

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 8 AUGUST 2022



Chairperson: Alderman Steven King

Hour: 4.00 p.m.

Present: Aldermen Steven King, Jan Dunsby, Angela Ryan, Gaye Richardson and Melissa Carlton

In attendance: E Reale (Director Infrastructure and Works),
P Garnsey (Manager Development),
T Boheim (Coordinator Planning Services),
V Tomlin (Senior Statutory Planner),
S Jeffreys (Planning Officer), C Griffin (Planning Officer), A Dionysopoulos (Planning Officer),
L Byrne (Senior Strategic Planner)
B Narksut (Development Engineer),
T Eschler (Senior Environmental Health Officer), A Wilson (Environmental Health Officer),
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

Aldermen Bec Thomas & Kelly Sims

3. PECUNIARY INTERESTS

Alderman Jan Dunsby declared an interest in item 5

4. CONFIRMATION OF MINUTES

Resolution:

RYAN/CARLTON

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 11 July 2022 be confirmed.

The motion was put.

FOR: Aldermen Dunsby, King, Richardson, Carlton and Ryan

AGAINST:

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - DEMOLITION AND CONSTRUCTION OF ASSISTED HOUSING COMPLEX - 59 CADBURY ROAD CLAREMONT

File Reference: 5306228

REPORT SUMMARY

Application No.:	PLN-22-161
Applicant:	Architects Design Haus
Owner:	Housing Tasmania
Zone:	Inner Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	<p>Clause 9.5.1 Non-dwelling development, Clause C2.5.1 Car parking numbers, Clause C2.6.8 Siting of parking and turning areas, Clause C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction, Clause C10.5.3 Critical use, hazardous use or vulnerable use, and Clause C10.6.1 Development standards for buildings and works</p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>
Level 2 Activity?	No
42 Days Expires:	Extension of time until 8 Aug 2022
Existing Land Use:	Not applicable
Representations:	3
Recommendation:	Approval, subject to conditions

Resolution:

RYAN/CARLTON

That a permit be granted for the proposed use and development of 59 Cadbury Road Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-22-161 and Drawings submitted on 22 April 2022 (14 pages), except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2022/00633-GCC dated 13 May 2022, form part of this permit.
3. An emergency evacuation plan is required for the Assisted Housing use. It is for the operator/manager of the site to maintain this plan and to ensure its use.

Engineering

4. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer.

The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways, or adjoining properties.

The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council.

The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentestuary.org.au.

5. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
6. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.
7. The design and construction of the parking, access and turning areas must comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following:
 - (a) Be constructed to a sealed finish
 - (b) Total of 13 clearly marked car parking spaces must be provided in accordance with the approved plan and always kept available for these purposes
 - (c) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
 - (d) Lighting in accordance with clause 3.1, AS1158.3.1:2005 must be installed
 - (e) Pedestrian path must be installed in accordance with the approved plans
 - (f) The gradient of any parking areas must not exceed 5% and
 - (g) Minimum carriageway width is to be no less than 3.0 metres.

All works required by this condition must be installed prior to the occupancy of the building.

8. Upon approval of the WSUD and OSD Maintenance Scheme, and in association with a Building Permit Application, the applicant shall enter into a registered agreement with Council, at the sole expense of the applicant, pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993*, for the area which is subject to this permit. The Owner and all successors in title must advise any subsequent successor in title of the existence of the Agreement and its terms and conditions. The Part 5 agreement shall require the Owner and all successors in title to covenant and agree with Council the following:
 - (a) All works outlined in the WSUD and OSD Maintenance Scheme submitted by the applicant and approved by Council, including the maintenance method and frequency for individual WSUD and OSD elements, must be implemented and managed by the Owner and all successors in title at their sole expense.
 - (b) The Owner must keep the maintenance records in an accessible form (either printed or electronic) for five years from the date of the work was carried out to prove that the maintenance of each WSUD and OSD element has been conducted in accordance with the Maintenance Scheme.
 - (c) Repair and replace all the WSUD and OSD elements at the sole expense of the Owner and all successors in title so that the WSUD and OSD functions (stormwater quality and quantity control) in a safe and efficient manner.
 - (d) Permit the Council from time to time and upon giving reasonable notice (but in the case of an emergency, at any time and without notice) to enter and inspect the WSUD and OSD elements for compliance with the requirements of this agreement.
 - (e) Comply with the terms of any written notice issued by the Council in respect of the requirements of this agreement within the time stated in the notice.

