

**GLENORCHY PLANNING AUTHORITY
MINUTES
MONDAY, 15 MAY 2023**



Chairperson: Alderman B. Thomas

Hour: 3.30 p.m.

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

In attendance: Emilio Reale (Director Infrastructure and Works)
Paul Garnsey (Manager Development),
Lyndal Byrne (Co-ordinator Strategic Planning),
Darshini Bangaru (Strategic Planner),
Angela Dionysopoulos (Strategic Planner),
David Parham (Heritage 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

Nil.

4. CONFIRMATION OF MINUTES

Resolution:

COCKSHUTT/DUNSBY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 20 March 2023 be confirmed.

The motion was put.

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

AGAINST:

The motion was CARRIED.

5. PLANNING SCHEME AMENDMENT REQUEST - ARCHAEOLOGICAL HERITAGE AMENDMENT – 60 CREEK ROAD, NEW TOWN AND 36 & 26 CADBURY ROAD, CLAREMONT

File Reference: 3238748

REPORT SUMMARY

Application No.:	PLAM-23/01
Applicant:	N/A
Owner:	60 Creek Road, New Town: Ray Taylor Investments Pty Ltd 36 Cadbury Road, Claremont: Claremont City Developments Pty Ltd 26 Cadbury Road, Claremont: Glenorchy City Council
Existing Zoning:	60 Creek Road, New Town: Inner Residential and Environmental Management 36 Cadbury Road, Claremont: Inner Residential 26 Cadbury Road, Claremont: Open Space and Environmental Management
Existing Land Use:	60 Creek Road, New Town: Single Dwelling 36 Cadbury Road, Claremont: Former use as Claremont Primary School until 2010 – currently no operating use 26 Cadbury Road, Claremont: Council Foreshore Reserve
Proposal in Brief:	Amendment to add a new listing and modify an existing listing under GLE-Table C6.4 Places or Precincts of Archaeological Potential
Representations:	Advertising occurs after amendment is prepared
Recommendation:	Prepare and certify amendment, and exhibit for 28 days

Resolution:

COCKSHUTT/KING

- A. That pursuant to Section 40D(b) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agrees to prepare Amendment PLAM-23/01 to the Glenorchy Local Provisions Schedule for new and modified listing of 60 Creek Road, New Town and 36 and 26 Cadbury Road, Claremont in GLE-Table C6.4 Places or Precincts of Archaeological Potential as shown in **Attachment 1**.
- 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.

FOR: Aldermen Thomas, King, 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 State Policies and having regard to PLAM-23/01 to identify sites of archaeological potential at 60 Creek Road, New Town and 26 and 36 Cadbury Road, Claremont, the Glenorchy Planning Authority decided to prepare and certify the draft amendment for the reasons set out in the officer's report.

6. REPORT ON REPRESENTATIONS – AMENDMENT TO GLE-S8.0 GLENORCHY ACTIVITY CENTRE URBAN DESIGN SPECIFIC AREA PLAN PLAM-22/04 – VARIOUS ADDRESSES – GLENORCHY CBD

File Reference: 3239182

REPORT SUMMARY

Application No.	PLAM-22/04
Applicant	Not applicable
Owner	Various – refer to PLAM_22-04 List of properties PIDs and CTs affected by the amendment_22 March 2023
Proposal	Replace the existing Specific Area Plan for Glenorchy’s principal activity centre, along with associated minor rezoning, nomination of pedestrian priority streets and addition to incorporated documents
Report Purpose	To consider the merits of representations received. The Planning Authority’s assessment must be provided to the Commission under Section 40K of the <i>Land Use Planning and Approvals Act 1993</i>
Representations:	Seven (7)
Recommendation:	Refer representations and amendment, with recommended changes, to the Commission

Resolution:

YAXLEY/KING

That the Glenorchy Planning Authority, after considering the merits of the representations, and being satisfied that the proposed modifications to the amendment are warranted:

1. AGREE to the recommended changes to the Principal Activity Centre Specific Area Plan shown in **Attachment 3**
2. AGREE that the recommended changes shown in **Attachment 3** satisfy the LPS Criteria at S34 of the *Land Use Planning and Approvals Act 1993*
3. PROVIDE the representations, and this GPA Report on PLAM-22/04 on land in the Glenorchy Activity Centre to the Tasmanian Planning Commission under S40K of the *Land Use Planning and Approvals Act 1993*.

The motion was put.

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

AGAINST:

The motion was CARRIED.

Reason for Decision:

The Glenorchy Planning Authority decided that the representations and officer report regarding draft amendment PLAM-22/04 to introduce the Principal Activity Centre Specific Area Plan be forwarded to the Tasmanian Planning Commission under S40K of the *Land Use Planning and Approvals Act 1993* for the reasons set out in the officer's report.

7. REPORT ON REPRESENTATIONS – NORTHERN APARTMENTS CORRIDOR SPECIFIC AREA PLAN (NAC SAP) PLAM-22/10 – COMMERCIAL ZONE ALONG MAIN ROAD BETWEEN MOONAH & MONTROSE

File Reference: 3238586

REPORT SUMMARY

Application No.	PLAM-22/10
Applicant	N/A
Owner	Multiple landowners
Proposal	Introduce a new Specific Area Plan to the Glenorchy LPS to facilitate residential use in the Commercial Zone along Main Road between Moonah and Montrose
Report Purpose	To consider the merits of representations received. The Planning Authority's assessment must be provided to the Commission under Section 40K of the <i>Land Use Planning and Approvals Act 1993</i>
Representations:	Thirteen (13) (including one indicating no objection from TasWater)
Recommendation:	Refer representations and amendment, with minor modification, to the Commission

Resolution:

DUNSBY/YAXLEY

That the Glenorchy Planning Authority, after considering the merits of the representations, and being satisfied that proposed changes to the SAP are minor:

- 1 AGREE to the recommended changes to the Northern Apartments Corridor Specific Area Plan shown in **Attachment 3**.
- 2 AGREE that the recommended changes shown in **Attachment 3** satisfy the LPS Criteria at S34 of the *Land Use Planning and Approvals Act 1993*.
- 3 PROVIDE the representations, and this GPA Report on PLAM-22/10 on land zoned Commercial along Main Road between Moonah and Montrose, to the Tasmanian Planning Commission under S40K of the *Land Use Planning and Approvals Act 1993*.

The motion was put.

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

AGAINST:

The motion was CARRIED.

Reasons for Decision:

The Glenorchy Planning Authority decided that the representations and officer report regarding draft amendment PLAM-22/10 to introduce the Northern Apartments Corridor Specific Area Plan be forwarded to the Tasmanian Planning Commission under S40K of the *Land Use Planning and Approvals Act 1993* for the reasons set out in the officer's report.

The Chair closed the meeting at 4.20pm.

Confirmed,

CHAIR