

GLENORCHY PLANNING AUTHORITY MEETING

AGENDA

MONDAY, 15 SEPTEMBER 2025



GLENORCHY CITY COUNCIL

- * Alderman with an interest or concern in relation to a particular item on this Agenda, are invited to attend the meeting.
- * All application information is available to Alderman for inspection upon request to the relevant Planning Officer.

Chairperson: Alderman Sue Hickey (Mayor)

Hour: 3.30 p.m.

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1. PLANNING AUTHORITY DECLARATION

The Chairperson stated that the Glenorchy Planning Authority intended to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*.

2. APOLOGIES/LEAVE OF ABSENCE

3. PECUNIARY INTERESTS

4. CONFIRMATION OF MINUTES

That the minutes of the Glenorchy Planning Authority Meeting held on 11 August 2025 be confirmed.

5. PLANNING SCHEME AMENDMENT REQUEST - PARTIAL REZONING FROM PARTICULAR PURPOSE ZONE - FUTURE ROAD CORRIDOR TO GENERAL RESIDENTIAL – 584 MAIN ROAD, GRANTON

Author: Angela Dionysopoulos (Strategic Planner)

Qualified Person: Angela Dionysopoulos (Strategic Planner)

Property ID: 5331482

REPORT SUMMARY

Application No:	PLAM-25/02
Applicant:	Red Seal Urban & Regional Planning
Owner:	Kawkab Madrajat & Sleiman Madrajat
Existing Zoning:	Particular Purpose Zone – Future Road Corridor
Existing Land Use:	Vacant
Proposal in Brief:	Partial rezoning from Particular Purpose Zone – Future Road Corridor to General Residential
Representations:	Advertising occurs after amendment is prepared

REPORT IN DETAIL

EXECUTIVE SUMMARY

The draft amendment is generally in accordance with the requirements of *Land Use Planning and Approvals Act 1993* (LUPAA), and it is recommended that it be prepared.

The amendment will rezone a small area of redundant land that is no longer required for Brooker Highway expansion. The land will be rezoned from a Particular Purpose Zone – Future Road Corridor to a General Residential Zone, to match the existing zoning of the remainder of the lot. This will allow for the land to form part of a future residential subdivision for the property, with an optimised layout that makes the most of the land's capability.

The social, economic and environmental benefits of the amendment are:

- Increase housing opportunities on land within the urban growth boundary
- Optimise the use of serviced urban land, and
- Reduce pressure on urban expansion.

The social, economic and environmental consequences of the amendment are:

- Amenity impacts for potential housing adjoining a major road – managed via the existing provisions of the Tasmanian Planning Scheme.

On balance, the amendment is considered to be a fair, orderly and sustainable amendment to the planning scheme, and it is recommended that the planning authority prepare the amendment.

The report provides details of the amendment and the site. The strategic outcomes of the amendment are outlined, having regard to matters of local, regional and State importance. The report ends with a discussion of the degree of compliance with legislative requirements.

If prepared, the following two outcomes must occur:

- The amendment is exhibited for 28 days.
- The Tasmanian Planning Commission (the Commission) will decide whether to approve the amendment, approve the amendment with modifications or reject the amendment.

If the planning authority resolves not to prepare the amendment, the applicant can appeal the decision to the Commission.

Any representations to the amendment will be considered at a future Glenorchy Planning Authority meeting, where modifications can be recommended. In response to the representations, the Planning Authority could also recommend that the Commission does not approve the amendment.

If no representations are received, the senior planning staff have delegation to forward a report to that effect to the Commission.

The Commission will assess and decide on the amendment and planning permit application, based on the issues raised in the representations and the outcomes of any hearings it may hold.

PROPOSED PLANNING SCHEME AMENDMENT

The amendment seeks to rezone part of a site from a Particular Purpose Zone – Future Road Corridor to a General Residential Zone.



Figure 1 - Area of site (yellow) to be rezoned (red). Source: LISTmap image included in application documents

The draft amendment documents are included in **Attachment 1**.

SITE AND LOCALITY

Site characteristics

The site is a 2.96 ha, undeveloped lot located on the periphery of suburban development at Granton. The lot has a roughly trapezoid shape with a long access strip providing a primary frontage to Main Road to the east. The land straddles part of a shallow depression, with a moderate, generally easterly gradient of approximately 1 in 12.

Current Planning Controls

The site is 89% in the General Residential Zone and 11% (approximately 3,261m²) in the Particular Purpose Zone – Future Road Corridor, and is partly within a flood-prone area overlay (Figure 2). Part of the site, including the whole of the area proposed for rezoning, is within an unmapped road or railway attenuation area associated with Brooker Highway to the west.

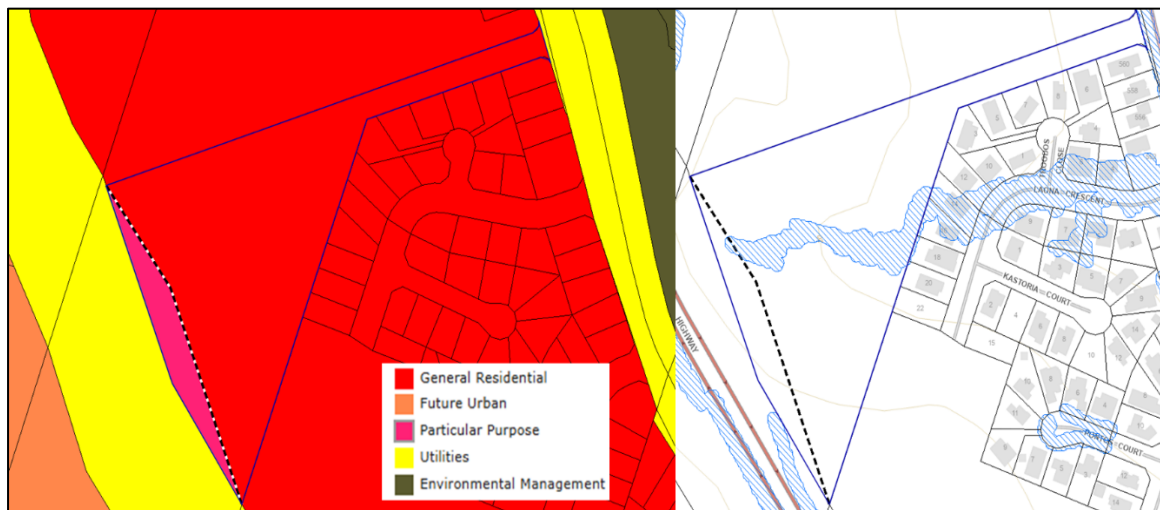


Figure 2 – Left: current zoning; Right: Flood-prone areas overlay (source: LISTmap, accessed 11/08/2025)

