



### **Unconfirmed minutes**

The following are the unconfirmed minutes of the Glenorchy City Planning Authority meeting held on 15 May 2023. The minutes will remain provisional until confirmed at the next ordinary meeting of the Council.

# GLENORCHY PLANNING AUTHORITY MINUTES MONDAY, 15 MAY 2023



- Chairperson:** Alderman B. Thomas
- Hour:** 3.30 p.m.
- Present:** Aldermen Bec Thomas, Jan Dunsby, Steven King, Russell Yaxley and Josh Cockshutt
- In attendance:** Emilio Reale (Director Infrastructure and Works)  
Paul Garnsey (Manager Development),  
Lyndal Byrne ( Co-ordinator Strategic Planning),  
Darshini Bangaru (Strategic Planner),  
Angela Dionysopoulos (Strategic Planner),  
David Parham (Heritage 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

---

None.

---

## 3. PECUNIARY INTERESTS

---

Nil.

---

## 4. CONFIRMATION OF MINUTES

---

### **Resolution:**

COCKSHUTT/DUNSBY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 20 March 2023 be confirmed.

The motion was put.

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

**AGAINST:**

The motion was CARRIED.

---

## 5. PLANNING SCHEME AMENDMENT REQUEST - ARCHAEOLOGICAL HERITAGE AMENDMENT – 60 CREEK ROAD, NEW TOWN AND 36 & 26 CADBURY ROAD, CLAREMONT

---

File Reference: 3238748

### REPORT SUMMARY

<b>Application No.:</b>	<b>PLAM-23/01</b>
<b>Applicant:</b>	<b>N/A</b>
<b>Owner:</b>	<b>60 Creek Road, New Town: Ray Taylor Investments Pty Ltd</b> <b>36 Cadbury Road, Claremont: Claremont City Developments Pty Ltd</b> <b>26 Cadbury Road, Claremont: Glenorchy City Council</b>
<b>Existing Zoning:</b>	<b>60 Creek Road, New Town: Inner Residential and Environmental Management</b> <b>36 Cadbury Road, Claremont: Inner Residential</b> <b>26 Cadbury Road, Claremont: Open Space and Environmental Management</b>
<b>Existing Land Use:</b>	<b>60 Creek Road, New Town: Single Dwelling</b> <b>36 Cadbury Road, Claremont: Former use as Claremont Primary School until 2010 – currently no operating use</b> <b>26 Cadbury Road, Claremont: Council Foreshore Reserve</b>
<b>Proposal in Brief:</b>	<b>Amendment to add a new listing and modify an existing listing under GLE-Table C6.4 Places or Precincts of Archaeological Potential</b>
<b>Representations:</b>	<b>Advertising occurs after amendment is prepared</b>
<b>Recommendation:</b>	<b>Prepare and certify amendment, and exhibit for 28 days</b>

**Resolution:**

COCKSHUTT/KING

- A. That pursuant to Section 40D(b) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agrees to prepare Amendment PLAM-23/01 to the Glenorchy Local Provisions Schedule for new and modified listing of 60 Creek Road, New Town and 36 and 26 Cadbury Road, Claremont in GLE-Table C6.4 Places or Precincts of Archaeological Potential 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 PLAM-23/01 to identify sites of archaeological potential at 60 Creek Road, New Town and 26 and 36 Cadbury Road, Claremont, the Glenorchy Planning Authority decided to prepare and certify the draft amendment for the reasons set out in the officer's report.

