



Glenorchy Planning Authority Meeting Tuesday, 27 January 2026

AGENDA

Notice is hereby given of a Meeting of the Glenorchy Planning Authority to be held at the Council Chambers commencing at 2:00pm.



GLENORCHY CITY COUNCIL

Elected Members with an interest or concern in relation to a particular item on this Agenda, are invited to attend the meeting.

All application information is available to Elected Members for inspection upon request to the relevant Planning Officer.

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1 PLANNING AUTHORITY DECLARATION

The Chairperson stated that the Glenorchy Planning Authority (GPA) intended to act as a Planning Authority under the Land Use Planning and Approvals Act 1993.

2 APOLOGIES

3 PECUNIARY INTEREST NOTIFICATION

4 CONFIRMATION OF MINUTES (OPEN MEETING)

That the minutes of the Glenorchy Planning Authority meeting held on 8 December 2025 be confirmed.

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

REPORT ON REPRESENTATIONS – COMBINED PLANNING SCHEME AMENDMENT – 263, 271 AND 293 MAIN ROAD, AUSTINS FERRY AND PLANNING PERMIT APPLICATION REQUEST – 271 AND 273 MAIN ROAD, AUSTINS FERRY– PLAM-24/02

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Qualified Person:	Lead Strategic Planner (Darshini Bangaru Hyde) and Strategic Planner (Angela Dionysopoulos)

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 and Law Eh Paw; Sally Woolley and Phillip Marsh; George Pongco and Baby Pongco Gonzales; and Glenorchy City Council
Proposal	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
Report Purpose	To consider the merits of representations received The Planning Authority's assessment must be provided to the Tasmanian Planning Commission (the Commission) under Section 40K of the <i>Land Use Planning and Approvals Act 1993</i>
Representations:	7
Recommendation:	Refer representations and amendment, with some changes, to the Commission

1 INTRODUCTION

The proposal is a combined request to amend the Glenorchy Local Provisions Schedule (LPS) and planning permit application is seeking:

- rezoning of three urban lots from a Rural Living A Zone to a General Residential Zone
- application of a new specific area plan over part of the land, and
- development for 42 new multiple dwellings on one of the lots.

The Glenorchy Planning Authority (GPA) decided at its meeting of 13 October 2025 to prepare and certify the draft amendment, approve the draft planning permit and place them on exhibition for 28 days.

Exhibition was completed on 2 December 2025, with seven representations being received.

This report fulfils the requirements of s40K and s42 of the *Land Use Planning and Approvals Act 1993* (LUPAA), as detailed in Appendix 1 – Statutory Requirements.

This report provides:

- details of the exhibition
- a summary of the matters raised in the representations
- opinions on the merits of each representation
- views on the need for modification of the draft amendment or the draft permit
- details of proposed modifications, their effects and assessment against the LPS Criteria, and
- recommendations regarding the planning authority's decision.

In summary, seven representations were received. One representation opposed aspects of the proposed multiple dwelling development; two sought confirmation that the proposal addresses concerns regarding fettering of nearby industrial land; one made recommendations regarding connectivity and active transport; and three supported the proposal, including two seeking modifications to reduce the use and development restrictions on part of the land. (Note that full copies of redacted representations have been provided to the members of the GPA and unredacted representations will be provided to the Commission).

2 BACKGROUND

Proposal

Details of the proposal and its assessment under LUPAA are provided in the Planning Officers' Report considered by the GPA at its 13 October 2025 meeting. The report, attachments and planning authority's decision are available on Council's website¹, and a copy of the certified documents are provided at Attachment 1 – Certified and exhibited Planning Scheme Amendment documents.

The area to which the amendment will apply is shown in Figure 1. Figure 2 shows the proposed rezoning, and Figure 3 shows the proposed SAP area and site plan for the development application.



