

GLENORCHY PLANNING AUTHORITY

MINUTES

MONDAY, 17 FEBRUARY 2020



Chairperson: Alderman K. Johnston

Hour: 5.00 p.m.

Present: Aldermen Kristie Johnston, Jan Dunsby,
Bec Thomas

In attendance: Dr. S. Fox (Director Strategy and Development), Mr. P. Garnsey (Manager Development), Ms. L. Byrne (Acting Coordinator Planning Services), Ms. B. Gungabison (Acting Senior Statutory Planner), Ms. S. Jeffreys (Planning Officer), Ms. G. Paisley (Planning Officer), Mr. N. Wass (Senior Environmental Health Officer), Ms. B. Narksut (Development Engineer), Mr. L. Meline (Development Technical Officer), Mr. M. Graham (Development Engineer), Mr. F. Chen (Manager Infrastructure, Engineering and Design), Ms. E. Burch (Traffic Engineer), Ms. E. Riley (Planning Consultant).

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

Ald. K. Simms.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

THOMAS/DUNSBY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 20 January 2020 be confirmed.

The motion was put.

FOR: Aldermen Johnston, Dunsby and Thomas

AGAINST:

The motion was CARRIED.

5. PLANNING SCHEME AMENDMENT REQUEST - PLAM-19/01 - ADDRESS: DERWENT ENTERTAINMENT CENTRE 601, 601A & 601B BROOKER HIGHWAY, GLENORCHY

File Reference: 7597188

REPORT SUMMARY:

Application No.: PLAM-19/01

Applicant: Irene Inc Planning on behalf of LK Property Group Pty Ltd.

Owners: Glenorchy City Council and the Crown.

Existing Zoning: Community Purpose and Open Space.

Existing Land Use: The site contains the Derwent Entertainment Centre (community meeting and entertainment use class), GASP! Pavilion and Sculpture trail and an area of public foreshore open space (passive recreation use class) which includes the Montrose Bay Yacht Club and Glenorchy Rowing Club (sport and recreation use class).

Proposal in Brief: Insert new Clause F13.0 Wilkinsons Point Specific Area Plan and modify existing Clause F2.0 Wilkinsons Point and Elwick Bay Specific Area Plan.

The proposal also involves a request to amend the zoning of the site from Community Purpose to Recreation and a realignment of the area zoned Open Space.

Representations: Advertising occurs after the amendment is certified.

Recommendation: Certify the draft amendment and publicly exhibit for 28 days

REPORT IN DETAIL:

PROPOSAL:

The proposal is for an amendment (the draft amendment) to the *Glenorchy Interim Planning Scheme 2015* (Interim Planning Scheme) so as to include new provisions relating to the Wilkinsons Point site in order to facilitate the use of Wilkinsons Point for a sporting precinct, including facilities for a Tasmanian NBL Team.

Specifically, the draft amendment is to insert a new specific area plan for Wilkinsons Point at Clause F13.0 of the Interim Planning Scheme and make consequential modifications to Clause F2.0 Wilkinsons Point and Elwick Bay Specific Area Plan (including its renaming) arising from the removal of the Wilkinsons Point area from the existing specific area plan.

The new Wilkinsons Point Specific Area Plan (Wilkinsons Point SAP) is intended to deliver the following outcomes for the Wilkinsons Point site:

- To provide for a state NBL team training and performance facility, supported by a range of active recreation, hotel accommodation, sports retail and food services whilst retaining public access for passive recreation and community events;
- To cultivate a vibrant and engaging district that prioritises pedestrian movement and activity through designed landscaped areas, integrated infrastructure and connectivity within the site;
- To promote sustainable transport options through;
 - Reducing potential for pedestrian/vehicle conflict and enhancing the pedestrian environment;
 - The development of a park and ride facility; and
 - Providing infrastructure to support the use of bicycles, walking, and other sustainable transport modes;
- To ensure that sports focused retail outlets enhance and support recreational and entertainment activities on the site, without undermining the activity centre hierarchy.

The proposal also involves rezoning of the Wilkinsons Point site from Community Purpose to Recreation which includes a realignment of the area zoned Open Space.

SITE AND LOCALITY:

The land subject to the draft amendment is known as 601, 601A & 601B Brooker Highway, Glenorchy, The Grove Reserve and Montrose Foreshore Community Park as shown in Figure 1 over page. Specific parcels of land are outlined in Table 1 also over page.



Figure 1: Land subject to the draft amendment

Table 1: Property details of land subject to the draft amendment

Site Address	References	Landowner
601A Brooker Highway, Glenorchy	CT 157350/2 PID 2984138	Glenorchy City Council
301 Brooker Highway, Glenorchy (Derwent Entertainment Centre)	CT 110871/1 PID 75971887	Glenorchy City Council
601B Brooker Highway, Glenorchy	CT 157350/1 PID 2984111	Glenorchy City Council
Brooker Highway, Glenorchy	CT 135852/3 PID 2060760	Glenorchy City Council
Brooker Highway, Glenorchy (The Grove Reserve)	CT 135852/4 PID 2060744	Glenorchy City Council
825 Brooker Highway, Montrose (Montrose Foreshore Community Park)	CT 135852/5 PID 2060752	Glenorchy City Council
849B Brooker Highway, Montrose (Glenorchy Rowing Club)	CT 126136/1 PID 1473731	Glenorchy City Council
No address (Reserved Road within Public Reserve under <i>Crown Lands Act 1976</i>)	NA	The Crown

No address (Reserved Road within Public Reserve under <i>Crown Lands Act 1976</i>)	CT 135853/1	The Crown
No address (Reserved Road within Public Reserve under <i>Crown Lands Act 1976</i>)	CT 201259/1	The Crown
No address (Foreshore land allocated as Crown land under <i>Crown Lands Act 1976</i>)	NA	The Crown
No address (informally part of Montrose Foreshore Community Park)	CT 197856/1	The Crown
No address (informally part of Montrose Foreshore Community Park)	CT 201259/1	The Crown
849 Brooker Highway, Montrose (Montrose Bay Yacht Club)	CT 201259/1 PID 5358765	The Crown

The site is bordered by the Elwick Racecourse to the east, the River Derwent to the north and west, Montrose Bay High School to the north-west, and has road frontage to the Brooker Highway to the south.

There is a TasWater pump station located at the southeast corner of the site on a separate title, which is excluded from the draft amendment.

The Wilkinsons Point site (see Figure 2 over page), which is the primary subject of the draft amendment, contains the Derwent Entertainment Centre (DEC) with two asphalt parking areas to the north and south of the DEC which are accessed via an internal road off Brooker Highway. The GASP! walking and cycling trail borders the western boundary along the River Derwent foreshore and terminates at the GASP! pavilion located at the northern aspect of Wilkinsons Point.

The foreshore area and northern portion of the site is largely undeveloped and unvegetated. There are three jetties located on the north-east side of the Wilkinsons Point headland.



Figure 2: Wilkinsons Point site subject to the new Wilkinsons Point Specific Area Plan

PREVIOUS DECISION OF THE PLANNING AUTHORITY:

At its meeting of 23 October 2019, the Glenorchy Planning Authority resolved to initiate draft amendment. The resolution of the Planning Authority was as follows:

- A. *That pursuant to Section 34(1)(a), former provisions, of the Land Use Planning and Approvals Act 1993, the Planning Authority agree to initiate amendment PLAM19/01 to the Glenorchy Interim Planning Scheme, to the land at Wilkinsons Point and Elwick Bay, as shown in Figure 2 to this report.*
- B. *That the Planning Authority resolve to prepare a modified amendment PLAM-19/01 as detailed in the report.*
- C. *That the Planning Authority resolves to advise the applicant of the above and that further information relating to the matters referred to in this report as well as additional clarification as to how gaming facilities will be controlled in the specific area plan is required.*
- D. *That the Planning Authority resolves that following the receipt of the applicant's response to the request for further information; a further report is prepared for Council's consideration to consider the certification of the modified amendment PLAM-19/01.*

This report is therefore in response to Part D of the Planning Authority's resolution on 23 October 2019.

BACKGROUND:

As outlined in the Initiation Report the draft amendment at that time raised the following concerns, which were considered necessary to resolve prior to certification:

Retail impact and activity centre network

Section 2.4 of the Retail Analysis and Economic Impact and Community Benefit Report prepared by SGS Economics and Planning and submitted on 19 September 2019 indicated that for Big Box Sport and Specialty Sport Retail that the expected turnover for the redeveloped Wilkinsons Point site will, in 2024, result in a negative impact but by 2029 have no impact.

