

**GLENORCHY PLANNING AUTHORITY
MINUTES
MONDAY, 24 JANUARY 2022**



- Chairperson:** Alderman B. Thomas
- Hour:** 5.00 p.m.
- Present:** Aldermen Bec Thomas, Jan Dunsby, Steve King, Angela Ryan,
and Kelly Sims
- In attendance:** B Hannan (Executive Officer)
- S Fox (Director Strategy and Development)
- T Boheim (Coordinator Planning Services)
- L Byrne (Senior Strategic Planner)
- L Barnett (Planning Officer)
- B Narksut (Development Engineer)
- S Salter (Coordinator Environmental Health), T Eschler (Senior
Environmental Health Officer), A Wilson (Environmental
Health Officer)

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

None.

3. PECUNIARY INTERESTS

None declared.

4. CONFIRMATION OF MINUTES

Resolution:

DUNSBY/RYAN

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 6 December 2021 be confirmed.

The motion was put.

FOR: Aldermen Dunsby, King, Ryan, Sims and Thomas

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - EXTENSION TO SHOWROOM AND SIGNAGE (BULKY GOODS SALES) - 209- 215 MAIN ROAD DERWENT PARK

File Reference: 1924037

REPORT SUMMARY

Application No.:	PLN-21-550
Applicant:	Artas Architects
Owner:	North Hobart Investments Pty Ltd
Zone:	Commercial Zone
Use Class	Bulky Goods Sales
Application Status:	Discretionary
Discretions:	17.4.6 Landscaping (P1) C1.6.1 Design and siting of signs (P1 & P3) C1.6.2 Illuminated signs (P1) C2.5.2 Bicycle parking numbers (P1) (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	25 January 2022
Existing Land Use:	Bulky Goods Sales
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

SIMS/KING

That a permit be granted for the proposed use and development of 209-215 Main Road Derwent Park subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-550 and Drawings submitted on 18/10/2021 (4 pages), except as otherwise required by this permit.
2. The illuminated signs must not create the effect of flashing, animation, or movement.

Engineering

3. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
4. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system.

All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.

Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks Waters and Environment. These are available from Council or online at www.derwentestuary.org.au

Advice to Applicant

This advice does not form part of the permit but is provided for the information of the applicant.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Tasmanian Planning Scheme - Glenorchy. You should consult with an accredited

Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with.

In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

The motion was put.

FOR: Aldermen Dunsby, King, Ryan, Sims and Thomas

AGAINST:

The motion was CARRIED.

Reason for Decision

After seeking to further the objectives of the Land Use Planning and Approvals Act 1993 and reference to the current provisions of the Tasmanian Planning Scheme - Glenorchy, the Glenorchy Planning Authority decided to grant a permit for the reasons set out in the officer's report.

6. PLANNING SCHEME AMENDMENT TO REVISE THE WATERWAY AND COASTAL PROTECTION AREAS OVERLAY AND ADD NEW AREAS TO THE FLOOD PRONE HAZARD AREAS OVERLAY – VARIOUS PROPERTIES

File Reference: 265478

REPORT SUMMARY

Application No.:	PLAM-21/03
Applicant:	Prepared by Council Officers
Owner:	Various
Existing Zoning:	Various
Existing Land Use:	Various
Proposal in Brief:	<p>To seek approval to prepare a planning scheme amendment and place it on exhibition.</p> <p>The amendment reduces the width of the Waterway and Coastal Protection Areas Overlay to align with the text of the Natural Assets Code and adds new areas to the Flood-Prone Hazards Areas Overlay.</p> <p>The overlays apply throughout the municipality.</p>
Representations:	Advertising occurs after amendment is prepared
Recommendation:	Prepare and certify amendment, and exhibit for 28 days

Resolution:

DUNSBY/KING

- A. That pursuant to Section 40D (b) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agree to prepare Amendment PLAM-21/03 to the Glenorchy Local Provisions Schedule to revise the Waterway and Coastal Protection Overlay and update the Flood Prone Hazard Areas overlay 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 *Land Use Planning and Approvals Act 1993*.
- 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.

