



MINUTES

Glenorchy Planning Authority

Meeting

held at the Council Chambers

on Tuesday, 27 January 2026

at 2:00 pm



Chairperson:	Russell Yaxley (Deputy Mayor)
Present (in Chambers):	Alderman Steven King, Tim Marks, Joshua Cockshutt and Justin Stringer.
In attendance (in Chambers):	Emilio Reale (Chief Executive Officer), Patrick Marshall (Director Infrastructure and Works), Paul Garnsey (Manager Development), Lyndal Byrne (Coordinator Planning Services), Liam Wallace (Strategic Planner), Emily Burch (Senior Transport Engineer), Dan Egodawatte (Acting Manager Assets, Engineering and Design), Bree Narksut (Senior Development Engineer), Simone Salter (Coordinator Environmental Health Services), Simon Street (Acting Senior Environmental Officer).
In attendance (by video link):	None
Leave of Absence:	None

The Chair opened the meeting at 2.00pm.

The Chair acknowledged and paid respect to the Tasmanian Aboriginal Community as the original and traditional owners and continuing custodians of the land and their elders, past and present.

We acknowledge the muwinina people as the traditional owners of this land. We recognise the Tasmanian Aboriginal people as the original owners and continuing custodians of the land, sky and country and waters of this island, Lutruwita. We pay our respect to Aboriginal Elders, past and present. We commit to working in a way that welcomes and respects all Aboriginal and Torres Strait Islanders.

The Chair read a statement noting that the meeting would be recorded and live streamed to members of the public.

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

Ald. S Hickey (Mayor)

3 PECUNIARY INTEREST NOTIFICATION

The Chairperson asked if any Elected Members had or were likely to have a pecuniary interest in any items on the Agenda.

There were no declarations of pecuniary interest.

4 CONFIRMATION OF MINUTES (OPEN MEETING)

Resolution:

Ald. Marks/Ald. King

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

The motion was put.

FOR: Ald. Yaxley, Ald. King, Ald. Cockshutt, Ald. Marks and Ald. Stringer

AGAINST: Nil

ABSTAINED: Nil

The motion was CARRIED.

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

File Reference: 3561685

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

Resolution:

Ald. Marks/Ald. Cockshutt

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*.

The motion was put.

FOR: Ald. Yaxley, Ald. King, Ald. Cockshutt, Ald. Marks and Ald. Stringer
AGAINST: Nil
ABSTAINED: Nil

The motion was CARRIED.

Reason for Decision:

The Glenorchy Planning Authority decided that the Officer report and representations received regarding draft amendment **PLAM-24/02** to the Tasmanian Planning Scheme – Glenorchy, affecting land at 263, 271 and 293 Main Road, Austins Ferry be forwarded to the Tasmanian Planning Commission under S40K and S42 of the *Land Use Planning and Approvals Act 1993*, with changes, for the reasons set out in the Officer's report

The Chair closed the meeting at 2.21pm.

Chair