Figure 1: The site and surrounds – LISTmap (15/12/2025)

¹ <https://www.gcc.tas.gov.au/council/council-meetings/minutes-and-agendas/>

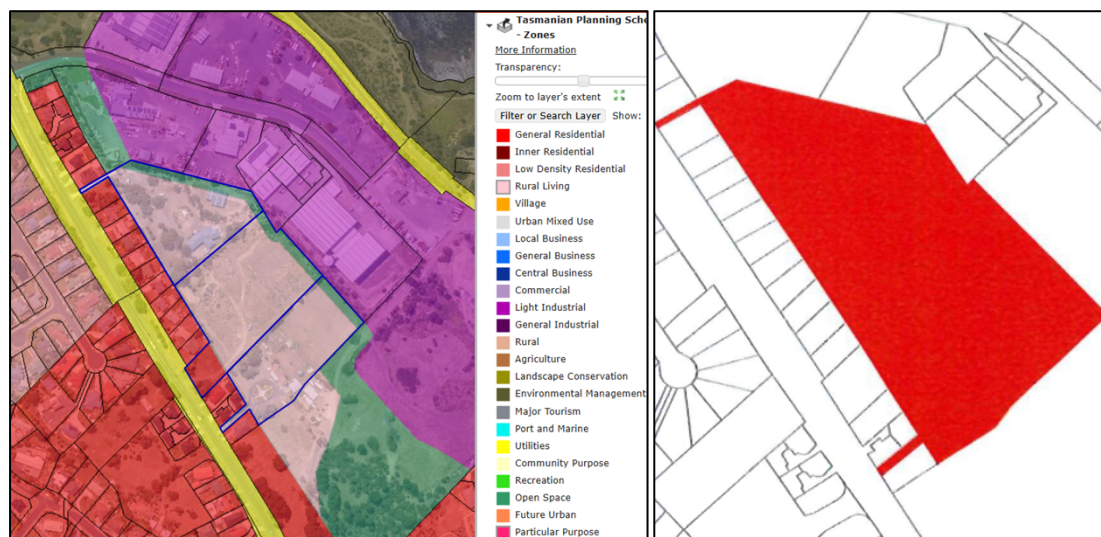


Figure 2: Existing (left) and proposed (right) zoning – LISTmap (15/12/2025), certified amendment documents



Figure 3: SAP area (left) and development site plan (right) – Certified amendment and application documents

SAP Area

The certified amendment in Attachment 1 Certified and Exhibited Planning Scheme Amendment Document Permit and Plans that was advertised included as Figure 1 the intended extent of the SAP area. However, a clerical error occurred and, instead of reflecting the SAP area shown in Figure 3 above, the figure highlighted the full sites at 263, 271 and 295 Main Road, Austins Ferry. Although the advertised figure showed a larger area than intended, the SAP itself and the corresponding figure within the SAP documentation correctly identified the actual area to which the SAP applies.

Given this, it is considered that the error would not have caused confusion for the community. It is therefore recommended that the correct extent of the SAP area be

updated and rectified as part of this process, as shown in Attachment 3 - Draft Ten Mile Ridge SAP - Amended SAP with Track changes.

Owner consent – s37

Where a request to amend an LPS includes land of which the applicant is not the sole owner, the application requires written permission from each owner. Owner consent was provided for the assessed and certified amendment.

However, after being notified of the GPA decision on certification, but prior to exhibition of the amendment, the owners of 293 Main Road, Austins Ferry wrote to the planning authority advising that their consent was withdrawn. The owners were concerned about the impact of the amendment in restricting development for sensitive use on their land, as well as some aspects of the proposed multiple dwelling development.

The applicant undertook further engagement with the landowners and agreed on an approach to resolve the concerns. The landowners' consent was subsequently reinstated, contingent on matters to be addressed through a representation requesting modifications to the proposal.

Owners' consent was therefore taken to be valid, and the application was exhibited accordingly, as detailed below.

Details of this correspondence are included as part of the representations received and considered in this report and discussed further in Attachment 2 – Summary of Representations.

