

PLANNING REPORT

Tasmanian Technopark Planning Scheme Amendment

May 2023





Johnstone McGee & Gandy Pty Ltd

ABN 76 473 834 852 ACN 009 547 139

www.jmg.net.au

HOBART OFFICE
117 Harrington Street
Hobart TAS 7000
Phone (03) 6231 2555
infohbt@jmg.net.au

LAUNCESTON OFFICE
49-51 Elizabeth Street
Launceston TAS 7250
Phone (03) 6334 5548
infofntn@jmg.net.au

Issuing Office: 117 Harrington Street, Hobart 7000
JMG Project No. 193072PH

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Appendix A - Certificate of Title

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Executive Summary

This report has been prepared in support of a Section 37 application under the *Land Use Planning and Approvals Act 1993* for a proposed amendment to the *Glenorchy Local Provisions Schedule*. The application is to be lodged with the Glenorchy Planning Authority for assessment.

Section 37 of the *Land Use Planning and Assessment Act 1993* allows for a request to be made to a planning authority to amend a planning scheme administered by it.

The proposed scheme amendment involves amendment to the Particular Purpose Zone (GLE-P2.0 - Technopark) including changes to the Zone Purpose, insertion of new Local Area Objectives, and changes to the Use Table, Use Standard, and Development Standards for Buildings and Works.

It is submitted that the proposed amendment ought to be considered under Section 37 of the *Land Use Planning and Approvals Act 1993* on the basis that it is consistent with the requirements of Section 32 and the objectives of the Act.

1 Introduction

JMG Engineers & Planners have been engaged by the Department of State Growth to prepare a planning scheme amendment on their behalf (see **Error! Reference source not found.** below).

This report has been prepared in support of a proposed amendment to the *Tasmanian Planning Scheme - Glenorchy* under Section 32 of the Land Use Planning and Approvals Act 1993, lodged with the Glenorchy City Council for assessment. The proposed scheme amendment involves amendment to the Particular Purpose Zone (GLE-P2.0 - Technopark) including changes to the Zone Purpose, insertion of new Local Area Objectives, and changes to the Use Table, Use Standard, and Development Standards for Buildings and Works.

1.1 Site Location & Context

The land subject to the proposed scheme amendment is located at Innovation Drive and Longreach Avenue, Dowsings Point (refer below to



Figure 1). The titles and ownership are described in Table 1 below. Title information is included as **Appendix A**. Owner consent is included in **Appendix B**.

Table 1 - Titles Subject to Amendment

Site	Title Reference	Owner
30-38 INNOVATION DR	PID: 1899265 CT: 131449/3	STATE GROWTH (ECON DEV)
29 INNOVATION DR	PID: 2586607 CT: 142759/4	STATE GROWTH (ECON DEV)
31 INNOVATION DR	PID: 2586594 CT: 142759/3	DAVIES BROTHERS PTY LIMITED
33 INNOVATION DR	PID: 2586586	STATE GROWTH (ECON DEV)

	CT: 142759/2	
35 INNOVATION DR	PID: 2586578 CT: 142759/1	STATE GROWTH (ECON DEV)
40-44 INNOVATION DR	PID: 1899249 CT: 144400/1	STATE GROWTH (ECON DEV)
52-54 INNOVATION DR	PID: 7429598 CT: 32472/1	STEPHEN LANGFORD SAINSBURY LYNNETTE ELIZABETH RYAN
5 LONGREACH AV	PID: 1964303 CT: 133696/1	YOUNGCO NOMINEES PTY LTD
1-3 LONGREACH AV	PID: 2972997 CT: 133696/2	HARMONY HOBART PTY LTD
1-3 LONGREACH AV	PID: 2972997 CT: 133696/3	HARMONY HOBART PTY LTD
33A INNOVATION DR	PID: 1894253 CT: 50589/1	TASMANIAN NETWORKS PTY LTD
Footway	CT: 32472/6	GLENORCHY CITY COUNCIL
INNOVATION DR ROAD RESERVE	CT: 32472/5	GLENORCHY CITY COUNCIL
INNOVATION DR ROAD RESERVE	CT: 129313/1	GLENORCHY CITY COUNCIL



Figure 1: Technopark Subject Site and Surrounding Area

The site has been developed with a number of buildings, landscaped areas, as well as sealed car parking, vehicle circulation, and driveways. The site has a single access point from the part of the Innovation Drive Road Reserve outside of the Technopark Site via secure access gates to the site.

