

<b>MINUTES OF A MEETING OF THE CLARENCE CITY COUNCIL PLANNING AUTHORITY HELD AT THE COUNCIL CHAMBERS, BLIGH STREET, ROSNY PARK, ON MONDAY 16 NOVEMBER 2020</b>
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**HOURL CALLED:** 7.00pm

**PRESENT:** The meeting commenced at 7.00pm with the Mayor (Ald D C Chipman) in the Chair and with Aldermen:

B A Blomeley  
H Chong  
L Edmunds  
D Ewington  
R H James  
W Kennedy  
T Mulder  
J Peers  
S von Bertouch  
J Walker  
B Warren; present.

**1. APOLOGIES** Nil

**ORDER OF BUSINESS** Items 1 – 3

**IN ATTENDANCE**

General Manager  
(Mr I Nelson)

Group Manager Engineering Services  
(Mr R Graham)

Manager Health and Community Development  
(Mr J Toohey)

Manager City Planning  
(Mr R Lovell)

Chief Financial Officer  
(Ms M Coleman)

Executive Officer to General Manager  
(Ms J Ellis)

The Meeting closed at 7.17pm.

Prior to the commencement of the meeting, the Mayor made the following declaration:

*“I acknowledge the Tasmanian Aboriginal Community as the traditional custodians of the land on which we meet today, and pay respect to elders, past and present”.*

The Mayor also advised the Meeting and members of the public that Council Meetings, not including Closed Meeting, are audio-visually recorded and published to Council’s website.

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## **1. ATTENDANCE AND APOLOGIES**

Refer to cover page.

## **2. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE**

(File No 10-03-09)

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2015 and Council's adopted Code of Conduct, the Mayor requests Aldermen to indicate whether they have, or are likely to have a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

### **INTEREST DECLARED**

Nil.

## **3. REPORTS OF OFFICERS**

**3.1 DEVELOPMENT APPLICATION PDPLANMTD-2020/011629 – 271, 353 AND 481 EAST DERWENT HIGHWAY, 1 GEILSTON CREEK ROAD, 8 AND 18 DEBOMFORDS LANE, GEILSTON BAY - UPGRADE TO EAST DERWENT HIGHWAY AND ALTERATIONS TO ABUTTING ROADS AND INTERSECTIONS, REALIGNMENT AND NEW INTERSECTION OF GEILSTON BAY ROAD WITH DUMBARTON DRIVE, AND REALIGNMENT OF DEBOMFORDS LANE****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for an upgrade to East Derwent Highway and alterations to abutting roads and intersections, realignment and new intersection of Geilston Bay Road with Dumbarton Drive, and realignment of Debomfords Lane at 271, 353 and 481 East Derwent Highway, 1 Geilston Creek Road, 8 and 18 Debomfords Lane, Geilston Bay.

**RELATION TO PLANNING PROVISIONS**

The land is zoned General Residential, Community Purpose, Utilities, and Open Space and subject to the Potentially Contaminated Land, Landslide, Road and Railways Assets, Waterway & Coastal Protection, Inundation Prone Areas, Natural Assets, Parking & Access, Stormwater Management Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

**LEGISLATIVE REQUIREMENTS**

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and Transitional Provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which has been extended to expire on 18 November 2020.

**CONSULTATION**

The proposal was advertised in accordance with statutory requirements and eight representations were received raising the following issues:

- landscaping and aesthetic amenity;
- bicycle lanes;
- parking;
- biodiversity;
- climate change;
- Dumbarton Drive;

- reduced speed limit;
- Sugarloaf Road intersection;
- shared use path;
- pedestrian access across the highway; and
- proposed repositioning of the bus stop.

**RECOMMENDATION:**

A. That the Development Application for Upgrade to East Derwent Highway and alterations to abutting roads and intersections, realignment and new intersection of Geilston Bay Road with Dumbarton Drive, and realignment of Debomfords Lane at 271, 353 and 481 East Derwent Highway, 1 Geilston Creek Road, 8 and 18 Debomfords Lane, Geilston Bay (CI Ref PDPLANPMTD-2020/011629) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. Prior to the commencement of works, a plan detailing the location and design of at least one bench along the eastern side of the East Derwent Highway between the intersection of Geilston Creek Road/Clinton Road/East Derwent Highway and Araluen Street must be submitted and approved by Council's Manager City Planning. The bench(s) must be installed in a location(s) where a blockage to the footpath will not be created, prior to practical completion of the works.
3. The works must be undertaken in accordance with the Ground Conditions Report prepared by Jacobs and dated 7 August 2020.
4. Prior to the commencement of construction, a Construction Environmental Management Plan (CEMP) must be submitted to and approved by Council's Group Manager Engineering Services. The CEMP must be prepared in accordance with the recommended mitigation measures in the Hydraulic Impact Assessment dated 14 August 2020 and the Natural Values Assessment dated 20 August 2020 prepared by Jacobs submitted in support of the development application.
5. All works must be undertaken generally in accordance with "Wetlands and Waterways Works Manual" (DPIWE, 2003).
6. ENG M6 – CONSTRUCTION FENCING.
7. GEN C3 – PARKING DURING CONSTRUCTION [Sufficient].
8. LAND 1A – LANDSCAPE PLAN [insert additional dot point "increased planting schedule, increased landscaping footprint and the identification and protection of trees to be retained."]
9. LAND 6 – REPLACEMENT TREES [delete last two paragraphs].
10. ENG M7 – WEED MANAGEMENT PLAN [delete last paragraph].

11. ENG M1 –DESIGNS DA.
  12. ENG M5 – EROSION CONTROL.
  13. ENG R2 – URBAN ROAD.
  14. ENG S1 – INFRASTRUCTURE REPAIR.
  15. For the purposes of protecting Council’s stormwater system all stormwater runoff from impervious surfaces within the site must be treated and discharged from the site using Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010 and consistent with the Stormwater System Management Plan for the relevant catchment. Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions or a model using industry accepted proprietary software, such as MUSIC must be submitted to Council’s Group Manager Engineering Services for approval prior to the commencement of development. A Maintenance Management Schedule/Regime must also be submitted, and the facility must be maintained in accordance with this schedule.
  16. The development must meet all required Conditions of Approval specified by TasWater notice dated 31 August 2020 (TWDA 2020/01283-CCC).
  17. ADVICE 16 – THREATENED SPECIES ADVICE.
  18. ADVICE 17 – ABORIGINAL RELICS ADVICE.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

<b>Decision:</b>	<b>MOVED</b> Ald Mulder <b>SECONDED</b> Ald Ewington
	“That the Recommendation be adopted”
	<b>CARRIED UNANIMOUSLY</b>

The Meeting closed at 7.17pm