

GLENORCHY PLANNING AUTHORITY MINUTES MONDAY, 15 SEPTEMBER 2025



- Chairperson:** Alderman Russell Yaxley (Deputy Mayor)
- Hour:** 3.30 p.m.
- Present:** Aldermen Russell Yaxley (Deputy Mayor), Steven King, Joshua Cockshutt, Tim Marks and Shane Alderton
- In attendance:** Emilio Reale (Chief Executive Officer),
Luke Chiu (Acting Deputy CEO/ Director Infrastructure and Works),
Paul Garnsey (Manager Development),
Lyndal Byrne (Coordinator Planning Service),
Angela Dionysopoulos (Strategic Planner),
Helen Ayers (Lead Statutory Planner),
Nathan Wass (Senior 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

Sue Hickey (Mayor).

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

ALDERTON/MARKS

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

The motion was put.

FOR: Aldermen Russell Yaxley, Steven King, Joshua Cockshutt, Tim Marks and Shane Alderton

AGAINST: Nil

The motion was CARRIED.

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

File Reference: 5438319

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

Resolution:

MARKS/COCKSHUTT

- 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.

The motion was put.

FOR: Aldermen Russell Yaxley, Steven King, Joshua Cockshutt, Tim Marks and Shane Alderton

AGAINST: Nil

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 the planning scheme, the Glenorchy Planning Authority decided to prepare and certify Planning Scheme Amendment PLAM-25/02 which rezones part of 584 Main Road, Granton, from a Particular Purpose Zone – Future Road Corridor to a General Residential Zone for the reasons set out in the officer's report.

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

Resolution:

- 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.

KING/ALDERTON

The motion was put.

FOR: Aldermen Russell Yaxley, Steven King, Joshua Cockshutt, Tim Marks and Shane Alderton

AGAINST: Nil

The motion was CARRIED.

Reason for Decision:

After considering the procedural matter identified in the 11 August 2025 GPA on this proposal and seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering the matters set out in the representations; and reference to the current provisions of the Tasmanian Planning Scheme - Glenorchy,

the Glenorchy Planning Authority decided 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.

The Chair closed the meeting at 3.45 pm.

Confirmed,

CHAIR