The site is located in an area fully serviced by Tas Water for reticulated water and sewerage. The site is within an area of Glenorchy that has a mix of uses, with the wider area including General Industrial and Light Industrial zoned land, as well as General Residential, Community Purpose, and Recreation. The area is located approximately 2.2km northeast of the Glenorchy Principal Activity Centre and 2.4km north of the Moonah Major Activity Centre.

The subject land is within the *Prince of Wales Bay Marine and Innovation Master Plan* (October 2021) prepared by Glenorchy City Council. The wider purpose of the master plan is to grow the Prince of Wales Bay marine precinct into a thriving hub of economic activity, while maintaining its competitive positioning as the Southern Tasmanian base for maritime industry into the future.

The site is located at the entrance to Prince of Wales Bay and at the gateway to the Bowen Bridge, between the Maritime Defence Precinct (on the opposite side of Prince of Wales Bay) and the Commonwealth Army Barracks. There are designated car parking areas for each lot off Innovation Drive. Nearby development includes large warehouse. There is recreational space west of the site known as Goodwood Park. Nearby buildings are largely single storey with some two storey buildings.

The site is on Innovation Drive and accessible by car, bus, foot, and bicycle. There are existing Metro bus routes operating along Innovation Drive and nearby Goodwood Road. The area has a medium sloping topography.

1.2 Planning Context

The subject land is located in the Particular Purpose Zone (GLE-P2.0 - Technopark) under the *Tasmanian Planning Scheme - Glenorchy*. The site adjoins land zoned 'Utilities' to the northwest and land zoned 'Environmental Management' on all other boundaries. Zoning of the wider area is shown in **Error! Reference source not found.**2 below.



Figure 2: Zoning of the Subject Site and Surrounding Area.

The site is also subject to a number of overlays, including the Natural Assets Code (Waterway and coastal protection area), Natural Assets Code (Priority vegetation area), and Landslip Hazard Code (Medium landslip hazard band), with the latter two codes covering approx. 250m² and approx. 6m² of the subject land. These are shown on the figures below.



Figure 3: Waterway and Coastal Protection Area



Figure 4: Priority Vegetation Area



Figure 3: Medium Landslip Hazard Band

There are no heritage listed places on or adjoining the site.

2 The Proposal

2.1 Scheme Amendment

2.1.1 Summary of the Proposed Amendment

The specific existing controls of Particular Purpose Zone (GLE-P2.0 - Technopark) subject to the proposed scheme amendment include the following:

- *GLE-P2.1 Zone Purpose* - to clarify the intent and function of the PPZ, to clarify the scope and range of uses (to make greater allowance for a diverse range of uses in line with the new masterplan, and to allow for supporting uses, such as childcare), and scope of use standards and development standards;
- *Addition of Local Area Objectives (new GLE-P2.2)* - introduction of LAOs to identify and state the planning outcomes that are sought to be achieved and provide assistance with discretionary decision making;

- *GLE-P2.4 Use Table* - to introduce new uses to optimise the site's functioning and to support the purpose of the *Prince of Wales Bay Marine and Innovation Master Plan*;
- *GLE-P2.5 Use Standards* - to remove the use standards for environmental impacts (namely noise, dust, smell, fumes & other emissions) to accord with the approach taken in the SPP, and the addition of sub-clause on discretionary uses to manage potential environmental impacts;
- *GLE-P2.6 Development Standards for Buildings and Works* - to adjust sub-clauses for building heights, setbacks, design, landscaping, outdoor storage area, and fencing, and remove sub-clauses for passive surveillance (which are now addressed through the 'design' sub-clause) to accord with the approach taken in the SPP and to enable better functioning of the PPZ area. The increased building height in the zone reflects the sites isolation from other sensitive zones and the relative height limits of other zoned such as the Commercial zone which is 12m.

These proposed amendments seek to allow for greater diversity of uses on the site, to reflect the future direction of the wider Prince of Wales Bay, and to update provisions to be consistent with the State Planning Provisions.

Each of these proposed amendments is outlined below with text to be removed denoted by strikethrough (~~strikethrough~~), and new text denoted in red (red).