Adjoining land

The site adjoins Brooker Highway to the west. To the north are substantial parcels of underdeveloped land in the General Residential Zone, while to the south are established suburban development on modest lots, and an undeveloped suburban subdivision on the adjoining land. The Main Road and railway corridor separates the site from the River Derwent to the east.

Infrastructure

Reticulated water, sewer, electricity and stormwater infrastructure is available to the site. The land has road access and is serviced by public bus stops within 100m of the site, along with active transport infrastructure. A public reserve is located along the foreshore opposite the site, and Goulds Lagoon and associated public open space are about 1.5km to the south. Education and health services are available nearby at Austins Ferry, Claremont and Bridgewater.

Environmental values

The site is predominantly cleared former grazing land containing a small remnant of native vegetation; the entire site is classified under TASVEG 4.0 as 'FUR urban areas.' LISTmap does not identify any flora or fauna of conservation significance or threatened status on the site; nor are any significant weeds identified.

Social and Economic Values

The land contains latent social and economic value for potential housing development. While no subdivision plan has been submitted, the supporting planning report for the application demonstrates

that the site could yield development contributing to a minimum urban density of 15 dwellings per hectare, providing both additional housing supply and increased population to support the viability of public transport and nearby retail centres.

BACKGROUND

A previous informal rezoning request for the land as part of the consideration of the Local Provisions Schedule approval process, was supported by the planning authority but was not accepted by the Tasmanian Planning Commission in 2021¹. The Commission considered that insufficient evidence had been provided to justify the removal of the Particular Purpose Zone and the application of the General Residential Zone, and regarding potential contamination of the land.

This planning scheme amendment provides the required evidence to support the rezoning.

ASSESSMENT / STRATEGIC OUTCOMES

For the amendment to be approved, it must satisfy the Local Provisions Schedule (LPS) criteria specified in LUPAA². The LPS criteria include consideration of strategies and policies at the local, regional and State level, as well as technical requirements for the planning instrument.

The following sections outline the impacts of the amendment, its alignment with strategy and policy, and the statutory requirements of LUPAA. A full assessment of the amendment is provided at Appendix A.

Amendment Impacts

The impacts of the amendment are limited to the local area.

Infrastructure Impacts

The applicant's planning report establishes that the land is no longer required for any future state road development, supported by written advice from the Department of State Growth (refer to "Appendix C" of the applicant's documentation at Attachment 3 of this report). The Department of State Growth has reviewed the amendment and indicated no concerns.

The land can be serviced via connections to water, sewer and electricity infrastructure along Main Road. TasWater and the Department of State Growth were consulted on the amendment and did not identify any objection to the planning scheme amendment or the potential to increase residential densities in the area. The land is not within the TasGas Declared Gas Pipeline Planning Corridor.

In terms of social infrastructure, the land is within the intake area for Austins Ferry Primary School, with public high schools located at Rosetta and Bridgewater and a public secondary college at Claremont. Public community health facilities are located at Glenorchy and Bridgewater, while the Claremont Activity Centre provides neighbourhood services and amenities. Land in the Local Business Zone is located in Austins Ferry approximately 1.8km from the site. The site is also served by nearby public open space at Goulds Lagoon and the River Derwent foreshore. The potential additional population facilitated by the proposed rezoning would not have any material impact on the capacity of these facilities or services.

Transport infrastructure comprises a Council-owned arterial road, serviced by public bus routes with stops adjacent to the site, and forming part of Council's cycling infrastructure plan³. The rail corridor

¹ The request was made as a representation to the introduction of the *Glenorchy Local Provisions Schedule*. The Commission's decision is available at:

<https://www.austlii.edu.au/cgi-bin/viewdoc/au/cases/tas/TASPCComm/2021/32.html>

² ss. 38(1) and 34 of LUPAA

³ *Glenorchy Cycling Infrastructure Plan*:

<https://www.gcc.tas.gov.au/wp-content/uploads/2025/07/PS207218-Glenorchy-Cycling-Infrastructure-Plan-final.pdf>

is nearby, and the land is serviced by footpaths connecting to Council's walking track network. Council's Development Engineer has reviewed the proposed amendment and did not identify any concerns.

Environmental Impacts

The land contains no priority vegetation under the C7.0 Natural Assets Code and will have no negative local environmental impacts. Part of the site is subject to the flood prone areas overlay that ensures consideration of potential flood risk under the C12.0 Flood-Prone Areas Hazard Code.

Social and economic impacts

The current Particular Purpose – Future Road Corridor zoning severely limits use and development of the land. The allowable uses are limited to Utilities, Resource Development, Passive Recreation or Natural and Cultural Values Management; and development (including subdivision) is currently restricted to being for roads, or otherwise requires Ministerial consent. The land is not required for road expansion, and is not suited to the other allowable uses, given its siting adjoining the rear of the lot, limited size, linear shape and absence of natural or cultural values. The current zoning therefore prevents efficient utilisation of the land.

The surrounding land east of Brooker Highway is in the General Residential Zone, supporting suburban subdivision and development for Residential use. As detailed in the applicant's planning report, the area proposed for rezoning could (mathematically) facilitate up to 20% (7-9) more dwellings on the site. This represents a significant improvement in the economic viability of a potential future subdivision or multiple dwelling development, and would be a valuable contribution to housing potential in the context of substantial, ongoing housing stress in the region⁴.

There is no industrial or agricultural land in the vicinity and the proposed rezoning will not fetter any nearby use.

