

GLENORCHY PLANNING AUTHORITY MINUTES MONDAY, 14 JULY 2025



- Chairperson:** Alderman Russell Yaxley (Deputy Mayor)
- Hour:** 3.30 p.m.
- Present:** Aldermen Russell Yaxley, Joshua Cockshutt, Tim Marks and Justin Stringer
- In attendance:** Emilio Reale (Chief Executive Officer),
Luke Chiu (Acting Deputy CEO / Director Infrastructure and Works),
Paul Garnsey (Manager Development),
Lyndal Byrne (Coordinator Planning Services),
Helen Ayers (Lead Statutory Planner),
Bree Narksut (Development Engineer, Senior),
Dan Egodawatte (Senior Civil Engineer),
Christine Lane (Manager Stakeholder and Executive, Executive Support).

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

Alderman Sue Hickey (Mayor)

3. PECUNIARY INTERESTS

YES

Item(s) – Elected Members: Steven King (Alderman King did not attend the meeting)

4. CONFIRMATION OF MINUTES

Confirmation of the minutes was deferred, as only two elected members present at the 14 July 2025 meeting were present at the 16 June 2025 GPA meeting.
The 16 June 2025 minute confirmation will be carried over to the next meeting.

5. PROPOSED USE AND DEVELOPMENT - NEW BUILDING FOR SPORT AND RECREATION - 61 CLAREMONT LINK ROAD CLAREMONT

File Reference: 5438319

REPORT SUMMARY

Application No.:	PLN-25-078
Applicant:	All Urban Planning
Owner:	Department of Education and Young People
Zone:	Community Purpose Zone
Use Class	Community Meeting and Entertainment
Application Status:	Discretionary
Discretions:	27.4.1 Non Residential Use, 27.4.1 Building height, C1.6.1 Design and siting of signs, C1.6.2 Illuminated signs, C2.6.5 Pedestrian access, C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction, and C12.6.1 Buildings and works within a flood-prone hazard area.
Level 2 Activity?	No
42 Days Expires:	16 July 2025
Existing Land Use:	Educational and Occasional Care (Secondary School)
Representations:	1
GPA Delegation:	Exceeds financial delegation of \$2,000,000

Recommendation:	Approval, subject to conditions
------------------------	--

Resolution:

COCKSHUTT/MARKS

That a permit be granted for the New Building for Sport and Recreation at 61 Claremont Link Road Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-25-078 and the Endorsed Drawings, 30 pages, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2025/00392-GCC dated 26/05/2025, form part of this permit.
3. The illuminated signage must be switched off outside of the opening hours of the sports centre.
4. The illuminated sign for the college and sport centre at the junction of the access road and Claremont College must:
 - (a) Have a maximum intensity of lighting in accordance with the Australian Standards AS1158 and Austroads Guide to Traffic Management Part 10;
 - (b) Have maximum luminance levels not exceeding those of any other sign or illuminated infrastructure in the near vicinity or create a road safety issue such as glare from the sign;
 - (c) The sign must have no motion, no illusion of movement, no flashing lights or message that may imitate traffic control devices (ie halt, stop or give way).

Engineering

5. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit an Erosion and Sediment Control (ESC) plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer.

The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly

inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways, or adjoining properties.

The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council.

The approved Erosion and Sediment Control plan (ESC) forms part of this permit and must be complied with.

Advice: For further information please refer to Erosion and Sediment Control (ESC) 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/stormwater/

6. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
7. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.
8. Any damage to Council's assets, including services, footpaths, driveway crossings and nature strips must be promptly reported to and then repaired to the requirements of Council's Development Engineer, at the developer's cost. It must be the developer's responsibility to obtain and submit with the Building Application, a comprehensive photographic record of the condition of the footpaths, driveways and nature strips at the road frontage to the site and adjacent to the site, prior to commencing construction. The photographic record shall be relied upon to establish the extent of damage caused to Council's assets throughout construction. In the event that the developer fails to provide a pre-construction photographic record of the site then any damage to Council assets found on completion of the works shall be deemed to be the responsibility of the developer and shall be repaired at the developer's cost.

