



**Brighton
Council**

**Planning
Authority
Agenda**

5 December 2023

Name:

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Planning Authority: 5 December 2023

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Brighton Council

Council Representatives: Cr L Gray (Chairperson); Cr P Owen (Deputy Chairperson);
Cr B Curran; Cr A De La Torre; Cr P Geard; Cr G Irons, Cr
T Murtagh & Cr M Whelan

NOTICE OF MEETING

Dear Councillor,

Notice is hereby given that the next **Planning Authority Meeting** of the Brighton Council will be held at **5.30 p.m. on Tuesday, 5th December 2023**, to discuss business as printed below.

Qualified Person Certification

I HEREBY CERTIFY that in accordance with Section 65 of the *Local Government Act 1993*, any advice, information and recommendation contained in the reports related to the Agenda have been prepared by persons who have the qualifications or experience necessary to give such advice, information and recommendations.

Dated at Old Beach this *30th* day of *November 2023*.

A handwritten signature in black ink, appearing to read 'James Dryburgh', written in a cursive style.

James Dryburgh
GENERAL MANAGER

AGENDA

Audio Recording of Meetings

An audio recording of this Planning Authority Meeting will be made in accordance with our Audio Recording of Council and Planning Authority Meetings Policy 7.11. The audio recording will be available on Council's website within seven (7) business days after the meeting.

1. Acknowledgement of Country

Brighton Council acknowledges the palawa/pakana (Tasmanian Aboriginal) community as the traditional and original owners of the skies, land and water of lutruwita (Tasmania) and forward our respect to their elders both past and present.

Brighton Council acknowledges the continued connection the Tasmanian Aboriginal people still have to the skies, land and water of lutruwita that provides them with the food, medicine and craft celebrated through ceremony today.

2. Attendance

3. Apologies

4. Public Question Time and Deputations

5. Declaration of Interest

In accordance with the requirements of Part 2 Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015*, the chairperson of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest or conflict of interest in any item on the Agenda.

In accordance with Section 48(4) of the *Local Government Act 1993*, it is the responsibility of councillors to then notify the general manager, in writing, the details of any interest(s) that the councillor has declared within 7 days of the declaration.

6. Council Acting as Planning Authority

In accordance with the provisions of Part 2 Regulations 25 of the *Local Government (Meeting Procedures) Regulations 2015*, the intention of the Council to act as planning authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted. In accordance with Regulation 25, the Council will act as a planning authority in respect to those matters appearing under Item 6 on this agenda, inclusive of any supplementary items.

6.1 Development Application DA 2023/58 - Storage (Warehouse) at 1 Letitia Grove, Bridgewater

Author: Jo Blackwell (Senior Planner)

Authorised: David Allingham (Director Development Services)

Applicant:	CGJ Properties Pty Ltd
Subject Site:	1 Letitia Grove, Bridgewater
Proposal:	Storage (Warehouse)
Planning Scheme:	Tasmanian Planning Scheme - Brighton
Zoning:	General Business
Codes:	Signs Code - C1.0 Parking and Sustainable Transport Code - C2.0 Road and Railway Assets Code - C3.0
Local Provisions:	BRI-15.0 – General Business Zone Local Area Objectives
Use Class:	Storage
Discretions:	15.1 Zone Purpose 15.2 Use Table 15.3.2 A1 & A2 – Discretionary Use 15.4.2 A1 – Setback 15.4.3 A1 – Building Design 15.4.3 A2 – Building façade 15.4.4. A1 - Fencing C1.6.1 Design and Siting of signs C1.6.2 Illuminated signs C2.6.2 Design and layout of car parking areas C2.6.4 Lighting of parking areas in GBZ C2.6.8 A1 Siting of parking and turning areas C3.5.1 - Traffic Generation at a vehicle crossing, level crossing or new junction

Representations:	Nil
Attachments	<ul style="list-style-type: none"> • Attachment A – Documents received 22/11/23 • Attachment B – Gray Planning- Advice • Attachment C – Draft Permit • Attachment D – Documents for approval • Attachment E – TasWater Submission to Planning Authority Notice
Recommendation	Refusal
Decision	Approval with conditions

1. BACKGROUND

The Planning Authority will recall that this report was initially presented to the Planning Authority for determination at its meeting held on 3rd October 2023. The matter was deferred at the request of the Applicant, so that additional information could be presented to the Planning Authority for its consideration.

At the Ordinary Council Meeting on 21st November 2023, the Planning Authority approved a permit for the proposal as follows:

That Council's General Manager engage an external Planner or another Council to prepare/review a draft planning permit for DA 2023/0058 for consideration at the 5 December 2023 Planning Authority Meeting.

On Wednesday 22nd November 2023 the applicant provided additional plans showing internal fit out for the office space, and 3D elevations from Hurst Street showing additional signage. The additional plans are Attachment A.

2. ASSESSMENT

In accordance with the decision of the Planning Authority as set out above, Council staff prepared draft conditions for review by an external planning consultant. Correspondence received from the planning consultant on 29th November 2023 is at Attachment B. The amendments to condition 23 required by Gray Planning have been incorporated into the draft Permit. The proposed permit forms Attachment C. Attachment D identifies the plans to be approved, whilst Attachment E is TasWater's Submission to Planning Authority Notice.

RECOMMENDATION:

That:

- a) Council issue a planning permit for application DA2023/58 for the use of Storage and developed by a Warehouse at 1 Letitia Grove, Bridgewater as per attachment C; and

- b) the proposal plans contained in Attachment D and the TasWater Submission to Planning Authority Notice in Attachment E, form part of the permit.

DECISION: