



# DEVELOPMENT ASSESSMENT SPECIAL COMMITTEE (DASC) MINUTES

10 JANUARY 2023

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 10 JANUARY 2023

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## 1.0 ATTENDANCE

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Chairperson Mayor Vincent  
Councillor M Brown  
Councillor S Campbell  
Councillor J Gatehouse  
Councillor M Miro Quesada  
Councillor M Reed  
Councillor N Reynolds  
Robert Higgins, General Manager

### APOLOGIES

Deputy Mayor C Wooley  
Councillor C Torenus

### STAFF IN ATTENDANCE

Denis Wall, Development Engineer

## 2.0 CONFIRMATION OF THE MINUTES OF 6 DECEMBER 2022

### RECOMMENDATION

“That the Minutes of the Development Assessment Special Committee (DASC) Meeting held on 6 December 2022 be confirmed.”

### 1/2023 REED / CAMPBELL

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Brown, Campbell, Gatehouse, Miro Quesada, Reynolds and Reed

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.

No committee member indicated that they had, or were likely to have, a pecuniary interest in any item on the agenda.



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 / 373 - 1

<b>Applicant:</b>	Casa Eros Pty Ltd
<b>Proposal:</b>	Change of use, signage, demolition of outbuildings
<b>Site Address:</b>	12 Fitzroy Street, Sorell (CT 82814/2)
<b>Planning Scheme:</b>	<i>Tasmanian Planning Scheme - Sorell</i>
<b>Application Status</b>	Discretionary
<b>Relevant Legislation:</b>	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
<b>Reason for DASC meeting:</b>	Owner or applicant is a relative of a staff member
<b>Relevant Zone:</b>	8.0 General Residential
<b>Proposed Use:</b>	Business and Professional Services
<b>Applicable Overlay(s):</b>	Nil
<b>Applicable Codes(s):</b>	C1.0 Signs Code C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code
<b>Valid Application Date:</b>	21/11/2022
<b>Decision Due:</b>	11 January 2023
<b>Discretion(s):</b>	1 8.3.1 P1 Discretionary Use
	2 C1.6.1 P1 Signage
	3 C2.5.1 P1 – Car parking numbers
<b>Representation(s):</b>	Nil

### RECOMMENDATION

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application DA 2022 / 00373 - 1 for a Change of use, signage, demolition of outbuildings at 12 Fitzroy Street, Sorell, be approved subject to the following conditions:

1. Development shall generally be in accordance with the endorsed plans P2 submitted on 21 November and 24 November 2022 except as may be amended by the conditions of this permit.

#### Engineering Conditions:

2. The minimum number of on-site car parking spaces provided must be no less than the following:



- a) Stage 1 (2 practitioners) – minimum of 4 spaces including one accessibility space;
- b) Stage 2 (3 practitioners) – minimum of 6 spaces including one accessibility space.

The required on-site car parking spaces must be operational and constructed to the satisfaction of Council's Manager Planning prior to the operation of each consulting room.

3. Off-street car parking shall 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 suitable sealed surface treatment (asphalt, concrete, etc.);
  - c) Turning bays are to be designated as such on site.
4. Stormwater shall be discharged to Council's stormwater system to the satisfaction of the Manager Planning. No stormwater runoff shall be directed onto neighbouring properties.
5. The developer shall be responsible for the location of any existing services and Council infrastructure.
6. All works shall be undertaken by the developer at the developer's cost.
7. 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.
8. 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.

#### TasWater Conditions:

- |                              |                     |
|------------------------------|---------------------|
| 9. Refer to TasWater Notice: | SPAN                |
| Reference:                   | TWDA 2022/01885-SOR |
| Dated:                       | 5/12/2022           |

#### NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

- Requirements for works or other outcomes to the satisfaction of the General Manager will be delegated to the appropriate officer for determination.



- All engineering related queries should be directed to the Development Engineer. The Council General Manager has delegated functions relevant to the permit to the Development Engineer.
- The permit does not take effect until 15 days after the date that this permit was served on you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the *Land Use Planning and Approvals Act 1993*.
- This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- This planning approval shall lapse at the expiration of two (2) years from the date on which this permit became valid, if the permit is not substantially commenced. At the discretion of the Planning Authority, the expiration date may be extended for a further two (2) years on two separate occasions for a total of six (6) years. Once lapsed, a new application will be required.
- Any changes to the use or development approved, may be deemed as substantially in accordance with the permit or may first require either a formal amendment to this permit or a new permit.

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](mailto:resourceplanning@tascat.tas.gov.au)

## 2/2023 REED / REYNOLDS

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Brown, Campbell, Gatehouse Miro Quesada, Reynolds and Reed

Against: None



## 4.2 DEVELOPMENT APPLICATION NO. DA 2022 / 356 - 1

<b>Applicant:</b>	T G Spaulding
<b>Proposal:</b>	Outbuilding
<b>Site Address:</b>	142 Fulham Road, Dunalley (CT 175275/1)
<b>Planning Scheme:</b>	<i>Tasmanian Planning Scheme - Sorell</i>
<b>Application Status</b>	Discretionary
<b>Relevant Legislation:</b>	Section 57 of the <i>Land Use Planning and Approvals Act 1993 (LUPAA)</i>
<b>Reason for DASC meeting:</b>	Applicant is a relative of a staff member
<b>Relevant Zone:</b>	21.0 Agriculture
<b>Proposed Use:</b>	Residential (Outbuilding)
<b>Applicable Overlay(s):</b>	Nil
<b>Applicable Codes(s):</b>	Parking and Sustainable Transport
<b>Valid Application Date:</b>	10/11/2022
<b>Decision Due:</b>	12 January 2023
<b>Discretion(s):</b>	1 Use
<b>Representation(s):</b>	Nil

**RECOMMENDATION**

That pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* Council resolve that Planning Application DA 2022 / 00356 - 1 for an Outbuilding at 142 Fulham Road, Dunalley, be approved subject to the following conditions:

1. Development shall generally be in accordance with the endorsed plans submitted on 5 September 2022 except as may be amended by the conditions of this permit.

**NOTE: THE FOLLOWING ADVICE APPLIES TO THIS PERMIT**

- This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- This planning approval shall lapse at the expiration of two (2) years from the date on which this permit became valid, if the permit is not substantially commenced. At the discretion of the Planning Authority, the expiration date may be extended for a further two (2) years on two separate occasions for a total of six (6) years. Once lapsed, a new application will be required.
- Any changes to the use or development approved, may be deemed as substantially in accordance with the permit or may first require either a formal amendment to this permit or a new permit.

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](mailto:resourceplanning@tascat.tas.gov.au)



3/2023 CAMPBELL / BROWN

“That the recommendation be accepted.”

The motion was put.

For: Vincent, Brown, Campbell, Gatehouse Miro Quesada, Reynolds and Reed

Against: None

Meeting closed at 5.07pm

MAYOR VINCENT  
CHAIRPERSON  
10 JANUARY 2023