Advice to Applicant

This advice does not form part of the permit but is provided for the information of the applicant.

General Manager's Consent for Stormwater Management

Any conditions and/or advice as set out in the attached General Manager's Consent for Stormwater Management, reference No. PLN-22-161 dated 28 July 2022, is associated with this permit.

Environmental Health

Please The proponent's Building Surveyor must forward copies of the following documents to Council's Senior Environmental Health Officer prior to any works being undertaken on site (including the installation of fixtures and fittings) that relate to the proposed food premises:

- a) a request in an approved form (Form 42) for an Environmental Health Officer report;
- b) any relevant drawings, specifications or other documents submitted with the application; and
- c) details provided by the owner of the nature of the foods to be prepared, handled, stored or sold and the types of manufacturing processes to be undertaken on the premise
- d) Council's Senior Environmental Health Officer may require the premises to meet equipment and fit out specifications which exceed those required by the *National Construction Code 2011*, before the premises can be registered and the food business licensed pursuant to the *Food Act 2003*.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Tasmanian Planning Scheme - Glenorchy. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with.

In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

Underground Services

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

The motion was put.

FOR: Aldermen King, Richardson, Carlton and Ryan

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

Alderman Dunsby returned to the meeting.

6. PROPOSED USE AND DEVELOPMENT - 18 MULTIPLE DWELLINGS (RESIDENTIAL) - 1-3 ALLUNGA ROAD CHIGWELL

File Reference: 5297181

REPORT SUMMARY

Application No.:	PLN-22-192
Applicant:	ERA Planning & Environment
Owner:	Housing Tasmania
Zone:	General Residential zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	8.4.1 P1, 8.4.2 P3, 8.4.3 P1 & P2, 4.8.4 P1, C3.5.1 P1, C2.5.1 P1, & C2.6.5 P1 (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	09 August 2022
Existing Land Use:	Multiple Dwellings (Residential)
Representations:	5 (1 joint representation)
Recommendation:	Approval, subject to conditions

Resolution:

RYAN/CARLTON

That a permit be refused for the proposed use and development of 1-3 Allunga Road Chigwell

The motion was put.

FOR: Aldermen Dunsby, King, Richardson, Carlton and Ryan

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 (if any); 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 following reasons:

- a) The proposal fails to meet P1.1 of C2.5.1 of the planning scheme;
- b) The proposal fails to meet P1 of C3.5.1 of the planning scheme;
- c) The proposal fails to meet P1 of 8.4.1 of the planning scheme; and
- d) The proposal fails to meet P1 of C2.6.5 of the planning scheme.

7. PROPOSED USE AND DEVELOPMENT - CHILD AND FAMILY LEARNING CENTRE (EDUCATIONAL AND OCCASIONAL CARE) - 452 MAIN ROAD GLENORCHY

File Reference: 5382300

REPORT SUMMARY

Application No.:	PLN-22-168
Applicant:	Morrison & Breytenbach Architects
Owner:	Department of Education (DoE)
Zone:	Community Purpose
Use Class	Educational and Occasional Care
Application Status:	Discretionary
Discretions:	<p>C1.6.4 P1 Signs on local heritage places and in local heritage precincts and local historic landscape precincts</p> <p>GLE-Table C6.1 Local Heritage Places (listed with THC) - Historic Cultural Heritage Act 1995</p> <p>C2.5.1 P1 Car parking numbers</p> <p>C3.5.1 P1 Traffic generation at a vehicle crossing, level crossing or new junction</p> <p>C12.6.1 P1.1 and P1.2 Buildings and works within a flood-prone hazard area</p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>
Level 2 Activity?	No
42 Days Expires:	12 August 2022
Existing Land Use:	Education and Occasional Care

Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/RYAN

That a permit be granted for the proposed use and development of 452 Main Road Glenorchy subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-22-168 and Drawings submitted on 28/04/2022 (11 pages), and Drawings submitted on 10/06/2022 (3 pages); except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2022/00631-GCC, dated 3/05/2022, form part of this permit.
3. The conditions of the Tasmanian Heritage Council set out in the attached Notice of Heritage Decision reference No. 7895, dated 29/07/2022, form part of this permit.

