

# MINUTES OF A MEETING OF THE CLARENCE CITY COUNCIL PLANNING AUTHORITY CONDUCTED ELECTRONICALLY, ON MONDAY 7 MARCH 2022

**HOUR 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  
(M I Nelson)

Manager City Planning  
(Mr R Lovell)

Group Manager Engineering Services  
(Mr R Graham)

Manager Health and Community Development  
(Mr J Toohey)

Chief Financial Officer  
(Ms M Coleman)

Executive Officer to General Manager  
(Ms J Ellis)

Senior Planner  
(Mr B Gibbs)

The Meeting closed at 7.10pm.

The Mayor opened the meeting with the council prayer and 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 livestreamed, audio-visually recorded and published to Council’s website. The meeting is not protected by privilege.

There is a link to the agenda papers on council’s website.

**CLARENCE CITY COUNCIL (PLANNING AUTHORITY) MEETING**

**MONDAY 7 MARCH 2022**

**TABLE OF CONTENTS**

<b>ITEM</b>	<b>SUBJECT</b>	<b>PAGE</b>
1.	ATTENDANCE AND APOLOGIES.....	3
2.	DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE.....	3
3.	REPORTS OF OFFICERS .....	3
3.1	DEVELOPMENT APPLICATION PDPLANPMTD-2021/023625 – 281 CAMBRIDGE ROAD, MORNINGTON, 19 DARRI STREET, MORNINGTON AND 275 CAMBRIDGE ROAD, WARRANE - DEMOLITION AND ALTERATIONS AND ADDITIONS TO EXISTING AGED CARE FACILITY.....	4

**1. ATTENDANCE AND APOLOGIES**

Refer to cover page.

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

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****PART A DEPUTATIONS**

- Mr Tieran Kimber provided a deputation on behalf of the applicant, which was read out by the General Manager.

**PART B – FORMAL PROCEEDINGS**

**3.1 DEVELOPMENT APPLICATION PDPLANPMTD-2021/023625 – 281 CAMBRIDGE ROAD, MORNINGTON, 19 DARRI STREET, MORNINGTON AND 275 CAMBRIDGE ROAD, WARRANE - DEMOLITION AND ALTERATIONS AND ADDITIONS TO EXISTING AGED CARE FACILITY****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Demolition and Alterations and Additions to Existing Aged Care Facility at 281 Cambridge Road, Mornington, 19 Darri Street, Mornington and 275 Cambridge Road, Warrane.

**RELATION TO PLANNING PROVISIONS**

The land is zoned General Residential and subject to the Parking and Sustainable Transport Code, Potentially Contaminated Land Code, Road and Railway Assets Code and Safeguarding of the Airports Code under the *Tasmanian Planning Scheme - Clarence (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.

Council is required to exercise a discretion within the statutory 42-day period which has been extended with the applicant's consent until 9 March 2022.

**CONSULTATION**

The proposal was advertised in accordance with statutory requirements and no representations were received.

**RECOMMENDATION:**

A. That the Development Application for Demolition and Alterations and Additions to Existing Aged Care Facility at 281 Cambridge Road, Mornington, 19 Darri Street, Mornington and 275 Cambridge Road, Warrane (CI Ref PDPLANPMTD-2021/023625) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN M5 – ADHESION.
3. GEN AM4 – CONSTRUCTION HOURS.
4. ENG A5 – SEALED CAR PARKING.
5. ENG M1 – DESIGN DA.

6. ENG S11 – SEALING OF SERVICES.
7. A plan for the management of construction must be submitted and approved by Council's Group Manager Engineering Services prior to the issue of a Building or Plumbing Permit. The plan must outline the proposed demolition and construction practices in relation to:
  - proposed hours of work (including volume and timing of heavy vehicles entering and leaving the site, and works undertaken on-site);
  - proposed hours of construction;
  - identification of potentially noisy construction phases, such as operation of rock breakers if any;
  - control of dust and emissions during working hours;
  - access and parking during construction;
  - proposed screening of the site and vehicular access points during work; and
  - procedures for washing down vehicles, to prevent soil and debris being carried onto the street.
8. All reasonable precautions to be undertaken to control and minimise dust, noise and any other environmental nuisance prior to and during demolition. A report to be provided to council, prior to demolition, to identify any hazardous materials eg asbestos, should they be found to be present on-site. (contact Workplace Standards, for further information in relation to asbestos). All relevant requirements and procedures to be undertaken to manage, handle and dispose of any hazardous materials should they be found to be present on-site.
9. The development must meet all required Conditions of Approval specified by TasWater notice dated 24 November 2021(TWDA 2021/01972 - CCC).

#### **ADVICE**

1. A Building Surveyor is required to be engaged, to create and certify an Application for Building Approval.
  2. Detailed plans and specifications for all food handling areas, showing all internal surfaces, fittings and fixtures, must form part of a request for report from an Environmental Health Officer in accordance with Regulation 26B(3) of the Building Regulations 2016 where the proposed work is notifiable building work or Regulation 28 of the Building Regulations 2016 where the proposed work is permit building work. The plans must comply with the Food Act 2003, the Tasmanian Appendix Part H102 Food Premises of Volume 1 of the National Construction Code and the Food Standards Code.
- 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.

/ Refer to Page 6 for Decision on this Item...

**DEVELOPMENT APPLICATION PDPLANPMTD-2021/023625 – 281 CAMBRIDGE ROAD, MORNINGTON, 19 DARRI STREET, MORNINGTON AND 275 CAMBRIDGE ROAD, WARRANE - DEMOLITION AND ALTERATIONS AND ADDITIONS TO EXISTING AGED CARE FACILITY /contd...**

**Decision:** **MOVED** Ald Peers **SECONDED** Ald Chong

“That the Recommendation be adopted.”

**CARRIED UNANIMOUSLY**

The Meeting Closed at 7.10pm.