Agency and authority notification – s40FA

Notification was provided to the relevant agencies and authorities considered to have an interest in the draft amendment, prior to commencement of the public exhibition period. Notification was provided to TasWater, TasNetworks, Department of State Growth (DSG), Department of Police, Fire & Emergency Management, Metro Tasmania, Ambulance Tasmania, and Tasmania Fire Service (TFS).

The proposal was also referred to these organisations during the assessment of the proposal prior to its preparation by the GPA. During the assessment process, responses were received from TasWater, TasNetworks and TFS, with no concerns raised. TasWater conditions were included in the approved draft permit.

Exhibition – s40G, s40H and s40Z

The draft amendment, draft planning permit and relevant permit material were publicly notified from 5 November 2025 to 2 December 2025.

Exhibition notices were published in the Mercury on Tuesday 4 November, Wednesday 5 November and Saturday 8 November 2025. The notice published on 4 November mistakenly contained extraneous information in addition to the correct details, owing to an error on the Mercury's part. A corrected copy of the notice was published the following day.

Site notices were erected at the public boundaries of the site, and notification letters were sent to adjoining landowners and occupiers as well as the owners and occupiers of the industrial land at Whitestone Drive.

3 SUMMARY OF THE REPRESENTATIONS

During the exhibition period, seven representations were received, and are considered in this report.

Additional information submitted on behalf of the applicant was received after the end of the exhibition period and has also been included.

- Three representations were supportive of the proposal:
 - TFS
 - Consultant on behalf of the applicant, and
 - Landowner of 293 Main Road, Austins Ferry.
- Three representations were neutral, with two raising some concerns and one proposing some changes:
 - DSG, and
 - Representatives of two neighbouring industrial businesses.
- One representation opposed the proposed development at 271 Main Road, Austins Ferry:
 - An adjoining resident.

A detailed summary of the representations and officer responses is included in Attachment 2 – Summary of Representations.

The issues raised in the representations are summarised in Section 4 below with officer comment on the merits of each issue and recommendations as to whether the proposed amendment or permit should be modified.

Section 5 outlines proposed modifications to the planning scheme amendment and their implications.

4 MERITS OF THE REPRESENTATIONS

The merits of concerns and requested modifications raised in the representations are discussed below.

4.1 271 Main Road Development – vehicle access and circulation

DSG suggested redesigning the proposed vehicle access, internal circulation road and pedestrian pathway to create a ‘shared zone’ catering for pedestrians and cyclists alongside vehicle traffic. They referred to NSW ‘shared zones’ guidance.

DSG also advocated for reviewing access arrangements to account for existing on-road cycling activity and the existing pedestrian pathway along Main Road, with reference to the *Tasmanian Walk, Wheel, Ride Policy and Strategy*.

One representation raised safety concerns about the relative height and a lack of crash barriers between the vehicle circulation road and their property.

Response

With respect to shared zones, the NSW information indicates these are relevant ‘where pedestrians have no alternative other than to walk on the road.’² As the proposal includes a separate pedestrian pathway accompanying the vehicle circulation road, there is no imperative to create a shared zone. Council’s Transport Engineer advises that separating pedestrian and vehicle movements is safer and more accessible and is required considering the volume of pedestrian and vehicle movements associated with a 42-dwelling development. Cyclists are able to use either the road or the footpath.

In terms of access design to account for existing pedestrian and cycling traffic along Main Road, it is considered that the State Planning Provisions (SPPs) provide adequate consideration of these matters from a planning perspective. The proposal includes a Traffic Impact Assessment verifying compliance with the relevant standards, which has been reviewed and is supported by Council’s Transport Engineer. In addition, the locality will benefit from planned primary and secondary cycling routes under the Glenorchy Cycling Infrastructure Plan, aligning with the *Tasmanian Walk, Wheel, Ride Policy and Strategy*.

Condition 23 of the draft planning permit requires a vehicle barrier to prevent vehicles from running off the edge of the carriageway. This is considered to adequately address the neighbour’s concern regarding traffic safety.

The issues raised do not merit modification of the amendment or the draft planning permit.

