

**GLENORCHY PLANNING AUTHORITY
MINUTES
MONDAY, 6 NOVEMBER 2023**



Chairperson: Alderman B. Thomas

Hour: 3.33 p.m.

Present: Aldermen Bec Thomas, Jan Dunsby, Joshua Cockshutt, Russell Yaxley and Steven King

In attendance: Paul Garnsey (Manager Development),
David Ronaldson (Executive Manager Stakeholder Engagement),
Trevor Boheim (Coordinator Planning Services),
Grace Paisley (Senior Statutory Planner),
Peter Coney (Planning Officer),
Bree Narksut (Development Engineer),
Patrick Marshall (Manager Assets, Engineering & Design),
Adele Liu (Graduate Engineer),
Kelly Richards (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

None.

3. PECUNIARY INTERESTS

Alderman Steven King declared an interest in item 5.

4. CONFIRMATION OF MINUTES

Resolution:

COCKSHUTT/KING

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 2 October 2023 be confirmed.

The motion was put.

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

AGAINST:

The motion was CARRIED.

Alderman King declared an interest in the following item and left the meeting at 3.36pm.

5. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (ONE EXISTING TWO PROPOSED) - 36 GROVE ROAD GLENORCHY

File Reference: 3237939

REPORT SUMMARY

Application No.:	PLN-23-083
Applicant:	MinD Architects
Owner:	Tant Holdings Pty Ltd
Zone:	Inner Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	<p>9.4.2 (P3) Setbacks and building envelope for all dwellings</p> <p>9.4.3 (P2) Site coverage and private open space for all dwellings</p> <p>9.4.6 (P1) Privacy for all dwellings</p> <p>C2.5.1 (P1) Car parking numbers</p> <p>C9.5.2 (P1) Sensitive use within an attenuation area</p> <p>C12.6.1 (P1.1) and (P1.2) Buildings and works with 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:	07 November 2023
Existing Land Use:	Single Dwelling (Residential)
Representations:	3 (plus one non-statutory)
Recommendation:	Refusal

Resolution:

DUNSBY/COCKSHUTT

That the application for the Multiple Dwellings (Residential) of 36 Grove Road Glenorchy be refused for the following reasons:

1. The proposal fails to comply with either the Acceptable Solution or the Performance Criteria of Clause 9.4.2 Setback and building envelope for all dwellings, which is an applicable standard; and
2. The proposal fails to comply with either the Acceptable Solution or the Performance Criteria of Clause C12.6.1 Buildings and works within a flood-prone hazard area, which is an applicable standard.

The motion was put.

FOR: Alderman Thomas, 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.

The Chair closed the meeting at 4.15pm.

Confirmed,

CHAIR