It also outlined that in 2029 the additional PA expenditure in the catchment for sporting retail (being Greater Hobart) is however nearly the same as the expected turnover at Wilkinsons Point indicating that all potential expenditure growth in Greater Hobart by 2029 is being captured by the Wilkinsons Point redevelopment.

An amended analysis was required which considered the impact that this will have on existing retailers/activity centres providing these types of goods within the Greater Hobart area and the reasonableness of all growth being captured by one site is required.

The amended analysis also needed to consider this issue regarding the food and beverage hospitality component. While it was noted that the expected turnover comprises around three quarters of the additional expenditure growth, there are other major food and beverage locations within the Greater Hobart area.

This assessment has now been provided and is at Attachment 7 and has satisfactorily addressed those concerns. Further queries have been raised with the applicant since the provisions of this assessment regarding consistency in terminology between the assessment and the provisions as put forward by the applicant in the modified Wilkinsons Point SAP. As a result, the Wilkinsons Point SAP at Attachment 1 has been modified to refer to gross floor area rather than net tradable floor area.

Site contamination

Part of the site is potentially contaminated (601A Brooker Highway – located at the northern end of the site) and the adjoining land at 2A Goodwood Road is also potentially contaminated. Council's notes identify that for 601A Brooker Highway that "all or part of the property has soil metal concentrations exceeding residential health investigation levels". The adjoining site was used for a potentially contaminating activity.

To confirm that the amendment satisfied the statutory requirements (see planning assessment below), an assessment was required by a suitable qualified person.

This assessment has now been provided and is at Attachment 9 to this report.

Inundation risk

Part of the subject land is subject to coastal inundation risk (see Figure 3) and inundation risk (see Figure 4).

The supporting planning report at that time did not fully identify the extent of inundation risk on the land as well as the risk of a coincident event.

There was concern that development within Precinct D (near the Brooker Highway) may not be capable of meeting the current Code or future Code provisions (as contained in the State Planning Provisions) relevant to inundation.

A report by a suitably qualified person providing for a site-specific analysis of inundation risk and consideration as to whether development is achievable was required.

This assessment has now been provided and is at Attachment 11 to this report. In response to the assessment the applicant proposed additional provisions within the Wilkinsons Point SAP which are shown at Attachment 4.

In response to the review by Council's Hydraulic Engineer (at Attachment 17) some modifications are recommended to these standards and are reflected in the modified Wilkinsons Point SAP for certification at Attachment 1.

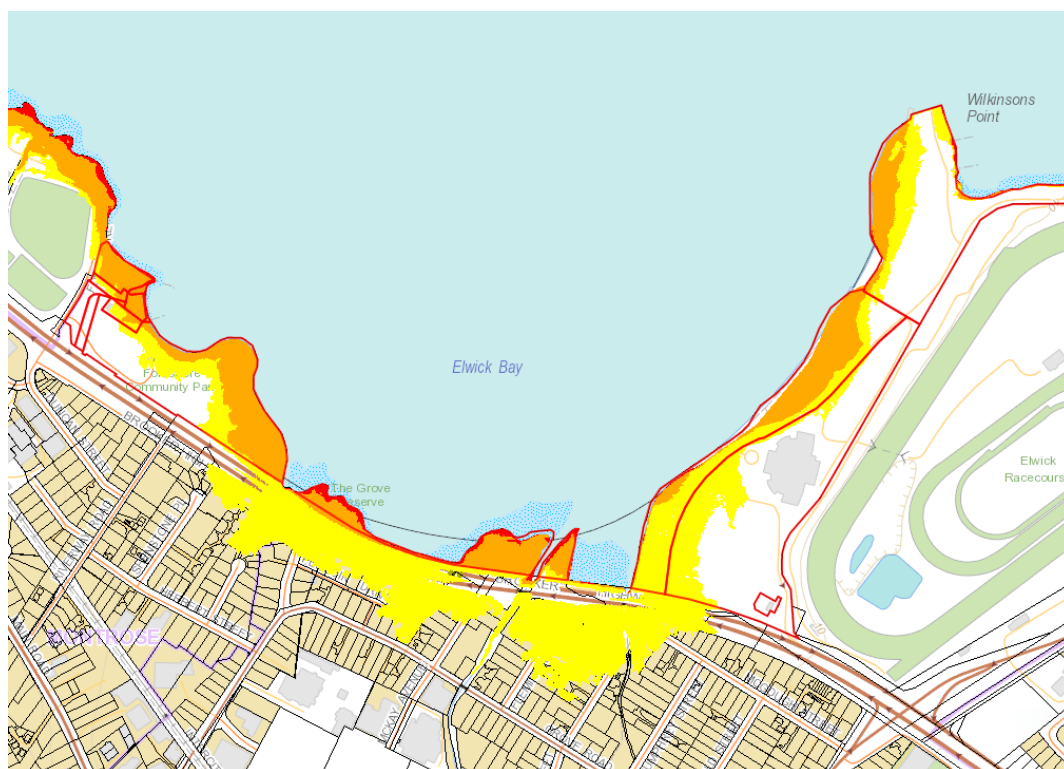


Figure 3: Coastal Inundation Hazard mapping relevant to the site (Red indicates high risk, orange medium risk and yellow low risk)

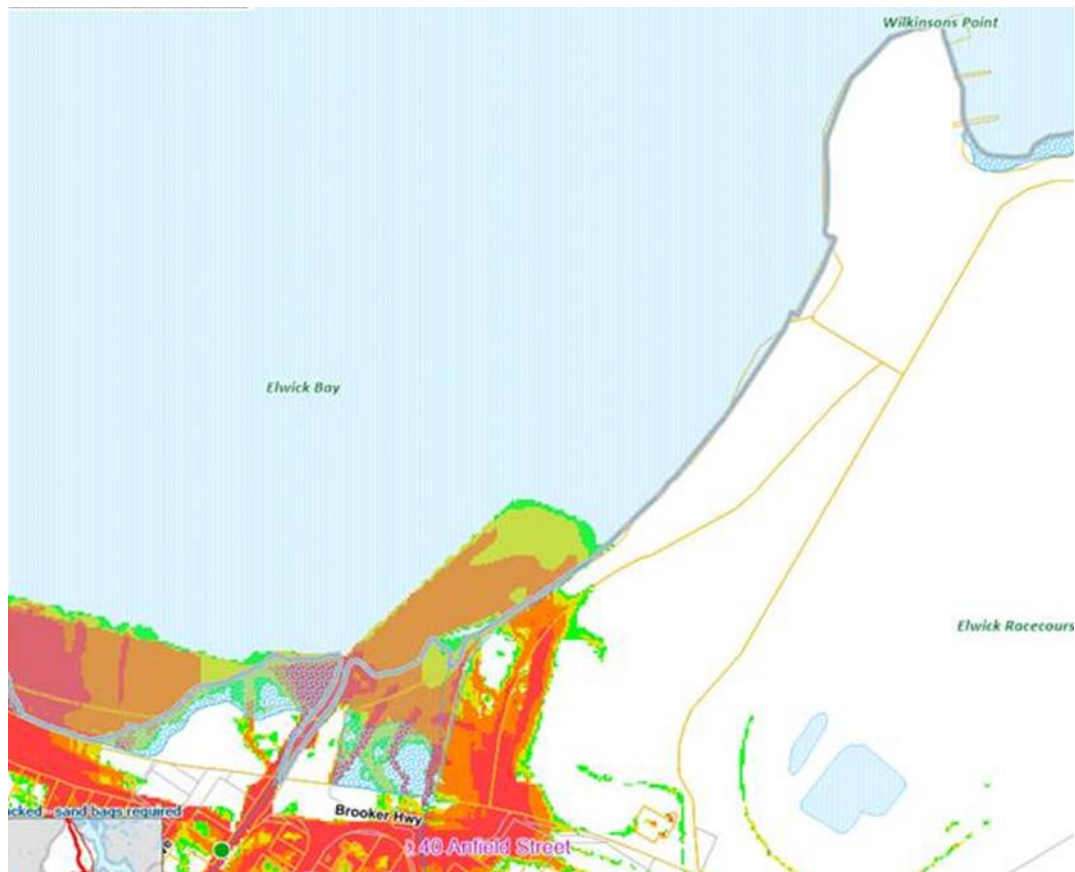


Figure 4: Flood Hazard mapping for Humpreys Rivulet (Red indicates extreme hazard, orange significant hazard, yellow moderate hazard and green low hazard)

Height and landscape assessment

The draft amendment incorporated a significant permitted height increase for sub-precinct A1 to allow for an 11 storey hotel building. It was considered at the time there was strategic merit in such a height increase by additional documentation in the landscape and visual analysis was required to support the new height standards.

