

**GLENORCHY PLANNING AUTHORITY MEETING
AGENDA
MONDAY, 17 MARCH 2025**



GLENORCHY CITY COUNCIL

- * Aldermen with an interest or concern in relation to a particular item on this Agenda, are invited to attend the meeting.
- * All application information is available to Aldermen for inspection upon request to the relevant Planning Officer.

Chairperson: Alderman Sue Hickey

Hour: 3.30 p.m.

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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/LEAVE OF ABSENCE

3. PECUNIARY INTERESTS

4. CONFIRMATION OF MINUTES

That the minutes of the Glenorchy Planning Authority Meeting held on 17 February 2025 be confirmed.

5 PLANNING SCHEME AMENDMENT REQUEST - HERITAGE REVIEW– VARIOUS PROPERTIES

Author: Senior Strategic Planner (Darshini Bangaru Hyde)
Qualified Person: Senior Strategic Planner (Darshini Bangaru Hyde)
Property ID: 2645478

REPORT SUMMARY

Application No.:	PLAM-22/06
Applicant:	N/A
Owner:	Various (Council and private properties)
Existing Zoning:	Various
Existing Land Use:	Various
Proposal in Brief:	Several amendments to GLE – C6.0 Local Historic Heritage Code List in the Glenorchy LPS including: <ul style="list-style-type: none"> • De-listing 'below threshold' sites; • Modifying existing heritage listings; and • Listing new sites with local historic significance or archaeological potential.
Representations:	Advertising occurs after amendment is prepared
GPA delegation:	Officers do not have delegation to prepare the planning scheme amendment
Recommendation:	Prepare and certify amendment, and exhibit for 28 days

REPORT IN DETAIL

EXECUTIVE SUMMARY

The draft amendment is generally in accordance with the requirements of the Land Use Planning and Approvals Act 1993 (LUPAA), and it is recommended that it be prepared.

The proposed amendment seeks to update the GLE-C6.0 Local Historic Heritage Code list within the Glenorchy Local Provisions Schedule (Glenorchy LPS). This includes removing sites that no longer meet heritage listing criteria, refining existing entries to better reflect their

heritage significance, and adding new sites that meet the established thresholds for heritage listing. The amendment seeks to ensure the accurate identification and appropriate listing of heritage places and places with archaeological potential—encompassing physical and cultural resources. This will refine and improve the integrity of the Glenorchy LPS, support the protection of heritage values, and allow for the mitigation of potential development impacts in accordance with the State Planning Provisions (SPPs) applicable to heritage through the C6.0 the Local Historic Heritage Code.

The benefits of the proposed amendment are:

- The opportunity to recognise, protect or appropriately manage known cultural heritage values and potential archaeological sites of significance which contribute to understanding our history and sense of place.
- Potential impacts from development on places with heritage values that are currently not listed, will now be able to be either preserved or appropriately managed under the development application process

The consequences of the proposed amendment are:

- Property owners of the sites proposed to be listed will now need to consider heritage impacts of future development and apply for planning permission to undertake development.
- Requirements for heritage permit applications and potential impacts on development potential for places that are currently listed with no significant values will no longer occur.

However, no detrimental impacts to social, economic or environmental values are anticipated as a result of the proposed amendment. On balance, the proposal will enable appropriate consideration of places with local heritage values and archaeological potential and is considered to be a fair, orderly and sustainable amendment to the planning scheme. Therefore, it is recommended that the planning authority prepare the amendment.

The report provides details of the amendment and the sites. The strategic outcomes of the proposal are outlined, having regard to matters of local, regional and then State importance. The report ends with a discussion of the degree of compliance with legislative requirements.

If prepared, the following two outcomes must occur:

- The amendment is exhibited for 28 days.
- The Tasmanian Planning Commission (the Commission) will decide whether to approve the amendment, approve the amendment with modifications or reject the amendment.

Any representations to the amendment will be considered at a future Glenorchy Planning Authority (GPA) meeting, where modifications can be recommended in response to the representations and for the consideration of the Commission.

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

The Commission will assess and decide on the amendment, based on the issues raised in the representations and the outcomes of any hearings it may hold.