Heritage impacts

The site is not a State or local heritage place, in a local heritage precinct or local historic landscape precinct, or identified as a place or precinct of archaeological potential. A desktop review by the applicant also did not identify any informal (unlisted) heritage values.

In addition, no Aboriginal heritage values are identified on the land. Nevertheless, any future development proposal would be subject to the *Aboriginal Heritage Act 1975, Guidelines*, and *Unanticipated Discovery Plan*.

Amenity Impacts

The land adjoins Brooker Highway and is subject to associated traffic noise. The C3.0 Road and Railway Assets Code provides controls to ensure residential amenity in proximity to major roads.

A Noise Assessment for the application provides recommendations for the construction of future buildings, to meet the noise attenuation requirements of the Road and Railway Assets Code under standard *C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area*. No use or development is proposed; however, by identifying measures that would enable future development under the code, the report illustrates that:

- The State Planning Provisions (SPPs) will be sufficient to ensure that any future development for sensitive use is appropriately designed and sited; and
- Future development would be able to comply with the SPPs.

⁴ Southern Tasmania Regional Planning Project, (2024), *Southern Tasmania Regional Land Use Strategy State of Play Report*, p. 63.

Council's Environmental Health Officer has reviewed the Noise Assessment and agrees with the findings of the report, as detailed in the referral comments at Attachment 2 – Internal Referral Reports.

Local Strategy and Policy

The *Glenorchy Strategic Plan 2023–2032* guides Council's direction and activities in line with the *City of Glenorchy Community Plan 2015-2040*. The proposed amendment aligns with several of the Strategic Plan's objectives and strategies that implement the Community Plan's goals. Specifically, the rezoning would allow for optimised use of land for housing in an area well-served by transport options. This aligns with objectives and strategies to deliver the community goals of *making lives better*, *being open for business*, *leading our community* and *valuing our environment*.

The amendment aligns with the relevant Council policies:

- The *Statement of Commitment on Housing*, which includes a commitment to, 'As a planning authority, seek opportunities to zone land so it can provide for a diverse range of housing developments, and efficiently assess rezoning, housing and subdivision proposals.' Council officers support the rezoning to optimise the opportunity for residential development on the land.
- Council's *Stormwater Management Policy*, *Waste Services Policy* and *Footpaths Policy*, which while not directly relevant to the planning scheme amendment, will apply to any future development proposals.

Regional Strategy and Policy

Regional planning strategy and policy is contained in the *Southern Tasmania Regional Land Use Strategy 2010-2035* (STRLUS).

The amendment is consistent with the STRLUS, as it will:

- Rezone land within the Urban Growth Boundary to a zone that facilitates urban density development opportunities, and
- Assist Glenorchy to reach its greenfield development targets at appropriate density levels.

The STRLUS is currently undergoing review and update⁵. As part of this process, a State of Play Report⁶ has been prepared to understand the status of key issues in the region. The State of Play Report reinforces the importance of achieving compact, efficient urban growth with suitable housing options on land that optimises infrastructure efficiencies, is close to employment opportunities and services, is not subject to natural hazards and doesn't impact on natural assets or heritage values. The proposed amendment provides an opportunity for more housing on land that meets all of these criteria.

State Strategy and Policy

LUPAA provides the legislative framework for the Tasmanian Planning System, with the overarching strategic objectives embodied in Schedule 1 of the Act. The amendment furthers the LUPAA Schedule 1 Objectives by promoting sustainable and orderly development through the more efficient use of underutilised, serviced, urban land.

The planning system is also required to be consistent with the State Policies, which articulate strategic policy directions on matters of State significance. There are three State Policies in effect⁷, relating to agricultural land, coastal values and water quality management. The proposed amendment will not

⁵ <https://www.shapingtasmania.com.au/>

⁶ Southern Tasmania Regional Planning Project, (2024), *Southern Tasmania Regional Land Use Strategy State of Play Report*

⁷ https://www.dpac.tas.gov.au/divisions/policy/state_policies

convert agricultural land, does not impact on any coastal values, and does not directly affect water quality, noting that any future development would be subject to the requirements of the *Urban Drainage Act 2013*.

The *National Environment Protection Measures* (NEPMs) are also taken to be State Policies in Tasmania. The relevant NEPM for this amendment is *Assessment of Site Contamination*, which governs site contamination assessment to provide adequate protection of human health and the environment. The amendment accords with the NEPM as expert analysis did not identify any likelihood of contamination of the land.

Technical requirements

The amendment utilises the tools available under the State Planning Provisions without modification, addition or substitution, and is consistent with the requirements under *Section 8A Guideline No 1 – Local Provisions Schedule (LPS): zone and code application*. All the requirements for the contents of LPSs⁸ are met, no local provisions are proposed for the land, and the amendment will have no impact on any adjacent municipality.

Full details of the assessment against the LPS Criteria are set out in Appendix A – Statutory Assessment.

CONCLUSIONS ON THE AMENDMENT

The amendment seeks to rezone a small area of land within the Urban Growth Boundary from Particular Purpose Zone – Future Road Corridor to General Residential.

The existing zoning constrains the use of the land, which is no longer needed for future road development. The proposed zoning is consistent with the remainder of the site and the surrounding land, and supports optimisation of future use and development for increased housing opportunities. The amendment will have minimal impacts on the environment, local infrastructure and adjacent land uses.

The amendment aligns with local, regional and strategic land use strategies and policies, as well as with the technical requirements for zone application.

The amendment meets the LPS criteria and may be prepared by the planning authority.

Recommendation:

- A. That, pursuant to section 40D (a)(i) of the *Land Use Planning and Approvals Act 1993*, the planning authority agrees to prepare Amendment PLAM-25/02 to the *Glenorchy Local Provisions Schedule* for partial rezoning of 584 Main Road, Granton as shown in **Attachment 1**.
- B. That, having decided to prepare the amendment, the planning authority certifies pursuant to section 40F of the *Land Use Planning and Approvals Act 1993* that the draft amendment meets the requirements of the Act.
- C. That, in accordance with section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment on public exhibition for a period of 28 days.