4.2 271 Main Road Development – stormwater

One representation queried stormwater management for the development and considered that stormwater was proposed to ‘run uphill.’

Response

A concept stormwater servicing plan and model by a qualified civil engineer was submitted as part of the application and assessed by Council engineers as compliant with current design standards and policies. The draft planning permit includes relevant hydraulics requirements at Conditions 24-32, ensuring appropriate stormwater management will be achieved. Council’s Hydraulics Engineer did not identify any proposed uphill routing of stormwater.

The issues raised do not merit modification of the amendment or the draft planning permit.

² <https://www.movementandplace.nsw.gov.au/standards/design-solutions/shared-zones>

4.3 271 Main Road Development – privacy and security

One representation raised concerns about privacy and security impacts associated with sightlines from the proposed vehicle circulation road and dwellings to neighbouring residences and their private open space. The representation considered privacy screening would be beneficial.

Response

The SPPs include standards accounting for privacy between dwellings and private open spaces, including elevated parking spaces. The proposal has been assessed as complying with all the relevant standards. In some cases, compliance is dependent on screening or other privacy treatments, and these are mandated at Conditions 6 and 7 of the draft planning permit.

The SPPs do not include any standards pertaining to privacy in relation to vehicle circulation roads or footpaths and do not mandate boundary fencing. The site topography is comparable to the topography of other land in the General Residential Zone and does not warrant any specific measures in this respect.

The issues raised do not merit modification of the amendment or the draft planning permit.

4.4 271 Main Road Development – construction impacts

One representation was concerned about potential construction noise and vibration impacts, as well as a risk of rodent problems caused by excavation.

Response

Construction impacts such as noise and vibration are governed under the *Environmental Management and Pollution Control Act 1994* and are not planning matters. No rodent species are listed as declared pests under the *Biosecurity Regulations 2022*. It is generally the responsibility of the property occupier to manage any rats that enter their land; however, any substantial concerns can be investigated by Council and addressed separately from the planning approval process. Alternatively, the concern may be dealt with as a civil matter.

The issues raised do not merit modification of the amendment or the draft planning permit.

4.5 Amendment - pedestrian connectivity

DSG proposed including pedestrian connectivity across the three lots. They considered this would reduce walking distances to the nearby Main Road bus stops and could facilitate access to Council's land at 261 Main Road, Austins Ferry.

Response

A pedestrian path through the sites would not materially reduce walking distances from within the site to the nearby bus stops. As an example, Figure 4 shows three potential pedestrian routes for a resident starting at point A. If a pedestrian link (yellow line) were located directly adjoining that dwelling, the maximum reduction in walking distance to the bus stop would be ~150m. The 'saving' consists of the distances shown as solid lines between points A and B (60m), and points C and D (90m). The distance between points B and C would simply be relocated to the northern end of the site.

Alternatively, if a link were created in the location of the land currently in the Open Space Zone (blue line), a pedestrian starting at point A would travel almost the same distance (~340m) as via the route along the road (~375m).

Overall, without a through-site pedestrian link, the maximum walking distance from anywhere within the site to the nearby bus stops would be around 500m, which is less than the 800m distance generally considered to be a 'walkable catchment'. Any benefit would be marginal relative to the reduction in the development capacity of the site.



Figure 4: Bus stops (red outline) relative to potential pedestrian access routes - LISTmap accessed 15/12/2025, annotated

In addition, Council's Property and Transport areas considered the representation and affirmed their earlier advice during the assessment process that the site is not suitable for a pedestrian thoroughfare link due to relatively steep topography and 'crime prevention through environmental design' considerations (see Attachment 4 – Additional Referrals Environmental Health, Property and Transport).

The issues raised do not merit modification of the amendment or the draft planning permit.

4.6 Amendment – developability of 293 Main Road, Austins Ferry

A representation on behalf of the applicant proposed modifications to the draft SAP to address concerns raised by the owner of 293 Main Road, Austins Ferry about the restriction of development on their land, as outlined in Section 2 of this report.

