

GLENORCHY PLANNING AUTHORITY MINUTES MONDAY, 13 OCTOBER 2025



- Chairperson:** Alderman Sue Hickey (Mayor)
- Hour:** 3.30 p.m.
- Present:** Aldermen Sue Hickey (Mayor), Russell Yaxley (Deputy Mayor), Steven King, Joshua Cockshutt and Tim Marks
- In attendance:** Emilo Reale (Chief Executive Officer),
Luke Chiu (Acting Deputy CEO/ Director Infrastructure and Works),
Natasha Butler (Acting Manager Development),
Lyndal Byrne (Coordinator Planning Services),
Angela Dionysopoulos (Strategic Planner),
Nathan Wass (Senior Environmental Health Officer),
Bree Narksut (Development Engineer),
Emily Burch (Senior Transport Engineer),
Dan Egodawatte (Senior Civil Engineer),
Liam Wallace (Strategic Planner).

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

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

MARKS/YAXLEY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 15 September 2025 be confirmed.

The motion was put.

FOR: Aldermen Sue Hickey, Russell Yaxley, Joshua Cockshutt and
Tim Marks

AGAINST:

The motion was CARRIED.

5. COMBINED PLANNING SCHEME AMENDMENT – 263,271 AND 293 MAIN ROAD, AUSTINS FERRY & PLANNING PERMIT APPLICATION REQUEST – 271 AND 273 MAIN ROAD, AUSTINS FERRY – PLAM-24/02

File Reference: 3458234

REPORT SUMMARY

Application No.	PLAM-24/02
Applicant	Valhal Properties Tasmania Pty Ltd
Owners	Valhal Properties Tasmania Pty Ltd; Kar Blar Wah, Hser La Wee & Law Eh Paw; Sally Woolley & Phillip Marsh; George Pongco & Baby Pongco Gonzales; and Glenorchy City Council
Existing Zoning	Rural Living A, Open Space and General Residential
Existing Land Use	Single dwellings and caravan park
Proposal in Brief	To seek approval to prepare a planning scheme amendment and place it on exhibition The amendment seeks to rezone 263, 271 & 293 Main Road, Austins Ferry to a General Residential Zone and apply a Specific Area Plan to part of the land, combined with an application for 42 multiple dwellings at 271 Main Road, including associated works at 273 Main Road, Austins Ferry
Representations:	Advertising occurs after amendment is prepared
Recommendation:	Prepare and certify amendment, grant permit and exhibit for 28 days

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-24/02 (as shown in **Attachment 1**) to the Glenorchy Local Provisions Schedule to rezone 263, 271 and 293 Main Road, Austins Ferry to a General Residential Zone and apply a specific area plan to part of the land.
- 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 dwellings and associated infrastructure works at 271 and 273 Main Road, Austins Ferry (as shown in **Attachment 4**), 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 Sue Hickey, Russell Yaxley, Steven King, Joshua Cockshutt and Tim Marks

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 the planning scheme, the Glenorchy Planning Authority decided to prepare, certify and place on public exhibition, Planning Scheme Amendment PLAM-24/02 which rezones 263, 271 and 293 Main Road, Austins Ferry to a General Residential Zone and applies the Ten Mile Ridge Specific Area Plan to the land, and grant a permit for 42 multiple dwellings at 271 Main Road, including associated works at 273 Main Road, Austins Ferry, for the reasons set out in the officer's report.

The Chair closed the meeting at 3.55 pm.

Confirmed,

CHAIR