



**MINUTES**

**Glenorchy Planning Authority**

**Meeting**

**held at the Council Chambers**

**on Monday, 8 December 2025**

**at 3:30 pm**



- Chairperson:** Sue Hickey (Mayor)
- Present (in Chambers):** Alderman Sue Hickey (Mayor), Aldermen Shane Alderton, Steven King, Tim Marks, Peter Ridler.
- In attendance (in Chambers):** Emilio Reale (Chief Executive Officer), Patrick Marshall (Director Infrastructure and Works), Paul Garnsey (Manager Development), Lyndal Byrne (Coordinator Planning Services), Helen Ayers (Lead Statutory Planner), Sylvia Jeffreys (Statutory Planner), David Morley (Consultant Development Engineer), Emily Burch (Senior Transport Engineer), Dan Egodawatte (Acting Manager Assets, Engineering and Design), Stephen Wildsmith (Senior Statutory Planner).
- In attendance (by video link):** None
- Leave of Absence:** None

The Chair opened the meeting at 3.30pm.

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

Ald. R Yaxley (Deputy Mayor) and Ald. J Cockshutt

## 3 PECUNIARY INTEREST NOTIFICATION

The Chairperson asked if any Elected Members had or were likely to have a pecuniary interest in any items on the Agenda.

There were no declarations of pecuniary interest.

## 4 CONFIRMATION OF MINUTES (OPEN MEETING)

### **Resolution:**

Ald. Marks/Ald. King

That the minutes of the Glenorchy Planning Authority meeting held on 10 November 2025 be confirmed.

The motion was put.

**FOR:** Ald. Hickey, Ald. King, Ald. Marks, Ald. Alderton and Ald. Ridler

**AGAINST:** Nil

**ABSTAINED:** Nil

The motion was CARRIED.

## 5 PROPOSED USE AND DEVELOPMENT – SIX (6) MULTIPLE DWELLINGS – LOT 1 ALLUNGA ROAD, CHIGWELL

Property ID: 9945568

### Report Summary

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application No.:    | PLN-25-093                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Applicant:          | Field Labs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Owner:              | Homes Tasmania (Hobart)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Zone:               | General Residential Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Use Class           | Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Application Status: | Discretionary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Discretions:        | <p>8.4.2 P1 Setbacks and building envelopes for all dwellings</p> <p>8.4.2 P3 Setbacks and building envelopes for all dwellings</p> <p>8.4.3 P2 Site coverage and private open space for all dwellings</p> <p>8.4.5 P1 Width of openings for garages and carports for all dwellings</p> <p>8.4.8 P1 Waste storage for multiple dwellings</p> <p>C2.5.1 P1.1 and P1.2 Car parking numbers</p> <p>C3.5.1 P1 Traffic generation at a vehicle crossing, level crossing or new junction</p> <p>C7.6.1 P1.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area</p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p> |

|                           |                                                                                                                              |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>Level 2 Activity?</b>  | <b>No</b>                                                                                                                    |
| <b>42 Days Expires:</b>   | <b>9 December 2025</b>                                                                                                       |
| <b>Existing Land Use:</b> | <b>Vacant</b>                                                                                                                |
| <b>Representations:</b>   | <b>1</b>                                                                                                                     |
| <b>Recommendation:</b>    | <b>Approval, subject to conditions</b>                                                                                       |
| <b>GPA Delegation</b>     | <b>Officers do not have delegation to determine 6 (six) or more multiple dwellings or residential car parking variations</b> |

**Resolution:**

Ald. Marks/Ald. King

That a permit be granted for Residential (Six (6) Multiple Dwellings) at Lot 1 Allunga Road, Chigwell subject to the following conditions:

**Planning**

1. Use and development must be substantially in accordance with planning permit application No. PLN-25-093 and endorsed documents, 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 2025/00493-GCC, dated 27/08/2025, form part of this permit.
3. The window on the north elevation of Unit 3 that faces the carport must have a sill height of at least 1.7m above the floor area of the dwelling. This dimension must be shown on plans submitted with the Building Permit application.
4. The bin enclosures must have a screen not less than 1.2 above the finished surface level of the storage area. This dimension must be shown on plans submitted with the Building Permit application.

**Engineering**

5. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (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 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 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/](http://www.derwentestuary.org.au/stormwater/)

6. The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
  7. 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.
  8. Prior to the issue of building approval and/or commencement of works (whichever occurs first), including excavation, a Construction Management Plan, must be submitted and approved as a Condition Endorsement, 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 basement car park on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay.

