

PLANNING PROGRAM

Quarterly Report

1 July – 30 September

Q1

2021-22

Applications received.

For quarter one (Q1) of 2021/22 Council received **202** planning applications comprising of:

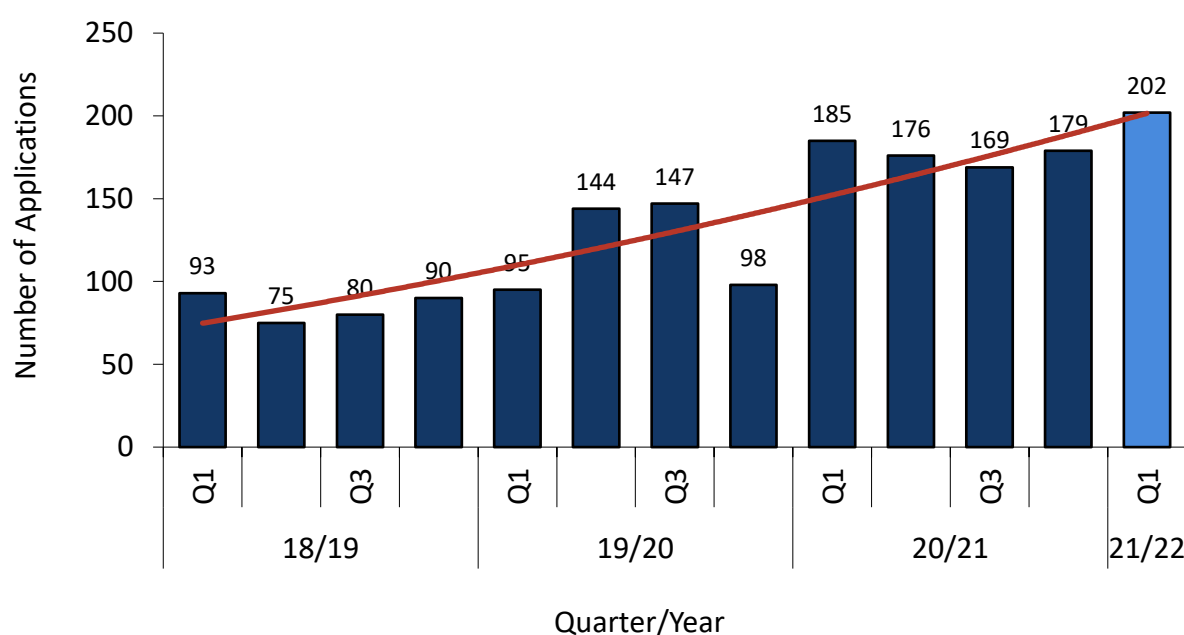
Applications Received	Q1 of 2021/2022	Previous quarter
Discretionary	127	116
Permitted	14	13
No Permit Required	42	31
Section 56	19	15
Total:	202	175

While there was a slight increase in the number of discretionary, permitted and S56 amendment applications, there was a clear spike in the number of NPR applications received, seeing an increase of 11 applications for this application type. This may be attributed to the current housing demand and market trends.

It is noted that the NPR certification does not result in a planning permit being issued. However, this is a service offered by Council and the time spent by planning staff to assess this application type is equivalent to that of a permitted planning application, where Council must grant a permit. The NPR applications contribute to, and are reflective of, the level of development activity in the municipality and should be represented in the over planning statistics.

There is an upward trend observed for the number of applications received for the first quarter of 2021/2022 performing well above the four-year rolling average of **133**(Fig. 1).

Fig 1: Planning Applications Received Per Quarter



Applications determined

In Q1 of 2021/22 there were 172 applications determined broken down into the following:

