

**GLENORCHY PLANNING AUTHORITY
MINUTES
WEDNESDAY, 13 DECEMBER 2023**



Chairperson: Alderman B. Thomas (Mayor)

Hour: 3.30 p.m.

Present: Aldermen Bec Thomas (Mayor), Russell Yaxley, Stuart Slade and Councillor Harry Quick.

In attendance: Emilio Reale (Director Infrastructure and Works),
Paul Garnsey (Manager Development),
Lyndal Byrne (Coordinator Strategic Planning),
Darshini Bangaru (Strategic Planner),
Emily Burch (Transport Engineer and Planner),
Bree Narksut (Development Engineer),
Alicia Wilson (Environmental Health Officer),
Patrick Marshall (Manager Assets, Engineering and Design)

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

Alderman Sue Hickey (Deputy Mayor)
Councillor Molly Kendall

3. PECUNIARY INTERESTS

Aldermen Shane Alderton, Jan Dunsby, Joshua Cockshutt and Steven King have a pecuniary interest in item 5.

4. CONFIRMATION OF MINUTES

Resolution:

QUICK/YAXLEY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 4 December 2023 be confirmed.

The motion was put.

FOR: Aldermen Thomas, Yaxley, Slade and Councillor Quick

AGAINST:

The motion was CARRIED.

5. PLANNING SCHEME AMENDMENT REQUEST - SITE SPECIFIC CONTROL FOR DRIVE THROUGH FACILITY AND SIGNAGE COMBINED WITH A PLANNING PERMIT APPLICATION FOR A TAKEAWAY FOOD PREMISES WITH A DRIVE THROUGH AND SIGNAGE – 8-10 MAIN ROAD, CLAREMONT, AND COUNCIL LAND AT MAIN ROAD, CLAREMONT

File Reference: 3252766

REPORT SUMMARY

Application No.:	PLAM-23/03
Applicant:	Ratio Consultants obo 8MLC Pty Ltd
Owner:	8-10 Main Road, Claremont (CT 64165/1 & CT 213250/1, PID 5329948): 8MLC Pty Ltd; Main Road, Claremont (CT 136272/1 & PID 2076623): Glenorchy City Council.
Existing Zoning:	Inner Residential Zone
Existing Land Use:	Service Industry (Motor Repairs)
Proposal in Brief:	Planning scheme amendment request for a site-specific qualification (for a drive-through facility and business signage) combined with a planning permit application for a take away food premises with a drive through facility and signage
Representations:	Advertising occurs after amendment is prepared
Recommendation:	Refuse to prepare the planning scheme amendment (if this recommendation is supported the permit application cannot be considered)

Resolution:

QUICK/YAXLEY

- A That pursuant to Section 38(2)(b) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority determine not to prepare the amendment for the following reasons:
- (a) The amendment is not in accordance with Section 34(2)(c) of LUPAA as the amendment does not further Part 1 (b) and (d) and Part 2 (a), (d), (c), (d), (f) and (i) of the Schedule 1 Objectives of LUPAA particularly the objectives seeking orderly and proper planning.
 - (b) The amendment is not in accordance with Section 34(2)(f) as, while the amendment considers the *Glenorchy Strategic Plan 2023-2032* it does not meet the objectives for responsible growth, and therefore cannot be considered to have adequate regard to the Strategic Plan.
- B Note that as the amendment request has been rejected, the planning permit application request under Section 40T of LUPAA cannot be considered.

The motion was put.

FOR: Aldermen Thomas, Yaxley, Slade and Councillor Quick

AGAINST:

The motion was CARRIED.

Reason for Decision:

That having considered the planning scheme amendment request PLAM-23/03 for a site-specific qualification (for a drive-through facility and business signage) combined with a planning permit application for a take away food premises with a drive through facility and signage at 8-10 Main Road and Main Road, Claremont, the Planning Authority determined not to prepare the amendment for the following reasons:

- a) The amendment is not in accordance with Section 34(2)(c) of LUPAA as the amendment does not further Part 1 (b) and (d) and Part 2 (a), (c), (d), (f) and (i) of the Schedule 1 Objectives of LUPAA particularly the objectives seeking orderly and proper planning.
- b) The amendment is not in accordance with Section 34(2)(f) as, while the amendment considers the *Glenorchy Strategic Plan 2023-2032* it does not meet the objectives for responsible growth, and therefore cannot be considered to have adequate regard to the Strategic Plan.

The Chair closed the meeting a 5.10pm.

Confirmed,

CHAIR