

GLENORCHY PLANNING AUTHORITY MINUTES MONDAY, 16 JUNE 2025



- Chairperson:** Alderman Sue Hickey (Mayor)
- Hour:** 3.30 p.m.
- Present:** Elected Members: Sue Hickey (Mayor), Russell Yaxley (Deputy Mayor), Steven King, Tim Marks and Molly Kendall.
- In attendance:** Emilio Reale (Deputy CEO, Director Infrastructure and Works),
Paul Garnsey (Manager Development),
Lyndal Byrne (Coordinator Planning Services),
Helen Ayers (Senior Statutory Planner),
Chantelle Griffin (Planning Officer),
Sadhana K C (Planning Officer),
Emily Burch (Senior Transport Engineer),
Dan Egodawatte (Senior Civil Engineer),
Simon Street (Environmental Health Officer),
Simone Salter (Coordinator Environmental Health).

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 Joshua Cockshutt.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

MARKS/YAXLEY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 14 April 2025 be confirmed.

The motion was put.

FOR: Elected Members: Sue Hickey, Tim Marks, Russell Yaxley, Steven King and Molly Kendall

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - PARK AND RIDE FACILITY WITH SIGNAGE (TRANSPORT DEPOT AND DISTRIBUTION) WITH WORKS AT 61 CLAREMONT LINK ROAD AND CLAREMONT LINK ROAD, CLAREMONT, MARALINGA DRIVE AND MAIN ROAD, BERRIEDALE AND MAIN ROAD GRANTON

File Reference: 5438319

REPORT SUMMARY

Application No.:	PLN-24-362
Applicant:	Pitt & Sherry (Launceston)
Owner:	Department Of Infrastructure Energy & Resources (Dier)
Zone:	Utilities, Community Purpose, and General Residential
Use Class	Transport Depot and Distribution
Application Status:	Discretionary
Discretions:	Clause 26.3.1 All uses, Clause C2.6.5 Pedestrian access, Clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction, C7.6.1 Buildings and works within a waterway protection area and coastal or a future coastal refugia area, and Clause C12.6.1 Building and works within flood-prone hazard area (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	Extension of time granted until 17 Jun 2025
Existing Land Use:	Passive Recreation, Tertiary Education, Sports Centre, and Rail line
Representations:	3

Recommendation:**Approval, subject to conditions****Resolution:**

YAXLEY/MARKS

That a permit be granted for the Park and Ride Facility with signage (Transport Depot and Distribution) with works at 61 Claremont Link Road and Claremont Link Road, Claremont, Maralinga Drive and Main Road, Berriedale, Main Road Granton, at Maralinga Drive Berriedale subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-24-362 and Drawings submitted on 20 December 2024, 31 pages, and Drawings submitted on 12 May 2025, 29 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 2025/00257-GCC dated 23 May 2025, form part of this permit.
3. The relocated picnic shelter adjacent Mittara Crescent must be wholly contained within the title CT 95295/1.

Environmental Health

4. Within three (3) months from the commencement of the use as a park and ride facility, a noise verification report is required to be submitted to Council to validate the accuracy of the noise modelling relied upon for this development in the report titled Noise Assessment Claremont Park – and - Ride. Where levels are found to exceed the predicted values, recommendations are required to be submitted to Council for any potential remediation works necessary to mitigate the effect of any exceedances on residential amenity. Once approved, these works are to be undertaken on site.

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 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.
7. Prior to the approval of engineering plans, a detailed cost estimate for all civil works must be provided. This estimate will be used to calculate the engineering assessment fee. Under Council Schedule of fees and charges, 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. This fee must be paid prior to the issuing of the approved engineering plans.
8. The developer shall undertake and submit detail engineering design plans, signage and line marking plans and lighting plan including lux diagram, for works on Council roads and access to them, to the satisfaction of the Director of Infrastructure and Works. The works shall be installed as per the plans by the developer prior to the commencement of use.

Advise:

Claremont Link Road lighting to be undertaken to category V3 in accordance with AS1158.1.1 and pedestrian crossings to AS1158.4.

9. The total number of car parking spaces approved is two hundred and forty-five (245), six (6) of these spaces must be allocated and line marked in accordance with DDA requirements. The number of motorcycle parking spaces required on site is twelve (12).

All parking spaces must be delineated by means of white or yellow lines 80mm to 100mm wide, or white or yellow pavement markers in accordance with Australian Standards AS/NZS2890.1 2004 and/or AS/NZS2890.6: 2009 prior to commencement of use.

10. Prior to the issue of building approval and/or commencement of works (whichever occurs first), plans showing the driveway and parking details must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Senior Development Engineer. 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 and the following:
 - (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 25% or 1 in4;
 - (b) Vertical alignment shall include transition curves (or straight sections) at all grade changes greater than 12.5%;
 - (c) Total of 245 clearly marked car parking spaces, six (6) of which must be allocated and line marked in accordance with DDA, must be provided in accordance with the approved plan received by Council and always kept available for these purposes;
 - (d) 12 motorcycle parking spaces to Australian Standard must be provided;
 - (e) Wheel stops must be installed for all parking spaces and must not limit the width of the parking aisle and turning areas approved under the permit. All works required by this condition must be installed prior to commencement of use.
 - (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 crossfall along the footpath must not exceed 4%;
- (i) The gradient of any parking areas must not exceed 5%;
- (j) Minimum carriageway width is to be no less than 6.0 metres; and
- (k) Line marking and carpark signage plan to be provided.

