

**GLENORCHY PLANNING AUTHORITY
MINUTES
MONDAY, 4 OCTOBER 2021**



- Chairperson:** Alderman Bec Thomas
- Hour:** 5.00 p.m.
- Present:** Aldermen Bec Thomas, Jan Dunsby, Kelly Sims, Angela Ryan and Steven King
- In attendance:** S Fox (Director Strategy and Development);
P Garnsey (Manager Development);
T Boheim (Coordinator Planning Services);
V Tomlin (Senior Statutory Planner);
C Griffin (Planning Officer);
B Narksut (Development Engineer);
M Graham (Development Engineer); and
E Burch (Traffic Engineer)

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

RYAN/KING

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 6 September 2021 be confirmed.

The motion was put.

FOR: Aldermen Dunsby, King, Ryan, Sims and Thomas

AGAINST: None.

The motion was CARRIED.

5. PROPOSED USE AND DEVELOPMENT - BOUNDARY ADJUSTMENT AND THIRTY-SEVEN MULTIPLE DWELLINGS - 124 BRANSCOMBE ROAD CLAREMONT & 122 BRANSCOMBE ROAD CLAREMONT & 124A BRANSCOMBE ROAD CLAREMONT

File Reference: 3024841

REPORT SUMMARY

Application No.:	PLN-21-408
Applicant:	Barr Builders Pty Ltd
Owner:	Barr Builders Pty Ltd
Zone:	General Residential zone
Use Class	Residential, Subdivision
Application Status:	Discretionary
Discretions:	8.4.8 Waste Storage for multiple dwellings P1 & C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction P1 (The proposal meets all other applicable standards as demonstrated in the attached appendices)
Level 2 Activity?	No
42 Days Expires:	05 October 2021
Existing Land Use:	Vacant residential land
Representations:	1
Recommendation:	Approval, subject to conditions

Resolution:

RYAN/KING

That a permit be granted for the proposed use and development of Boundary adjustment and thirty-seven multiple dwellings at 124 Branscombe Road Claremont 122 Branscombe Road Claremont 124A Branscombe Road Claremont subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-408 and Drawing submitted on 12 August 2021 (49 pages), 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 2021/01401-GCC, dated 01/09/2021, form part of this permit.
3. Titles for 122 and 124 Branscombe Road (CT 140064/1 and CT 158746/1) must be adhered prior to issue of the Certificate of Occupancy of the first dwelling.
4. Privacy screening must be provided on the decks of dwellings 7, 8, 16, 17, 18, 19, 20, 21, 25, 26, 27, 28, and 30, as shown on the approved plans, and remain in place for the duration of the use as approved.

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. No civil works related to or associated with the use or development approved by this permit are to occur on or external to the site unless these works are in accordance with engineering drawings that have been approved by Council's Development Engineer. Changes to the design and/or location of civil works will require the submission of amended engineering drawings prepared by a licensed civil engineer for approval by Council's Engineer.
8. Provide written certification from a licensed civil engineer certifying that all civil works have been completed in accordance with the engineering drawings approved by Council's Development Engineer and to the applicable Australian Standards prior to the commencement of the use or within 20 days of completion of the works whichever occurs sooner
9. Arrange a compliance inspection with Council of the civil works that have been approved by Council's Development Engineer prior to the commencement of the use or within 20 days of completion of the works whichever occurs sooner. Note that a minimum of five (5) business days notice must be given to Council for a compliance inspection.
10. 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 25%.
 - (b) Eighty-seven (87) clearly marked car parking spaces must be provided.
 - (c) Of the proposed number of car parking spaces, thirteen (13) visitor parking spaces must be provided, clearly line-marked and always kept available for these purposes.

- (d) Vertical alignment must include transition curves (or straight sections) at all grade changes greater than 12.5%.
- (e) A 1 metre wide pedestrian path must be provided, signed and line-marked at points of crossing.
- (f) All runoff from paved and driveway areas must be discharged into Council's stormwater system.
- (g) The gradient of any parking areas must not exceed 5% and
- (h) Minimum carriageway width is to be no less than 5.5 metres.

To comply with the above requirements, the developer must submit engineering drawings demonstrating compliance with the requirements to the satisfaction of Council's Development Engineer prior to the issuing of the Building Permit. All works required by this condition must be installed prior to the occupancy of the dwelling(s).