⁸ s. 32 of LUPAA

Attachments

Attachment 1 – Amendment Documents

Attachment 2 – Internal Referral Reports

Attachment 3 – Applicant's Amendment Application Documents

APPENDIX A – STATUTORY ASSESSMENT

Response to Local Provisions Schedule criteria – LUPAA s. 34(2)

Section 34(2) of LUPAA requires a relevant planning instrument to meet all of the following criteria.

(a) contains all the provisions that the SPPs specify must be contained in an LPS

The State Planning Provisions (SPPs) include requirements for LPSs at clause *LP1.0 Local Provisions Schedule Requirements*. The requirements relate to the structure, scope, content and mapping of local provisions and the local application of state provisions.

No local provisions or amendments to Code overlays or Code lists are proposed, and the mandatory LPS requirements specified in clauses LP1.1 and LP1.3 – LP1.8 do not apply. The amendment would modify the zone application map in accordance with clause *LP1.2 Zone Maps*, as shown at Attachment 1.

Criterion (a) is met.

(b) is in accordance with section 32

This section identifies the contents of an LPS with reference to the mandatory and non-mandatory SPP requirements, as well as the scope of regulation that a planning scheme may encompass, and criteria for the inclusion of local provisions.

The amendment would modify the zone application map as allowed under this section and does not include any additional local provisions.

Criterion (b) is met.

(c) furthers the objectives set out in Schedule 1 of LUPAA

Assessment of the amendment against the Schedule 1 Objectives is provided in the following table.

Part 1 Objectives	Comment
(a) <i>to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The proposed rezoning will improve the opportunity for development of marginal land that makes a negligible contribution to any ecological process or genetic diversity.
(b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water</i>	The rezoning would increase the consistency of zone application in the area, allowing for a more efficient future development layout both on the site and in the context of potential future road connections to adjoining land.
(c) <i>to encourage public involvement in resource management and planning</i>	The statutory process for assessment of amendments involves a public notification period. Any representations received will be considered by the planning authority. The planning authority is required to report on any representations to the Tasmanian Planning Commission, which in turn may hold public hearings into representations.
(d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	The land is no longer needed for any future road expansion. The rezoning will facilitate improved density yield for the site, providing for a modest increase in population supporting the viability of nearby activity centres at Claremont and Brighton and contributing to local labour supply.
(e) <i>to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</i>	The amendment application was referred to the Department of State Growth as the authority of the adjoining road asset associated with the current zoning; they indicated no objection to the proposal. Community, industry and other government agencies will have the opportunity to comment on the amendment controls during the exhibition process.

Part 2 Objectives	
(a) <i>to require sound strategic planning and co-ordinated action by State and local government</i>	The amendment represents sound strategic planning by contributing to the supply of serviced residential land within the urban growth boundary, which is consistent with the surrounding land use and development. In addition, the rezoning reflects the alignment of local planning controls with the strategic direction of the Department of State Growth in relation to its Brooker Highway asset, for which the subject land is no longer required.
(b) <i>to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</i>	The amendment uses a zone from the suite of zones available under the SPPs, applied in accordance with the regional strategy and the <i>Section 8A Guidelines</i> . No local provisions are proposed.
(c) <i>to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land</i>	The land does not contain any identified natural values. The proposed rezoning would contribute to potential housing supply, helping to mitigate housing stress, support labour supply and the reinforce viability of nearby activity centres.
(d) <i>to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels</i>	As detailed in this document, the amendment aligns with local, regional and State strategies and policies under the Tasmanian Resource Management and Planning System.
(e) <i>to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</i>	No combined planning permit application is proposed.

<p>(f) <i>to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation</i></p>	<p>Supporting documentation for the amendment (Attachment 3) demonstrates that:</p> <ul style="list-style-type: none"> • Potential land contamination (that could impact on health) is unlikely on the site, and the <i>C14.0 Potentially Contaminated Land Code</i> would therefore not apply; and • The existing SPP controls under the <i>C3.0 Road and Railway Assets Code</i> are sufficient to provide for the health and wellbeing of any potential future sensitive use on the land with respect to proximity to Brooker Highway.
<p>(g) <i>to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i></p>	<p>The land is not a local heritage place, in a local heritage precinct or historic landscape precinct, or a place or precinct of archaeological potential, and does not contain any significant trees. The supporting documentation provides a review of the site history and has not identified any informal heritage values.</p> <p>The closest site listed on the Tasmanian Heritage Register is the Old St Peter's Cemetery, over 300m from the site and 400m from land proposed for rezoning. A search of the Aboriginal Heritage Register did not identify any registered Aboriginal relics or apparent risk of impacting registered Aboriginal relics. Any future development proposal would be subject to the <i>Aboriginal Heritage Act 1975</i>.</p>
<p>(h) <i>to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community</i></p>	<p>The land is no longer required for Brooker Highway expansion and the current zoning is therefore redundant. The site is in an urban area serviced by roads, reticulated utilities and social infrastructure. TasWater has indicated no objection to the amendment.</p>
<p>(i) <i>to provide a planning framework which fully considers land capability.</i></p>	<p>The current zoning restricts utilisation of the land to purposes for which it is no longer required, or is otherwise unsuited to. The proposed rezoning will allow for realisation of the full capability of the land and the site of which it forms part.</p>

Criterion (c) is met.

(d) is consistent with each State policy;

Assessment of the amendment against the various State policies is provided in the following table.

State Policy	Comment
<i>State Policy on the Protection of Agricultural Land 2000.</i>	The amendment does not involve the conversion of prime agricultural land to non-agricultural use. The land's agricultural capability is identified in LISTmap as Class 4, meaning "Land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops," which equates to a moderate level of capability. The 3,261m ² area of land in question is not sufficient to support agricultural grazing, and the land use 2021 data set identifies the use of the land as "Rural residential without agriculture use."
<i>State Policy on Water Quality Management 1997</i>	The proposed amendment <i>per se</i> would not result in an increase in sediment transport to surface waters. Any future development would be subject to the requirements of the <i>Urban Drainage Act 2013</i> .
<p><i>State Coastal Policy 1996</i></p> <p>Under the <i>State Coastal Policy Validation Act 2003</i>, the coastal zone includes all land to a distance of 1km inland from the high water mark.</p> <p>Principles:</p> <ul style="list-style-type: none"> ▪ Natural and cultural values of the coast shall be protected. 	The land is approximately 390m from the high water mark. No specific natural or cultural coastal values are identified on the site, which lies entirely outside the overlays for the C6.0 Local Historic Heritage Code, C7.0 Natural Assets Code, C8.0 Scenic Protection Code, C10.0 Coastal Erosion Hazard Code and C11.0 Coastal Inundation Hazard Code. The proposed rezoning will enable more efficient use and development of the land, supporting sustainable development goals. Any future development will be subject to the planning scheme SPP controls, which contribute to the integrated management and protection of the land.

