



DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE (DASC) MINUTES

6 SEPTEMBER 2022

COUNCIL CHAMBERS

COMMUNITY ADMINISTRATION CENTRE (CAC)



AGENDA

FOR THE DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE (DASC) MEETING
HELD AT THE COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET,
SORELL ON TUESDAY 6 SEPTEMBER 2022

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1.0 ATTENDANCE

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

APOLOGIES

Councillor K Degrassi

STAFF IN ATTENDANCE

Denis Wall, Development Engineer
Greg Robertson, Manager of Regulatory Services
Shane Wells, Senior Planner

2.0 CONFIRMATION OF THE MINUTES OF 19 JULY 2022

RECOMMENDATION

“That the Minutes of the Development Assessment Special Committee (DASC) Meeting held on 19 July 2022 be confirmed.”

27/2022 NICHOLS/GALA

“That the recommendation be accepted.”

The motion was put.

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

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 Jackson advised with respect to item 4.1 that a representor is a close associate and that despite there not 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).

Councillor Jackson left the meeting at 4.34pm

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. SA 2021 / 00018 - 1

APPLICANT: T N WOOLFORD & ASSOCIATES

PROPOSAL: ONE LOT SUBDIVISION & BALANCE

ADDRESS: 26 PENDELL DRIVE, FORCETT

RECOMMENDATION

That pursuant to Section 57 of the Land Use Planning and Approvals Act 1993 Council resolve that Subdivision Application No. SA 2021 / 00018 - 1 for a 1 Lot Subdivision & Balance at 26 Pendell Drive, Forcett for T N Woolford & Associates be approved, subject to the following conditions:

1. Development shall generally be in accordance with the endorsed plans submitted on 10/11/2021 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 5% 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.

Engineering:

3. 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).
4. All works shall be undertaken at the developer's expense.
5. A new sealed access shall be constructed to service proposed lot 1 substantially in accordance with Council's current standard drawings, TSD-R03-v3 and TSD-R04-v3, and as follows:

- a. The access shall have a 40mm thick asphalt seal (as a minimum standard) over a minimum 200mm compacted FCR base material (no clay content);
 - b. The asphalt seal shall start at the edge of seal in Pendell Drive and shall extend to the property boundary, or for 6 metres, whichever is greater, with a minimum width of 4.0 metres;
 - c. The connection to the road seal shall have a clean straight edge;
 - d. Drainage from the sealed access must not cause ponding within Council's road reserve;
 - e. The roadside table drain is to be reshaped and excavated as required to allow for installation of a DN300 RCP Class 4 concrete culvert plus headwalls; and
 - f. As an alternative to the asphalt seal, 150mm thick reinforced concrete over a minimum of 100mm compacted sub-base material may be used.
6. Council has no stormwater pipeline in the immediate area. Stormwater outfalls and drainage from the access road shall be directed to roadside table drains or to absorption drains constructed on site.
 7. Any fencing fronting the road which is not on the correct boundary shall be removed and a new rural type fence installed on the property boundary with all costs met by the developer.
 8. A Start Works Notice shall be completed and submitted to Council prior to commencement of works on site.
 9. A Council engineering officer must inspect the completed base, for each access, prior to laying asphalt or pouring concrete. Please call Council on 6269 0000 to arrange a time giving at least 24 hours' notice.
 10. 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.
 11. 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.

12. 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.
13. The survey pegs for all lots in the subdivision are to be certified correct after all works have been completed.
14. Prior to Council 'sealing' the final plan of survey, all engineering conditions in this permit must be satisfied

On-site wastewater:

15. Before sealing the final plan the applicant must demonstrate to the satisfaction of the Manager of Regulatory Services that the absorption trenches for the balance lot are located wholly within that lot.

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

28/2022 NICHOLS/REYNOLDS

"That the recommendation be accepted."

The motion was put.

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

Against: None

Meeting closed at 4.46pm

**MAYOR VINCENT
CHAIRPERSON
6 SEPTEMBER 2022**