11. Widening to the existing vehicle crossing to provide a passing bay at the access point must be constructed in accordance with the Tasmanian standard drawing TSD-R09-v3, TSD-R11-v3 and TSD-R14-v3 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.
12. Barrier compliant with the Australian Standard AS 1170.1 must be installed to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm. Barriers must not limit the width of the driveway access or parking and turning areas approved under the permit. All works required by this condition must be installed prior to the occupancy of the dwelling(s).
13. Private sewer, stormwater and water services/connections are to be entirely separate to each lot to ensure that they are contained entirely within the lots served. A detailed services plan showing both the existing and the proposed (or as built) private services, Council mains and access to all lots on the site must be prepared by a civil engineer or a qualified designer and submitted to the Council for approval prior to the sealing of the final plans. In particular, the developer must confirm the position of any services that may be affected by the subdivision/boundary adjustment.

14. In association with a Building Permit Application, a WSUD and OSD Maintenance Scheme must be submitted for approval, to the satisfaction of Council's Senior Civil Engineer, defining the maintenance method and frequency for each WSUD or OSD element incorporated in the development. The Owner and all successors in title must ensure ongoing compliance with the approved WSUD and OSD Maintenance Scheme for the duration of the approved use. Council must first approve any changes to the approved WSUD and OSD Maintenance Scheme.
15. Upon approval of the WSUD and OSD Maintenance Scheme, and in association with a Building Permit Application, 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 Owner and all successors in title must advise any subsequent successor in title of the existence of the Agreement and its terms and conditions. The Part 5 agreement shall require the Owner and all successors in title to covenant and agree with Council the following:
 - (a) All works outlined in the WSUD and OSD Maintenance Scheme submitted by the applicant and approved by Council, including the maintenance method and frequency for individual WSUD and OSD elements, must be implemented and managed by the Owner and all successors in title at their sole expense;
 - (b) The Owner must 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 and OSD element has been conducted in accordance with the WSUD and OSD Maintenance Scheme;
 - (c) Repair and replace all the WSUD and OSD elements at the sole expense of the Owner and all successors in title so that the WSUD and OSD functions (stormwater quality and quantity control) 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 and OSD 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

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 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 motion was put.

FOR: Aldermen Dunsby, King, Ryan, Sims and Thomas

AGAINST: None.

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 Tasmanian Planning Scheme - Glenorchy, the Glenorchy Planning Authority decides to *grant a* permit for the reasons set out in the officer's report.

6. PROPOSED USE AND DEVELOPMENT - PLACEMENT OF FILL (RESIDENTIAL) - 123 AND 125 MAIN ROAD AUSTINS FERRY

File Reference: 5328048

REPORT SUMMARY

Application No.:	PLN-21-331
Applicant:	K J Markham
Owner:	D Wood, Williams Acquisitions Pty Ltd
Zone:	General Residential
Use Class	Residential
Application Status:	Discretionary
Discretions:	<p>Clause 7.10 Development not required to be categorised into a use class and C12.6.1 Buildings and works within a flood-prone hazard area</p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>
Level 2 Activity?	No
42 Days Expires:	Extension of time granted until 07 Sep 2021
Existing Land Use:	Take Away Food Premises (Food Services) and Single Dwellings
Representations:	4 from 3 representors
Recommendation:	Approval, subject to conditions

Resolution:

KING/RYAN

That a permit be granted for the proposed use and development of Placement of fill (Residential) at 123 Main Road Austins Ferry 125 Main Road Austins Ferry subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-331 and Drawing submitted on 2 July 2021 (5 Pages), 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. The earthworks must be substantially in accordance with Drawings submitted (H106036-F10, H106036-R11, H106036-F12, except as otherwise required by this permit.

5. All earthworks to be undertaken in accordance with AS3798-2007 guidelines on earthworks for commercial and residential developments.
6. The area on which the fill is to be placed is to be stripped of all vegetation and structures and any unsuitable soils to expose a clean approved sub-grade.
7. Fill material shall be placed in horizontal layers of not greater than 300mm. thickness (loose measurement).
8. During construction, each layer shall be sufficiently shaped to ensure adequate run-off away from adjoining properties to prevent pondage.
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.

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.

The motion was put.

FOR: Aldermen Dunsby, King, Ryan, Sims and Thomas

AGAINST: None.

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 Tasmanian Planning Scheme - Glenorchy, the Glenorchy Planning Authority decides to *grant a* permit for the reasons set out in the officer's report.