The motion was put.

FOR: Aldermen Dunsby, King, Ryan, Sims and Thomas

AGAINST:

The motion was CARRIED.

Reason for Decision

After seeking to further the objectives of the Land Use Planning and Approvals Act 1993; considering State Policies and having regard to the Waterway and Coastal Protection Areas overlay and the Flood Prone Hazard Areas overlay, the Glenorchy Planning Authority decided to prepare and place on public exhibition the draft amendment for the reasons set out in the officer's report.

7. COMBINED PLANNING SCHEME AMENDMENT & PLANNING PERMIT APPLICATION REQUEST - 263, 271 AND 295 MAIN ROAD, AUSTINS FERRY – PLS43A-21/03

File Reference: 7657873

REPORT SUMMARY

Application No	PLS43A-21/03
Applicant	SJM Property Developments
Owners	Valhal Properties Tasmanian PTY LTD; Kar Blar Wah, Hser La Wee & Law Eh Paw, Sally Woolley & Phillip Marsh; and Glenorchy City Council
Existing Zoning	Rural Living A and Open Space
Existing Land Use	Single dwellings and pump station (open space)
Proposal in Brief	<p>To seek approval to prepare a planning scheme amendment and place it on exhibition.</p> <p>To rezone 263, 271 & 295 Main Road, Austins Ferry to a General Residential Zone and apply a Specific Area Plan to the land, combined with an application for forty-two (42) multiple dwellings at 271 Main Road and 400 Main Road, Austins Ferry</p>
Representations	Advertising occurs after amendment is prepared
Recommendation	Prepare and certify amendment, grant permit and exhibit for 28 days

Resolution:

KING/RYAN

- A. That pursuant to Section 40D (a)(i) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agrees to prepare Amendment PLS43A-21/03 to the Glenorchy Local Provisions Schedule to rezone 263, 271 and 293 Main Road, Austins Ferry to a General Residential Zone 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 *Land Use Planning and Approvals Act 1993*.
- C. That in accordance with Section 40Y of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agrees to grant a permit for forty-two (42) multiple dwelling at 271 and 400 Main Road, Austins Ferry, subject to the conditions identified in this report.
- D. That, in accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment and permit on public exhibition for a period of 28 days.

The motion was put.

FOR: Aldermen Dunsby, King, Ryan, Sims and Thomas

AGAINST:

The motion was CARRIED.

Reason for Decision

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering State Policies and having regard to the zoning of 263, 271 and 293 Main Road Austins Ferry, the Glenorchy Planning Authority decided to prepare and place on public exhibition the draft amendment and grant a permit for forty-two multiple dwellings at 271 and 400 Main Road Austins Ferry, for the reasons set out in the officer's report.

8. SNAPSHOT OF STATUTORY PLANNING ACTIVITY IN 2021

File Reference: N/A

REPORT SUMMARY

During 2021 a total of 580 planning applications were determined including 458 applications for planning permits and 122 applications for confirmation of No Permit Required status. 228 planning permits were granted for single dwellings and associated development and 68 planning permits were granted for multiple dwellings which approved 662 new multiple dwelling units. A further 125 permits were granted during 2021 for non-residential development.

Recommendation:

That the snapshot of statutory planning activity in 2021 is noted.

Resolution

DUNSBY/KING

1. That the snapshot of statutory planning activity in 2021 is noted.
2. That the Snapshot of Statutory Planning Activity in 2021 Report is tabled at the 31 January 2022 Council Meeting.

The motion was put.

FOR: Aldermen Dunsby, King, Ryan, Sims and Thomas

AGAINST:

The motion was CARRIED.

Reason for Decision

After reviewing the information in the snapshot, the Glenorchy Planning Authority decided to table the report at the Council Meeting on 31 January 2022.

Monday, 24 January 2022

Glenorchy Planning Authority Minutes

The meeting closed at 6:21 pm

Confirmed,

CHAIR