



Unconfirmed minutes

The following are the unconfirmed minutes of the Glenorchy Planning Authority meeting held on Monday, 22 June 2026.

The minutes will remain provisional until confirmed at the next Glenorchy Planning Authority meeting.



MINUTES
Glenorchy Planning Authority
Meeting
held at the Council Chambers
on Monday, 22 June 2026
at 2:00 pm



Chairperson:	Sue Hickey (Mayor)
Present (in Chambers):	Alderman Russell Yaxley (Deputy Mayor), Steven King and Tim Marks.
In attendance (in Chambers):	Emilio Reale (Chief Executive Officer), Patrick Marshall (Director Infrastructure and Works), Luke Chiu (Director, Environmental Services), Lyndal Byrne (Coordinator Planning Services), Liam Wallace (Strategic Planner), Emily Burch (Senior Transport Engineer), Natasha Page (Development Compliance Officer), Aderildo Bueno da Cunha (Natural Areas Environment Officer) & Amanda Wieland (Environmental Health Officer).
In attendance (by video link):	None
Leave of Absence:	None

The Chair opened the meeting at 2.00pm.

The Chair acknowledged and paid respect to the Tasmanian Aboriginal Community as the original and traditional owners and continuing custodians of the land and their elders, past and present.

We acknowledge the muwinina people as the traditional owners of this land. We recognise the Tasmanian Aboriginal people as the original owners and continuing custodians of the land, sky and country and waters of this island, Lutruwita. We pay our respect to Aboriginal Elders, past and present. We commit to working in a way that welcomes and respects all Aboriginal and Torres Strait Islanders.

The Chair read a statement noting that the meeting would be recorded and live streamed to members of the public.

1 PLANNING AUTHORITY DECLARATION

The Chairperson stated that the Glenorchy Planning Authority (GPA) intended to act as a Planning Authority under the Land Use Planning and Approvals Act 1993.

2 APOLOGIES

Alderman Joshua Cockshutt

3 PECUNIARY INTEREST NOTIFICATION

4 CONFIRMATION OF MINUTES

Resolution:

Ald. Marks/Ald. Yaxley

That the minutes of the Glenorchy Planning Authority meeting held on 4 May 2026 be confirmed.

The motion was put.

FOR: Ald. Hickey, Ald. Yaxley, Ald. King and Ald. Marks

AGAINST: Nil

ABSTAINED: Nil

The motion was CARRIED.

5 PROPOSED USE AND DEVELOPMENT - BOAT BUILDING SHED, FILL & RECLAMATION WORKS - 100 DERWENT PARK ROAD, DERWENT PARK; 13 SURVEYORS DRIVE, DERWENT PARK; & 300 RISDON ROAD, LUTANA

Author: Consultant Planner: Adam Smee

Qualified Person: Consultant Planner: Adam Smee

Property ID: 7671632

REPORT SUMMARY

Application No.:	PLN-25-367
Applicant:	Gray Planning
Owner:	Inter Cats (Tasmania) Pty Ltd
Zone:	General Industrial Zone and Port and Marine Zone
Use Class	Manufacturing and processing
Application Status:	Discretionary

Discretions:	<p>19.4.1 Building height,</p> <p>25.4.1 Building height,</p> <p>C1.6.1 Design and siting of signs,</p> <p>C1.6.2 Illuminated signs,</p> <p>C2.5.2 Bicycle parking numbers,</p> <p>C2.6.5 Pedestrian access,</p> <p>C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area P1.1 and P1.2, P3, and P4.1 and P4.2;</p> <p>C11.6.1 Buildings and works, excluding coastal protection works, within a coastal inundation hazard area, P1.1 and P1.2;</p> <p>C14.6.1 Excavation works, excluding land subject to the Macquarie Point Development Corporation Act 2012,</p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>
Level 2 Activity?	No
42 Days Expires:	23 June 2026
Existing Land Use:	Manufacturing and Processing use class (boat building)
Representations:	Two (2) representations
Recommendation:	Approval, subject to conditions