PROPOSED PLANNING SCHEME AMENDMENT

The proposed planning scheme amendment seeks to allow for several modifications to GLE – C6.0 Local Historic Heritage Code list in the Glenorchy LPS including:

- De-listing/ removing ‘below threshold’ sites currently listed under Table C6.1 Local Heritage Places and an associated Site-Specific Qualification GLE-C6.1;
- Amending existing heritage entries currently listed under Table C6.1 Local Heritage Places to better reflect the extent of heritage values; and
- Adding new listings relating to Council-owned sites to Table C6.1 Local Heritage Places and one Council-owned site to Table C6.4 Places or Precincts of Archaeological Potential.

By undertaking this review, the planning processes for some sites where there are no significant heritage values will be simplified, while the other sites with heritage values will be better protected.

A description of the properties and their heritage values being considered is under **Attachment 1**. Attachment 1 provides a more ‘accessible’ overview of the sites beyond the statutory requirements that must be met under LUPAA.

The assessment against the criteria requirements for Local Provisions Schedules under LUPAA is at **Attachment 2**. The amendment documents including the draft heritage entries and details regarding the associated modifications to the planning scheme maps is under **Attachment 3**, and various supporting documents are included in **Attachments 4, 5 and 6**.

SITE AND LOCALITY:

The draft amendment applies to 17 sites (noting some are grouped in Table 1), some privately owned and some owned by Council. Table 1 below provides an overview of the affected sites.

Table 1: Overview of sites considered under this planning scheme amendment application

	Title Reference	Address	Current use	Proposed Heritage Amendment
1.	179351/1	36 Cadbury Road, Claremont	Currently vacant, however approved for significant mixed-use development (PLN-20-097.02). This site is already subject to heritage listing – the amendment relates to adding Council’s Road Reserve to the existing listing, and as such	Amendment to existing listing under GLE-C6.1.57, to include part of Cadbury Road (item 2 below).

			would not have an impact on the approved development, or the ability to have their permit extended or amended.	
2.	15566/9, 62772/1	Part of Cadbury Road (Council-owned)	Road Reservation	Proposed to be integrated with the existing listing that applies to 36 Cadbury Road, Claremont under GLE-C6.1.57.
3.	248715/1	41 Main Road, Claremont (Council-owned)	Claremont War Memorial Hall	Proposed new listing GLE-C6.1.363.
4.	147768/2	2 Wyndham Rd, Claremont	Dwelling	Proposed de-listing of GLE-C6.1.363.
5.	40547/1	4 Myrtle Forest Road, Collinsvale	Outbuilding	Proposed de-listing of 0404 GLE-C6.1.99.
6.	170114/3	564 Kalang Avenue, Glenorchy	Dwelling	Proposed amendment to GLE-C6.1.133 to de-list this site.
7.	170114/2	566 Kalang Avenue, Glenorchy	Dwelling	Proposed amendment to GLE-C6.1.133 to de-list this site.
8.	170114/1	568 Kalang Avenue, Glenorchy	Dwelling	Proposed amendment to GLE-C6.1.133 to de-list this site.
9.	124634/1, 43579/1	Parts of 374 Main Road Glenorchy (Council chambers site)	Glenorchy City Council Chambers site	Two proposed new listings: 1 Heritage Place GLE-C6.1.364 and 1 Place of Archaeological Potential GLE-C6.4.7.
10.	156256/20	37 Black Snake Road, Granton	Land part of New Bridgewater Bridge project with heritage attributes demolished as per previous planning permits	Proposed de-listing under Heritage Place GLE-C6.1.181 and deletion of associated Site Specific Qualification GLE-C6.1.
11.	62455/27	116 Bowen Road, Lutana	Dwelling	Proposed de-listing of GLE-C6.1.201.

12.	217900/1	20 Cook Street, Lutana	Dwelling	Proposed de-listing of GLE-C6.1.206.
13.	20293/46	6A Cox Avenue, Lutana	Dwelling	Proposed de-listing of GLE-C6.1.231.
14.	20293/2	117 Derwent Park Road, Lutana	Dwelling	Proposed de-listing of GLE-C6.1.256.
15.	62455/28	14 O'Grady Avenue, Lutana	Dwelling	Proposed de-listing of GLE-C6.1.203.
16.	247922/32	10 O'Grady Avenue, Lutana	Dwelling	Proposed de-listing of GLE-C6.1.205.
17.	91782/4, 200123/1	105-111 Main Road, Moonah	Retail shops and offices	Amendment to extent of existing listing under GLE-C6.1.321.