Modifications were proposed to facilitate development for sensitive use within part of Precinct 3 (293 Main Road), subject to noise mitigation measures. Specifically, a revised SAP was submitted providing for:

- GLE-S15.6.1 Use Standards for Sensitive Use A2/P2: Allowing habitable buildings for sensitive use within Precinct 3, facilitated by an acoustic fence (as an Acceptable Solution) and allowing for an alternative solution (as Performance Criteria).
- GLE-S15.7.1 Development for Sensitive Use A1/P1 and A2/P2: Applying development standards for sensitive use to Precinct 3 in addition to Precincts 1 and 2.
- Figure GLE-S15.1: An updated SAP figure specifying the location of the acoustic fence within Precinct 3.

The representation included supporting information from the acoustic engineer for the proposal and noted that the proposed modifications were vetted with representatives of two neighbouring industrial uses at 4 Whitestone Drive and 1 and 3 Whitestone Drive. A separate representation was also received from the owner of 293 Main Road, supporting the proposed SAP modifications.

Subsequent to completion of the exhibition period, a further submission was made on behalf of the applicant, proposing a revised modification to GLE-S15.6.1 (A2) to account for a potential acoustic gate providing access to the eastern portion of Precinct 3. A further revised Noise Report including the allowance for an acoustic gate was also submitted and is included as Attachment 5 - Updated Environmental Noise Assessment, January 2026.

Response

Council's Planning Officers support the proposed modifications to facilitate greater development capacity of the land, with associated noise mitigation measures to maintain amenity and avoid fettering the adjacent industrial land. Minor clarifications to the proposed modifications are also recommended.

Council's Environmental Health Officer is satisfied with the supporting information (see comments at Attachment 4 - Additional Referrals Environmental Health, Property and Transport).

Modification of the draft SAP is recommended, as summarised in Section 5 below and shown in Attachment 3 - Amended SAP with tracked changes.

The issues raised do not merit modification of the draft planning permit.

4.7 Amendment – land use conflict

Noting the Commission's previous rejection of a similar combined amendment and permit application³, two representations queried whether the draft amendment adequately addresses the Commission's concerns regarding potential for increased land use conflict and in particular, whether the amendment adequately protects use of the industrial land at Whitestone Drive.

Response

As detailed in the Planning Officer's Report⁴ considered by the GPA at its 13 October 2025 meeting, the proposed amendment is assessed as having addressed the Commission's concerns. Specifically:

- Acoustic amenity for external living spaces and internal spaces with open windows:
 - The noise report for the proposal provides specific consideration of external and internal acoustic amenity. The draft SAP includes standards providing additional requirements for development outside the acoustic amenity contours specified by the acoustic engineer in the supporting noise report.
- Impacts from industrial emissions other than noise:
 - The submitted application requested includes information demonstrating that other potential emissions (such as light, dust and odour) are unlikely to present a risk to residential amenity.

Council's Environmental Health Officer is satisfied with the information provided in relation to acoustic amenity and emissions other than noise, and supports the proposed standards.

- Potential fettering of industrial activity at Whitestone Drive:
 - The proposed SAP includes measures to ensure that sensitive use self-protects its amenity, to avoid any fettering of the adjacent industrial activities. This objective is made explicit in the SAP Purpose.