RECOMMENDATION

That a permit be granted for the boat building shed, fill and reclamation works at 100 Derwent Park Road, 13 Surveyors Drive, Derwent Park and 300 Risdon Road, Lutana, subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-25-367 and the endorsed documents submitted on 9 December 2025, 27 March 2026, and 8 May 2026, except as otherwise required by this permit.
2. Any recommendations made in the Marine Ecological Assessment prepared by Marine Solutions Tasmania (dated February 2026) regarding mitigating environmental risks associated with the proposed construction and reclamation must be implemented.
3. Any works carried out within the waterway and coastal protection area or the future coastal refugia area must follow the guidelines provided in the *Wetlands and Waterways Works Manual* and the *Tasmanian Coastal Works Manual*.
4. Prior to commencement of any development that is approved by this permit, a Coastal Inundation Hazard Assessment Report must be prepared and submitted to Council. The report must be prepared by a suitably qualified person and include the information listed in the relevant definition provided in the Coastal Inundation Hazard Code, to the satisfaction of Council's Lead Statutory Planner. Once accepted by Council, any recommendations made in the report must be implemented and incorporated into the design of the development as required.
5. Any recommendations made in the Environmental Site Assessment prepared by Pitt and Sherry (dated 25 March 2026) must be implemented.

Engineering

6. Prior to the commencement of development approved by this permit or the issuing of a Building Approval, whichever occurs first, submit an Erosion and Sediment Control (ESC) 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 construction activity and must be regularly inspected and maintained during the construction 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 Erosion and Sediment Control plan (ESC) forms part of this permit and must be complied with.

Advice: For further information please refer to Erosion and Sediment Control (ESC) 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/stormwater/

7. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
8. 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. Engineering 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) Total of 376 delineated car parking spaces comprising 356 existing spaces and 20 new parking spaces must be provided in accordance with the approved plan received by Council and always kept available for these purposes;
 - (b) Of the required number of car parking spaces, eight (8) visitor car parking spaces and four (4) accessible spaces (2 existing and 2 new) must be provided and clearly marked and kept available for these purposes at all times;
 - (c) All runoff from paved and driveway areas must be discharged into the approved point of discharge in accordance with approved plan;
 - (d) The gradient of any parking areas must not exceed 5% and

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

9. Any damage to Council's assets, including services, footpaths, driveway crossings and nature strips must be promptly reported to and then repaired to the requirements of Council's Development Engineer, at the developer's cost. It shall be the developer's responsibility to obtain and submit with the Building approval application, a comprehensive photographic record of the condition of the footpaths, driveways and nature strips at the road frontage to the site and adjacent to the site, prior to commencing construction. The photographic record shall be relied upon to establish the extent of damage caused to Council's assets throughout construction. In the event that the developer fails to provide a pre-construction photographic record of the site then any damage to Council assets found on completion of the works shall be deemed to be the responsibility of the developer and shall be repaired at the developer's cost.

10. Prior to the issue of building approval and/or commencement of works (whichever occurs first), including demolition and excavation, a Construction Management Plan, must be submitted to the satisfaction of the Council's Lead Statutory Planner. The plan must provide details of the following:
- (a) Hours for construction activity in accordance with any other condition of this permit;
 - (b) Measures to control noise, dust, water and sediment laden runoff;
 - (c) Measures relating to removal of hazardous or dangerous material from the site, where applicable;
 - (d) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any car parking on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay;
 - (e) A Traffic Management Plan showing truck routes to and from the site;
 - (f) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
 - (g) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the construction management plan;
 - (h) Contact details of key construction site staff;
 - (i) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council Road reserves; and
 - (j) Any other relevant matters

Traffic

11. Development to be undertaken and operate in generally in accordance with the Traffic Impact Assessment (March 2026), including:
- a) Parking contained within the development site which includes staff using an organised staff bus service operated by Incat to reduce parking demand; and
 - b) Bus turn area and drop off/pick up area, that must be clearly delineated and managed to ensure safe operation within the site.