Heritage

4. The pole (ground based) sign addressing Continental Road must be constructed in the location shown on Morrison & Breytenbach Architects Site Plan (PLN-22-168 date received 10/06/22: 2110 DA 1.102-G dated 10/6/22) and to the specification "E9 Signage 2" as set out in Morrison & Breytenbach Architects Elevations plan (PLN-22-168 date received 10/06/22: 2110 DA 1.105-G dated 10/6/22), and;
5. The wall sign on the new Child Family Learning Centre building must be constructed in the location shown on Morrison & Breytenbach Architects Site Plan (PLN-22-168 date received 10/06/22: 2110 DA 1.102-G dated 10/6/22) and to the specification "E4 Northwest" as set out in Morrison & Breytenbach Architects Elevations plan (PLN-22-168 date received 10/06/22: 2110 DA 1.105-G dated 10/6/22).

6. To ensure the signage reflects the educational purpose of the Place, the pole (ground-based) sign and wall signs must be:
 - a) Sited and constructed to specification in each instance, and;
 - b) Restricted to content directly related to the identification of the facility as a Child Family Learning Centre.

Engineering

7. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer.

The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways, or adjoining properties.

The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council.

The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentestuary.org.au.

8. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
9. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated.

10. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.
11. A plan of a Construction Environmental Management Plan must be submitted with the building permit application for the approval of Council's Senior Planner. The plan must outline the proposed demolition and construction practices in relation to:
 - a) identification and disposal of any potential contaminated waste and asbestos;
 - b) proposed hours of work (including volume and timing of heavy vehicles entering and leaving the site, and works undertaken on site);
 - c) proposed hours of construction;
 - d) identification of potentially noisy construction phases, such as operation of rock-breakers, explosives or pile drivers, and proposed means to minimise impact on the amenity of neighbouring buildings;
 - e) control of dust and emissions during working hours;
 - f) proposed screening of the site and vehicular access points during work;
 - g) procedures for washing down vehicles, to prevent soil and debris being carried onto the street.
12. A new 5.5m wide vehicle crossing and passing bay must be provided and constructed in accordance with standard drawing TSD-R09-v03, TSD-R11-v03 and TSD-R14-v03, between the kerb and the property boundary to the approval of Council's Development Engineer. Work within Council's Road reservation must be carried out by a Council approved contractor and all work must be reinstated to match the existing adjacent footpath/nature strip profile. An inspection must be undertaken by a Council Inspector, prior to the placement of any concrete for the vehicular accesses.

Please phone Council on 62 166 800 to arrange a suitable time for the inspection to occur with adequate prior notice. Appropriate traffic control and safety fencing must be provided to ensure public safety is not compromised during the works. The works must not take longer than 48 hours to complete and be made available for safe pedestrian use.

13. The design and construction of the parking, access and turning areas must comply with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004, to the satisfaction of the Council's Development Engineer. Drawings showing the driveway details must be in accordance with the Australian Standard and submitted with the Building Application for approval by Council's Development Engineer prior to the commencement of works on site. The proposed driveway and parking must comply with the following-:

- a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 20%
- b) Nine (9) clearly marked car parking spaces must be provided in accordance with the approved plan received by Council and kept available for these purposes at all times;
- c) Of the required number of car parking spaces, One (1) car parking space must be provided for the exclusive use of people with disabilities, clearly marked and kept available for these purposes at all times;
- d) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
- e) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
- f) Lighting in accordance with clause 3.1, AS1158.3.1:2005 must be installed.
- g) The gradient of any parking areas must not exceed 5%; and
- h) Minimum carriageway width is to be no less than 3.0 metres.

All works required by this condition must be installed prior to the commencement of the approved use.