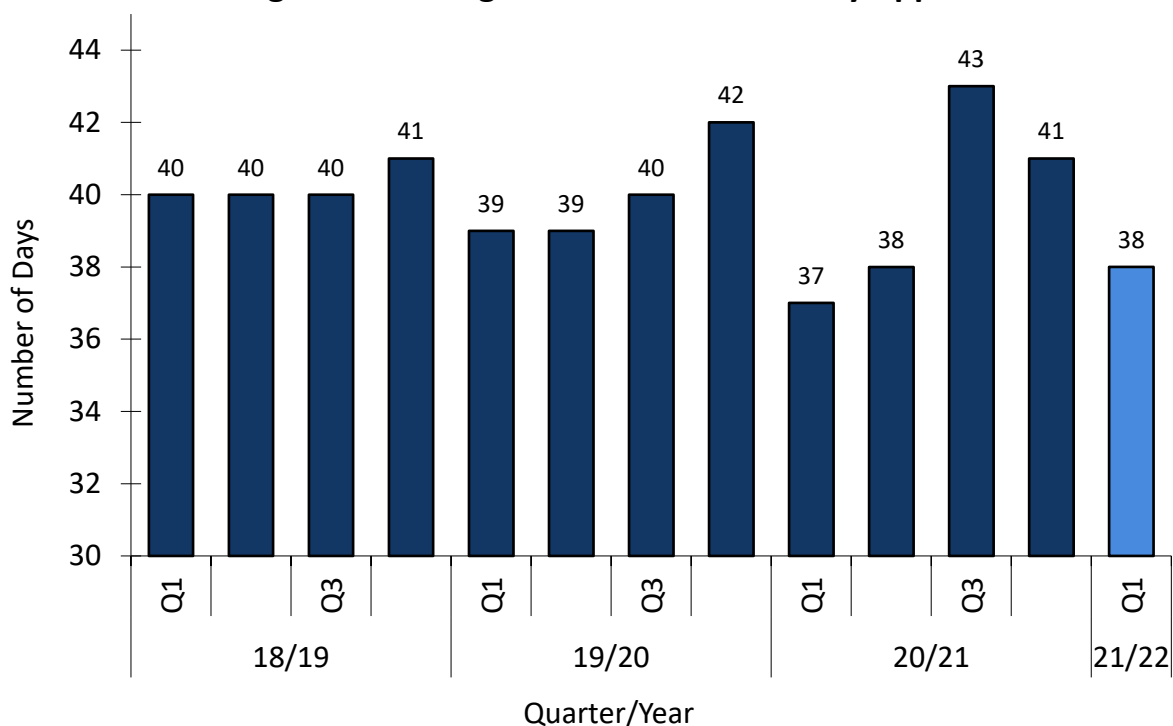
Applications determined	Q1 of 2021/2022	Previous quarter
Discretionary	114	118
Permitted	9	15
No Permit Required	30	31
Section 56	19	9
Total:	172	173

Application Processing Times

Discretionary Applications

The average processing time for discretionary applications decreased from 41 days in Q4 to 38 days in this first quarter of 2021/22 (Fig. 2).

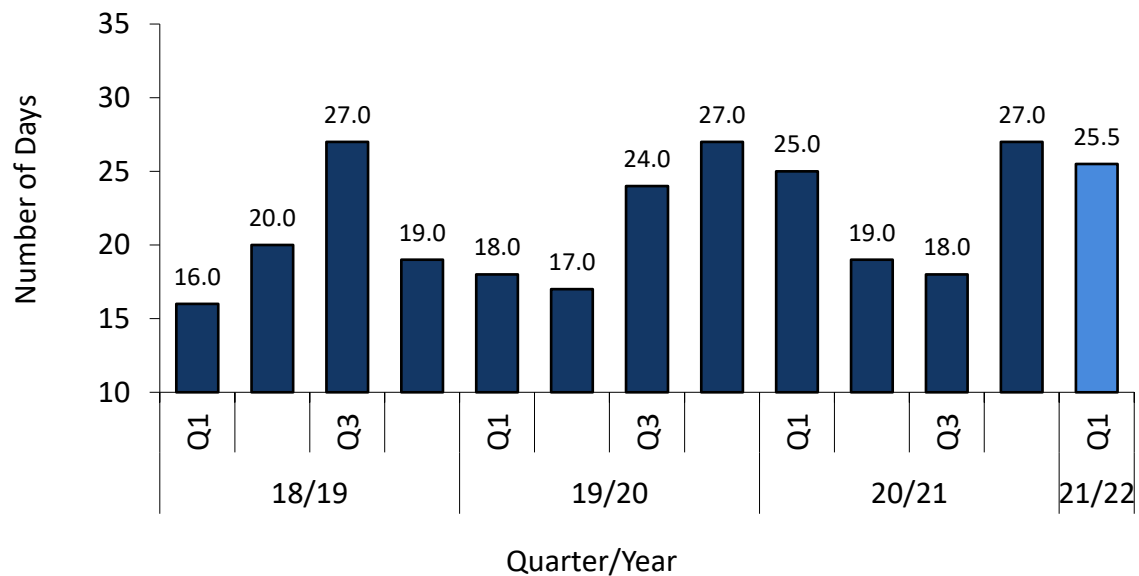
Fig 2: Processing Times for Discretionary Applications