Hydraulics

12. The new stormwater infrastructure must be constructed substantially in accordance with the approved plans prior to issue of an occupancy certificate.

Environmental Health

13. Prior to commencement of any development that is approved by this permit:
 - (a) the Construction Environmental Management Plan (CEMP), prepared by Burbury Consulting (dated May 2026), must be updated to include any recommendations made in the Marine Ecological Assessment prepared by Marine Solutions Tasmania (dated February 2026) regarding mitigating environmental risks associated with the proposed construction and reclamation;
 - (b) Once updated in accordance with sub-clause (a) of this condition, the CEMP must be reviewed and signed by the Project Manager; and,
 - (c) A signed copy of the CEMP must be submitted to Council's Senior Environmental Health Officer.
14. The Construction Environmental Management Plan prepared by Burbury Consulting, including Appendix B – the Stormwater Management Plan, and updated in accordance with condition 14, must be fully implemented and complied with at all times during the development, in strict accordance with:
 - (a) all methodologies, procedures, and control measure specified;
 - (b) all nominated timeframes and staging requirements;
 - (c) all monitoring, inspection and reporting requirements; and
 - (d) all corrective actions and responsibilities assigned to personnel.

Advice to Applicant

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

The designer should 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, Before You Dig or visit <https://www.byda.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.

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.

Discussion: A motion was proposed to include a condition for the TasWater SPAN at Condition 2 and to renumber the subsequent conditions.

That condition 2 of the Permit be added to include to the following:

- 2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2025/01570-GCC dated 22 June 2026, form part of this permit.*

The motion was put.

Resolution:

Ald. Marks/Ald. King

FOR: Ald. Hickey, Ald. Yaxley, Ald. King and Ald. Marks

AGAINST: Nil

ABSTAINED: Nil

The motion was CARRIED.

The amended motion was put.

Resolution:

Ald. Marks/ Ald. King

FOR: Ald. Hickey, Ald. Yaxley, Ald. King and Ald. Marks

AGAINST: Nil

ABSTAINED: Nil

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 grant a permit for PLN-25-367 for a boat building shed, fill and reclamation works at 100 Derwent Park Road, 13 Surveyors Drive, Derwent Park and 300 Risdon Road, Lutana for the reasons set out in the officer's report, with an additional condition for the TasWater SPAN.

6 PLANNING SCHEME AMENDMENT REQUEST – BLACK SNAKE ROAD, GRANTON

Author: Strategic Planner (Liam Wallace)

Qualified Person: Strategic Planner (Liam Wallace)

File Reference: 3619776

REPORT SUMMARY:

Application No.:	PLAM-26/01
Applicant:	N/A
Owner:	Aquaculture Tech. Pty Ltd; John Harrison
Existing Zoning:	Environmental Management
Existing Land Use:	Vacant
Proposal in Brief:	Rezone land to the Rural Living zone
Representations:	Advertising occurs after amendment is prepared
Recommendation:	Prepare and certify amendment, and exhibit for 28 days

RECOMMENDATION:

- A. That pursuant to Section 40D(b) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority prepare Amendment PLAM-26/01 to the Glenorchy Local Provisions Schedule to rezone Black Snake Road, Granton (PID: 1696361; Title: 120863/16) to a Rural Living Zone.

- 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.

Resolution:

Ald. Yaxley/Ald. Marks

FOR: Ald. Hickey, Ald. Yaxley, Ald. King and Ald. Marks
AGAINST: Nil
ABSTAINED: Nil

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 the planning scheme, the Glenorchy Planning Authority decided to prepare and certify Planning Scheme Amendment PLAM-26/01 to rezone land at Black Snake Road (PID: 1696361; Title: 120863/16) from an Environmental Management Zone to a Rural Living A Zone for the reasons set out in the officer's report.

The Chair closed the meeting at 3:10pm.

Chair