³ <https://www.austlii.edu.au/cgi-bin/viewdoc/au/cases/tas/TASPComm/2023/4.html>

⁴ <https://www.gcc.tas.gov.au/council/council-meetings/minutes-and-agendas/>

- The Light Industrial Zone and the Attenuation Code already include applicable standards that place obligations on industrial uses to minimise amenity impacts, and on sensitive uses to self-protect. The proposed rezoning and SAP provide capacity for intensified use and associated additional protections, but do not fundamentally change the relationship between the existing residential land and adjoining industrial land.
- In addition, it is noted that there are eight existing dwellings on General Residential land immediately adjoining 4 Whitestone Drive to the west. These dwellings are at the same elevation as the industrial site and do not benefit from an acoustic fence, though the industrial use is separated by a partly landscaped Open Space buffer of around 30-35m. There is no history of noise complaints from the occupants of these dwellings. This indicates that suitable residential amenity can be achieved, noting the additional developable area in Precinct 3 also includes a large buffer area at the east.
- A lack of clarity regarding the strategic direction for the Whitestone Drive industrial area and the adjoining Council land at 261 Main Road, Austins Ferry:
 - Council's strategic direction for the land at 261 Main Road is outlined in the Planning Officer's Report for the application considered at the 13 October 2023 GPA. In particular, the land currently in the Light Industrial Zone in the central part of that property is unsuitable for development owing to geotechnical constraints. The broad strategic direction for Council's land does not conflict with the proposed amendment.
 - The industrial area is not identified in the current or draft Southern Tasmania Regional Land Use Strategy (STRLUS) as a regionally significant industrial precinct and is not targeted for increased intensification. It is, however, valuable employment land and its ongoing viability as a local industrial hub is supported.

The issues raised do not merit modification of the amendment or the draft planning permit.

5 RECOMMENDED MODIFICATIONS

5.1 Amend the mapped SAP area for the general overlay (the specific area plan layer) to align with the area shown in Figure GLE-S15.1 of the proposed SAP

This is a technical correction to ensure the overlay mapping in the scheme matches the extent of the SAP.

5.2 Use standards - allow for development for sensitive use in Precinct 3

Modifications are proposed to facilitate development for sensitive use on part of Precinct 3:

- Include provision for an acoustic fence (and gate providing access to the eastern portion of the land) in Acceptable Solution *GLE-S15.6.1 Use Standards for Sensitive Use A2*.
- Include a Performance Criterion at *GLE-S15.6.1 Use Standards for Sensitive Use P2*. The standard would allow for discretionary assessment of an alternative solution, while still precluding development for sensitive use within the eastern portion of the land.
- Update Figure GLE-S15.1 to illustrate the fence and area referred to in the modified standard *GLE-S15.6.1 A2/P2*.

5.3 Development standards – apply development standards for sensitive use to Precinct 3

Modifications are proposed to apply the development standards for sensitive use to Precinct 3 as well as Precincts 1 and 2, corresponding to the proposed extension of development for sensitive use under *GLE-S15.6.1 A2/P2* (above):

- Include Precinct 3 in standard *GLE-S15.7.1 Development for Sensitive Use A1/P1* for habitable rooms.
- Include Precinct 3 in standard *GLE-S15.7.1 Development for Sensitive Use A2/P2* for private open spaces.

Note, the proposed modifications adopt reference to height above ground level for Precinct 3, rather than a specific AHD (as per Precincts 1 and 2). This reflects the fencing in Precincts 1 and 2 generally following the contour of the land (with reference to AHD allowing for minor variations in the underlying gradient), whereas the fencing in Precinct 3 runs generally perpendicular to the contour (necessitating specification of fence and building heights with reference to ground level rather than AHD).

It is noted that the proposed modifications do not include changes to the subdivision standard. This is because it is considered that the proposed subdivision standard as drafted would prevent the creation of a lot for sensitive use within the area where development for sensitive use is precluded.

These changes are set out in Attachment 3 – Amended SAP with tracked changes.

5.4 Impacts of modifications and compliance with LPS Criteria

The proposed modifications to the draft SAP are localised and will not have any effect on the LPS as a whole. The amendment is still considered to meet the LPS Criteria, as detailed at Appendix 1.

6 CONCLUSION

It is considered that some elements of the representations merit modifications to the draft amendment. The following changes are recommended:

- Amend the mapped SAP area for the general overlay (the specific area plan layer) to align with the area shown in Figure GLE-S15.1 of the proposed SAP.
- Include provision for development for sensitive use within Precinct 3 under *GLE-S15.6.1 Use Standards for Sensitive Use*.
- Update *Figure GLE-S15.1* to illustrate the fence and area referred to in the modified standard *GLE-S15.6.1*.
- Modify the development standards to apply to development for sensitive use within Precinct 3.