An updated Landscape Assessment by Oculus and an Urban Design Assessment (prepared by Irene Inc Planning and Urban Design) have now been provided (at Attachments 12 and 13 to this report). These are considered to provide sufficient information to demonstrate that the proposed height limits are appropriate to the site having regard to the landscaping setting and existing built form.

Residential use

The amendment as requested by the applicant included provisions for Residential use on the site (for student accommodation). Further explanation was considered necessary to explain the purpose and justify this inclusion.

The applicant is no longer proposing to pursue Residential use on the site, and this is reflected in the modified Wilkinsons Point SAP at Attachment 1.

Maintenance of public accessibility along foreshore

The intent of the draft amendment is to incorporate a buffer from the coastline to maintain GASP! and public accessibility along the foreshore with buildings setback approximately 20 metres from the edge.

As the current title boundaries do not strictly align with the sea wall, refinement of the maps, through a site survey undertaken by a surveyor, was considered necessary.

Updated zoning maps and precinct boundaries have been prepared by PDA Surveyors and provided by the applicant in both hard copy and GIS format and are at Attachment 15 to this report. Council's Open Space Co-ordinator has reviewed the mapping and is satisfied that sufficient width has been provided to maintain public access.

This mapping is reflected in the modified draft amendment for certification at Attachment 1.

Hotel industry use

Concern was raised by the Planning Authority as to whether there were sufficient limitations in the use standards under the Wilkinsons Point SAP to control use of land for large drive through bottle shops and gaming facilities.

The applicant has, in their proposed modified Wilkinsons Point SAP, proposed to exclude these uses by way of use qualifications under the use tables. The Wilkinsons Point SAP now lists a bottle shop as prohibited in all precincts except for Precinct B. In Precinct B a bottle shop less than 500m² is permitted provided it does not include a drive-in section bottle shop. It is recognised that 500m² is a relatively small area even for a retail style bottle shop as it covers back of house storage and as a result the Wilkinsons Point SAP as contained in Attachment 1 for certification is considered an appropriate response to this concern.

Miscellaneous matters

A number of other relatively minor matters were identified including:

- redrafting to achieve consistency with the Tasmanian Planning Commission's Planning Practice Note 5 and Planning Practice Note 8;
- deletion of the term 'Natural Values' as it is not used in the specific area plan;
- a general discretionary use standard to provide clarity of assessment considerations for such uses;
- requirements under the performance criteria for building design in all precincts relating to visual interest, modulation and articulation on external elevations;
- definitions of signage terms used in the signage standard such as 'Naming Rights Building Identification Sign';
- definition of 'commuter transit services' or rewording the use qualification under the transport depot and distribution use class to use a plain English description;

- a use qualification to limit the 'bottle shop' component of a hotel industry use in Precinct A. It is not considered desirable to see a large-scale bottle shop in the location, noting that as currently proposed it would be a permitted use with no floor area limitations;
- a revised site coverage standard in Precinct A that ensures that the master plan intent of total floor areas being divided across a number of buildings surrounded by landscaped space rather than one large building is achieved; and
- a site coverage standard within Precinct C.

In Addition, modifications to the consequential amendments applying to the residual Elwick Bay area under the proposed replacement Clause F2.0 Montrose Foreshore Community Park and Elwick Bay Specific Area Plan were required to be drafted.

These matters have now been resolved through the modified draft amendment for certification as outlined at Attachment 1 to this report.

STATUTORY REQUIREMENTS:

Matters for consideration under the Land Use Planning and Approvals Act 1993 (LUPAA)

Section 20(1), former provisions, of the *Land Use Planning and Approvals Act 1993* (LUPAA) is relevant in that a planning scheme amendment is also considered to be the making of a planning scheme. Under this provision, the amendment must, in the opinion of the planning authority:

- Seek to further the objectives set out in Schedule 1 of the Act;
- Be prepared in accordance with State Policies made under [section 11](#) of the [State Policies and Projects Act 1993](#);
- Have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the [Local Government Act 1993](#) as adopted by the council at the time the planning scheme is prepared; and
- Have regard to the safety requirements set out in the standards prescribed under the [Gas Pipelines Act 2000](#).

In previously initiating the draft amendment, the Glenorchy Planning Authority concluded that the draft amendment was capable of complying with the statutory requirements of section 32, former provisions of LUPAA. These requirements are that the draft amendment:

- Must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area;

- Must not conflict with the requirements of section 30O, former provisions, LUPAA (i.e. be to a local provision of the scheme, not conflict with a planning directive, and be, as far as practicable, consistent with the regional strategy); and
- Must have regard to the impact that the use and development permissible under the amendment will have on use and development of the region as an entity in environmental, economic and social terms.

Section 35 of the former provisions of LUPAA require that the Planning Authority must now determine whether the draft amendment meets the requirements specified in section 32 and if so satisfied, certify the draft amendment as meeting those requirements.

If the Planning Authority resolves to certify the draft amendment, it must then give a copy of the draft amendment and instrument of certification to the Commission within 7 days of certification and then publicly exhibit the draft amendment in accordance with section 38 of the former provisions of LUPAA. The public exhibition period must be for at a period of 28 days.

PLANNING ASSESSMENT:

Planning merit

An assessment of the broad planning merit of the draft amendment was undertaken at the initiation stage. Council resolved to initiate the draft amendment and therefore the focus of the planning assessment in this report is to determine whether the draft amendment meets the statutory requirements.

An assessment of the draft amendment against the statutory requirements is provided below.

Consistency with the Objectives of Schedule 1 of LUPAA

The “Part 1” objectives of the resource management and planning system of Tasmania are –

- (a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;***

The Wilkinsons Point site is generally a mix between existing developed and brownfield areas. There are no significant natural values in the area affected by the new Wilkinsons Point SAP and the coastline has been significantly modified through engineered reinforcements. Additionally, new development under the draft amendment will generally be setback away from foreshore areas. While part of the area retained in the modified Montrose Foreshore Community Park and Elwick Bay Foreshore does have ecological value, the provisions relating to this land remain the same under the draft amendment.

The draft amendment will not have a direct impact on ecological processes or genetic diversity.

(b) to provide for the fair, orderly and sustainable use and development of air, land and water;

The draft amendment provides for site specific controls and implementation of a master plan compatible with the established vision for the site, thereby providing for the orderly development of land.

The draft amendment seeks to introduce a range of uses not currently allowable on the site to enhance the function of the core components of the sporting precinct vision and add to the amenity of the site. Specifically, these include food services and general retail and hire uses, which require restrictions to protect the existing activity centre network within the municipality and across the region.

In response to a request for further information, additional analysis has been provided by the applicant in a modified Retail and Economic and Community Impacts Report prepared by SGS Economics and Planning (at Attachment 7). This updated report, accompanied by Clause F13.6.2 in the modified draft amendment, outlined at Attachment 1 to this report, is considered sufficient to achieve consistency with this objective.

(c) to encourage public involvement in resource management and planning;

The statutory process for a planning scheme amendment requests involves a public notification period. Any representations received will be considered by the Planning Authority. The Planning Authority is required to report on any representations to the Tasmanian Planning Commission (TPC), which in turn may hold public hearings into representations.

(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);

It is anticipated that the draft amendment will facilitate significant economic development for the municipal area, providing new direct employment opportunities during construction and ongoing operation as well as indirect employment. It will also attract additional people from across Tasmania and the mainland into the municipal area, facilitating additional expenditure.

(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

The assessment process promotes the involvement of the public as well as local and state government. The “Part 2” objectives of the resource management and planning system of Tasmania are:

(a) to require sound strategic planning and co-ordinated action by State and local government;

The draft amendment has been prepared with respect to the relevant strategic outcomes of State and Local Government. The consistency of the draft amendment with Council plans and strategies, the Southern Regional Land Use Strategy and State Policies is discussed later in this report.