Permitted Applications

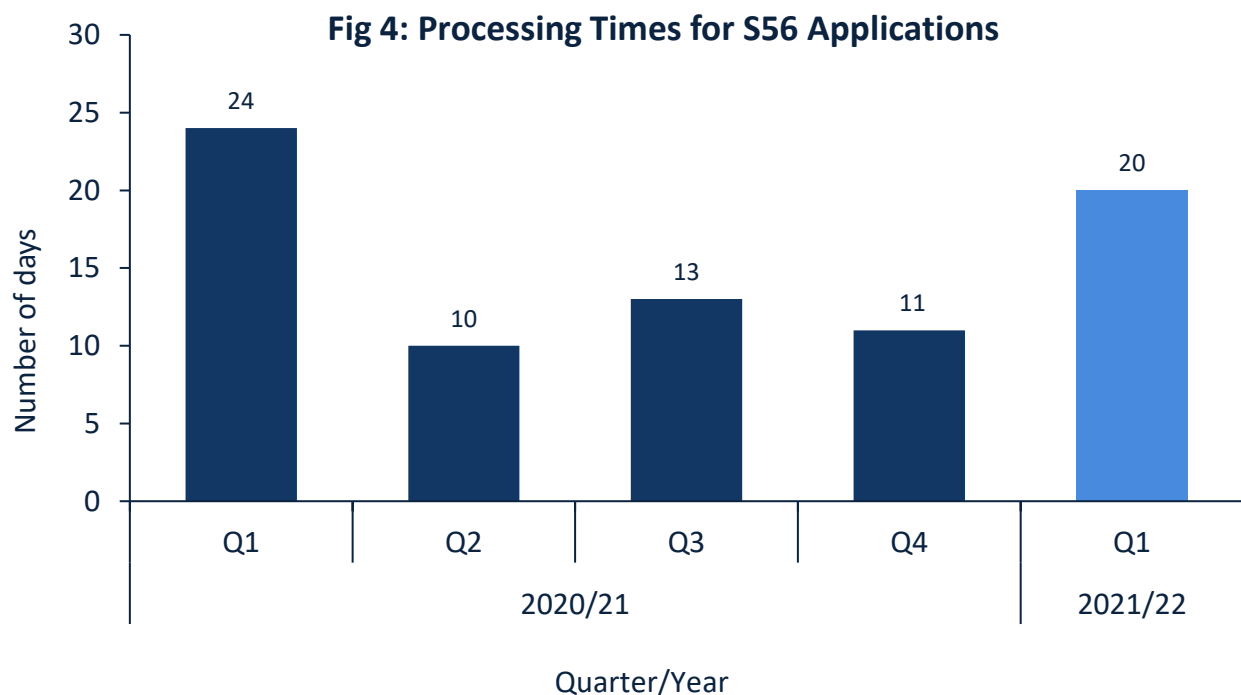
For permitted applications, the average processing time went down marginally from 27 days 25.5 days in this quarter (Fig. 3).

Fig 3: Processing Time for Permitted Applications



Section 56 Amendment Applications

The average processing time for S56 minor amendment applications increased from 11 days in the previous quarter to 20 days (Fig. 4). The Planning Authority has 28 days to determine a S56 minor amendment application.