Hydraulic Engineering

14. A levee wall must be designed and constructed in accordance with the recommendations provided in the Flood report by Flussig Engineers with an asset life equivalent or higher to that of the proposed main building (Glenorchy Child Family Learning Centre).
15. Flood mitigation measures must be installed prior to occupancy such that all floor levels are 300mm above the resultant 1% AEP at 2100 (including climate change loading) storm event.
16. Engineering design drawings must be submitted prior to the issue of a Building Permit that include:
 - Certification from an accredited and qualified structural engineer that all proposed structures within the flood zone are designed to resist erosion, undermining and likely forces from a flood event.
17. All structures within the flood zone including buildings and flood mitigation measures (levee wall) must be inspected by a registered surveyor. Certification from a registered surveyor that the Finished Floor Levels and the top of any flood wall are at or above the relevant minimum levels shown on the Flood report by Flussig Engineers prior to issue of any occupancy/completion certificate (whichever occurs first).
18. A design must be submitted showing that the minor stormwater drainage system is designed to accommodate a 5% AEP storm event, details of which must be submitted in association with a Building Permit Application.
19. The development must incorporate the nominated Water Sensitive Urban Design (WSUD) element(s) or equivalent, as presented in the Civil Drawings, submitted by Aldanmark Consulting Engineers, and other drawings approved as part of this permit. The WSUD design must achieve the acceptable stormwater quality and quantity targets stated in Table 5(b) of the Stormwater Management Policy 2021, for the treatment of stormwater discharging from the development and be submitted and approved in association with a Building Permit Application. A supporting calculation (MUSIC Modelling or equivalent) to achieve Stormwater quality treatment targets must be submitted and approved in association with a Building Permit Application.
20. The development must incorporate the On-Site Detention (OSD) as part of the development as presented in the Stormwater report, prepared by

Aldanmark Consulting Engineers. The onsite detention element and its associated components must be designed and constructed to the satisfaction of the Council's Senior Civil Engineer and completed prior to a Certificate of Occupancy being issued for any of the dwelling. A detailed design of on-site detention must be submitted prior to issue of any consent under Building Act/Commencement of works.

21. In association with a Building Permit Application, a WSUD and OSD Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Senior Civil Engineer, defining the maintenance method and frequency for each WSUD or OSD element incorporated in the development. The Owner and all successors in title must ensure ongoing compliance with the approved WSUD and OSD Maintenance Scheme for the duration of the approved use. Council must first approve any changes to the approved WSUD and OSD Maintenance Scheme.
22. Upon approval of the WSUD and OSD Maintenance Scheme, and in association with a Building Permit Application, the applicant shall enter into a registered agreement with Council, at the sole expense of the applicant, pursuant to Part 5 of the *Land Use Planning and Approvals Act 1993*, for the area which is subject to this permit. The Owner and all successors in title must advise any subsequent successor in title of the existence of the Agreement and its terms and conditions. The Part 5 agreement shall require the Owner and all successors in title to covenant and agree with Council the following:
 - a) All works outlined in the WSUD and OSD Maintenance Scheme submitted by the applicant and approved by Council, including the maintenance method and frequency for individual WSUD and OSD elements, must be implemented and managed by the Owner and all successors in title at their sole expense;
 - b) The Owner must keep the maintenance records in an accessible form (either printed or electronic) for five years from the date of the work was carried out to prove that the maintenance of each WSUD and OSD element has been conducted in accordance with the WSUD and OSD Maintenance Scheme;
 - c) Repair and replace all the WSUD and OSD elements at the sole expense of the Owner and all successors in title so that the WSUD and OSD functions (stormwater quality and quantity control) in a safe and efficient manner.