- (b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;***

The draft amendment seeks to change the existing site-specific controls applying to the site through the Scheme. The SAP is in accordance with the hierarchy of planning instruments both under the Interim Planning Scheme approach and the future Tasmanian Planning Scheme.

A detailed assessment of the draft amendment is considered in the section on 'Impact on Glenorchy Interim Planning Scheme 2015' below.

- (c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;***

The draft amendment per se, will not have an impact on the environment. The Wilkinson Point site while foreshore land, has been substantially modified. The adjacent arterial roads provide a buffer to residential area and therefore there is limited potential for impacts on residential amenity arising from the draft amendment.

Broadly, the draft amendment will have positive social and economic effects and the specific provisions of the modified draft amendment outlined at Attachment 1 are appropriate responses in providing for the effects of the draft amendment in regard to mitigating any detrimental economic impacts on established activity centres and social and economic impacts on users of the site arising from inundation prior to certification.

It is noted that at initiation potential effects relating to contamination were identified, however a Stage 1 Environmental Site Assessment has been prepared for the site., The Environmental Site Assessment identifies that the existing provisions within the Potentially Contaminated Land Code under the Interim Planning Scheme are sufficient to address potential effects arising from the likely contamination on the site at the development application stage.

- (d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;***

As the draft amendment seeks to modify the existing scheme provisions, this objective is not directly applicable. However, the draft amendment has been prepared with consideration to the broader sustainable development context of the objectives of LUPAA.

- (e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;***

The draft amendment has been referred to TasWater, TasGas and State Growth. TasWater and TasGas have advised that they have no concerns with the draft

amendment. State Growth has considered the additional information provided by the applicant and are generally satisfied subject to minor modifications to the provisions in the Wilkinsons Point SAP. These have been incorporated in the draft amendment for certification at Attachment 1 to this report.

(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation;

The draft amendment has potential to further the health and wellbeing of Tasmanians and visitors by the suite of sport and recreational facilities allowed under the new specific area plan. The draft amendment also includes provisions to ensure that the use and development of the site is undertaken in a pleasant manner and supported by high quality landscaping. Additionally, the draft amendment has potential to facilitate a more pleasant and efficient mode of transport for commuters.

(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;

The draft amendment has had regard to the potential cultural values of the site and will not alter the existing legislative requirements relating to those. The draft amendment does not otherwise affect any buildings, area or places of scientific, aesthetic, architectural, historic interest or cultural value.

(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;

The draft amendment has had regard to protection of public infrastructure and has identified the need for potential upgrades to infrastructure into and within the site, which can be considered at the development assessment stage.

(i) to provide a planning framework which fully considers land capability.

Given the urban location of the site, its proximity to the Brooker Highway and availability of existing services, the site is capable of facilitating the use and development allowed under the draft amendment.

Consistency with State Policies

State Policy on Water Quality Management 1997

The draft amendment per se would not directly impact on water quality including sediment to surface water. Future planning permit applications will be required to be assessed under the Stormwater Management Code. Additionally, the draft amendment incorporates landscaping provisions which will assist in protecting water quality over the life of the development.

State Coastal Policy 1996.

The subject land adjoins the coastline. The site is however within an urban area and has been developed for a range of open space and urban uses.

The following is an assessment against the three main principles that guide Tasmania's State Coastal Policy:

Principles	Amendment Response
Natural and Cultural values of the coast shall be protected.	The Wilkinsons Point site is heavily disturbed, relatively flat and in an urban setting and does not contain any significant natural or cultural values. There are natural values on the residual Elwick Bay area however the underlying use and development controls on this part of the subject land will be consistent with the existing controls. Sewerage and stormwater will be required to be disposed of via reticulated infrastructure and consistent with the current requirements of the planning scheme and legislative framework. The draft amendment is not considered to involve any significant impact on the values of: • Ecosystems • Geomorphological features • Aquatic environments • Native flora and fauna habitat • Water quality; and • Natural landscapes. The draft amendment is consistent with Part 1.1 Natural resources and ecosystems. An Aboriginal heritage assessment has been submitted with the draft amendment request demonstrating that there are no impacts on known cultural values. If any Aboriginal heritage is identified onsite then

	the unanticipated discovery protocols under the <i>Aboriginal Heritage Act 1975</i> would come into play. There are no historic heritage values on the site. The draft amendment is therefore consistent with Part 1.2 Cultural and historic resources and Part 1.3 Cultural heritage. The site is low lying and while it constitutes a modified coastline, the land is potentially at risk of coastal inundation. An assessment of the inundation risk on the site has been provided by the applicant. The additional provisions contained in the draft amendment for certification at Attachment 1 are considered sufficient to be satisfied that the draft amendment is consistent with Part 1.4 Coastal hazards.
The Coast shall be used and developed in a sustainable manner	The Wilkinsons Point site is substantially modified and has been subject to reclamation and development. The draft amendment does not adversely affect natural or aesthetic qualities of the coast and the area is not considered to be visually sensitive. The draft amendment is consistent with Part 2.1 Coastal uses and development. The draft amendment allows for visitor accommodation on the site. Given that the land is already developed and within the existing urban settlement, allowing for such uses on the site is considered to be consistent with Part 2.3 Tourism. The site is located within the existing settlement pattern and can already be developed for a range of urban uses. Accommodating the proposed additional uses, which typically require large amounts of space, within the existing settlement, favours a compact and contained urban settlement. The proposal is accordingly considered to be consistent with Part 2.4 Urban and residential development.

	The site is currently public land. The draft amendment intends to incorporate a buffer to maintain public accessibility along the foreshore (subject to detailed resolution prior to certification). Additionally, the draft amendment facilitates a wide range of public type uses with the site continuing to be publicly accessible under the use and development facilitated by the draft amendment. The proposal is therefore consistent with Part 2.7 Public land and 2.8 Recreation.
Integrated management and protection of the coastal zone is a shared responsibility	It is considered that management and protection of the coastal zone will continue to be a shared responsibility by local and State governments.

National Environmental Protection Measures

National Environment Protection Measures (NEPM) are automatically adopted as State Policies under section 12A of the *State Policies and Projects Act 1993* and are administered by the Environment Protection Authority.

Principle 5 of the NEPM states that planning authorities *'that consent to developments, or changes in land use, should ensure a site that is being considered for development or a change in land use, and that the authorities ought reasonably know if it has a history of use that is indicative of potential contamination, is suitable for its intended use.'*

Seven NEPMs have been made to date that deal with:

- Ambient air quality;
- Air Toxins;
- Assessment of Site Contamination;
- Diesel Vehicle Emissions;
- Movement of Controlled Waste Between States and Territories;
- National Pollutant Inventory; and
- Used Packaging Materials.

Part of the Wilkinsons Point site (601A Brooker Avenue) is identified as potentially contaminated as is the adjoining land at Dowsing Point. The Assessment of Site Contamination NEPM therefore applies to the draft amendment.

A preliminary site assessment has now been prepared by EM&C. The preliminary site assessment concludes:

- that there is no record or finding of actual contamination on the site in historic information;
- potential contaminating activities were identified at the site including Elwick Waste Disposal Site, reclamation and an historic work depot, although further intrusive investigations are required to determine if contaminants exist; and
- management of potential contaminants can be adequately addressed through the application of Potentially Contaminated Land Code given the intended range of uses.

The draft amendment is therefore considered to satisfy the requirements of the Assessment of Site Contamination NEPM due to the existing provisions of the Potentially Contaminated Land Code within the Interim Planning Scheme that will remain applicable to the site.

State Policy on the Protection of Agricultural Land 2000

The proposal does not involve the conversion of prime agricultural land to non-agricultural use.

Consistency with the Glenorchy City Council Strategic Plan 2016-2025

The draft amendment is consistent with the following objectives of Council's strategic plan:

Open for business

Objective 2.1 Stimulate a prosperous economy

- Strategy 2.1.1 Foster an environment that encourages investment and jobs.

Valuing our Environment

Objective 3.1: Create liveable and desirable City:

- Strategy 3.1.4: Deliver new and existing services to improve the City's liveability.
- Strategy 3.2.3: Enhance, protect and celebrate the Derwent Foreshore.

The plan purpose statements, and relevant applicable standards are consistent with these objectives.

Gas Pipelines Act 2000

The subject land is adjacent to the Declared Pipeline Corridor but separated by the Brooker Highway. However, as the amendment request does not include a planning

permit application, there is no requirement to refer the proposal to the pipeline licensee.



