, any such appeal must be lodged within fourteen (14) days of service of this notice to TASCAT, 38 Barrack Street Hobart 7000 Ph: ☎(03) 6165 6790 or email resourceplanning@tascat.tas.gov.au



26/2022 REED / TORENIUS

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Reynolds, Gala, Jackson, Reed, Nichols, Degrassi and Torenius

Against: None.

Meeting closed at 4.36pm

**MAYOR VINCENT
CHAIRPERSON
19 JULY 2022**