<ul style="list-style-type: none"> ▪ The coast shall be used and developed in a sustainable manner. ▪ Integrated management and protection of the coastal zone is a shared responsibility. 	
<p><i>National Environmental Protection Measures</i></p> <p>National Environment Protection Measures (NEPM) are automatically adopted as State Policies under section 12A of the <i>State Policies and Projects Act 1993</i> and are administered by the Environment Protection Authority.</p> <p>The NEPMs relate to:</p> <ul style="list-style-type: none"> ▪ Air Toxics ▪ Ambient Air Quality ▪ Assessment of Site Contamination ▪ Deisel Vehicle Emissions ▪ Movement of Controlled Waste ▪ National Pollutant Inventory ▪ Used Packaging <p>Principle 5 of the NEPMs states that planning authorities <i>'that consent to developments, or changes in land use, should ensure a site that is being considered for development or a change in land use, and that the authorities ought reasonably know if it has a history of</i></p>	<p><u>Air Toxics</u></p> <p>Relates to improving the information base regarding ambient air toxics in order to facilitate development of standards – not relevant to the proposal.</p> <p><u>Air quality</u></p> <p>Relates to achieving air quality standards as assessed in accordance with specific monitoring protocol.</p> <p>No development is proposed and the rezoning will not have any direct impact on air quality. The rezoning will not facilitate any activities identified under the Attenuation Code as having potential to cause emissions and the land is not within the attenuation area of any such existing use.</p> <p><u>Contamination</u></p> <p>A Preliminary Site Investigation undertaken by Geo-Environmental Solutions (refer to the application documents at Attachment 3) for the amendment found that no sources of contamination or areas of potential concern have been identified, and that no contaminants of potential concern are likely to be present at the site.</p> <p><u>Deisel Vehicle Emissions</u></p> <p>Relates to reducing exhaust emissions from diesel vehicles – not relevant to the proposal.</p>

<p><i>use that is indicative of potential contamination, is suitable for its intended use.</i></p>	<p><u>Movement of Controlled Waste</u></p> <p>Relates to interstate transport of controlled wastes. The proposed rezoning will not facilitate uses that generate or manage hazardous waste, as such uses are prohibited in the General Residential Zone.</p> <p><u>National Pollutant Inventory</u></p> <p>Relates to collecting and disseminating information relating to emissions and transfer of specified substances – not relevant to the proposal.</p> <p><u>Used Packaging</u></p> <p>Relates to encouraging re-use and recycling of used packaging. Recycling and Waste Disposal is a prohibited use class in the General Residential Zone. However, the zone includes standard 8.4.8 <i>Waste storage for multiple dwellings</i>, which supports recycling by mandating sufficient storage for waste and recycling bins.</p>
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Criterion (d) is met.

(da) satisfies the relevant criteria in relation to the TPPs;

The Tasmanian Planning Policies have not been implemented.

(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates;

The regional land use strategy for Glenorchy is the *Southern Tasmanian Regional Land Use Policy 2010-2035* (STRLUS). Comments against the relevant STRULS strategies are provided below.

Relevant STRLUS strategies	Comment
<p>Biodiversity and Geodiversity</p> <p>BNV 1: Maintain and manage the region's biodiversity and ecosystems and their resilience to the impacts of climate change.</p> <p>BNV 2: Protect threatened vegetation communities, flora and fauna species, habitat for threatened species and places important for building resilience and adaptation to climate change for these.</p> <p>BNV 3: Protect the biodiversity and conservation values of the Reserve Estate.</p> <p>BNV 4: Recognise the importance of non land use planning based organisations and their strategies and policies in managing, protecting and enhancing natural values.</p> <p>BNV 5: Prevent the spread of declared weeds under the Weed Management Act 1999 and assist in their removal.</p> <p>BNV 6: Geodiversity.</p>	<p>There are no identified native vegetation communities, flora or fauna of conservation significance or threatened status, geoconservation site or declared weeds on the site.</p> <p>Optimising the development potential of urban land helps reduce incremental pressure on land containing biodiversity and conservation values.</p>
<p>Water resources</p> <p>WR 1: Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries.</p> <p>WR 2: Manage wetlands and waterways for their water quality, scenic, biodiversity, tourism and recreational values.</p> <p>WR 3: Encourage the sustainable use of water to decrease pressure on water supplies and reduce long term cost of infrastructure provision.</p>	<p>There is no watercourse, wetland, riparian vegetation or waterway and coastal protection area on the site.</p> <p>The site is in an area serviced by fully reticulated utilities, including water supply. Optimising the use of service land reduces pressure on infrastructure expansion.</p> <p>Any future development would be subject to the requirements of the <i>Urban Drainage Act 2013</i>.</p>