All works required by this condition must be installed prior to the occupancy of the dwellings in each stage.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

11. A 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.
12. Prior to the issue of building approval and/or commencement of works (whichever occurs first), detailed engineering design drawings of the stormwater management for the site including WSUD, must be submitted and approved as a Condition Endorsement, to the satisfaction of Council's Manager Asset, Engineering & Design. The engineering drawings must:
 - (a) be consistent with the consent issued under Section 14 of the Urban Drainage Act 2013.
 - (b) be certified by a qualified and experienced engineer.
 - (c) show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows rates, velocities, hydraulic grade lines, clearances, location related to other services, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements, and inspection openings.
 - (d) clearly distinguish between public and private infrastructure.
 - (e) be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines 2013.

- (f) include a minor stormwater drainage system including On-Site Detention designed to accommodate a 5% AEP storm event, details of which including model data must be submitted in with the engineering drawing.
- (g) include a major stormwater drainage system including an adequate overland flow path(s) must be designed considering full development and individual stages, such that flows are excluded from the dwellings and not redirected onto third-party land, for the 1% AEP as at 2100 (including climate change loading) storm event. The detailed design drawings and associated documentation of the overland flow path must include the followings:
 - i. detail overland flow paths including supporting cross sections and flow calculations for each individual stage. Also provide associated stormwater model and output data.
 - ii. be designed to accommodate a storm with a 1% AEP plus climate change loading and
 - iii. demonstrate no diversion of the overland flows onto third-party property.

Advice: This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

13. Prior to the commencement of the use and/or the issuing of the plumbing approval (whichever occurs first), a maintenance schedule for the ongoing maintenance of the on-site stormwater detention infrastructure and the water sensitive urban design infrastructure must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Senior Development Engineer. When approved, the maintenance schedule forms part of this permit.

The landowner must maintain the on-site stormwater detention and water sensitive urban design infrastructure in accordance with the approved maintenance schedule.

Advice: This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

14. No civil works related to or associated with the use or development approved by this permit are to occur on or external to the site unless these works are in accordance with engineering drawings that have been approved by Council's Development Engineer. Changes to the design and/or location of civil works will require the submission of amended engineering drawings prepared by a licensed civil engineer for approval by Council's Engineer.

15. Design of any excavation and/or any earth retaining structures (e.g. roadworks, embankments, cuttings, retaining walls) and associated structural certificates for any structures must be submitted to council for condition endorsement.

The design must:

- a. Be in accordance with AS4678
- b. Take into account any additional surcharge loadings as required by relevant Australian Standards.
- c. Take into account and reference accordingly any Geotechnical findings.
- d. Detail any mitigation measures required.
- e. The structure certificated and/or design should note accordingly the above.
- f. Include a safe design of structures assessment in accordance with the Safe Design of Structures Code of Practice 2018.

Reservation.

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

16. Compaction of infill area to be at 98%. State clearly on plans that all earthworks are to be completed under level 1 supervision and testing by a licensed geotechnical authority, provision of supervision report and copies of compaction tests to be provided to the Council prior to the issuing of any Completion Certificate under the Building Act 2016.
17. Digital copies of a pre-construction CCTV video of the Council stormwater main(s) [diameter, material and location] must be undertaken and submitted to Council prior to the commencement of work.

Digital copies of a post construction CCTV video of the Council stormwater main(s) [diameter, material and location] must be undertaken and submitted to Council prior to the issuing of any Completion Certificate under the Building Act 2016.

The post construction CCTV will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council pre-construction CCTV video of the Council's infrastructure, then any damage to the Council infrastructure identified in the post construction CCTV will be deemed to be the responsibility of the owner.

Reason:

To ensure that any of the Council infrastructure and/or site-related service connections affected by the proposal will be protected and/or altered and/or reinstated at the owner's full cost.

18. Where the works require the temporary closure of footpaths or roads, a traffic management plan must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Senior Development Engineer. This plan must be in accordance with AS1742.3 – 2002, Manual of Uniform Traffic Control Devices Part 3: Traffic Control Devices for Works on Roads. Traffic management on and adjacent to the site must conform to this approved plan.

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

19. Prior to the issue of building approval and/or commencement of works (whichever occurs first), including demolition and excavation, a Construction Management Plan, must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Senior Statutory Planner. The plan must provide details of the following:
- (a) Hours for construction activity in accordance with any other condition of this permit;
 - (a) Measures to control noise, dust, water and sediment laden runoff;
 - (b) Measures relating to removal of hazardous or dangerous material from the site, where applicable;
 - (c) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay;
 - (d) A Traffic Management Plan showing truck routes to and from the site;
 - (e) Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;

- (f) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
- (g) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the construction management plan;
- (h) Contact details of key construction site staff;
- (i) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves; and
- (j) Any other relevant matters

Advice:

This condition requires further information to be submitted as a Condition Endorsement. Refer to the Condition Endorsement advice at the end of this permit.

20. As constructed drawings must be prepared by a suitably qualified person to the satisfaction of Glenorchy City Council prior to the issuing of Completion Certificate under the building Act 2016.

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-24-362 dated 5 June 2025, 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 motion was put.

FOR: **Elected Members:** Sue Hickey, Russell Yaxley, Tim Marks, Steven King and Molly Kendall

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 three representations; and reference to the current provisions of the Tasmanian Planning Scheme - Glenorchy, the Glenorchy Planning Authority decides to grant a permit – a Park and Ride Facility with Signage (Transport Depot and Distribution) with works at 61 Claremont Link Road and Claremont Link Road, Claremont, Maralinga Drive and Main Road, Berriedale and Main Road, Granton, for the reasons set out in the officer's report.

The Chair closed the meeting at 3.58 pm.

Confirmed,

CHAIR