

**GLENORCHY PLANNING AUTHORITY
MINUTES
MONDAY, 20 MARCH 2023**



- Chairperson:** Alderman B. Thomas
- Hour:** 3.30 p.m.
- Present:** Alderman: Bec Thomas, Steven King, Jan Dunsby, Russell Yaxley, Josh Cockshutt
- In attendance:** E Reale (Director Infrastructure and Works)
P Garnsey (Manager Development),
L Byrne (Co-ordinator Strategic Planning),
Peter Coney (Planning Officer),
Angela Dionysopoulos (Strategic Planner),
Darshini Bangaru (Strategic Planner),
B Narksut (Development Engineer),
E Burch (Traffic Engineer)

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

None.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

KING/COCKSHUTT

The motion was put.

FOR: Aldermen Thomas, King, Dunsby, Cockshutt and Yaxley

AGAINST:

The motion was CARRIED.

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 23 January 2023 be confirmed.

5. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (ONE EXISTING, ONE PROPOSED) - 28 MONTROSE ROAD, MONTROSE

File Reference: 3186598

REPORT SUMMARY

Application No.:	PLN-22-452
Applicant:	James Ho Architecture
Owner:	T P Vo
Zone:	General Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	<p>CI 8.4.1 (P1) Residential density for multiple dwellir</p> <p>CI 8.4.1 (P3) Setbacks and building envelope for all dwellings</p> <p>CI 8.4.3 (P2) Site coverage and private open space fi dwellings</p> <p>CI 8.4.6 (P3) Privacy for all dwellings</p> <p>(The proposal meets all other applicable standard demonstrated in the attached appendices)</p>
Level 2 Activity?	No
42 Days Expires:	20 April 2023
Existing Land Use:	Single Dwelling (Residential)
Representations:	4
Recommendation:	Refusal

Resolution:

DUNSBY/KING

That the application for the proposed use and development of 28 Montrose Road Montrose be refused for the following reasons:

1. The proposal fails to comply with either the acceptable solution or the performance criteria of clause 8.4.1 Residential density for multiple dwellings; and
2. The proposal fails to comply with either the acceptable solution or the performance criteria of clause 8.4.2 Setbacks and building envelope for all dwellings

The motion was put.

FOR: Aldermen Thomas, King, Dunsby, Cockshutt and Yaxley

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 representations; and reference to the current provisions of the Tasmanian Planning Scheme - Glenorchy, the Glenorchy Planning Authority decides to **refuse to grant a permit** for the reasons set out in the officer's report.

6. PLANNING SCHEME AMENDMENT REQUEST - AMENDMENT TO INTRODUCE GLE - S8.0 PRINCIPAL ACTIVITY CENTRE SPECIFIC AREA PLAN - VARIOUS PROPERTIES, GLENORCHY

File Reference: 3219533

REPORT SUMMARY

Application No.:	PLAM-22/04
Applicant:	Not applicable
Owner:	Multiple landowners
Existing Zoning:	Central Business Zone
Existing Land Use:	Multiple central business land uses
Proposal in Brief:	Replace the existing Specific Area Plan for Glenorchy's principal activity centre, along with associated minor rezoning, nomination of pedestrian priority streets and addition to incorporated documents
Representations:	Advertising occurs after amendment is prepared
Recommendation:	Prepare and certify amendment, and exhibit for 28 days

Resolution:

YAXLEY/COCKSHUTT

A. That pursuant to Section 40D(b) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority prepare Amendment PLAM-22/04 to the Glenorchy Local Provisions Schedule, which applies to the various properties within a Central Business Zone, as listed in Attachment 1 to:

- a. Delete the existing GLE-S8.0 Glenorchy Activity Centre Specific Area Plan from the Glenorchy LPS;

- b. Insert a new specific area plan called the Principal Activity Centre Specific Area Plan (PAC SAP) to apply to the properties within the Central Business Zone in Glenorchy as shown in **Attachment 1**;
 - c. Amend the zoning of specified lots as shown in **Attachment 1**;
 - d. Include an overlay map for the nominated pedestrian priority streets as shown in **Attachment 1**;
 - e. Amend the General Overlay maps to show Local Area Objectives, and various Precincts and Defined Areas as shown in **Attachment 1**; and
 - f. Including the *Livable Housing Design Guidelines* in the in Applied, Adopted or Incorporated Documents list 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 *Land Use Planning and Approvals Act 1993*.
- 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 Thomas, King, Dunsby, Cockshutt and Yaxley

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 having regard to draft Amendment PLAM-22/04 to apply the Principal Activity Centre Specific Area Plan, the Glenorchy Planning Authority decided to prepare and certify this draft amendment for the reasons set out in the officer's report.

**7. PLANNING SCHEME AMENDMENT REQUEST -
NORTHERN APARTMENTS CORRIDOR SPECIFIC
AREA PLAN (NAC SAP) - COMMERCIAL ZONE BETWEEN
MOONAH & MONTROSE - PLAM-22/10**

File Reference: 3224162

REPORT SUMMARY

Application No.:	PLAM-22/10
Applicant:	N/A
Owner:	Multiple landowners
Existing Zoning:	Commercial
Existing Land Use:	Multiple commercial land uses
Proposal in Brief:	Introduce a new Specific Area Plan to facilitate residential use in the Commercial Zone along Main Road between Moonah and Montrose
Representations:	Advertising occurs after amendment is prepared
Recommendation:	Prepare and certify amendment, and exhibit for 28 days

Resolution:

DUNSBY/COCKSHUTT

- A. That pursuant to Section 40D(b) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority prepare Amendment PLAM-22/10 to the Glenorchy Local Provisions Schedule to insert a new specific area plan called the Northern Apartments Corridor Specific Area Plan (NAC SAP) to apply to the properties within a Commercial Zone along Main Road between Montrose and Moonah 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 *Land Use Planning and Approvals Act 1993*.
- 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 Thomas, King, Dunsby, Cockshutt and Yaxley

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 having regard to draft Amendment PLAM-22/10 to apply the Northern Apartments Corridor Specific Area Plan, the Glenorchy Planning Authority decided to prepare and certify this draft amendment for the reasons set out in the officer's report.

The meeting closed at 4.41 pm

Confirmed,

CHAIR