<p>The Coast</p> <p>C 1: Maintain, protect and enhance the biodiversity, landscape, scenic and cultural values of the region's coast.</p> <p>C2: Ensure use and development in coastal areas is responsive to effects of climate change including sea level rise, coastal inundation and shoreline recession.</p>	<p>The proposed rezoning will not impact on coastal values.</p> <p>The site's access strip is approximately 73m from the coastline, with the site proper ~217m and the subject land ~388m from the coastline, with an elevation of ~15-25m AHD. The entire site is outside the coastal inundation hazard bands, coastal erosion hazard areas and future coastal refugia area.</p>
<p>Managing Risks and Hazards</p> <p>MRH 1: Minimise the risk of loss of life and property from bushfires.</p> <p>MRH 2: Minimise the risk of loss of life and property from flooding.</p> <p><i>MRH 2.1: Provide for the mitigation of flooding risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by avoiding locating sensitive uses in flood prone areas.</i></p> <p><i>MRH 2.2: Include provisions in the planning scheme for use and development in flood prone areas based upon best practice in order to manage residual risk.</i></p> <p>MRH 3: Protect life and property from possible effects of land instability.</p> <p>MRH 4: Protect land and groundwater from site contamination and require progressive remediation of contaminated land where a risk to human health or the environment exists.</p>	<p>The site is not in a bushfire-prone area or landslip hazard band, and does not contain acid sulphate soils. Dispersive soils are not formally mapped in Tasmania; however, the site lies outside the risk areas identified in the State government reference document⁹.</p> <p>The amendment application documents include a site analysis establishing a low likelihood of the land being contaminated, and the proposed rezoning will not facilitate any potentially contaminating activities.</p> <p>The site includes a mapped flood-prone area that extends marginally into the land proposed for rezoning (Figure 3).</p>

⁹ Hardie, M. (2009). *Dispersive Soils and their Management – Technical Reference Manual*, Department of Primary Industries and Water, Tasmania (https://nre.tas.gov.au/Documents/DPIW_DSM_Manual_April2009.pdf)

MRH 5: Respond to the risk of soil erosion and dispersive and acid sulphate soils.



Figure 3 - Extent of flood-prone area overlay on subject land (annotated LISTmap accessed 11/08/2025)

The area is approximately 52m², insufficient to contain a sensitive use in its own right. The provisions of the C12.0 Flood-Prone Areas Hazard Code will apply to any development within the flood-prone area, including subdivision, which will ensure that any future use or development is able to achieve a tolerable risk from flood.

Cultural Values

CV 1 Recognise, retain and protect Aboriginal heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.

CV 2: Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.

The amendment will not impact on any cultural values. The site does not contain any registered Aboriginal relics, nor listed historic heritage, landscape or archaeological values. In addition, a desktop review of archive materials conducted by the applicant did not identify any informal heritage values.

<p>CV 3: Undertake the statutory recognition (listing) and management of heritage values in an open and transparent fashion in which the views of the community are taken into consideration.</p> <p>CV 4: Recognise and manage significant cultural landscapes throughout the region to protect their key values.</p> <p>CV 5: Recognise and manage archaeological values throughout the region to preserve their key values.</p>	
<p>Recreation and Open Space</p> <p>ROS 1: Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and well being, amenity, environmental sustainability and the economy.</p> <p>ROS 2: Maintain a regional approach to the planning, construction, management, and maintenance of major sporting facilities to protect the viability of existing and future facilities and minimise overall costs to the community.</p>	<p>Council's Property Management Officer has reviewed the proposal and advises that the land proposed for rezoning has limited suitability for use as public open space (refer to Attachment 2 Internal Referral Reports).</p> <p>The area is served by nearby public open space and recreational facilities, including foreshore reserves, Goulds Lagoon Sanctuary and walking trails. A golf course, tennis courts and bowling club are located within 5km of the site, at Claremont.</p>
<p>Social Infrastructure</p> <p>SI 1: Provide high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives.</p> <p>SI 2: Provide for the broad distribution and variety of social housing in areas with good public transport accessibility or in proximity to employment, education and other community services.</p>	<p>The area is well serviced by public and private schools, community health facilities and public transport. Claremont Activity Centre is within 4km of the site, providing a range of services and employment opportunities, while industrial land at Whitestone Point also provides for local employment.</p>
<p>Physical Infrastructure</p>	

<p>PI 1: Maximise the efficiency of existing physical infrastructure.</p> <p>PI 2: Plan, coordinate and deliver physical infrastructure and servicing in a timely manner to support the regional settlement pattern and specific growth management strategies.</p>	<p>The site is in an area serviced by fully reticulated utilities including water, sewer, stormwater and electricity. The proposed rezoning will allow for better utilisation of serviced land, maximising infrastructure efficiency.</p>
<p>Land Use and Transport Integration</p> <p>LUTI 1: Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.</p>	<p>The current zoning of the land as Particular Purpose Zone – Future Road Corridor infers a role in providing for road infrastructure. However, the Department of State Growth has confirmed that the land is no longer needed for any upcoming projects (refer to the application documents at Attachment 3).</p> <p>The site has a frontage to Main Road with a bus stop in close proximity. The proposed rezoning will maximise the opportunity for residential use and development on land that is served by public and private transport infrastructure.</p> <p>In addition, an approved subdivision on the adjoining property to the south, at 580 Main Road, includes provision for a future road connection with the subject site. The adjoining property to the north at 590 Main Road provides a similarly large parcel that is likely to be suitable for future subdivision. The proposed rezoning will maximise flexibility for a future subdivision of the site, including providing efficient road connections with adjoining lots.</p>
<p>Tourism</p> <p>T 1: Provide for innovative and sustainable tourism for the region.</p>	<p>The area does not have significant landscape features requiring protection or likely to facilitate major tourism opportunities. The proposed General Residential zoning provides for Visitor Accommodation as a Permitted use.</p>

Strategic Economic Opportunities SEO 1: Support and protect strategic economic opportunities for Southern Tasmania.	The site is not in an area identified for strategic economic potential.
Productive Resources PR 1: Support agricultural production on land identified as regionally significant by affording it the highest level of protection from fettering or conversion to non-agricultural uses. PR 2: Manage and protect the value of non-significant agricultural land in a manner that recognises sub-regional diversity in land and production characteristics. PR 3: Support and protect regionally significant extractive industries. PR 4: Support the aquaculture industry. PR 5: Support the forest industry.	While the current zoning allows for Resource Development, the land does not contain agricultural values nor support any existing agricultural or productive resource use. Optimising the development potential of urban land helps reduce incremental pressure on land containing agricultural or other resource values.
Industrial Activity IA 1: Identify, protect and manage the supply of well-sited industrial land that will meet regional need across the 5, 15 and 30 year horizons. IA 2: Protect and manage existing strategically located export orientated industries. IA 3: Ensure industrial development occurs in a manner that minimises regional environmental impacts and protects environmental values.	The land proposed for rezoning is not suitable for industrial use, given its limited area, linear dimensions and the residential zoning of the remainder of the site and the adjoining properties.
Activity Centres AC 1: Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant	