7. PROPOSED USE AND DEVELOPMENT - ADDITIONS TO MUSEUM (COMMUNITY MEETING AND ENTERTAINMENT) ON A HERITAGE LISTED PLACE - 651-655 MAIN ROAD BERRIEDALE

File Reference: 2250425

REPORT SUMMARY

Application No.:	PLN-21-379
Applicant:	Ireneinc Planning
Owner:	Claremont Partners (Tas) Pty Ltd
	Moorilla Estate
Zone:	Major Tourism
Use Class	Community Meeting and Entertainment
Application Status:	Discretionary
Discretions:	<p>Clause C7.6.1 Buildings and works within a waterway and coastal protection area or a future refugia area, Clause GLE-S11.7.2 Setback, Clause GLE-S11.7.3 Landscaping, Clause GLE-S11.7.4 Buildings and works within a waterway and coastal protection area and Clause GLE-S11.7.5 Buildings and works within an inundation prone area</p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>
Level 2 Activity?	No
42 Days Expires:	Extension until 5 October 2021

Existing Land Use:	Museum and Winery
Representations:	1 Non-statutory representation
Recommendation:	Approval, subject to conditions

Resolution:

DUNSBY/SIMS

That a permit be granted for the proposed use and development of 651-655 Main Road Berriedale subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-21-379 and Drawings submitted on 29 July 2021 (11 of pages), 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. Any alterations or works to Council mains must be undertaken by Council at the developer's cost.

Environmental Health

5. Noise emissions measured at the boundary of a residential zone must not exceed the following:
 - (a) 55dB(A) (LAeq) between the hours of 7.00am to 7.00 pm;
 - (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00pm to 7.00am;
 - (c) 65dB(A) (LAm_{ax}) 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.

Environment

6. A landscaping plan, prepared by a suitably qualified person, is to be submitted in association with the building permit application for approval by Council's Environment Co-ordinator. Particular attention is to be paid to flora.

The landscaping works must be completed *within 6 months of the issue of an Occupancy Permit* and then maintained to the satisfaction of Council's Senior Statutory Planner.

7. The landscape plan must include the following:
 - (a) Direct and irreversible clearance must be concentrated within the direct impact footprint of the proposal. Machinery access should be restricted where possible to the development footprint. Where access is required

outside the proposal footprint, the ARS must be treated as an exclusion zone and movement of machinery restricted to previously landscaped areas along the top of the slope.

- (b) Clearance boundaries must be clearly marked on construction plans and on the ground, so no unnecessary clearance occurs within native vegetation. Areas of native vegetation beyond the approved impact footprint must be marked as exclusion zones during works, with no access for people or machinery and no storage of materials.
 - (c) Disturbed areas outside the proposal footprint must be revegetated with species characteristic of the applicable community, with the landscape plan advisable to inform this and provide compliance with development standards under the special area plan within the planning scheme.
 - (d) Given the proximity to the shoreline, works must be undertaken in accordance with Wetlands and Waterways Works Manual (DPIWE, 2003) and Tasmanian Coastal Works Manual (DPIPWE, Page and Thorp, 2010).
8. A weed management plan identifying methods to control weeds and the spread of soil-based pathogens must be submitted to and approved by Council's Environment Co-ordinator prior to the commencement of works. The works identified in the weed management plan must be carried out prior to completion of the development.

The weed management must include the following:

- (a) It is recommended that pre-works weed monitoring and required weed management action is undertaken on-site before works occur.
- (b) During all works, appropriate hygiene measures must be undertaken prior to any machinery entering and leaving the site as outlined in the Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania (DPIPWE, Stewart and Askey-Doran, 2015).
- (c) No potential weeds are to be removed from or introduced onto the site. If affected soil must be removed from the site it must be disposed of appropriately to ensure weed seeds are not spread to other sites/locations.

- (d) A follow-up weed inspections of the works area is required to establish the post-works treatment required following the soil disturbance. This inspection will also determine future weed monitoring required for the site and allow for measures to be put in place to control any sprouted weeds.

Advice to Applicant

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

EMPCA 1994

Noise, dust, fumes, odour, or other pollutants emitted during construction must not cause any disturbance or annoyance to owners/occupiers in the vicinity and shall comply with the Environmental Management and Pollution Control Act 1994 and subsequent regulations.

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.

Threatened fauna

In the event of any threatened fauna species or threatened fauna habitat being located during construction, work should stop at that specific location until a permit to 'take' is obtained from DPIPWE. A record is to be made of the finding and submitted to the Natural Values Atlas.

Threatened flora

In the event of any threatened flora being located during construction, work should stop at that specific location until a permit to 'take' is obtained from DPIPWE. A record is to be made of the finding and submitted to the Natural Values Atlas.

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.

The motion was put.

FOR: Aldermen Dunsby, King, Ryan, Sims and Thomas

AGAINST: None.