- (e) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site.
  - (f) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the construction management plan.
  - (g) Contact details of key construction site staff.
  - (h) 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
  - (i) Any other relevant matters
9. Prior to the issue of building approval and/or commencement of works (whichever occurs first), plans showing the detailed design of the new vehicle crossing must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Senior Development Engineer. The design and construction must be in accordance with the Tasmanian standard drawing TSD-R09-v3, the vehicle crossing must be completed prior to the occupancy of the dwelling.
10. Prior to the issue of building approval and/or commencement of works (whichever occurs first), plans showing the driveway and parking details must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Senior Development Engineer. The design and construction of the parking, access and turning areas must comply with the approved plans or be substantially in accordance with the Australian Standard, Parking facilities, Part 1: Off-Street Car parking, AS 2890.1 – 2004 and the following:
- (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 25% or 1 in 4.
  - (b) Vertical alignment shall include transition curves (or straight sections) at all grade changes greater than 12.5%.
  - (c) Total of eight (8) clearly marked car parking spaces (1 space per each dwelling and 2 visitor spaces) must be provided in accordance with the approved plan received by Council and always kept available for these purposes.
  - (d) All runoff from paved and driveway areas must be discharged into Council's

stormwater system.

- (e) The crossfall along the footpath must not exceed 4%.
  - (f) The gradient of any parking area must not exceed 5% and
  - (g) Aisle width is to be no less than 6.0 meters.
  - (h) Demonstrate single manoeuvre swept path into and out of car spaces can be achieved.
  - (i) Provide blind aisle extensions for car spaces
  - (j) Detailed earth retaining structures
  - (k) All work required by this condition must be installed prior to the occupancy.
11. A barrier compliant with the Australian Standard AS 1170.1 must be installed to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater or has a gradient that is greater than 1/4. Wheel stops must also be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit. All works required by this condition must be installed prior to the occupancy of any dwelling.
12. Additional overflow carpark onto Allunga Road is to be prevented by restricting the households to one (1) car per dwelling. This restriction is to be managed and enforced by Homes Tasmania and subsequent property managers for the design life of the unit development.
- Prior to the issue of building approval and/or commencement of works (whichever occurs first), detail on how single vehicle restriction is to be enforced must be submitted and approved as a Condition Endorsement, to the satisfaction of the Council's Senior Traffic Engineer or Development Engineer.
13. No civil works related to or associated with the use or development approved by this permit are to occur on or external to the site unless these works are in accordance with engineering drawings that have been approved by Council's Development Engineer. Changes to the design and/or location of civil works will require the submission of amended engineering drawings prepared by a licensed civil engineer for approval by Council's Engineer.
14. Engineering design drawings must be submitted and approved, prior to the construction and prior to the Plumbing and/or Building Permit, whichever occurs first. The engineering drawings must:
- (a) be certified by a qualified and experienced Engineer.
  - (b) show in both plan and long-section the proposed stormwater and sewer, including
-

but not limited to, connections, flows, velocities, hydraulic grade lines, clearances to surface and other services, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements, inspection openings and penetration.

All work required by this condition must be undertaken in accordance with the approved engineered drawings.

15. Prior to the first occupation / commencement of use, documentation by a suitably qualified engineer certifying that relevant conditions have been met and construction is in accordance with the approved drawings must be lodged with Council and the building surveyor.

### **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-25-093 dated 13/11/2025, is associated with this permit.

#### *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](http://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.

*Waste Management*

- Waste Services to the proposed multiple dwelling development at Lot 1 Allunga Rd Chigwell would be Council's standard bin service collected fortnightly.
- The Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste, one (1) x 240L wheelie bin for recycling and (1) x 240L FOGO bin to each of the dwelling, collected fortnightly.
- Please note that this property would have a total of eighteen (18) bins, six (6) Waste bins and six (6) Recycling Bins, and six (6) FOGO bins.
- This property has an existing kerbside/nature strip area for placement of the bins therefore the dwellings would have their own individual bins.
- All bins are to be six (6) recycling bins out for collection one week and six (6) FOGO bins out for collection the following week.
- Council's Waste Management Contractor collection trucks will not enter the property to collect and empty the wheelie bins.

The motion was put.

**FOR:** Ald. Hickey, Ald. King, Ald. Marks, Ald. Alderton and Ald. Ridler

**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* 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.

The Chair closed the meeting at 3.50pm.

**Chair**