<p>and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.</p> <p>AC 2: Reinforce the role and function of the Primary and Principal Activity Centres as providing for the key employment, shopping, entertainment, cultural and political needs for Southern Tasmania.</p> <p>AC 3: Evolve Activity Centres focussing on people and their amenity and giving the highest priority to creation of pedestrian orientated environments.</p>	<p>The proposed rezoning supports the functioning of the nearby Activity Centres by contributing to increased housing density, and therefore population capacity, for the site.</p>
<p>Settlement and Regional Development</p> <p>SRD 1: Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.</p> <p><i>SRD 1.1: Implement the Regional Settlement Strategy and associated growth management strategies through planning schemes.</i></p> <p><i>SRD 1.5: Ensure land zoned residential is developed at a minimum of 15 dwellings per hectare (net density).</i></p> <p>SRD 2: Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.</p> <p><i>SRD 2.1: Ensure residential growth for Greater Hobart occurs through 50% infill development and 50% greenfield development.</i></p>	<p>The land is a greenfield site located within the urban growth boundary. The proposed rezoning would contribute to the stock of greenfield urban land and facilitate achievement of urban densities of a minimum of 15 dwellings per hectare in line with the Regional Settlement Strategy, by increasing the developable area of the site.</p> <p>In terms of land release sequencing, the <i>Section 8A Guidelines</i>¹⁰ have recently been amended to require a Precinct Structure Plan to support the application of a ‘higher-order’ urban zone (including the General Residential Zone) within Greater Hobart, unless there is a concurrent development application. No development application is proposed.</p> <p>Precinct Structure Plans ‘guide the management of settlements and land use and development changes by integrating and coordinating</p>

¹⁰ Tasmanian Planning Commission, (2025), *Guideline No. 1 Local Provisions Schedule (LPS): zone and code application*, (<https://www.planning.tas.gov.au/assessment-resources/section-8a-guidelines>).

<p><i>SRD 2.4: Recognise that the Urban Growth Boundary includes vacant land suitable for land release as greenfield development through residential rezoning as well as land suitable for other urban purposes including commercial, industrial, public parks, sporting and recreational facilities, hospitals, schools, major infrastructure, etc.</i></p> <p><i>SRD 2.5: Implement a Residential Land Release Program that follows a land release hierarchy planning processes as follows: 1. Strategy (greenfield targets within urban growth boundary); 2. Conceptual Sequencing Plan; 3. Precinct Structure Plans (for each Greenfield Development Precinct); 4. Subdivision Permit; and 5. Use and Development Permit.</i></p> <p><i>SRD 2.8: Aim for the residential zone in planning schemes to encompass a 10 to 15 year supply of greenfield residential land when calculated on a whole of settlement basis for Greater Hobart.</i></p>	<p>future land uses, development and infrastructure provision at a local level in a sustainable and orderly manner¹¹.</p> <p>The <i>Section 8A Guidelines</i> provide guidance to Councils but do not form part of the LPS Criteria (s34 of LUPAA). In this instance, no Precinct Structure Plan or concurrent development application is required, as:</p> <ul style="list-style-type: none"> • The area of land for which rezoning is proposed – ~3,261m² or 0.33ha – is minor and does not constitute a ‘precinct’; • The land is already in a serviced suburban area; and • The provision of suitable road and services connections is governed under the subdivision standards for the General Residential Zone that is proposed for the land.
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Criterion (e) is met.

(f) has regard to the strategic plan, prepared under [section 66 of the Local Government Act 1993](#), that applies in relation to the land to which the relevant planning instrument relates

The municipal strategic plan is the *Glenorchy Strategic Plan 2023-2032*. The amendment is consistent with the following objectives and strategies.

¹¹ State Planning Office, (2022), *Draft Structure Plan Guidelines*, Department of Premier and Cabinet
(https://www.stateplanning.tas.gov.au/data/assets/pdf_file/0007/540646/Appendix-A-Draft-Structure-Plan-Guidelines-Consultation-Draft-November-2022.pdf)

Relevant Glenorchy Strategic Plan Objectives	Comment
<p>Making Lives Better</p> <p>We deliver services to meet our community's needs.</p> <ul style="list-style-type: none"> • <i>Identify and engage in partnerships that provide services effectively to our community.</i> <p>We champion greater opportunities for our community.</p> <ul style="list-style-type: none"> • <i>Work with others to improve access to housing and transport choices for our community.</i> 	<p>The site is serviced by Council stormwater mains and a Council road. Better utilisation of serviced land improves the efficiency and effectiveness of service provision.</p> <p>The rezoning will increase the capacity of the site to deliver housing in a location serviced by public transport.</p>
<p>Open for Business</p> <p>We value our community by delivering positive experiences.</p> <ul style="list-style-type: none"> • <i>Work constructively with the development sector and our community to enable acceptable development opportunities.</i> <p>We encourage responsible growth for our city.</p> <ul style="list-style-type: none"> • <i>Plan for the orderly future growth of our City, with particular focus on structure planning for the Northern Suburbs Transit Corridor and at Granton.</i> 	<p>Council officers support the proposed rezoning and seek an efficient assessment of the application, including minimising unnecessary administrative overhead such as structure planning for the rezoning of a ~3,261m² area of land.</p> <p>The proposed zoning aligns with that of surrounding land and the remainder of the site and will support orderly future growth by allowing for optimised subdivision layout that fully utilises the capacity of the land.</p>