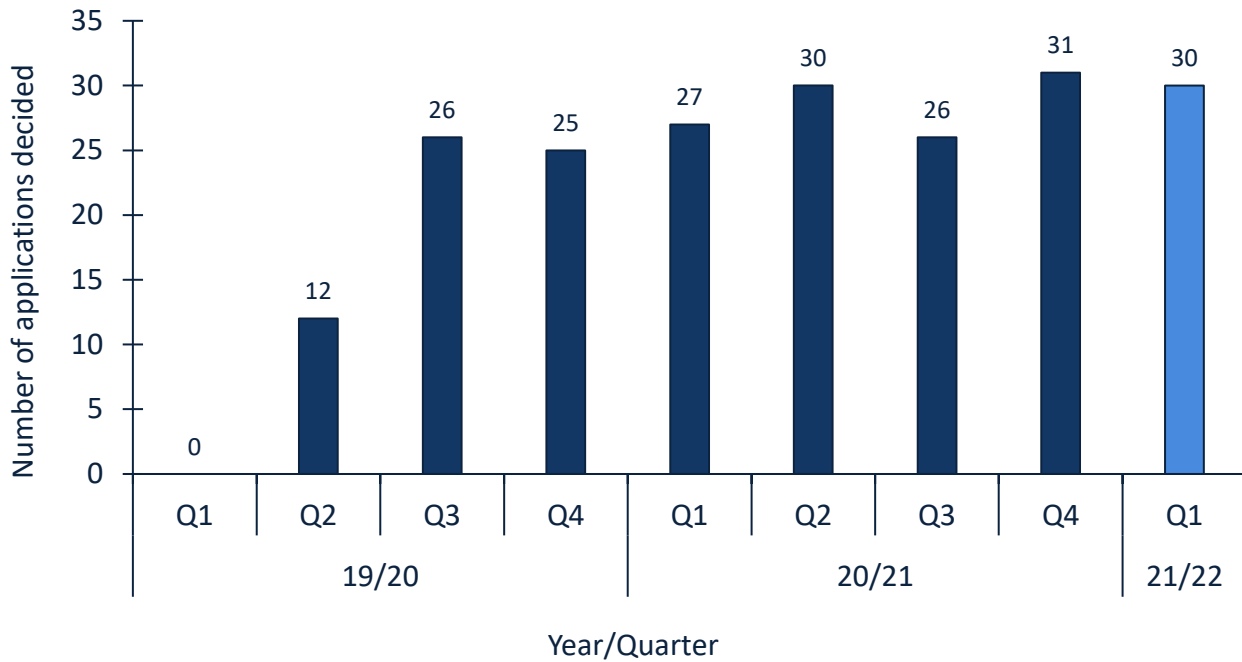


The processing times for Q1 remain within the 28-day and 42-day statutory time limits that apply to S56 minor amendment applications, permitted and discretionary applications respectively.

No Permit Required (NPR) Applications

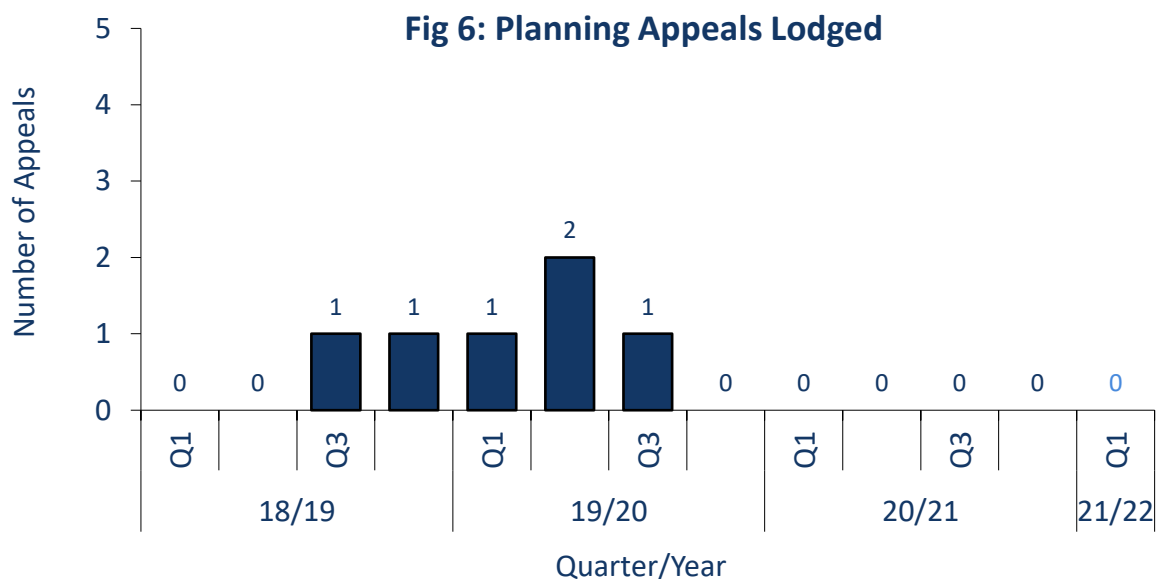
Thirty NPR applications were decided this quarter (Fig. 5).

Fig 5: Processing Times for No Permit Required Applications



Planning Appeals

There were no appeals lodged in the first quarter of 2021/22 (Fig. 6).



The emphasis continues to be placed on negotiation with the applicant (and occasionally, the representor) of any issues raised in the assessment of planning applications. This approach has contributed to fewer appeals to the Tasmanian Civil and Administrative Tribunal (TASCAT). It has also resulted in most appeals being mediated and settled without the need for a full hearing.

Major Applications Approved

During Q1, six major applications (planning permit applications with a value of \$1,000,000 or more) were received or approved. These applications were:

- PLN-18-256 Multiple dwellings (20) – 2 Nagel Place Glenorchy
- PLN-20-563 Multiple dwellings (10) – 21 Coleman Street Moonah
- PLN-21-068 Local shop (General Retail and Hire), Consulting rooms (business and professional services), Warehouses (Storage) and associated demolition – 37 Pitcairn Street Glenorchy
- PLN-21-131 Partial change of use to supermarket with additional retail tenancies, signage and associated building and works (General Retail and Hire) – Northgate 387-391 Main Road Glenorchy
- PLN-21-228 Library extension and deck – St Virgil’s College 195-229 Main Road Austins ferry
- PLN-21-352 Twenty-one apartments, private car park and office (Residential and Business and Professional Services) – 71 Hopkins Street Moonah.

