



MINUTES
Glenorchy Planning Authority
Meeting
held at the Council Chambers
on Monday, 16 March 2026
at 3:30 pm



- Chairperson:** Sue Hickey (Mayor)
- Present (in Chambers):** Alderman Russell Yaxley (Deputy Mayor), Tim Marks and Joshua Cockshutt.
- In attendance (in Chambers):** Emilio Reale (Chief Executive Officer), Patrick Marshall (Director Infrastructure and Works), Paul Garnsey (Manager Development), Stephen Wildsmith (Lead Statutory Planner), Emily Burch (Senior Transport Engineer), Nathan Wass (Senior Environmental Health Officer) and Alicia Wilson (Environmental Health Officer).
- In attendance (by video link):** None
- Leave of Absence:** None

The Chair opened the meeting at 3.30pm.

The Chair acknowledged and paid respect to the Tasmanian Aboriginal Community as the original and traditional owners and continuing custodians of the land and their elders, past and present.

We acknowledge the muwinina people as the traditional owners of this land. We recognise the Tasmanian Aboriginal people as the original owners and continuing custodians of the land, sky and country and waters of this island, Lutruwita. We pay our respect to Aboriginal Elders, past and present. We commit to working in a way that welcomes and respects all Aboriginal and Torres Strait Islanders.

The Chair read a statement noting that the meeting would be recorded and live streamed to members of the public.

1 PLANNING AUTHORITY DECLARATION

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

2 APOLOGIES

Ald. Steven King

3 PECUNIARY INTEREST NOTIFICATION

4 CONFIRMATION OF MINUTES

Resolution:

Ald. Cockshutt/Ald. Marks

That the minutes of the Glenorchy Planning Authority meeting held on 16 February 2026 be confirmed.

The motion was put.

FOR: Ald. Hickey, Ald. Yaxley, Ald. Cockshutt and Ald. Marks

AGAINST: Nil

ABSTAINED: Nil

The motion was CARRIED.

5 PROPOSED USE AND DEVELOPMENT – MULTIPLE DWELLINGS (34 NEW) AND ASSOCIATED INFRASTRUCTURE WORKS – LOT 1 AMAROO ROAD, AUSTINS FERRY

Author: Planning Officer – Adam Smee
 Qualified Person: Planning Officer – Adam Smee
 Property ID: 9767133

REPORT SUMMARY

Application No.:	PLN-25-279
Applicant:	SJM Property Developments
Owner:	Austins Ferry Properties Pty Ltd
Zone:	General Residential Zone
Use Class	Residential
Application Status:	Discretionary
Discretions:	<p><i>8.4.2 Setbacks and building envelopes for all dwellings P3</i></p> <p><i>8.4.3 Site coverage and private open space for all dwellings P2</i></p> <p><i>8.4.6 Privacy for all dwellings P2</i></p> <p><i>8.4.6 Privacy for all dwellings P3</i></p> <p><i>C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction P1</i></p> <p><i>C14.6.1 Excavation works, excluding land subject to the Macquarie Point Development Corporation Act 2012 P1</i></p> <p>(The proposal meets all other applicable standards as demonstrated in the attached appendices)</p>

Level 2 Activity?	No
42 Days Expires:	17 March 2026
Existing Land Use:	No existing use (vacant site)
Representations:	Twenty (20) representations
Recommendation:	Approval subject to conditions

Ald. Cockshutt/Ald. Marks

That a permit be granted for the multiple dwellings (34 new) and associated infrastructure works – lot 1 Amaroo Road, Austins Ferry subject to the following conditions:

Planning

1. Use and development must be substantially in accordance with planning permit application No. PLN-25-279 and endorsed documents 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 2025/00707-GCC dated 1/7/2025, form part of this permit.
3. Open space areas between the main driveway / internal road and units 23 and 24 must be included as part of the designated areas of private open space for units 23 and 24 respectively. The areas must be for the exclusive use of the occupants.

Engineering

4. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), an Erosion and Sediment Control (ESC) plan detailing proposed sediment and erosion control measures must be submitted 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.

This condition requires further information to be submitted with a Condition Endorsement process. The approved Erosion and Sediment Control plan (ESC) forms part of this permit and must be complied with.

Advice: For further information please refer to Erosion and Sediment Control (ESC) 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/stormwater/.