The sites included in the proposed amendment exhibit diverse characteristics and hold varying degrees of environmental, social, and economic value across different zones, with a range of existing uses and developments. Some Council-owned sites are recommended for new heritage listings due to their significant heritage values, which are meaningful to the community and meet the criteria for listing. Detailed descriptions of these properties and their heritage values can be found in **Attachment 1**.

BACKGROUND:

The Tasmanian Planning Scheme – Glenorchy (TPS-G) was adopted in August 2021, marking the transition from the Glenorchy Interim Planning Scheme 2015. To establish heritage listings under the new Scheme, specific criteria were introduced for entries in the Glenorchy Local Provisions Schedule (LPS). During this process, certain properties were flagged as potentially below the listing threshold and others as candidates for a review of the heritage overlay extent. Council's Heritage Officer has since reviewed these flagged entries against the LPS criteria, forming the basis for the proposed deletions and modifications of existing listings. Supporting documentation is provided in **Attachments 4, 5 and 6**.

Council-owned sites proposed for heritage listing

The proposal to list certain Council-owned sites as heritage places and a place for archaeological potential is based on several key reasons:

- *Recognition of Heritage Value:* These locations have been independently evaluated and meet the criteria for heritage listing at the local level—some assessments date back over 15 years. The assessments are still valid as the values have not been reduced in that timeframe
- *Equity and Fair Process:* While Council has heritage-listed numerous privately owned properties at intervals since the heritage schedules were first established, it has not always applied the same level of recognition to similarly significant places in its ownership. This listing aims to address that discrepancy.
- *Certainty and Confidence:* As development pressure increases, heritage listing will ensure a consistent, published and transparent standard is applied, countering any perception of internal bias and safeguarding the recognised values of these places.

Informal landowner consultation

Informal consultation has been undertaken with all landowners, including Council as landowner.

Private landowners were consulted regarding the proposal to de-list and amend heritage entries on their properties from September to October 2024, with no negative feedback received. For Council-owned properties, preliminary consultation with Property Services took place in June 2024, followed by an independent peer review of draft heritage entries by a heritage consultant in October 2024. The Executive Leadership Team was subsequently briefed, leading to their endorsement and the CEO's approval to include Council-owned properties in the listings, after which a briefing was provided to the Elected Members in Council workshops held in November 2024 and February 2025.

ASSESSMENT / STRATEGIC OUTCOMES

Local Strategy, Policy and Impacts:

The draft amendment aligns with Council's policies and Strategic Plan as appropriately recognising heritage values will not have any adverse impacts on future development. **Attachment 2** includes the Statutory Assessment - Response to criteria requirements for Local Provisions Schedules under LUPAA, for assessment of the amendment against the relevant local strategies and policies.

Strategic Plan

The municipal strategic plan is the Glenorchy Strategic Plan 2023-2032. The amendment is consistent with the *Building Image and Pride* goal – "We nurture and celebrate our proud and vibrant City with its strong sense of belonging", and the *Valuing our Environment* goal – "We protect and manage our city's natural environment and special places now and for the future."

The amendment will enable known heritage places and archaeological sites of significance identified within the Glenorchy municipality to be appropriately protected and managed, where relevant, through the application of the heritage provisions in the TPS-G including C6.0, the Local Historic Heritage Code. This will serve as a trigger for regulation of works and development (not otherwise exempt) corresponding to a listed place ensuring – in general terms – that what is proposed is compatible with the assigned values.

This proposal to protect, conserve, and manage these assets in recognition of their heritage significance reflects the Council's commitment to preserving its proud history, fostering a strong sense of community belonging and continuity.

Infrastructure, Environmental and Amenity Impacts

The proposed updates to the planning scheme will enable appropriate use and development of the land, by reflecting accurate, up-to-date information regarding the qualities and characteristics of the land. The proposal will have no negative infrastructure, environmental or amenity impacts.

Social and economic impacts

The proposed amendment balances social and economic impacts by providing certainty through the recognition, protection and/or mitigation of cultural values when decisions are made about the use and development of land.

Regional Strategy and Policy

For the amendment to be approved, compliance with the *Southern Tasmania Regional Land Use Strategy 2010-2035* (STRLUS) must be demonstrated. **Attachment 2** provides a detailed assessment of the amendment against the relevant STRLUS strategies.