Appendix 1 – Status Update of Planning Scheme Amendments

September Quarter (Q1) 2021-2022

Amendment Application Number	Address	Proposal	Status	Date Effective
PLS43A-20/01	1 & 1A Bournville Crescent, Claremont	To rezone from Recreation and Open Space to General Residential combined with a subdivision application four lots plus balance)	On exhibition	N/A
PLS43A-21/01	448-450 Main Road, Montrose	Rezone to Inner Residential combined with residential and office development	Not valid	N/A
PLAM-21/01	14A Colston Street Claremont, 5A Taree Street Chigwell, Edgar Street Claremont & 345 Main Road Glenorchy	To rezone 3 surplus Council sites to a General Residential Zone (14A Colston, 5A Taree & Edgar Street) and 345 Main Road Glenorchy to a Central Business Zone	On exhibition	N/A

Appendix 2 - List of applications decided under delegation

September Quarter (Q1) 2021-2022

Application Number	Description	Address	Decision Date
PLN-21-187	Single Dwelling	27 Timber Court Austins Ferry TAS 7011	01/07/2021
PLN-21-224	Single Dwelling	4 Kastoria Court Granton TAS 7030	05/07/2021

PLN-21-233	Single Dwelling	68 Whitestone Drive Austins Ferry TAS 7011	06/07/2021
PLN-21-237	Interpretive sign on heritage site	2 Tolosa Street Glenorchy Tas 7010	06/07/2021
PLN-21-267	Signs (Business and Professional Services)	421 Main Road Glenorchy Tas 7010	06/07/2021
PLN-21-262	Single Dwelling	28 Adelphi Road Claremont Tas 7011	08/07/2021
PLN-21-215	Single Dwelling	5 Dickenson Drive Granton Tas 7030	09/07/2021
PLN-21-216	Deck replacement	629 Main Road Berriedale Tas 7011	09/07/2021
PLN-21-265	Outbuilding (Residential)	3 Islington Road Montrose Tas 7010	09/07/2021
PLN-20-505.01	Single dwelling (residential)	34 Merton Street Glenorchy Tas 7010	09/07/2021
PLN-21-027	Outbuilding for local shop (General retail and hire)	22 Grove Road Glenorchy Tas 7010	12/07/2021
PLN-21-208	Multiple dwelling (1 existing and 1 new)	2 Ash Street Lutana Tas 7009	12/07/2021
PLN-21-255	Change of use to business and professional services, signage and installation of internal lighting	2 Tolosa Street Glenorchy Tas 7010	12/07/2021
PLN-21-276	Heritage Dwelling (local) – partial demolition & reconstruction	67 Myrtle Forest Road Collinsvale Tas 7012	13/07/2021
PLN-21-248	Partial change of use to Employment training centre (Education and occasional care)	26 Lampton Avenue Derwent Park Tas 7009	14/07/2021
PLN-21-261	Three Multiple Dwellings	15 Goodridge Road Austins Ferry TAS 7011	14/07/2021
PLN-21-269	Signage (Bakery)	87-89 Main Road Moonah Tas 7009	14/07/2021
PLN-20-236	16 lot plus balance subdivision	49 Seddon Street Austins Ferry Tas 7011	15/07/2021

PLN-21-037	Additions to a Single Dwelling	4 Cash Court Austins Ferry Tas 7011	15/07/2021
PLN-20-433.01	Extension and alterations to the Derwent Entertainment Centre, including alterations to car parking, landscaping and partial change of use to hotel industry.	My State Bank Arena 601 Brooker Highway Glenorchy TAS 7010	16/07/2021
PLN-20-433.01	Extension and alterations to the Derwent Entertainment Centre, including alterations to car parking, landscaping and partial change of use to hotel industry.	601b Brooker Highway Glenorchy Tas 7010	16/07/2021
PLN-20-433.01	Extension and alterations to the Derwent Entertainment Centre, including alterations to car parking, landscaping and partial change of use to hotel industry.	601a Brooker Highway Glenorchy Tas 7010	16/07/2021
PLN-20-433.01	Extension and alterations to the Derwent Entertainment Centre, including alterations to car parking, landscaping and partial change of use to hotel industry.	559 Brooker Highway Glenorchy TAS 7010	16/07/2021
PLN-20-404	Multiple Dwellings (1 existing and 2 new)	4 Narillan Street Claremont Tas 7011	20/07/2021
PLN-21-252	Multiple Dwelling (one existing and two proposed, including demolition)	10 Molloy Court Claremont Tas 7011	20/07/2021
PLN-20-204.02	Two lot subdivision	26 Katoomba Crescent Rosetta TAS 7010	20/07/2021
PLN-18-232.01	Single Dwelling	15a Wendourie Parade Austins Ferry Tas 7011	20/07/2021
PLN-21-156	Additions and alterations to Golf Course (Sports and Recreation) on a heritage listed place	1A Bournville Crescent Claremont TAS 7011	21/07/2021
PLN-21-243	Addition to Single Dwelling (ancillary dwelling) and Outbuilding	42 Bowen Road Moonah Tas 7009	21/07/2021