5. Prior to the issue of building approval and/or commencement of works (whichever occurs first), including demolition and excavation, a Construction Management Plan, must be submitted for approval through a Condition Endorsement process, to the satisfaction of the Council's Lead Statutory Planner. The plan must provide details of the following:
 - (a) Hours for construction activity in accordance with any other condition of this permit.
 - (b) Measures to control noise, dust, water and sediment laden runoff.
 - (c) The loading and unloading of goods from vehicles, including building materials and equipment, must only be carried out on the land.
 - (d) Measures relating to removal of hazardous or dangerous material from the site, where applicable.
 - (e) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay;
 - (f) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
 - (g) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the construction management plan;
 - (h) Contact details of key construction site staff;
 - (i) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves; and,
 - (j) Any other relevant matters.
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This condition requires further information to be submitted with a Condition Endorsement process.

6. The developer must ensure that Council's Road Assets and Infrastructure are protected during the demolition and building process. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.
 7. Any damage to Council's assets, including services, footpaths, driveway crossings and nature strips must be promptly reported to and then repaired to the requirements of Council's Development Engineer, at the developer's cost. It must be the developer's responsibility to obtain and submit with the Building Application, a comprehensive photographic record of the condition of the footpaths, driveways and nature strips at the road frontage to the site and adjacent to the site, prior to commencing construction. The photographic record shall be relied upon to establish the extent of damage caused to Council's assets throughout construction. In the event that the developer fails to provide a pre-construction photographic record of the site then any damage to Council assets found on completion of the works shall be deemed to be the responsibility of the developer and shall be repaired at the developer's cost.
 8. 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.
 9. Prior to the issue of a Certificate of Completion or occupancy, as-constructed engineering drawings and relevant certification must be submitted to Council for all civil, drainage and access works, prepared by a suitably qualified engineer.
 10. A detailed estimate for the works must be provided and payment of the engineering drawing approval fee must be made prior to the issue of approved engineering drawings or the issuing of the building approval. The conditions endorsement – engineering drawings fee is based on a percentage of the value of the civil works and is set out in Council Fees and Charges Register applicable for the year plans are submitted for condition endorsement. Construction must not commence until the approved engineering plans have been issued.
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11. Prior to the issue of any Building or Plumbing Permit, or the commencement of works on site (whichever occurs first), detailed civil engineering design drawings must be submitted to and approved by Council's Development Engineer through the Condition Endorsement process. The engineering drawings must:
- (a) Be prepared and certified by a suitably qualified and experienced civil engineer.
 - (b) Show the proposed driveway access, internal roads, parking areas, pedestrian pathways and associated infrastructure.
 - (c) Demonstrate compliance with AS 2890.1 – Parking Facilities Part 1: Off-Street Car Parking and relevant Council standards.
 - (d) Include finished surface levels, gradients, crossfalls, pavement design, kerb treatments, line marking, signage and traffic control devices where applicable.
 - (e) Clearly identify construction materials, pavement depths, drainage interfaces and any retaining structures associated with access or parking works.
 - (f) All works must be constructed in accordance with the approved engineering drawings and completed to the satisfaction of Council prior to occupancy unless otherwise approved by Council.
 - (g) The applicant must pay Council the fee to complete the Stormwater Connection Fee – Inspection, which is set out in Council's Fees and Charges Register applicable for the year the inspection is requested.