In summary, the amendment promotes, and is consistent with, the 'Cultural Values' strategy as it will:

- Enable clear identification, protection, and management of appropriate sites that have heritage values under C6.0, the Local Historic Heritage Code;
- Accurately reflect the extent of heritage listings, enabling appropriate consideration of identified values of places and sites with archaeological potential; and
- Facilitate awareness and appropriate management of historic cultural and archaeological values to ensure they are either protected or their potential investigated and 'realised' in a manner that will contribute to the community's understanding of our culture and history.

State Strategy and Policy

The proposed amendment furthers the objectives in Schedule 1 of LUPAA by promoting fair, orderly, and sustainable land development. It introduces clarity and certainty through well-defined application, extent, and assessment guidelines under C6.0, the Local Historic Heritage Code. Attachment 2 includes a detailed assessment of the amendment's alignment with the objectives of Schedule 1 of LUPAA and relevant State Policies.

To be approved, the amendment must align with State Policies which include,

- The Tasmanian State Coastal Policy 1996;
- State Policy on Water Quality Management 1997;
- State Policy on Protection of Agricultural Land 2009; and
- National Environmental Protection Measures (NEPMs)

Although the amendment itself does not directly impact water quality, future development applications can be conditioned by Council to manage water quality during construction, ensuring consistency with the State Policy on Water Quality Management 1997.

Coastal values will be protected through continued application of Codes related to natural assets and coastal values, allowing the assessment of potential development impacts on nearby coastal areas. Additionally, the Aboriginal Heritage Act 1975 and the Urban Drainage Act 2013 will apply to support water and air quality management.

The amendment does not alter the existing regulatory framework for managing potential contamination issues. Therefore, the amendment aligns with the key principles of relevant State Policies and Strategies, with existing legislation and planning provisions ensuring ongoing environmental protections.

Statutory considerations

Section 34 of LUPAA outlines the LPS Criteria. **Attachment 2** provides a detailed assessment of the amendment against the requirements of these provisions, and satisfies the LPS Criteria.

The proposal also meets the requirements of Section 32 of LUPAA which stipulates the contents of LPSs. No additional provisions are proposed under the draft amendment to be considered under Section 32(4) of LUPAA. The proposal is only to remove, modify and add new entries under the GLE-C6.0 Local Historic Heritage Code list.

CONCLUSIONS ON THE AMENDMENT

The draft amendment relates to modifications to GLE – C6.0 Local Historic Heritage Code list under the Glenorchy LPS. The proposed amendment seeks to:

- De-list sites that fall below the heritage threshold for entry in the LPS including one associated site-specific qualification;
- Amend selected, existing, heritage listings in the LPS-Glenorchy to better reflect and protect heritage values, and;
- Add new heritage listings for sites meeting the heritage threshold for entry in the LPS.

A total of 17 sites are subject to the proposed amendment, including privately owned and Council owned sites. The proposed changes will streamline planning processes and refine the LPS-Glenorchy by removing places (or parts of places) that do not satisfy the current criteria for listing, while enhancing protection for those with heritage significance through entry in the relevant category in the Glenorchy LPS.

It is assessed that the proposed amendment is consistent with the objectives and other requirements of the Land Use Planning and Approvals Act 1993, the tenor of the Tasmanian Planning Scheme - Glenorchy and is consistent with the Southern Tasmanian Regional Land Use Strategy and State policies.

Recommendation:

- A. That pursuant to Section 40D(b) of the Land Use Planning and Approvals Act 1993, the Planning Authority agrees to prepare Amendment PLAM-22/06 to the Glenorchy Local Provisions Schedule to GLE – C6.0 Local Historic Heritage Code list and associated planning scheme maps as shown in **Attachment 3**.
- B. That having decided to prepare the amendment, the Planning Authority certifies pursuant to Section 40F of the Land Use Planning and Approvals Act 1993 that the draft amendment meets the Land Use Planning and Approvals Act 1993.
- C. That, in accordance with Section 40G of the Land Use Planning and Approvals Act 1993, the Planning Authority places the amendment on public exhibition for a period of 28 days.

Attachments

Attachment 1 – Description of properties

Attachment 2 – Statutory Assessment – Response to criteria requirements for Local Provisions Schedule under LUPAA

Attachment 3 – Instrument of Amendment

Attachment 4 – Heritage Discussion Paper for site, 105 – 111 Main Road, Moonah prepared by Praxis Environment

Attachment 5 – Preliminary Arboriculture Assessment, Cadbury Road, Claremont prepared by Colin Fry, 08/05/2024

Attachment 6 – Peer review, Praxis Environment, 4th October 2024