PLN-21-230	Single Dwelling	30 Kiewa Rise Lenah Valley TAS 7008	22/07/2021
PLN-21-270	Subdivision for boundary adjustment	28a Florence Street Moonah Tas 7009	22/07/2021
PLN-20-411.01	Two Take-away Food Premises	9-11 Springfield Avenue Moonah Tas 7009	22/07/2021
PLN-21-019	Boundary reorganisation (Subdivision)	276-291 Collins Cap Road Collinsvale Tas 7012	26/07/2021
PLN-21-260	Single Dwelling	18 Stony Point Drive Austins Ferry TAS 7011	26/07/2021
PLN-21-318	Awning addition to multiple dwelling	1/28 Frome Street Glenorchy Tas 7010	26/07/2021
PLN-21-320	Additions and alterations to Contractor's Yard (Storage)	4 Whitestone Drive Granton TAS 7030	27/07/2021
PLN-21-257	4 lot subdivision (3 lots plus balance)	28 Hestercombe Road Granton Tas 7030	28/07/2021
PLN-21-279	Day Care Facility (Education and Occasional Care)	2a Pierce Street Moonah Tas 7009	29/07/2021
PLN-21-292	Additional to an Existing Dwelling (Residential)	15 Shelley Street Collinsvale Tas 7012	29/07/2021
PLN-21-068	Local shop (General retail and Hire), Consulting rooms (Business and professional services), Warehouses (Storage), and associated Demolition	37 Pitcairn Street Glenorchy Tas 7010	30/07/2021
PLN-21-068	Local shop (General retail and Hire), Consulting rooms (Business and professional services), Warehouses (Storage), and associated Demolition	5 Sussex Street Glenorchy Tas 7010	30/07/2021
PLN-21-138	Multiple dwellings (one existing and one proposed)	14 Corinda Grove West Moonah Tas 7009	30/07/2021
PLN-21-266	Outbuilding	530 Gillies Road Granton TAS 7030	30/07/2021

PLN-21-285	Outbuilding (Residential)	116 Abbotsfield Road Claremont Tas 7011	30/07/2021
PLN-21-275	Single Dwelling	8 Saw Mill Court Austins Ferry TAS 7011	02/08/2021
PLN-21-290	Telecommunications Infrastructure	365A Collinsvale Road Collinsvale TAS 7012	02/08/2021
PLN-21-130	Additions to a Single dwelling	21 Herbert Street Montrose Tas 7010	04/08/2021
PLN-20-528.01	Single Dwelling	4 Saw Mill Court Austins Ferry TAS 7011	04/08/2021
PLN-21-287	Change of use to club rooms (community meeting and entertainment) and addition of four shipping containers	320 Main Road Glenorchy TAS 7010	04/08/2021
PLN-21-287	Change of use to club rooms (community meeting and entertainment) and addition of four shipping containers	322 Main Road Glenorchy Tas 7010	04/08/2021
PLN-21-264	Single Dwelling	66 Toffolis Road Claremont Tas 7011	05/08/2021
PLN-20-570	Two multiple dwellings (one existing and one new)	2 Eltham Place Claremont Tas 7011	09/08/2021
PLN-21-228	Library extension and deck	St Virgils College 195-229 Main Road Austins Ferry Tas 7011	09/08/2021
PLN-21-307	Single Dwelling	16 Laona Crescent Granton TAS 7030	09/08/2021
PLN-21-308	Single Dwelling	38 Stony Point Drive Austins Ferry TAS 7011	09/08/2021
PLN-21-309	Additions and alterations to Single Dwelling	1 Jackson Street Glenorchy Tas 7010	10/08/2021
PLN-20-451	Proposed Outbuilding (Contractors yard - Storage) & Existing Single dwelling (non-conforming residential)	107 Gormanston Road Derwent Park Tas 7009	11/08/2021