<p>Leading Our Community</p> <p>We are a leader and partner that acts with integrity and upholds our community's best interests.</p> <ul style="list-style-type: none"> • <i>Make informed decisions that are open and transparent and in the best interests of our community.</i> • <i>Ensure our City is well planned and prepared to minimise the impact of emergency events and is resilient in responding to and recovering from them.</i> <p>We responsibly manage our community's resources to deliver what matters most.</p> <ul style="list-style-type: none"> • <i>Manage the City's assets responsibly for the long-term benefit and growth of our community.</i> • <i>Deploy the Council's resources effectively to deliver value while being financially responsible.</i> 	<p>The decision to prepare a planning amendment is made by the Glenorchy Planning Authority, with the Agenda and Minutes publicly available from Council's website.</p> <p>The site is ~4.5km from the nearest ambulance station at Bridgewater and ~5.5km from the Claremont station, and a similar distance from local fire stations.</p> <p>Rezoning to maximise the opportunity for use and development of serviced land supports responsible management of the City's assets by improving return on investment and reducing pressure for asset expansion.</p>
<p>Valuing Our Community</p> <p>We protect and manage our City's natural environment and special places now and for the future.</p> <ul style="list-style-type: none"> • <i>Identify and protect our natural values and special places including Wellington Park and the River Derwent foreshore.</i> <p>We improve the quality of our urban and rural areas as places to live, work and play.</p> <ul style="list-style-type: none"> • <i>Working proactively with providers, manage the City's transport infrastructure sustainably to secure accessible, safe and reliable transport options for everyone.</i> 	<p>The site does not contain any identified natural or cultural values. Optimising the use of land that is free of these constraints assists in reducing pressure on land that does contain these values.</p> <p>Supporting increased population helps ensure the viability of public transport options.</p>

Criterion (f) is met.

(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates;

Brighton and Clarence are the only two 'adjacent' municipal areas to Glenorchy that currently operate under the Tasmanian Planning Scheme. However, both these municipalities are across the Derwent River, nearly 900m away, and the impacts of this proposed planning scheme amendment are primarily local. As the amendment seeks to rezone a small area of land to align with the existing zoning on the remainder of the site and the surrounding area, it is considered that there is no practical or strategic advantage in seeking to coordinate the application of the zone with the LPS controls across the river, and the amendment can be considered to satisfy this requirement.

Criterion (g) is met.

(h) has regard to the safety requirements set out in the standards prescribed under the [Gas Safety Act 2019](#).

The site is not in the vicinity of the declared gas pipeline planning corridor or any gas secondary distributor pipeline. Criterion (h) is met.

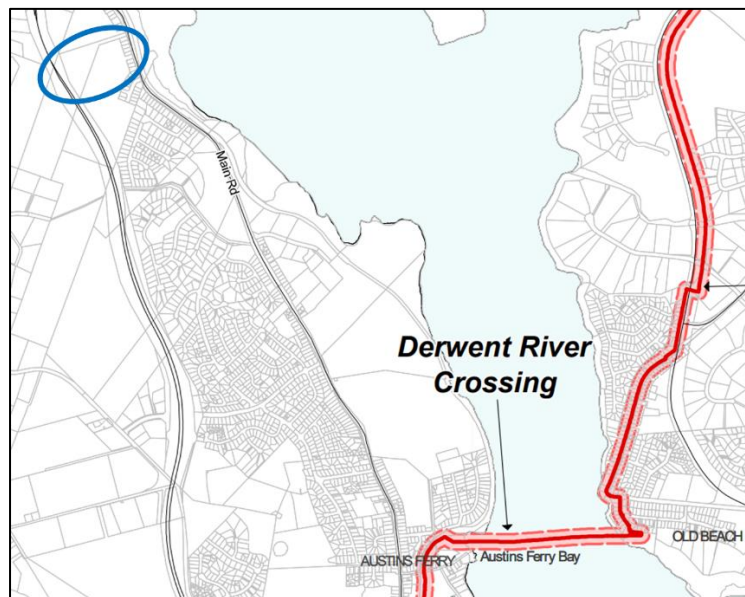


Figure 4 - Site location (blue) relative to declared gas pipeline planning corridor (red)

6. CLARIFICATION OF GPA DECISION OF 11 AUG 2025– 168A ABBOTSFIELD ROAD CLAREMONT

Author: Paul Garnsey (Manager Development)

Qualified Person: Paul Garnsey (Manager Development)

Property ID: 9550943

REPORT SUMMARY

The purpose of this report is to ‘formally refuse’ an application brought to the Glenorchy Planning Authority on Monday 11 August 2025 which, due to a procedural matter, was left undecided.

REPORT IN DETAIL

At the Glenorchy Planning Authority meeting of 11 August 2025, elected members voted on a motion to approve 12 multiple dwellings in 168A Abbotsfield Road, Claremont (PLN-24-270).

The motion was lost (3-1) and it was clear from the ensuing discussion that the elected members were satisfied that the application had been refused. No further motion on the matter was put forward or debated.

Ordinarily, as is the case in Council meetings, a motion is determined by a simple majority of votes, which is all that is required to have certainty of decision.

However, when decisions are being made under the *Land Use Planning and Approvals Act 1993* (LUPAA), the rules are stricter.

Council (as a planning authority) must **formally decide** every discretionary application within a 42-day statutory timeframe.

‘Determine’ in this sense means that Council must explicitly decide to either:

- approve the application (with or without conditions); or
- refuse the application

within that 42-day statutory period.

If Council simply votes against a motion ‘to approve’, that does not count as a refusal – it leaves the matter undecided, leaving the matter open to be approved with other conditions or refused.

This procedural matter was not identified at the time and upon further review by Council officers after the meeting, it was determined that application PLN-24-270 was indeed left undetermined.

If an application is left undecided, then under s59 of LUPAA the application is a **deemed approval**, with conditions later set by the Tasmanian Civil and Administrative Tribunal (TASCAT).

To ensure a 'deemed approval' was not triggered, officers immediately sought a further extension of time from the applicant to allow the procedural matter to be ratified at the GPA meeting of 15 September 2025. After further discussions with the applicant the subsequent extension of time was withdrawn, and the application was ultimately refused under officer delegation.

There is uncertainty around the legal ability for an extension of time to be withdrawn, so out of an abundance of caution, this matter has now been brought back before the GPA to clarify their original intent and formally refuse the application.

Recommendation:

- A. That a permit for application PLN-24-270 for 12 multiple dwellings at 168A Abbotsfield Road, Claremont be REFUSED on the ground that the proposed density fails to provide a significant social and community benefit as required by clause 8.4.1 of the Tasmanian Planning Scheme - Glenorchy.