Figure 5 - Declared Pipeline Corridor (GCC mapping)

Potential for Land Use Conflict with Adjacent Planning Scheme Areas

The subject land is on the edge of the municipal area by virtue of its adjacency to the River Derwent. Direct land use conflicts with adjacent municipalities are not likely, however.

Consistency with the requirements of Section 300 of the Act

The draft amendment is considered consistent with the requirements of Section 300 of the Act as it:

- Involves a change to the local content of the planning scheme as it seeks a site-specific qualification; and
- Is consistent with the *Southern Tasmanian Regional Land Use Strategy, 2010-2035* (the STRLUS).

The draft amendment is consistent with the following policies in particular:

- *ROS 1 Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and well being, amenity, environmental sustainability and the economy;*

- *ROS 2 Maintain a regional approach to the planning, construction, management, and maintenance of major sporting facilities to protect the viability of existing and future facilities and minimise overall costs to the community;*
- *LUTI 1.7 Protect major regional and urban transport corridors through planning schemes as identified in Maps 3 & 4. LUTI 1.8 Ensure new development incorporates buffer distances to regional transport corridors identified in Map 4 to minimise further land use conflict;*
- *LUTI 1.10 Identify and protect ferry infrastructure points on the Derwent River (Sullivans Cove, Kangaroo Bay and Wilkinson Point) for their potential use into the future and encourage increased densities and activity around these nodes;*
- *T 1 Provide for innovative and sustainable tourism for the region; and*
- *AC 1.7 Improve the integration of public transport with Activity Centre planning, particularly where it relates to higher order activity centres.*

Following the provision of the further information by the applicant and the preparation of the modified draft amendment, consistency with the following policies is also considered to be achieved for the reasons outlined below.

- *C2 – Ensure use and development in coastal areas is responsive to effects of climate change including sea level rise, coastal inundation and shoreline recession.*
- *MRH 2 Minimise the risk of loss of life and property from flooding.*

Response: An Inundation Risk Assessment has now been prepared by Pitt & Sherry. The assessment identifies potential inundation risks on the site including from coincident events and as a result the modified Wilkinsons Point SAP provided by the applicant included additional provisions. Council's Hydraulic Engineer has reviewed the application and identified that the provisions put forward by the applicant required further modification to sufficiently address the risks present on the site. As a result the draft amendment for certification as outlined in Attachment 1 incorporates modifications to the standards on inundations in the Wilkinsons Point SAP.

- *MRH 4 Protect land and groundwater from site contamination and require progressive remediation of contaminated land where a risk to human health or the environment exists.*

Response: A preliminary site assessment has now been prepared by EM&C as discussed in detail under the NEPM assessment above. The draft amendment is now considered to satisfy MRH4 due to the existing safeguards within the Potentially Contaminated Land Code under the Interim Planning Scheme.

- *AC 1 Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.*
- *AC 1.1 Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.*
- *AC 1.5 Ensure high quality urban design and pedestrian amenity through the respective development standard.*
- *AC 1.11 Provide for 10 – 15 years growth of existing activity centres through appropriate zoning within planning schemes.*

Response:

The draft amendment has been initiated on the basis that it is a specialist centre as defined under Table 1: Activity Centre Network that is focussed on sporting and recreational facilities.

At the initiation stage the Planning Authority was satisfied that it was generally consistent with the definition of such a centre under the Regional Land Use Strategy. It is highlighted that while the Regional Land Use Strategy indicates that a specialist centre should not have entertainment facilities, the fundamental purpose of this specialist centre is around sporting and recreation-based entertainment with the continuation of events possible at the DEC. The draft amendment does not incorporate the possibility of other general entertainment that are present across other Activity Centres such as cinemas and late-night venues.

In response to concerns at the initiation stage as to the floor area limitations proposed in the SAP an updated Retail and Economic and Community Impacts report has been provided by SGS Economics and Planning. This updated report confirms that subject to a standard within the SAP that limits floor areas for retail and food services uses, there will not be an adverse impact on other activity centres across the Region.

Impact of Permissible Use and Development on the Region

The draft amendment seeks to change the Interim Planning Scheme for a specific site, so its impacts can be considered to be localised. Noting the draft amendment is consistent with the STRLUS (see above), it is unlikely to have a significant impact on permissible use and development in the region.

Consideration of any representation under section 30I and statements under section 30J of the Act

No representations were made regarding the subject land, and no statements as to the operation of the proposed zone, relevant to the site, were made during the exhibition and assessment of the *Glenorchy Interim Planning Scheme 2015*.

Consistency with the Glenorchy Interim Planning Scheme 2015

- *Is the draft amendment clear and concise and will it achieve its intended purpose?*

The draft amendment proposes to introduce a new SAP for the Wilkinsons Point site to provide for site specific controls and, make consequential amendments to the existing Wilkinsons Point and Elwick Bay Specific Area Plan to remove controls and references relevant to the Wilkinsons Point site. In other words, the amendment proposes to replace one SAP with two.

The amendment also proposes to rezone land within the Wilkinsons Point site from a mix of Community Purpose and Open Space to a mix of Recreation and Open Space.

The draft amendment for certification, as outlined in Attachment 1, is clear, concise and will achieve its intended purpose. The replacement of a single specific area plan with two is considered appropriate given the future use and development of the Wilkinsons Point site envisaged by the draft amendment.

The rezoning of land to a mix of Recreation and Open Space is also considered to align with the intended future use and development.

- *Is the draft amendment consistent with the strategy, intent and all relevant objectives and provisions of the planning scheme?*

The key objectives in Part 3.0 of the Scheme relevant to the proposal are:

- Activity Centres: Regional Objectives: To create a network of vibrant and attractive activity centres;
- Activity Centres: Local Objectives: To support a network of vibrant, accessible, liveable, and well-designed activity centres that create prosperity and bring services within easy reach of the Glenorchy community;

- Natural Environment: Regional Objectives: To increase responsiveness to the region's natural environment;
- Natural Environment: Local Objectives: To protect the City's natural values, including its treed hills, riparians areas and the River Derwent foreshore;
- Healthy Communities: Regional Objectives: To support strong and healthy communities;
- Competitiveness: Regional Objectives: To make the Southern Tasmanian region nationally and internationally competitive;
- Competitiveness: Local Objectives: To make the municipal area competitive on a State, national and international basis;
- Liveability: Regional Objectives: To create liveable communities;
- Liveability: Local Objectives: To improve the City's quality of life for all residents and visitors; and
- Transport and Urban Form: Local Objectives: Plan for improved energy efficiency in the City's build form.

Facilitating a major sport and recreational facility on the Wilkinsons Point site with a mix of supporting activities and linkages to existing and future commuter transport networks is considered to support the attainment of a number of these objectives, including supporting strong and healthy communities, making the region more competitive, creating a more liveable community and improving the City's quality of life.

Regarding the Activity Centre objectives, the draft amendment was modified to achieve consistency with these objectives on the basis of the updated SGS analysis.

Additionally, the modifications to the SAP in relation to the Inundation Risk Assessment (see Attachment 11 to this report) achieve consistency with the Natural Environment objectives.

The rezoning of the land from Community Purpose to Recreation is considered to represent a more compatible alignment with the purpose of the specific area plan and the underlying zone than if the Community Purpose zone were retained. Broadly, the rezoning reflects the proposed transition of the site to a sport and recreation focus.

- *What is the effect of the draft amendment on the status of use and development?*

The applicant has, at Appendix B of their Amended Supporting Planning Report (see Attachment 6 to this report), prepared a comparative use table, which is attached to this report.

In general terms, for the Wilkinsons Point site, the specific area plan results in a different mix of allowable use including:

- Introducing Business and professional use class as a permitted and discretionary use (precinct dependent);
- Introducing a childcare centre under the Educational and occasional care use class as a discretionary use in Precincts A and B;
- Allowing Food services use class more broadly across the site (not just the Derwent Entertainment Centre);
- Introducing General retail and hire as a permitted and discretionary use (precinct dependent);
- Introducing Hotel industry use class as a permitted use in Precinct A;
- Introducing kitchen and community garden under the Resource development use class as a permitted use in Precinct A and C;
- Introducing Sport and recreation use class as a permitted use class across all precincts except for Precinct C;
- Introducing commuter transit services and ferry terminal under the Transport depot and distribution use class in Precinct A, B and E; and
- Introducing visitor accommodation as a permitted use in Precinct A.