Traffic and Parking

12. The developer shall undertake a dashed centre white line S1 (Separation Urban) in accordance with State Growth's specifications starting from the driveway of 20 Merley Road and continuing north-east around the bend for approximately 50m, to the satisfaction of the Director Infrastructure and Development, prior to the start of works. This condition requires further information to be submitted with a Condition Endorsement process.
13. The design and construction of the parking, access and turning areas must 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. Engineering 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 parking, access and circulation areas must:
- (a) Be constructed to a sealed finish and the finished gradient shall not exceed the maximum gradient of 20% or 1 in 5.
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- (b) Incorporate appropriate vertical transition curves or straight sections where grade changes exceed 12.5%.
 - (c) Include line marking and signage at internal road junctions in accordance with the approved plans.
 - (d) Provide a total of 80 clearly marked car parking spaces (comprises of 2 spaces per each dwelling and 12 spaces for visitor parking spaces) in accordance with the approved plan and must remain permanently available for their intended purpose.
 - (e) Advisory traffic signage indicating a low-speed (20 km/h) shared vehicle–pedestrian environment must be installed within the internal circulation areas to the satisfaction of Council prior to occupancy and maintained thereafter.
 - (f) Provide 3 motorcycle parking spaces to Australian Standard.
 - (g) Be provided with adequate lighting to ensure safe vehicle and pedestrian movement. Lighting must be designed to avoid glare or light spill impacting adjoining roads or properties.
 - (h) Drain all runoff from paved and driveway areas to Council’s stormwater system in accordance with approved engineering plans.
 - (i) Provide a pedestrian pathway with a minimum width of 1.0 m and appropriate separation from vehicle areas.
 - (j) The gradient of any parking areas must not exceed 5% and
 - (k) Minimum carriageway width is to be no less than 5.5 metres.
 - (l) This condition requires further information to be submitted with a Condition Endorsement process. All works required by this condition must be installed prior to the occupancy of the dwellings.
14. The new access tie-in must be constructed and installed in accordance with the Tasmanian standard drawing onto the property boundary and completed to the satisfaction of Council’s Senior Development Engineer prior to the occupancy of the dwelling. The detailed design must be submitted and approved prior to the issuing of a Building Approval. This condition requires further information to be submitted with a Condition Endorsement process.
15. The developer must contact Council’s Development Engineers to arrange an inspection of the driveway formwork prior to the pouring of any concrete. A minimum of 48 hours’ notice is required.

16. Prior to the commencement of any work within the road reservation by a private contractor, the contractor must obtain a Road Reserve Permit from the Council's Compliance Officer. This permit shall include items such as hours of work, road safety, reinstatement, soil and water management, etc. The Road Reserve Permit Application Form is available via Council's website <https://www.gcc.tas.gov.au/council/documents-and-publications/forms/>

Hydraulics and Engineering

17. Prior to the issue of any Building or Plumbing Permit, or the commencement of works on site (whichever occurs first), detailed stormwater engineering design drawings and supporting calculations must be submitted to and approved by Council's Development Engineer through the Condition Endorsement process. The submission must:

- (a) be certified by a qualified and experienced Engineer.
- (b) show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements, and inspection openings.
- (c) Clearly distinguish between public and private infrastructure
- (d) Be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines 2013
- (e) Provide details of the design measures to safely convey overland flows for major rain event;
- (f) A detailed design report assessing the capacity of the existing stormwater connection and any on-site detention requirements must be provided with the engineering plans. If an Onsite detention system is required, provide details including but not limited to inlet, outlets, orifice size, overflow mechanism, access points for future maintenance and inspections.

All work required by this condition must be undertaken in accordance with the approved engineered drawings. This condition requires further information to be submitted with a Condition Endorsement process.

18. Prior to the commencement of the use or development, detailed design plans for the stormwater connection must be submitted to and approved by Council. These plans must demonstrate compliance with the following requirements:
- (a) A new stormwater connection and new DN 375mm diameter pipe, must be installed from the property boundary to Council's public stormwater system in accordance with the approved plans.

- (b) Any existing stormwater connections that are abandoned must be decommissioned and sealed at the owner's expense.
- (c) The stormwater connection must be constructed by a suitably qualified person, inspected by Council's Plumbing Surveyor, and completed to the satisfaction of Council. The applicant must notify the relevant Council officer for an inspection prior to backfilling.
- (d) Stormwater connections to underground mains must comply with TSD-SW25-v3, TSD-SW26-v3, and TSD-SW27-v3.
- (e) No works must commence until the detailed design plans have been approved by Council. This condition requires further information to be submitted with a Condition Endorsement process.
- (f) A maintenance period of 12 months for the new public works will apply, and a 5% maintenance bond be required to any creation, diversion and augmentation of Council owned assets after the practical completion, during which time the works shall be maintained by the developer, prior to being handed over at the completion of the defects liability period. During the period all defects must be rectified at the developers cost. A further twelve (12) month maintenance period may be applied to defects after rectification. The Council may, at its discretion, undertake rectification of any defects at the developers cost. Before the end of the maintenance period, the developer must arrange CCTV inspections of any stormwater assets subject to this permit, taken no more than one month before the end of the maintenance period, and submit the inspection reports to the requirements of the Councils' Senior Civil Engineer and at full cost to the applicant. Any defect identified in the CCTV inspection must be rectified to the satisfaction of Council's Senior Civil Engineer, before the Council takes over the stormwater assets.