PLN-21-256	Wholesale Bakery (Resource Processing)	41 Sunderland Street Moonah Tas 7009	11/08/2021
PLN-21-256	Wholesale Bakery (Resource Processing)	43 Sunderland Street Moonah Tas 7009	11/08/2021
PLN-21-322	Change of use to food service (take-away food premises)	48-54 Main Road Moonah Tas 7009	11/08/2021
PLN-21-327	Additions and alterations to Food Outlet (General Retail and Hire)	1/30 Derwent Park Road Derwent Park Tas 7009	12/08/2021
PLN-21-330	Removal of one car parking space (Residential)	57 Amy Street West Moonah Tas 7009	12/08/2021
PLN-21-314	Signage	52 Albert Road Moonah Tas 7009	17/08/2021
PLN-21-349	Change of use to Cafe	28-32 Albert Road Moonah Tas 7009	17/08/2021
PLN-19-360.01	Demolition of Jetty and construction of seawall	49 Gepp Parade Derwent Park Tas 7009	18/08/2021
PLN-21-375	Demolition of dwelling and outbuilding	32 Negara Crescent Goodwood Tas 7010	18/08/2021
PLN-21-065.01	Single Dwelling	21 Timber Court Austins Ferry TAS 7011	18/08/2021
PLN-21-373	Carport (Residential)	15 Stourton Street Rosetta Tas 7010	19/08/2021
PLN-21-288	Two Multiple Dwellings (one existing and one new)	137 Hopkins Street Moonah Tas 7009	19/08/2021
PLN-21-333	Brewery (Resource Processing)	8 Chesterman Street Moonah Tas 7009	19/08/2021
PLN-21-296	Outbuilding (Residential)	2/98-100 Albert Road Moonah Tas 7009	20/08/2021
PLN-21-323	Multiple Dwellings (two)	4 Illawarra Road Glenorchy Tas 7010	23/08/2021
PLN-21-286	Single Dwelling	33 Stony Point Drive Austins Ferry TAS 7011	24/08/2021

PLN-20-335.01	Extension to Museum (Community Meeting and Entertainment) on a heritage listed place	651-655 Main Road Berriedale TAS 7011	24/08/2021
PLN-18-193.02	Multiple Dwellings (16)	163-171 Branscombe Road Claremont TAS 7011	26/08/2021
PLN-21-369	Boundary adjustment	17 Barossa Road Glenorchy Tas 7010	26/08/2021
PLN-21-369	Boundary adjustment	18 Stansbury Street Glenorchy Tas 7010	26/08/2021
PLN-21-189	Addition to Single Dwelling	31 Stourton Street Rosetta TAS 7010	27/08/2021
PLN-21-189	Addition to Single Dwelling	29 Stourton Street Rosetta TAS 7010	27/08/2021
PLN-21-217	Multiple Dwellings (2 new)	66 Lennox Avenue Lutana Tas 7009	27/08/2021
PLN-21-039.01	Gazebo addition (single dwelling)	4 Dickenson Drive Granton Tas 7030	27/08/2021
PLN-21-360	Change of use to Resource Processing (coffee roaster)	43 Sunderland Street Moonah Tas 7009	31/08/2021
PLN-21-368	Fence	155 Abbotsfield Road Claremont Tas 7011	01/09/2021
PLN-19-040.02	Staged redevelopment of Dominic College Primary School (Educational and Occasional Care) on a heritage place with associated demolition and works.	204 Tolosa Street Glenorchy Tas 7010	01/09/2021
PLN-21-295	Single Dwelling	24 Kiewa Rise Lenah Valley TAS 7008	02/09/2021
PLN-21-131	Partial change of use to supermarket with additional retail tenancies, signage and associated buildings and works (General Retail and Hire)	Northgate 387-391 Main Road Glenorchy Tas 7010	03/09/2021
PLN-21-244	Change of use to Fitness Centre (Sports and Recreation)	131 Main Road Moonah Tas 7009	03/09/2021
PLN-18-256	Multiple Dwellings (20)	2 Nagle Place Glenorchy TAS 7010	06/09/2021

PLN-21-303	1 lot plus balance subdivision	25 Radcliff Crescent Rosetta TAS 7010	06/09/2021
PLN-21-334	Garden shed with deck and retaining walls	37 Wattle Avenue Lutana Tas 7009	06/09/2021
PLN-21-071	Single Dwelling	8 Stony Point Drive Austins Ferry TAS 7011	07/09/2021
PLN-21-209	Single dwelling and two outbuildings	158 Springfield Avenue Moonah TAS 7009	07/09/2021
PLN-21-225	Motor Vehicle Sales (Bulky Goods Sales)	31 Albert Road Moonah Tas 7009	07/09/2021
PLN-21-337	Single Dwelling	25 Saw Mill Court Austins Ferry TAS 7011	07/09/2021
PLN-21-305	Single Dwelling	36 McGill Rise Claremont TAS 7011	08/09/2021
PLN-21-372	Single Dwelling	43 Mahoney Drive Claremont TAS 7011	08/09/2021
PLN-21-171	Filling of the Depression (Sport and Recreational)	2-6 Goodwood Road Goodwood TAS 7010	09/09/2021
PLN-21-338	Change of use and development to brewery (resource processing)	11 Bender Drive Derwent Park Tas 7009	09/09/2021
PLN-21-356	Demolition and construction of fence to Heritage Listed Property	508 Collinsvale Road Collinsvale TAS 7012	09/09/2021
PLN-21-370	Additions to a Single Dwelling	4 Newton Court Montrose Tas 7010	14/09/2021
PLN-21-310	Outbuilding (Residential)	297 Main Road Austins Ferry Tas 7011	15/09/2021
PLN-21-340	Partial change of use to motor repairs (Service Industry)	46 Grove Road Glenorchy Tas 7010	15/09/2021
PLN-21-347	Multiple Dwellings (1 existing and 1 new)	32 Bowden Street Glenorchy Tas 7010	15/09/2021
PLN-21-425	Demolition of deck (Residential)	1 Redfern Place Claremont Tas 7011	15/09/2021