---

## 6. REPORT ON REPRESENTATIONS – AMENDMENT TO GLE-S8.0 GLENORCHY ACTIVITY CENTRE URBAN DESIGN SPECIFIC AREA PLAN PLAM-22/04 – VARIOUS ADDRESSES – GLENORCHY CBD

---

File Reference: 3239182

### REPORT SUMMARY

<b>Application No.</b>	<b>PLAM-22/04</b>
<b>Applicant</b>	<b>Not applicable</b>
<b>Owner</b>	<b>Various – refer to PLAM_22-04 List of properties PIDs and CTs affected by the amendment_22 March 2023</b>
<b>Proposal</b>	<b>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</b>
<b>Report Purpose</b>	<b>To consider the merits of representations received.  The Planning Authority’s assessment must be provided to the Commission under Section 40K of the <i>Land Use Planning and Approvals Act 1993</i></b>
<b>Representations:</b>	<b>Seven (7)</b>
<b>Recommendation:</b>	<b>Refer representations and amendment, with recommended changes, to the Commission</b>

**Resolution:**

YAXLEY/KING

That the Glenorchy Planning Authority, after considering the merits of the representations, and being satisfied that the proposed modifications to the amendment are warranted:

1. AGREE to the recommended changes to the Principal Activity Centre Specific Area Plan shown in **Attachment 3**
2. AGREE that the recommended changes shown in **Attachment 3** satisfy the LPS Criteria at S34 of the *Land Use Planning and Approvals Act 1993*
3. PROVIDE the representations, and this GPA Report on PLAM-22/04 on land in the Glenorchy Activity Centre to the Tasmanian Planning Commission under S40K of the *Land Use Planning and Approvals Act 1993*.

The motion was put.

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

**AGAINST:**

The motion was CARRIED.

**Reason for Decision:**

The Glenorchy Planning Authority decided that the representations and officer report regarding draft amendment PLAM-22/04 to introduce the Principal Activity Centre Specific Area Plan be forwarded to the Tasmanian Planning Commission under S40K of the *Land Use Planning and Approvals Act 1993* for the reasons set out in the officer's report.

---

## 7. REPORT ON REPRESENTATIONS – NORTHERN APARTMENTS CORRIDOR SPECIFIC AREA PLAN (NAC SAP) PLAM-22/10 – COMMERCIAL ZONE ALONG MAIN ROAD BETWEEN MOONAH & MONTROSE

---

File Reference: 3238586

### REPORT SUMMARY

<b>Application No.</b>	<b>PLAM-22/10</b>
<b>Applicant</b>	<b>N/A</b>
<b>Owner</b>	<b>Multiple landowners</b>
<b>Proposal</b>	<b>Introduce a new Specific Area Plan to the Glenorchy LPS to facilitate residential use in the Commercial Zone along Main Road between Moonah and Montrose</b>
<b>Report Purpose</b>	<b>To consider the merits of representations received.  The Planning Authority's assessment must be provided to the Commission under Section 40K of the <i>Land Use Planning and Approvals Act 1993</i></b>
<b>Representations:</b>	<b>Thirteen (13) (including one indicating no objection from TasWater)</b>
<b>Recommendation:</b>	<b>Refer representations and amendment, with minor modification, to the Commission</b>



**Resolution:**

DUNSBY/YAXLEY

That the Glenorchy Planning Authority, after considering the merits of the representations, and being satisfied that proposed changes to the SAP are minor:

- 1 AGREE to the recommended changes to the Northern Apartments Corridor Specific Area Plan shown in **Attachment 3**.
- 2 AGREE that the recommended changes shown in **Attachment 3** satisfy the LPS Criteria at S34 of the *Land Use Planning and Approvals Act 1993*.
- 3 PROVIDE the representations, and this GPA Report on PLAM-22/10 on land zoned Commercial along Main Road between Moonah and Montrose, to the Tasmanian Planning Commission under S40K of the *Land Use Planning and Approvals Act 1993*.

The motion was put.

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

**AGAINST:**

The motion was CARRIED.

**Reasons for Decision:**

The Glenorchy Planning Authority decided that the representations and officer report regarding draft amendment PLAM-22/10 to introduce the Northern Apartments Corridor Specific Area Plan be forwarded to the Tasmanian Planning Commission under S40K of the *Land Use Planning and Approvals Act 1993* for the reasons set out in the officer's report.

The Chair closed the meeting at 4.20pm.

Confirmed,

**CHAIR**