For the remainder of the land subject to the draft amendment (being the Elwick Bay component comprising of Grove Reserve and Montrose Foreshore Community Park) the mix of allowable uses will remain the same.

It is important to note that determining use class status under the Use Table is only one aspect of determining permissibility of a proposal. Permissibility will also be determined based on whether the proposal meets the acceptable solution or performance criteria of any applicable use or development standard within the scheme.

Specifically, the draft amendment includes a use standard to limit the total floor area within the General retail and hire use class.

- *What is the effect of the draft amendment on any specific land and adjacent land?*

The draft amendment is site specific, so its impacts are limited to adjacent land. However, given the adjoining uses are recreational and community focused and that the site is separated from residential land by the Brooker Highway (with the exception of the small precinct adjacent to Dowsing Point) and that these are already exposed to noise and traffic impacts, the impacts of the draft amendment will be minimal.

THE PROCESS FROM HERE:

Certification and exhibition

Should Council resolve to certify this amendment, following the development of a modified amendment and provision of additional information from the applicant, a subsequent report will be prepared for Council's consideration of certification under Section 35 of the LUPAA.

Draft amendments to the Interim Planning Scheme, once certified by the Planning Authority, then require public notification in accordance with the requirements of the LUPAA which includes advertising in *The Mercury* on two occasions, one of which is to be on a Saturday, and letters to adjoining owners and occupiers of land where the draft amendment is site specific. In accordance with Section 38, former provisions, of LUPAA the amendment must be advertised for 28 days.

Any representations received would be reported to a future meeting of the Glenorchy Planning Authority for consideration. The Planning Authority is required to report to the TPC as to the public notification outcomes and any recommendations or modifications to the draft amendment resulting from them in what is known as a Section 39 report.

If no representations are received, senior planning officers have delegation to forward a report to that effect to the TPC.

The TPC would then assess and decide upon the draft amendment after considering the outcomes of any hearings it may hold.

CONCLUSION

The draft amendment was, at initiation, determined to have strategic planning merit. It is consistent with the established vision for Wilkinsons Point and will represent a significant economic development opportunity for the City.

The additional documentation submitted by the applicant in December 2019 and January 2020 along with the modifications incorporated into the draft amendment for certification as outlined at Attachment 1, are considered sufficient to demonstrate that the draft amendment satisfies the statutory requirements. As a result, it is considered appropriate for Council to certify the draft amendment and place it on public exhibition for a 28-day period.

Resolution:

THOMAS/DUNSBY

- A. That the Planning Authority certifies pursuant to Section 35, former provisions of the *Land Use Planning and Approvals Act 1993* (LUPAA) that the draft amendment meets the requirements specified in Section 32, former provisions of LUPAA.
- B. That the Planning Authority, having certified the draft amendment, determines pursuant to Section 38 of the *Land Use Planning and Approvals Act 1993* to place the draft amendment on public exhibition for a period of 28 days.

The motion was put.

FOR: Aldermen Johnston, Dunsby and Thomas

AGAINST:

The motion was CARRIED.

Reason for Decision:

Having regard to the Planning Scheme Amendment for land at Wilkinsons Point, Elwick Bay and Montrose Foreshore, the Glenorchy Planning Authority decided to certify the draft amendment for the reasons set out in the officer's report.

6. PROPOSED USE AND DEVELOPMENT - DEMOLITION, CONSTRUCTION AND ALTERATIONS TO WAREHOUSES - 1-7 EFFINGHAM STREET MOONAH

File Reference: 5423344

REPORT SUMMARY:

Application No.:	PLN-19-255
Applicant:	Peter Wright & Associates
Owner:	Midlec Properties Pty Ltd
Zone:	Light Industrial Zone
Use Class	Storage
Application Status:	Discretionary
Discretions:	9.4 Demolition; 24.3.1 Hours of Operation; 24.4.6 Outdoor Storage Areas; 24.4.7 Fencing; E2.6.2 Excavation; E5.6.2 Road accesses and junctions; E6.6.1 Number of Car Parking Spaces; E6.7.1 Number of Vehicle Accesses; and E17.7.1 Standards for Signs (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	19 Feb 2020
Existing Land Use:	Storage (warehouses)
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of Demolition, construction and alterations to warehouses at 7 Effingham Street Moonah and 1 Effingham Street Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-255 and Pages 1 and 3-8 (inclusive) of Drawing No. P1 submitted on 13/9/19 and Pages 1-2 (inclusive) of Drawing No. P2 submitted on 10/12/19 and Pages 1-5 (inclusive) of Drawing No. P3 submitted on 20/1/20, except as otherwise required by this permit.
2. Sign B notated on page 5 of Drawing No. P3 does not form part of this permit.

Engineering

3. Prior to the issuing of a Building Permit Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management Plan detailing proposed sediment and erosion control measures to the satisfaction of and to be approved by the Council's Development Engineer and Environmental Health Officer. 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 Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

Advice: For further information please refer to the Soil and Water Management 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.

4. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
5. The design and construction of the driveway, parking, access and turning areas must generally 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. Drawings showing the driveway details must be in accordance with the Australian Standard 2890.1 and are to be submitted with

the Building Application for approval by Council's Development Engineer prior to the commencement of works on site.

- (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 25%
- (b) All runoff from paved areas must be discharged into Council's stormwater system.
- (c) The gradient of any parking areas must not exceed 5%; and
- (d) Minimum carriageway width is to be no less than 3.00 metres.

All works required to service the development must be installed prior to the occupancy of the building.

6. The proposed new driveway crossover must be constructed in accordance with Municipal Standard Drawing TSD-R09-v1.
7. Lighting is to be provided to all car parking and driveways areas in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car parks" of AS/NZ 1158.3.1: 2005. The illumination of the proposed light standards is to be activated prior to the occupancy.
8. The development must incorporate the onsite detention (OSD) as part of the development, the onsite detention element and its associated components must be designed and constructed to the satisfaction of the Council's Senior Civil Engineer and completed prior to a Certificate of Occupancy being issued for the complex. OSD calculation/modelling shall be provided along with the detailed engineering design, to the satisfaction of Council's Senior Civil Engineer, prior to the issuing of the building permit.
9. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be undertaken by Council at the developer's cost.
10. Prior to the commencement of works, a WSUD Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Hydraulic Engineer, defining the maintenance method and frequency for each WSUD element incorporated in the treatment train. The future owners or tenants managing the site shall comply with the WSUD Maintenance Scheme once it is accepted by the Council, and any changes to this Scheme shall first be approved by Council.

Upon approval of the WSUD Maintenance Scheme, the applicant shall enter into a registered agreement with Council, at the sole expense of the applicant, pursuant to Part 5 of the Land Use Planning and Approvals Act 1993, for the area which is subject to this permit.

The Part 5 agreement shall require the owner and all successors in title to covenant and agree with the Council:

- (a) All works outlined in the WSUD maintenance Scheme submitted by the applicant, including the maintenance method and frequency for individual Water Sensitive Urban Design (WSUD) elements, must be implemented and managed by the owner and all successors in title at their sole expense;
- (b) Keep the maintenance records in an accessible form (either printed or electronic) for five years from the date of the work was carried out to prove that the maintenance of each WSUD elements have been conducted in accordance with the WSUD Maintenance Scheme;
- (c) Repair and replace all the WSUD elements at the sole expense of the owner and its successors in title so that it functions (removing pollutants from stormwater runoff) in a safe and efficient manner;
- (d) Permit the Council from time to time and upon giving reasonable notice (but in the case of an emergency, at any time and without notice) to enter and inspect the WSUD elements for compliance with the requirements of this agreement;
- (e) Comply with the terms of any written notice issued by the Council in respect of the requirements of this agreement within the time stated in the notice;
- (f) In the event that Owner fails to comply with its obligations under this Agreement, Council may arrange for its employees, agents or contractors to enter upon the Land and undertake all works necessary to ensure that the obligations of this Agreement are met and all required works are performed in full;
- (g) The reasonable costs of all works undertaken pursuant to the clause above (including GST) will constitute a debt due and owing to the Council immediately upon demand, by the owner of the land upon which such works were undertaken and, if not paid to Council within 14 days of receipt of a demand for payment by Council, are recoverable by Council in a court of competent jurisdiction along with interest calculated.