PLN-21-299	Single Dwelling	16 Timber Court Austins Ferry TAS 7011	16/09/2021
PLN-21-390	Two Multiple Dwellings (1 existing and 1 new)	14 Redlands Drive Rosetta Tas 7010	16/09/2021
PLN-18-186.02	Single dwelling	409 Collinsvale Road Collinsvale TAS 7012	16/09/2021
PLN-21-077	Single Dwelling	25 Mahoney Drive Claremont TAS 7011	17/09/2021
PLN-21-211	Additions to Public Hall (Community Meeting and Entertainment)	India House Community Centre 7 Lodge Street Glenorchy Tas 7010	17/09/2021
PLN-21-354	Three multiple dwellings (Residential)	1 Newitt Drive Austins Ferry Tas 7011	17/09/2021
PLN-19-100	Demolition and 55 Multiple Dwellings (Residential)	95 Abbotsfield Road Claremont Tas 7011	20/09/2021
PLN-19-100	Demolition and 55 Multiple Dwellings (Residential)	Abbotsfield Park 1B Dewar Place Claremont TAS 7011	20/09/2021
PLN-21-221	Single Dwelling	43 Stony Point Drive Austins Ferry TAS 7011	21/09/2021
PLN-21-274	Multiple dwelling (one existing and two proposed)	61 Acton Crescent Goodwood Tas 7010	22/09/2021
PLN-21-402	Library extension (Community meeting and entertainment) and signage	4 Terry Street Glenorchy Tas 7010	22/09/2021
PLN-21-352	21 apartments, private car park and office (multiple dwellings and business and professional services) with associated works over 63 and 67 Hopkins Street	71 Hopkins Street Moonah Tas 7009	23/09/2021
PLN-21-352	21 apartments, private car park and office (multiple dwellings and business and professional services) with associated works over 63 and 67 Hopkins Street	3/67 Hopkins Street Moonah TAS 7009	23/09/2021

PLN-21-352	21 apartments, private car park and office (multiple dwellings and business and professional services) with associated works over 63 and 67 Hopkins Street	2/67 Hopkins Street Moonah Tas 7009	23/09/2021
PLN-21-352	21 apartments, private car park and office (multiple dwellings and business and professional services) with associated works over 63 and 67 Hopkins Street	1/67 Hopkins Street Moonah Tas 7009	23/09/2021
PLN-21-352	21 apartments, private car park and office (multiple dwellings and business and professional services) with associated works over 63 and 67 Hopkins Street	63 Hopkins Street Moonah Tas 7009	23/09/2021
PLN-21-405	Multiple dwellings (one existing and two new)	5 Fleming Street Glenorchy Tas 7010	23/09/2021
PLN-20-453	Proposed warehouse (Storage) and partial change of use to gym (Sports and Recreation) with associated demolition, works and Signage.	5 Sunderland Street Moonah Tas 7009	24/09/2021
PLN-20-453	Proposed warehouse (Storage) and partial change of use to gym (Sports and Recreation) with associated demolition, works and Signage.	7 Sunderland Street Moonah Tas 7009	24/09/2021
PLN-21-058	Multiple Dwellings (one existing and three proposed)	6 Humphrey Street Glenorchy Tas 7010	24/09/2021
PLN-20-204.01	Two lot subdivision	26 Katoomba Crescent Rosetta TAS 7010	29/09/2021
PLN-21-090	Alterations to Steward Towers (Sport and Recreation)	2-6 Goodwood Road Goodwood TAS 7010	29/09/2021
PLN-21-316	Multiple Dwellings (one existing and one new)	4 Eighth Avenue West Moonah Tas 7009	29/09/2021
PLN-21-361	Single Dwelling	66 Whitestone Drive Austins Ferry TAS 7011	29/09/2021

PLN-21-387	Five Multiple Dwellings	8 Bilton Street Claremont Tas 7011	29/09/2021
PLN-21-388	Change of use to warehouse (Storage) and signage	24 Gepp Parade Derwent Park Tas 7009	29/09/2021
PLN-18-156.03	Multiple Dwellings (twenty-one dwellings)	1 Millington Court Glenorchy TAS 7010	29/09/2021

** Note: multiple lines for the same application number denotes that more than one address is associated with an application, not multiple applications.