

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 21 MARCH 2022



Chairperson: Alderman B. Thomas

Hour: 4.00 p.m.

Present: Aldermen Bec Thomas, Jan Dunsby, Angela Ryan and Steven King

In attendance: S Fox (Director Strategy and Development)
P Garnsey (Manager Development),
T Boheim (Coordinator Planning Services)
L Byrne (Senior Strategic Planner),
B Narksut (Development Engineer), R Thorp (Development Engineer),
S Salter (Coordinator Environmental Health), T Eschler (Senior Environmental Health Officer), A Wilson (Environmental Health 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

Kelly Sims

3. PECUNIARY INTERESTS

None declared

4. CONFIRMATION OF MINUTES

Resolution:

KING/RYAN

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 21 February 2022 be confirmed.

The motion was put.

FOR: Aldermen Dunsby, King, Ryan and Thomas

AGAINST:

The motion was CARRIED.

5. PLANNING SCHEME AMENDMENT TO REZONE 60, 80, 80A & 90 CREEK ROAD, NEW TOWN TO AN INNER RESIDENTIAL ZONE AND CONSOLIDATE THE LOTS

File Reference: PLAM-21/04

REPORT SUMMARY

Application No.:	PLAM-21/04
Applicant:	ERA Planning & Environment
Owner:	Ray Taylor Investments Pty Ltd
Existing Zoning:	60 & 90 Creek Road are in a General Residential Zone and 80 & 80A are in a Light Industrial Zone
Existing Land Use:	Vacant
Proposal in Brief:	To seek approval to prepare a planning scheme amendment and place it on exhibition. The request seeks to rezone the land to an Inner Residential Zone combined with a planning permit application for subdivision (consolidation of the four properties to one lot).
Representations:	Advertising occurs after amendment is prepared
Recommendation:	Prepare and certify amendment, and exhibit for 28 days

RESOLUTION:

KING/RYAN

- 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-21/04 to the Glenorchy Local Provisions Schedule to rezone 60, 80, 80A & 90 Creek Road New Town to an Inner Residential Zone and apply a Specific Area Plan to the land 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 40Y of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agrees to grant a permit for subdivision (consolidation) of 60, 80, 80A & 90 Creek Road, New Town, 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 on public exhibition for a period of 28 days.

The motion was put.

FOR: Aldermen Dunsby, King, Ryan and Thomas

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-21/03 to rezone 60, 80, 80A & 90 Creek Road, New Town to an Inner Residential Zone and apply a Specific Area Plan, combined with a planning permit for subdivision (consolidation) the Glenorchy Planning Authority decided to prepare and certify this draft amendment for the reasons set out in the officer's report.

6. AMENDMENT PLS43A-21/03 - S.40K REPORT ON REPRESENTATIONS

File Reference: PLS43A-21/03

REPORT SUMMARY

Application No.:	PLS43A-21/03
Applicant:	SJM Property Development
Owner:	Valhal Properties Tasmanian PTY LTD; Kar Blar Wah, H. Wee & Law Eh Paw, Sally Woolley & Phillip Marsh Glenorchy City Council
Proposed Amendment:	To include 263, 271 & 295 Main Road Austins Ferry General Residential Zone and apply a Specific Area Plan land, combined with a planning permit application demolition of the existing dwelling and construction of two (42) multiple dwellings at 271 & 400 Main Road, A Ferry
Report Purpose:	To consider the merits of representations received. The Planning Authority's assessment must be provided Commission under Section 40K of the <i>Land Use Planning Approvals Act 1993</i>
Representations Received:	1
Recommendation:	Refer representations and amendment, with changes, to Commission

DISCUSSION

The Senior Strategic Planner tabled two additional representations about the amendment (from 1 & 3 Whitestone Drive, Austins Ferry) received after the exhibition

The Senior Strategic Planner also tabled the following revised recommendation:

That the representations, including the representations received after the exhibition period and this GPA Report on PLS43A-21/03 be provided to the Tasmanian Planning Commission under S40K and S42 of the *Land Use Planning and Approvals Act 1993*.

RESOLUTION:

RYAN/KING

That the representations, including the representations received after the exhibition period and this GPA Report on PLS43A-21/03 be provided to the Tasmanian Planning Commission under S40K and S42 of the *Land Use Planning and Approvals Act 1993*.

The motion was put.

FOR: Aldermen Dunsby, King, Ryan and Thomas

AGAINST:

The motion was CARRIED.

REASON FOR DECISION

The Glenorchy Planning Authority decided that the Officer report regarding draft amendment PLS43A-21/03 to rezone 295, 271 & 263 Main Road, Austin's Ferry to a General Residential Zone and apply a Specific Area Plan combined with a permit for 42 multiple dwellings at 271 & 400 Main Road, Austins Ferry to the Glenorchy Local Provisions Schedule, and all three submissions received on the amendment, be forwarded to the Tasmanian Planning Commission under S40K and S42 of the *Land Use Planning and Approvals Act 1993* for the reasons set out in the Officer's report.

Monday, 21 March 2022

Glenorchy Planning Authority Minutes

The meeting closed at 5:09pm.

Confirmed,

CHAIR