Environmental Health

- 11. A construction management plan is to be developed and submitted to Councils Planning Authority prior to a building permit being issued, which includes specific environmental and occupational health and safety protection procedures, in accordance with the recommendation in the Environmental Site Assessment prepared by Golder Associates Pty Ltd, dated 15 January 2020.
- 12. Noise emissions measured at the boundary of a residential zone must not exceed the following:

- (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;
- (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;
- (c) 65dB(A) (LAmax) at any time.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness.

Noise levels are to be averaged over a 15 minute time interval

Advice to Applicant

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

TasWater

Appropriate measures must be taken to cap and seal both the existing sewer and water connections for the property referenced to prevent debris during demolition/removal of the existing dwellings from entering the TasWater network and/or damage to TasWater infrastructure

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. 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.

Engineering

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 for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

The proposal does not comply with Council's Stormwater Property Connection Policy. Whilst this policy is not applicable to the planning permit process, it is strongly recommended that this matter be addressed prior to the plumbing permit process

The motion was put.

FOR: Aldermen Johnston, Dunsby and Thomas

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 (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

7. PROPOSED USE AND DEVELOPMENT - FOUR MULTIPLE DWELLING - 9 HILLCOT PLACE GLENORCHY

File Reference: 2579052

REPORT SUMMARY:

Application No.:	PLN-19-198
Applicant:	Pinnacle Drafting & Design
Owner:	P R Scott and S D Scott
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 P3 Setbacks and building envelopes for all dwellings 10.4.3 P1 Site coverage and private open space for all dwellings 10.4.6 P1 Privacy for all dwellings 10.4.8 P1 Waste Storage for multiple dwellings 10.4.6 P3 Privacy for all dwellings E6.6.1 P1 Number of Car Parking Spaces E11.7.1 P1 Buildings and Works (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	17 Feb 2020
Existing Land Use:	Vacant
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Four Multiple Dwellings at 9 Hillcot Place Glenorchy, subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-198 and Drawing No. P4 submitted on 07/01/20 pages 1-14, 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 2019/01088-GCC, dated 07/01/2020, form part of this permit.
3. The bin enclosure shown on the plan must be enlarged to accommodate six shared 240L bins, must have a setback of at least 4.5m from the frontage and must be screened from the frontage by a wall to a height of at least 1.2m. These requirements must be shown on a plan submitted in association with a building permit application to the satisfaction of Council's Senior Statutory Planner. Bins must not be stored in front of any dwelling.
4. The development must not rely on bushfire hazard management outside the property boundaries.

Engineering

5. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management 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 Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

Advice: For further information please refer to the Soil and Water Management 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.

6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains must be undertaken by Council at the developer's cost.
8. Prior to the commencement of the use or development, a new stormwater connection to Council's public stormwater system onto the property boundary must be installed in accordance with the approved plans. An existing connection must be made redundant, capped and sealed. The stormwater connection must be constructed by a suitably qualified person to the satisfaction of Council. To ensure the connection is constructed to Council's satisfaction, the applicant must contact Council, by completing the Stormwater Connection Request Form, to arrange the visual inspection by Council for any alterations or works to Council's public stormwater network. A copy of the Stormwater Connection Request Form can be obtained via Council's Customer Service or via Council's website: <https://www.gcc.tas.gov.au/planning-and-development/plumbing/plumbing-forms.aspx> , which outlines the process and conditions for stormwater connections.
9. The design and construction of the parking, access and turning areas must generally 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. 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. Be constructed to a sealed finish and the finished gradient must not exceed the maximum gradient of 20%;
 - b. Eight (8) clearly marked car parking spaces must be provided in accordance with the approved plan and kept available for these purposes at all times;
 - c. All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - d. Be clearly line-marked or physically separated to each space in accordance with the approved plan;
 - e. Landscaping of parking and circulation areas must be provided and must be no less than 5 percent of the area of the car parking area;
 - f. The gradient of any parking areas must not exceed 5%; and
 - g. Minimum carriageway width is to be no less than 3.0 metres.

All works required by this condition must be installed prior to the occupancy of the dwellings.

10. The on-site stormwater detention must be provided in accordance with stormwater drainage plan 19E88-11, H02 and H03 by JSA Consulting Engineers dates 17 December 2019, so that stormwater discharged from the site does not exceed the pre-existing stormwater runoff for the critical duration of the 5% Annual Exceedance Probability events in the catchment. Any system proposed to retain the required runoff storage volume must be detailed in an engineering design lodged and approved as part of the plumbing application, and to be designed, constructed and maintained to the satisfaction of Council's Plumbing Surveyor.
11. The treatment of stormwater discharging from the development must be incorporated into the development, in accordance with the stormwater report by JSA Consulting Engineers date 17 December 2019. Prior to the issue of a Building Approval, the stormwater treatment detail designed including maintenance plan certified by a suitably qualified Engineer must be submitted to and approved by Council. The stormwater treatment system must then be constructed in accordance with the approved plans.
12. A new vehicle crossing at the access point via Knight court must be constructed in accordance with the Tasmanian standard drawing SD-1003, TSD-R11-v1 and TSD-R14-v1 between the kerb and the property boundary and completed to the satisfaction of Council's Development Engineer prior to the occupancy. The detail design must be submitted and approved prior to the issuing of a Building Permit Approval. Advice: A Property Access Works Application must be completed prior to any work being undertaken. The application is available from Council's planning department or available from Council's website at:

<https://www.gcc.tas.gov.au/residents/living-in-glenorchy/driveways>

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. 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.

Underground 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 for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

Road Opening Permit

Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a road opening permit from the Council's Facilities Co-ordinator. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management, etc. The Road Opening Permit Application Form is available via Council's website: <https://www.gcc.tas.gov.au/your-council/council-works/digging-and-construction.aspx>

Waste Management

- There will be six shared bins: two (2) waste 240L, two (2) recycling 240L and two (2) FOGO 240L.
- All bins are to be placed on the kerbside for collection.
- Council's Waste Management Contractor collection trucks will not enter the property to collect and empty the wheelie bins.

Bushfire Hazard Management

Please be aware that a Bushfire Hazard Report was commissioned and authored by Geo Environmental Services December 2019 of which a copy should be submitted in association with a Building Permit application.

The motion was put.

FOR: Aldermen Johnston, Dunsby and Thomas

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 (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report.

8. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (6) - 5 WESLEY PLACE CHIGWELL

File Reference: 9104982

REPORT SUMMARY:

Application No.:	PLN-19-325
Applicant:	Philp Lighton Architects Pty Ltd
Owner:	Housing Tasmania
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	10.4.2 P3 Setbacks and building envelopes for all dwellings 10.4.3 P1 Site coverage and private open space for all dwellings 10.4.4 P1 Sunlight and overshadowing of all dwellings E5.6.4 P1 Sight distance at accesses, junctions and level crossings E6.7.2 P1 Design of Vehicular Accesses E6.7.3 P1 Vehicular Passing Areas Along an Access (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	27 Feb 2020
Existing Land Use:	Vacant

Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of Multiple dwellings (6) at 5 Wesley Place Chigwell, subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-325 and Drawing No. P3 submitted on 10/01/20 pages 4-7 and Drawing No. P4 submitted on 23/01/20 pages 1-3, 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 2019/01663-GCC, dated 22/01/20, form part of this permit.
3. The setback on the southwest boundary adjacent to Unit 6, must be no less than 1.5m and must be shown as a dimension on plans submitted in association with a building permit application.

Engineering

4. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.
5. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
6. Fourteen (14) clearly marked car parking spaces must be provided and kept available for these purposes at all times. Car parking spaces, manoeuvring areas and aisles must be provided in accordance with the Australian Standard AS 2890.1 – 2004 Off-Street Parking and must be constructed and sealed with an approved impervious surface treatment prior to occupancy of any dwelling.

7. A traffic calming device, i.e. speed hump, be incorporated into the access to the approval of Council's Development Engineer approximately midway between Wesley Place and Crossin Court prior to occupancy of any dwellings.
8. The frontage fences on either side of each access from Wesley Place and Crossin Court must be modified to a maximum height of 0.9m within 1.0m of the frontage.
9. Prior to the issuing of a Building Permit, Water Sensitive Urban Design (WSUD) elements and a WSUD Maintenance plan must be submitted to the satisfaction of Council's Development Engineer. The WSUD elements must be installed and completed prior to a Certificate of Occupancy being issued for any of the dwellings.
10. Lighting must be provided for the visitor car parking and common ground/s in accordance with Australian Standard AS 1158.3.1. The lighting must be completed and operational prior to occupancy of any of the dwelling units. The running and maintenance costs of the lighting must be managed by an active body corporate.
11. Landscaping must be provided within common ground at no less than 5% of the area of the carpark area. The landscaping must be incorporated into the development and shown on plans submitted for building approval and installed prior to a certificate of occupancy being issued.
12. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. 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.