The proposed modifications to the draft SAP are localised and will not have any effect on the LPS as a whole. The amendment is still considered to meet the LPS Criteria, as detailed at Appendix 1.

7 THE PROCESS FROM HERE

The representations, this report and attachments will be forwarded to the Commission. The Commission may hold a public hearing prior to making a determination on the amendment and permit.

8 RECOMMENDATION

That the Glenorchy Planning Authority, after considering the merits of the representations, and being satisfied with the proposed changes to the amendment:

1. AGREE to the recommended correction to the mapped SAP area for the general overlay (the specific area plan layer) as shown in **Attachment 3 – Amended SAP with tracked changes**.
2. AGREE to the recommended changes to the Ten Mile Ridge Specific Area Plan shown in **Attachment 3 – Amended SAP with tracked changes**.
3. AGREE that the recommended changes shown in **Attachment 3 – Amended SAP with tracked changes** satisfy the LPS Criteria at s34 of the *Land Use Planning and Approvals Act 1993* and do not impact the LPS as a whole.
4. AFFIRM its 13 October 2025 decision in relation to the planning permit application and draft permit, with no modifications.
5. PROVIDE the representations, and this GPA Report on Representations for PLAM-24/02 on land at 263, 271 and 293 Main Road, Austins Ferry with works at 273 Main Road, Austins Ferry and in Council’s road reserve, to the Tasmanian Planning Commission under s40K and s42 of the *Land Use Planning and Approvals Act 1993*.

Attachment 1 – Certified and Exhibited Planning Scheme Amendment Document, Permit and Plans

Attachment 2 – Summary of Representations

Attachment 3 – Draft Ten Mile Ridge SAP - Amended SAP with tracked changes

Attachment 4 – Additional Referrals Environmental Health, Property and Transport

Attachment 5 – Updated Environmental Noise Assessment, January 2026

APPENDIX 1 – STATUTORY REQUIREMENTS S40K AND S42 OF LUPAASection 40K Report to Commission about draft amendments

(1) A planning authority, within 35 days after the end of the exhibition period in relation to a draft amendment of an LPS in relation to the municipal area of the planning authority or a longer period allowed by the Commission, must provide to the Commission a report in relation to the draft amendment of an LPS.

The exhibition period ended on 2 December 2025. The 35 day period expired on 6 January 2026.

A longer period until 5 February 2026 was granted by the Commission to accommodate the Christmas period and timeframes required to allow the planning authority to consider the report.

(2) The report by a planning authority in relation to the draft amendment of an LPS is to contain –

(a) a copy of each representation made under section 40J in relation to the draft amendment before the end of the exhibition period in relation to the draft amendment, or, if no such representations were made before the end of the exhibition period, a statement to that effect; and

Copies of the representations will be provided to the Commission in full.

(b) a copy of each representation, made under section 40J in relation to the draft amendment after the end of the exhibition period in relation to the draft amendment, that the planning authority, in its discretion, includes in the report; and

After the end of the exhibition period, additional information was received from the applicant providing an updated SAP figure, shapefiles and further requested modifications to the draft SAP. This information has been included in the report.

(c) a statement of the planning authority's opinion as to the merit of each representation included under paragraph (a) or (b) in the report, including, in particular, as to –

(i) whether the planning authority is of the opinion that the draft amendment ought to be modified to take into account the representation; and

- (ii) *the effect on the draft amendment, and the LPS to which it relates, as a whole, of implementing the recommendation; and*

Consideration of the merits of each representation, proposed modifications to the draft amendment and the effect of the proposed modifications are included in the body of this report and at Attachments 2 and 3.

- (d) *a statement as to whether it is satisfied that the draft amendment of an LPS meets the LPS criteria; and*

The proposed modifications continue to meet the s34(2) LPS criteria as follows.