9. A detailed estimate for the works must be provided and payment of the engineering drawing approval fee must be made prior to the issue of approved engineering drawings or the issuing of the building approval. Under Council Schedule of fees and charges 2023/2024, the engineering drawings approval fee is 2.1% of the value of the civil works. This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. Construction must not commence until the approved engineering plans have been issued.
10. The applicant must pay Council the amount of \$291.40 to complete the measure up and record 'as constructed' data for all assets to be taken over by council prior to the completion. This amount is subject to annual adjustment with the Council Fees and Charges Register.

Traffic and parking

11. The design and construction of the parking, access and turning areas must comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Engineering Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following:-
 - a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 25% or 1 in 4.
 - b) Vertical alignment shall include transition curves (or straight sections) at all grade changes greater than 12.5%.
 - c) Total of 68 clearly marked car parking spaces (including 3 DDA spaces) must be provided in accordance with the approved plan received by Council and always kept available for these purposes.
 - d) Wheel stops must be installed and must not limit the width of the parking aisle and turning areas approved under the permit.
 - e) 2 motorcycle parking spaces to Australian Standard must be provided.
 - f) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
 - g) Footpath with minimum width of 1m with appropriate separation must be provided.
 - h) The gradient of parking areas must not exceed 5% and no more than 3% for DDA spaces
 - i) Minimum carriageway width is to be no less than 6.0 metres; and
 - j) Appropriate signage and driveway line-markings must be installed to ensure the safe, efficient and convenient traffic for all users.

To comply with the above requirements, the developer must submit drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Building Permit and/or the commencement of works (whichever occurs first). All works required by this condition must be installed prior to the commencement of the use.

12. Lighting is to be provided to all car parking and driveways areas in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car parks" of AS/NZ 1158.3.1: 2005. The illumination of the proposed light standards is to be activated prior to the occupancy.
13. Barrier compliant with the Australian Standard AS 1170.1 must be installed to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit. All works required by this condition must be installed prior to the occupancy.
14. Any retaining structure must be design and certified by a suitably qualified Engineer. The form and certification must be submitted to and approved by Council prior to the issuing of a Building Permit.

Hydraulics and engineering

15. Engineering design drawings must be submitted and approved, prior to the construction of issue of Building Permit, whichever occurs first. The engineering drawings must:
 - a) be certified by a qualified and experienced Engineer.
 - b) show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements, and inspection openings.
 - c) Finish floor levels (FFL) of the habitable areas must align with the recommendations outlined in Table 6 of the Flood Hazard Report FE_24098_02 dated 07/02/2025 by Flussig, which specifies an 18m AHD elevation.
 - d) Provide details of the cutoff drain as recommended in Flussig Flood Hazard Report FE_24098_02 stated 07/02 2025. Drain lining material must be designed to convey flows safely without exposing for erosion. Include Flood Warning Signs and Safe Zone Areas plan as recommended in the FLOOD INUNDATION RISK MANAGEMENT PLAN FE_24098_02 dated 18/02 2025 by Flussig Engineers.
 - e) Be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines 2013

All work required by this condition must be undertaken in accordance with the approved engineered drawings.

Advice to Applicant

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

General Manager's Consent for Stormwater Management

Any conditions and/or advice as set out in the attached General Manager's Consent for Stormwater Management, reference No. PLN-25-078 dated 11 June 2024, is associated with this permit.

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 proponent's Building Surveyor must forward copies of the following documents to Council's Environmental Health department prior to any works being undertaken on site (including the installation of fixtures and fittings) that relate to the proposed food premises:

1. a request in an approved form (Form 42) for an Environmental Health Officer report;
2. any relevant drawings, specifications or other documents submitted with the application; and
3. details provided by the owner of the nature of the foods to be prepared, handled, stored or sold and the types of manufacturing processes to be undertaken on the premise
4. Council's Environmental Health department may require the premises to meet equipment and fit out specifications which exceed those required by the National Construction Code 2016, before the premises can be registered and the food business licensed pursuant to the Food Act 2003.

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site.

Phone 1100, Before You Dig or visit <https://www.byda.com.au/> for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

The motion was put.

FOR: Aldermen Russell Yaxley, Joshua Cockshutt, Tim Marks and Justin Stringer

AGAINST:

The motion was CARRIED.

Reason for Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in the representation; and reference to the current provisions of the Tasmanian Planning Scheme - Glenorchy, the Glenorchy Planning Authority decided to grant a permit for a new building for Sport and Recreation, at 61 Claremont Link Road, Claremont, for the reasons set out in the officer's report.

The Chair closed the meeting at 3.50 pm.

Confirmed,

CHAIR