Advice: If the stormwater connection works are not left exposed for inspection, Council may require the Applicant to undertake a CCTV inspection at the Applicant's cost. A digital copy of the CCTV inspection video, along with the associated report(s), must be submitted to Council prior to the issuance of any Certificate of Completion.

Environmental Health

19. Prior to the issue of building approval or the commencement of works on site (whichever occurs first), the developer must submit to Council an Environmental Site Assessment (ESA) for the site. The ESA must be prepared by a suitably qualified person and either demonstrate that the level of contamination on the site does not present a risk to human health or the environment, or include a plan to manage contamination and associated risk to human health and the environment, that includes:

- (i) any specific remediation and protection measures required to be implemented before any use or development commences; and
- (ii) a statement that the land is suitable for the intended use or development.

Any specific remediation and protection measures included in the ESA must be implemented and maintained. If required, these measures should address the initial removal of Asbestos Containing Materials (ACM) from the site and certification that this work has been carried out. The measures should also address monitoring of any further site disturbance and the actions required if ACM is encountered during this work.

Advice to Applicant

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

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, Before You Dig or visit <https://www.byda.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.

General Manager's Consent for Stormwater Management

Stormwater system must be installed and retained on site as per the GENERAL MANAGER'S CONSENT – S.14 URBAN DRAINAGE ACT 2013 issued on 11 February 2026. Alternative stormwater measures may be installed provided equal capacity is retained and the works do not trigger the need for further approvals under the Land Use Planning and Approvals Act 1993.

Future Strata

Areas of open space between the driveway and dwelling of Units 23 and 24 are to be included within any stratum lot created to contain the relevant dwelling.

Waste Services

Waste services to the proposed development would be Council's standard bin service collected fortnightly.

- Council's Standard Bin Service includes one (1) x 140L wheelie bin for Waste, one (1) x 240L wheelie bin for Recycling, and one (1) x 240L for FOGO wheelie bin to each of the lots, collected fortnightly.
- The Development needs to have enough kerbside area for placement of wheelie bins. For new subdivisions the footpath must be designed and constructed to accommodate the placement of bins. Recommend footpath width to each subdivision lot to meet the minimum accessible footpath width is 1.5 metre. This would need to comply with Councils Footpath Policy.
- For new properties and subdivisions to have a waste service all new road construction must ensure that continuous forward movement for a waste collection vehicle is available.
- Turning heads of cul-de-sacs shall be a minimum of 18 metre diameter inside the kerb to allow for the forward continuous movement of a heavy rigid vehicle, tandem 22.5 ton capacity.
- Council's Waste Services Contractor collection trucks will not enter any of the multiple unit dwellings to collect and empty the wheelie bins.
- All bins are to be placed on the internal kerbside for collection. Parked vehicles on the internal road should not obstruct the collection of the wheelie bins on collection day.
- Wheelie Bins from the proposed dwellings in the centre of the Development, numbers 25-34 - would need to be placed on the "opposite" kerb for collection as the service vehicles transvers around the loop road.
- Therefore there would be four (4) bins on Waste and Recycling collection day, and two FOGO bins on collection day, outside the dwellings where the kerb is.
- In an area with an overhead obstruction such as a tree canopy, street lighting, a minimum height of 5.0 metres needs to be allowed for contractor's collection vehicle including access to the lifting arm.

Liability

Prior to waste collection services being provided within the site or prior to occupancy of any of the units, whichever occurs first, the Developer/Owner and Council shall enter into a **Deed of Release** to indemnify Council and the Waste Services Contractor from

any claim for damages and/or wear and tear arising from waste collection trucks accessing the property.

Other Permits

Please be aware that this planning permit is a planning approval issued under the *Tasmanian Planning Scheme - Glenorchy*. 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: Ald. Hickey, Ald. Yaxley, Ald. Cockshutt and Ald. Marks
AGAINST: Nil
ABSTAINED: Nil

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 the representation; and reference to the current provisions of the *Tasmanian Planning Scheme - Glenorchy*, the Glenorchy Planning Authority decides to grant a permit for PLN-25-279, 34 multiple dwellings and associated infrastructure works at Lot 1, Amaroo Road, Austins Ferry for the reasons set out in the officer's report presented by the Planning Officer at the meeting.

The Chair closed the meeting at 4.21pm.

Chair