LPS Criteria <i>The LPS criteria to be met by a relevant planning instrument are that the instrument –</i>	Compliance
(a) contains all the provisions that the SPPs specify must be contained in an LPS; and	The modifications do not delete any provisions.
(b) is in accordance with section 32 [contents of LPSs]; and	The modifications do not alter the relationship of the LPS to the SPPs, continue to comply with the LPS requirements under the SPPs, and are matters that may, under s11 and s12, be included in the TPS.
(c) furthers the objectives set out in Schedule 1; and	The modifications further the Schedule 1 Objectives, in particular by providing fair opportunity for development of urban land, while protecting both health and wellbeing for sensitive uses, and economic viability for industrial uses.
(d) is consistent with each State policy; and	The National Environmental Protection Measure on Air Quality is relevant. The Air Quality report for the proposal considered the parcels of land in their entirety. Therefore, the conclusion that "the obligations of the light industrial activities located along Whitestone Drive, Granton, under the policy are not changed by the rezoning of the Land from Rural Living to General Residential" still applies, and no additional risk is considered to result from the proposed modification.
(da) satisfies the relevant criteria in relation to the TPPs; and	The TPPs are not currently in effect.
(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and	The modifications align with the <i>Southern Tasmania Regional Land Use Strategy</i> by allowing for increased residential density on urban land that is well serviced by utilities, transport options and near employment opportunities, while protecting the viability of adjacent industrial land.
(f) has regard to the strategic plan, prepared under section 66 of the <i>Local Government Act 1993</i> , that applies in relation to the land to which the relevant planning instrument relates; and	The modifications align with the <i>Glenorchy Strategic Plan 2023-2032</i> by providing opportunities for more housing while protecting employment land.

(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and	The modifications are local in nature and will have no impact on neighbouring LPSs.
(h) has regard to the safety requirements set out in the standards prescribed under the <i>Gas Safety Act 2019</i> .	The site is not in the vicinity of gas infrastructure or the gas corridor.

(e) any recommendations in relation to the draft amendment that the planning authority thinks fit.

It is recommended that the amendment be modified as described in Section 5 of this report and shown in Attachment 3.

(3) Without limiting the generality of subsection (2)(e), the recommendations in relation to a draft amendment of an LPS may include recommendations as to whether –

(a) a provision of the draft amendment of an LPS is inconsistent with a provision of the SPPs; or

None of the proposed provisions is inconsistent with the SPPs.

(b) the draft amendment of an LPS should, or should not, apply a provision of the SPPs to an area of land; or

No change is proposed to the certified rezoning of the land from a Rural Living A Zone and an Open Space Zone to a General Residential Zone.

(c) the draft amendment of an LPS should, or should not, contain a provision that an LPS is permitted under section 32 to contain.

No change to the structure of the SAP is proposed. It is recommended that the proposed modification to the content of the SAP standards be adopted.

(4) A planning authority must not include in a recommendation in relation to a draft amendment of an LPS a recommendation to the effect that the content of a provision of the SPPs should be altered.

No recommendation to alter the content of the SPPs is proposed.

Section 42. Report in relation to draft amendment of LPS to contain representations

When a planning authority provides to the Commission under section 40K a report in relation to an application for an amendment of an LPS to which a request under section 40T(1) relates, the planning authority must also provide to the Commission –

(a) a copy of each representation made under section 41(1) in relation to –

(i) the application for a permit to which the request relates; or

(ii) the decision in relation to the application –

or, if no representations have been made, a statement to that effect; and

Copies of the representations will be provided to the Commission in full.

(b) a statement of its opinion as to the merit of each representation including, in particular, its views as to the need, in light of that representation, for modification of the planning authority's decision in relation to the application for a permit; and

Consideration of the merits of each representation are included in the body of this report and at Attachment 2. No modification to the planning authority's decision in relation to the application for a permit is recommended.

(c) the recommendations, in respect of the decision in relation to the application for a permit, that the planning authority thinks fit.

It is recommended that the planning authority affirm the decision in relation to the permit application, with no modifications.