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 Tasmanian Planning Scheme - Glenorchy, the Glenorchy Planning Authority decides to *grant a* permit for the reasons set out in the officer's report.

**8. AMENDMENT PLS43A-20/01 - S.40K REPORT ON REPRESENTATIONS
PARTIAL REZONING OF BOURNVILLE CRESCENT AND 1 BOURNVILLE CRESCENT TO GENERAL RESIDENTIAL & OPEN SPACE AND FOUR LOT SUBDIVISION PLUS BALANCE AT BOURNVILLE CRESCENT, 109 CADBURY ROAD & 1 BOURNVILLE CRESCENT CLAREMONT**

File Reference: 3032775

REPORT SUMMARY

Application No.:	PLS43A-20/01
Applicant:	All Urban Planning
Owner:	Claremont Bowls Club Inc, Glenorchy City Council, Claremont Golf Club Inc
Proposed Amendment:	Part rezoning of Bournville Crescent & 1 Bournville Crescent to a General Residential Zone and Open Space Zone combined with an application for a four-lot subdivision plus balance at Bournville Crescent, 109 Cadbury Road & 1 Bournville Crescent, Claremont
Report Purpose:	To consider the merits of representations received. The Planning Authority's assessment must be provided to the Commission under Section 40K of the <i>Land Use Planning and Approvals Act 1993</i>
Representations Received:	2
Recommendation:	Refer representations and amendment, without changes, to the Commission

Resolution:

RYAN/KING

That the representations and this GPA Report on PLS43A-20/01 be provided to the Tasmanian Planning Commission under S40K of the *Land Use Planning and Approvals Act 1993*.

The motion was put.

FOR: Aldermen Dunsby, King, Ryan, Sims and Thomas

AGAINST: None.

The motion was CARRIED.

Reason for Decision:

The Glenorchy Planning Authority decided that the Officer report regarding draft amendment PLS43A-20/01 *Part rezoning of Bournville Crescent & 1 Bournville Crescent to a General Residential Zone and Open Space Zone combined with an application for a four-lot subdivision plus balance at Bournville Crescent, 109 Cadbury Road & 1 Bournville Crescent, Claremont* to the Tasmanian Planning Scheme - Glenorchy be forwarded to the Tasmanian Planning Commission under S39 and S43F(6) of the *Land Use Planning and Approvals Act 1993* for the reasons set out in the Officer's report.

9. AMENDMENT PLAM-21/01 - S.40K REPORT ON REPRESENTATIONS

PROPOSAL: TO REZONE 5A TAREE STREET AND 3 EDGAR STREET TO A GENERAL RESIDENTIAL ZONE, 345 MAIN ROAD TO A CENTRAL BUSINESS ZONE AND APPLY A SAP TO 345 MAIN ROAD

File Reference: 5344697

REPORT SUMMARY

Application No.:	PLAM-21/01
Applicant:	Ireneinc Planning & Urban Design
Owner:	Glenorchy City Council
Proposed Amendment:	<p>To rezone 5A Taree Street, Chigwell and 3 Edgar Street, Claremont to a General Residential Zone</p> <p>To rezone 345 Main Road, Glenorchy to a Central Business Zone and apply the Glenorchy Urban Design Specific Area Plan</p>
Report Purpose:	<p>To consider the merits of representations received.</p> <p>The Planning Authority's assessment must be provided to the Tasmanian Planning Commission under Section 40K of the <i>Land Use Planning and Approvals Act 1993</i></p>
Representations Received:	1
Recommendation:	Refer representation and amendment, without changes, to the Tasmanian Planning Commission

Resolution:

KING/RYAN

That the representation and this GPA Report on PLAM-21/01 be provided to the Tasmanian Planning Commission under S40K of the *Land Use Planning and Approvals Act 1993*.

The motion was put.

FOR: Aldermen Dunsby, King, Ryan, Sims and Thomas

AGAINST: None.

The motion was CARRIED.

Reason for Decision:

The Glenorchy Planning Authority decided that the Officer report regarding draft amendment PLAM-21/01 *To rezone 5A Taree Street, Chigwell and 3 Edgar Street, Claremont to a General Residential Zone, and to rezone 345 Main Road, Glenorchy to a Central Business Zone and apply the Glenorchy Urban Design Specific Area Plan to the Tasmanian Planning Scheme - Glenorchy* be forwarded to the Tasmanian Planning Commission under S39 and S43F(6) of the *Land Use Planning and Approvals Act 1993* for the reasons set out in the Officer's report.

The meeting closed at 7:13 pm

Confirmed,

CHAIR