Underground 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 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

The design for the bin enclosure must comply with the following:

- (a) it must be built on a flat surface with a concrete base/pad and surround of a brick or painted block enclosure or other suitable material to Councils approval,
- (b) it must have concrete at the entrance to the bin enclosure;
- (c) it must suit 6 X 240L wheelie bins of size 1100 height x 600mm wide x 800mm deep and must allow for 300mm space in between each bin;
- (d) recommended minimum height of the enclosure is 1200mm and minimum recommended depth is 930mm;
- (e) the front of the enclosure must face the internal access driveway, and be left open throughout the length of the bin enclosure to enable the bins to be removed, and returned in a safe and efficient manner;
- (f) there must be no lip on the concrete slab of the bin enclosure;

Prior to occupancy of the dwelling/s the bin enclosure must be constructed to the satisfaction of Council's Waste Services Co-ordinator.

Six dwellings would be eligible for a maximum of two (2) x 240L waste wheelie bins and two (2) x 240L recycling bins and two (2) x 240L FOGO Bins, collected weekly to be shared by all the six (6) dwellings. Collection of bins would be from the kerbside.

The bins would be stored in a bin enclosure built within the property boundary.

The bin enclosure should be built within the property boundary preferably at the entrance of the property allowing a 4.5 metre distance from the entrance to prevent impacting on sight distances for vehicles leaving the site.

It is recommended that no bin enclosure be built closer than a minimum of 5.5 metres to any residence to avoid odour and nuisance issues arising.

Council's Waste Management Contractor would not enter the property to collect and empty bins. All wheelie bins should be placed on the existing kerbside for collection.

The motion was put.

FOR: Aldermen Johnston, Dunsby and Thomas

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 Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to grant a permit for the reasons set out in the officer's report, except that a condition is added for a speed hump to be incorporated into the access approximately midway between Wesley Place and Crossin Court prior to occupancy.

9. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO COMMUNITY MEETING AND ENTERTAINMENT AND THREE RETAIL TENANCIES WITH ASSOCIATED DEMOLITION & WORKS - 80-82 MAIN ROAD, MOONAH

File Reference: 2561004

REPORT SUMMARY:

Application No.:	PLN-19-262
Applicant:	Cbm Sustainable Design
Owner:	W Coogan & Company Pty Ltd
Zone:	General Business Zone
Use Class	Community Meeting and Entertainment, General Retail and Hire
Application Status:	Discretionary
Discretions:	21.3.1 Hours of operation
	E6.6.1 Number of car parking spaces
	E6.6.3 Number of motorcycle parking spaces
	(The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	18 Feb 2020
Existing Land Use:	Bulky goods sales (showroom)
Representations:	0
Recommendation:	Approval, subject to conditions

Resolution:

THOMAS/DUNSBY

That a permit be granted for the proposed use and development of Change of use to community meeting and entertainment and three retail tenancies with associated demolition and works at 80-82 Main Road Moonah subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-262 and Drawing No. P2, pages 2-12 (inclusive), submitted on 1/10/19, 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 2019/01486-GCC, dated 22/10/19, form part of this permit.
3. Commercial vehicle movements must be between:
 - (a) 6.00 am to 10.00 pm Mondays to Saturdays inclusive;
 - (b) 7.00 am to 9.00 pm Sundays and public holidays.

Environmental Health

4. All recommendations contained in the acoustic report prepared by *Noise Vibration Consulting, 17 September 2019* must be implemented during construction and for the duration of the approved use of the premises.
5. A verification report is required to be submitted to Council within six weeks from issue of the Occupancy Certificate to certify the development or use is complying with acceptable noise levels indicated in the noise report and operating without causing a noise nuisance.

Engineering

6. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the works.
7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's

Plumbing Surveyor. Any alterations or works to Council mains must be undertaken by Council at the developer's cost.

9. The design of the parking, access and turning areas must generally 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. 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. The proposed driveway and parking must comply with the following:-
 - (a) Be to a sealed finish;
 - (b) Ninety-two (92) clearly marked car parking spaces must be provided in accordance with the approved plan received by Council and kept available for these purposes at all times;
 - (c) Of the required number of car parking spaces, two (2) car parking spaces must be provided for the exclusive use of people with disabilities, clearly marked and kept available for these purposes at all times;
 - (d) Twelve (12) bicycle parking spaces of class 3 must be provided and kept available for these purposes at all times;
 - (e) All runoff from paved and driveway areas must be discharged into Council's stormwater system;
 - (f) Be clearly line-marked or physically separated to each space in accordance with the approved plan;
 - (g) Lighting must be provided for the parking area in accordance with Australian Standard AS 1158.3.1 – Lighting for roads and public spaces;
 - (h) The gradient of any parking areas must not exceed 5%; and
 - (i) Minimum carriageway width is to be no less than 3.0 metres.

All works required by this condition must be installed prior to the occupancy of the development.

Traffic

10. A traffic and parking management plan is required to be submitted to Council to the satisfaction of the Director of Infrastructure and Works for large functions, being more than 210 people, prior to occupancy of Building B (community centre with auditorium with 400 seats and associated components). This plan must be adhered to for large functions.

Advice to Applicant

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

Engineering

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 for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a road opening permit from the Council's Facilities Co-ordinator. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management, etc. The Road Opening Permit Application Form is available via Council's website <https://www.gcc.tas.gov.au/your-council/council-works/digging-and-construction.aspx>

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. 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.

Environmental Health

The proponent's Building Surveyor must forward copies of the following documents to Council's Environmental Health department prior to any works being undertaken on site (including the installation of fixtures and fittings) that relate to the proposed food premises:

- a) a request in an approved form (Form 42) for an Environmental Health Officer report;
- b) any relevant drawings, specifications or other documents submitted with the application; and
- c) details provided by the owner of the nature of the foods to be prepared, handled, stored or sold and the types of manufacturing processes to be undertaken on the premise

Council's Environmental Health department may require the premises to meet equipment and fit out specifications which exceed those required by the National Construction Code 2016, before the premises can be registered and the food business licensed pursuant to the Food Act 2003.

The motion was put.

FOR: Aldermen Johnston, Dunsby and Thomas

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 (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to *grant a* permit for the reasons set out in the officer's report.

10. PROPOSED USE AND DEVELOPMENT - ADDITIONS TO BOAT BUILDING (MANUFACTURING AND PROCESSING) - 100 DERWENT PARK ROAD DERWENT PARK

File Reference: 7671632

REPORT SUMMARY:

Application No.:	PLN-19-406
Applicant:	Johnstone McGee & Gandy Pty Ltd (JMG)
Owner:	Inter Cats (Tasmania) Pty Ltd
Zone:	General Industrial Zone
Use Class	Manufacturing and processing
Application Status:	Discretionary
Discretions:	E2.6.2 Excavation E6.6.1 Number of car parking spaces E11.7.1 Buildings and works within the Waterway and Coastal protection Code E15.7.3 Coastal Inundation Low Hazard Areas E16.7.1 Buildings and works within the Coastal Erosion Hazard Code (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	18 Feb 2020
Existing Land Use:	Boat building (Manufacturing and Processing)
Representations:	0

Recommendation: Approval, subject to conditions

Resolution:

DUNSBY/THOMAS

That a permit be granted for the proposed use and development of Additions to Boat building (Manufacturing and Processing) at 100 Derwent Park Road Derwent Park subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-19-406 and Drawing No. P1 pages 1 and 2 of 4 submitted on 19/12/19 and Drawing No. P2 page 1 of 1 submitted on 14/01/2020, except as otherwise required by this permit.

Engineering

2. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management 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 Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

Advice: For further information please refer to the Soil and Water Management 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.

3. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
4. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor.

Advice to Applicant

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

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. 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.

The motion was put.

FOR: Aldermen Johnston, Dunsby and Thomas

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 (if any); and reference to the current provisions of the Glenorchy Interim Planning Scheme 2015, the Glenorchy Planning Authority decides to *grant a* permit for the reasons set out in the officer's report.

The meeting closed at 6:13 p.m.

Confirmed,

CHAIRMAN