- d) Permit the Council from time to time and upon giving reasonable notice (but in the case of an emergency, at any time and without notice) to enter and inspect the WSUD and OSD elements for compliance with the requirements of this agreement;
 - e) Comply with the terms of any written notice issued by the Council in respect of the requirements of this agreement within the time stated in the notice;
23. The new stormwater connections must be constructed, and any existing abandoned connections must be sealed by owner's expense. Please note once plans are approved, a formal Application for New Stormwater Connection and inspection by Council's Senior Civil Engineer is required. The form is available from <https://www.gcc.tas.gov.au/council/documents-and-publications/forms/>
- a) A minimum of three (3) business-day notice must be provided by the applicant to Council's Roads Maintenance and Stormwater Coordinator on 03 6216 6800 to arrange for the inspection prior to completion.
 - b) Any alterations or works performed on council's stormwater system must remain uncovered until the completion of the inspection. If there is failure to provide notification in advance or to expose the stormwater manhole for the visual inspection, council may choose to expose the stormwater manhole and reinstate after the inspection at the full cost to the applicant.
 - c) If the stormwater manhole is not to the satisfaction of council, the applicant must rectify the stormwater manhole at their cost. If the applicant does not rectify the stormwater manhole, council has the right to rectify the stormwater manhole at the applicant's cost.
24. New stormwater manholes are to be constructed in accordance with the local government association of Tasmania's (LGAT) standard drawings and relevant Australian standards and guidelines.
25. An adequate overland flow path must be maintained through the site, such that flows are excluded from the dwelling and not redirected onto third-party land, for the 1% AEP as at 2100 (including climate change loading) storm event. All the new batters and hardstands must be constructed with proper erosion protection measures described in the FLOOR PLAN by Morrison & Breytenbach Architects

26. Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to the commencement of work and maintained until such time as all disturbed areas have been stabilised and/or restored or sealed to the Council's satisfaction. A soil and water management plan (SWMP) must be submitted and approved prior to the commencement of work. The SWMP must: be prepared in accordance with the Soil and Water Management on Building and Construction Sites fact sheets (Derwent Estuary Program, 2008).

Advice to Applicant

This advice does not form part of the permit but is provided for the information of the applicant.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Tasmanian Planning Scheme - Glenorchy. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with.

In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

Other Services

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site.

Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

The motion was put.

FOR: Aldermen Dunsby, King, Richardson, Carlton and Ryan

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

8. PLANNING SCHEME AMENDMENT REQUEST FIX UP AMENDMENT VARIOUS PROPERTIES - PLAM-22/02

File Reference: 3084521

REPORT SUMMARY

Application No.:	PLAM-22/02
Applicant:	Council officers are requesting the draft amendment
Owner:	Various
Existing Zoning:	Various
Existing Land Use:	Various
Proposal in Brief:	<p>To seek approval to:</p> <ul style="list-style-type: none"> • Prepare and certify a draft planning scheme amendment • Request exemption from public exhibition, and • Exhibit the draft amendment in the event of exemption not being granted. <p>The draft amendment corrects various technical errors, anomalies and inconsistencies in the Local Provision Schedule, relating to the GLE-C6.0 Local Historic Heritage Code List and GLE-S7.0 Whitestone Point Specific Area Plan.</p>
Representations:	Advertising would occur after amendment is prepared if S40I exemption from public exhibition not granted by TPC
Recommendation:	Prepare and certify amendment, and seek s40I exemption from public exhibition

Resolution:

RYAN/DUNSBY

That a permit be granted for the proposed use and development subject to the following conditions:

- a) That pursuant to Section 40D (b) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agrees to prepare draft Amendment PLAM-22/02 to the Glenorchy Local Provisions Schedule to correct errors, inconsistencies and anomalies in the GLE-6.0S Local Historic Heritage Code List, GLE-S7.0 Whitestone Point Specific Area Plan and zone boundaries at 48, 49 and 19-21 Stony Point Drive and 39 Whitestone Drive as shown in **Attachment 1**.
- b) That having decided to prepare the draft 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 40I of the *Land Use Planning and Approvals Act 1993*, the Planning Authority seeks from the Tasmanian Planning Commission exemption from public exhibition for the draft amendment.
- d) That, in the event of exemption from public exhibition not being granted, the Planning Authority places the draft amendment on public exhibition for a period of 28 days, in accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*.

The motion was put.

FOR: Aldermen Dunsby, King, Richardson, Carlton and Ryan

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-22/02 to correct errors, inconsistencies and anomalies in the GLE-6.0S Local Historic Heritage Code List, GLE-S7.0 Whitestone Point Specific Area Plan and zone

boundaries at 48, 49 and 19-21 Stony Point Drive and 39 Whitestone Drive, 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 6.03 pm

Confirmed,

CHAIR