



15.2 PLN21-0189: 74 & 86 EVANDALE ROAD AND 2 TRANSLINK AVENUE, WESTERN JUNCTION

File: PLN21-0248, 13/026/007/161

Responsible Officer: Des Jennings, General Manager

Report prepared by: Paul Godier, Senior Planner

1 INTRODUCTION

At its meeting of 16 August 2021, Council resolved to initiate and certify draft amendment 02/2021 to the Northern Midlands Interim Planning Scheme 2013.

The draft amendment seeks to:

- Make the 'storage' use class (if not a liquid fuel depot or solid fuel depot) allowable on 74 & 86 Evandale Road and 2 Translink Avenue.
- Insert a new clause regarding building materials and presentation for Area 6 of Translink (74 & 86 Evandale Road, 1 & 2 Translink Avenue, and 18 & 20 Johns Street).
- Insert a new clause regarding landscaping for Area 6 of Translink (74 & 86 Evandale Road, 1 & 2 Translink Avenue, and 18 & 20 Johns Street).

The draft amendment was placed on public notification from 21 August to 17 September 2021 and one representation was received. The representation is considered in this report.

2 BACKGROUND

Applicant:

Woolcott Surveys

Owner:

Translink Business Hub Pty Ltd &
Paul Gripske Investments Pty Ltd

Zone:

General Industrial

Specific Area Plan:

Translink Specific Area Plan Area 6

Critical Date:

Report on representation to be sent to Planning Commission by 22 October 2021.

Recommendation:

That Council endorse the statement of opinion as to the merit on the representation.

3 STATUTORY REQUIREMENTS

In accordance with Schedule 6 (3) (2) (b) of the *Land Use Planning & Approvals Act 1993*, Council is required under Section 39 (2) (former provisions) of the Act to forward to the Planning Commission a report comprising –

- (a) a copy of each representation received by the authority in relation to the draft amendment; and
- (b) a statement of its opinion as to the merit of each such representation, including, in particular, its views as to—
 - (i) the need for modification of the draft amendment in the light of that representation; and
 - (ii) the impact of that representation on the draft amendment as a whole; and
- (c) such recommendations in relation to the draft amendment as the authority considers necessary.

4 CONSIDERATION OF REPRESENTATION

A review of Council's records management system after completion of the public exhibition period revealed that a representation (attached) was received from:

- James Stewart, Woolcott Surveys (applicant).

ISSUE 1:

The Council proposes to insert a new clause F1.4.3 A6/P6:



F1.4.3 Materials and Presentation

<i>Acceptable Solutions</i>	<i>Performance Criteria</i>
<i>A6 Within Area 6 a variety of building forms must be used rather than single monolithic structures.</i>	<i>P6 The use of a variety of materials or other techniques to help reduce the interpreted scale of the building.</i>

The representors advises that it would be more appropriate to modify existing clause F1.4.3 A1 to include Area 6 within the Acceptable Solution:

F1.4.3 Materials and Presentation

<i>Acceptable Solutions</i>	<i>Performance Criteria</i>
<i>A1 Within Areas 1, 2, 3 and 6 a variety of building forms must be used rather than single monolithic structures.</i>	<i>P6 The use of a variety of materials or other techniques to help reduce the interpreted scale of the building.</i>

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment

Agree with the representation that this would be clearer, and recommend the draft amendment be modified accordingly.

ISSUE 2:

The Council proposes to insert a new clause F1.4.7 A9/P9:

F1.4.7 Open Space and Landscaping

<i>Acceptable Solutions</i>	<i>Performance Criteria</i>
<i>A9 Within Area 6, landscaping of lots adjacent to Evandale Main Road must incorporate mounding into the landscaping and shall conform to a comprehensive landscape plan approved by Council</i>	<i>P9 Landscaping provides effective screening of buildings and works from Evandale Main Road.</i>

The representation provides detailed reasons why this is not required but in summary, if a building is well designed, as required by proposed clause requiring a variety of building forms to be used, the building does not need to be screened from view.

Currently areas 1, 2, and 3 require mounding /effective screening. Areas 1, 2 and 3 allow for manufacturing and processing (industry) which is the main use/ development screened by mounding (E.g., Haywards’s metal fabrication).

Area 6 allows for only passive recreation, natural and cultural values management, food services, hotel industry, utilities, service station, office, showroom, general retail and hire, and motel. It is considered that none of these uses require mounding to screen them from public view.

Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment



Agree with the representation that if a building is designed using a variety of building forms as required by clause F1.4.3, the building does not need to be screened by mounding or vegetation, and that proposed clause F1.4.7 should be deleted.

5 FINANCIAL IMPLICATIONS TO COUNCIL

There are no financial implications.

6 OPTIONS

- Move the recommendations; or
- Move alterations to the recommendations.

7 ATTACHMENTS

- Representation
- Instrument of Certification of Draft Amendment

RECOMMENDATION

That Council, in accordance with section 39 (2) (b) (former provisions) of the *Land Use Planning & Approvals Act 1993*, forward to the Tasmanian Planning Commission the following regarding the representation:

ISSUE 1: Insertion of new clause F1.4.3 A6/P6. Council agrees with the representation and recommends that:

- Clause F1.4.3 A6/P6 **not** be inserted.
- Clause F1.4.3 be amended by adding Area 6 to A1 so that the clause reads:

F1.4.3 Materials and Presentation

<i>Acceptable Solutions</i>	<i>Performance Criteria</i>
<i>A1 Within Areas 1, 2, 3 and 6 a variety of building forms must be used rather than single monolithic structures.</i>	<i>P6 The use of a variety of materials or other techniques to help reduce the interpreted scale of the building.</i>

ISSUE 2: Council agrees with the representation that proposed clause F1.4.7 A9/P9 is not necessary given the clauses regarding building form and landscaping. Council recommends that Clause F1.4.7 A9/P9 **not** be inserted.

MINUTE NO. 21/415

DECISION

Cr Davis /Deputy Mayor Goss

That Council, in accordance with section 39 (2) (b) (former provisions) of the *Land Use Planning & Approvals Act 1993*, forward to the Tasmanian Planning Commission the following regarding the representation:

ISSUE 1: Insertion of new clause F1.4.3 A6/P6. Council agrees with the representation and recommends that:

- Clause F1.4.3 A6/P6 **not** be inserted.
- Clause F1.4.3 be amended by adding Area 6 to A1 so that the clause reads:

F1.4.3 Materials and Presentation

<i>Acceptable Solutions</i>	<i>Performance Criteria</i>



A1 Within Areas 1, 2, 3 and 6 a variety of building forms must be used rather than single monolithic structures.

P6 The use of a variety of materials or other techniques to help reduce the interpreted scale of the building.

ISSUE 2:

Council agrees with the representation that proposed clause F1.4.7 A9/P9 is not necessary given the clauses regarding building form and landscaping. Council recommends that Clause F1.4.7 A9/P9 **not** be inserted.

Carried Unanimously