2.1.2 Details of the proposed amendment to Particular Purpose Zone (GLE-P2.0 - Technopark)

GLE-P2.1 Zone Purpose

The purpose of the Technopark Particular Purpose Zone is:

GLE-P2.1.1	To provide land for use and development with a high technology, science, innovation or communications focus. To provide land for use and development of a 'business park' for technology, innovation, research and development, advanced manufacturing, science, communications, and advanced maritime activities.
GLE-P2.1.2	To support a range of compatible land uses focused upon high technology, science, innovation or communications. To support use or development that enhances and does not impact adversely on the character and operation of the zone, and that of adjoining land uses within the Prince of Wales Bay.
GLE-P2.1.3	To prevent use or development that would detract from the character of the area or inhibit the operation of other uses established in the area.
GLE-P2.1.4	To ensure that the design of use and development enhances the appearance of the site and the "business park" character of the area. To support use or development that enhances the appearance and design of the zone as a 'business park', and as part of the Prince of Wales Bay.

Commented [LB1]: This is similar to P2.1.2 - but maybe better

Commented [SZ2R1]: Noted.

GLE-P2.2 Local Area Objectives

~~This sub-clause is not used in this particular purpose zone.~~

Reference Number	Area Description	Local Area Objectives

Commented [LB3]: These need to help assess if a D use is appropriate - so they need some element of decision making

Commented [SZ4R3]: Noted and amended to reflect discretionary use assessment.

GLE-P2.2.1	Technopark, shown on an overlay map as GLE-P2.2.1 and in figure XX.	<p>The local area objectives for Technopark are:</p> <p>(a) to provide land for use and development as a ‘business park’ including activities and facilities that support local businesses and workers, or which promote collaboration, innovation, and competitiveness within the business park;</p> <p>(b) to achieve use or development where off site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of amenity to, any other uses; and</p> <p>(c) to enable a mix of uses and development that support the development of a ‘business park’ character for the zone.</p>
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GLE-P2.3 Definition of Terms

~~This sub-clause is not used in this particular purpose zone.~~

GLE-P2.3.1 In this Particular Purpose Zone, unless the contrary intention appears:

Term	Definition
Training centre:	means the use of land to provide vocational skills, education, and training.

Commented [LB5]: The SPP definition of employment training centre is limited to unemployed people... There might be a need for a new definition such as: Training centre: use of land to provide vocational skills, education and training???

Commented [SZ6R5]: Definitional added.

GLE-P2.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	<p>If for a high technology, innovation or communications purpose.</p> <p>If for a technology, innovation, science, or communications activity, or business and professional services associated with research and development, advanced manufacturing, or advanced maritime activities.</p>
Manufacturing and Processing	<p>If for a high technology, innovation or communications purpose.</p> <p>If for advanced manufacturing, processes that use innovative technology, or are associated with science, engineering, or communication.</p>
Research and Development	
Discretionary	
Educational and Occasional Care	<p>If for an employment training centre or tertiary institution.</p> <p>If for a training centre, tertiary institution, or a local childcare centre to support local businesses and workers.</p>

Commented [LB7]: SPP definition of employment training centre is limited to unemployed people; is there a need for a new definition such as: Training centre: use of land to provide vocational skills, education and training???

Commented [SZ8R7]: Definition added above.

Commented [LB9]: Suggested reword to focus on employees

Commented [SZ10R9]: Amended.

Commented [TE11]: We need more information on the history of the site to see if there is an potentially contaminated land before a sensitive use like child care can be supported

Food Services	
Passive Recreation	
Resource Processing	If for the high-level processing of materials or resources using advanced technologies or innovative methods.
Service Industry	If directly supporting technology, innovation, research and development, advanced manufacturing, science, or communications industries.
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Prohibited	
All other uses	

Commented [LB12]: Is this about allowing a local brewery into the area??- because that is not really the objective of the Technopark. D uses in a PPZ should be supporting the amenity of employees or if they are able to support the functioning of the P uses.

Commented [SZ13R12]: Amended as discussed.

Commented [LB14]: Service industry is about servicing and repairing, so should be supporting the business park uses; This wouldn't be inconsistent with the POWB MIM principles if servicing innovative business, (which may in turn be maritime business)

Commented [SZ15R14]: Noted, with thanks.

Commented [LB16]: Relocated for alphabetical order

Commented [SZ17R16]: Noted, with thanks.

GLE-P2.5 Use Standards

GLE-P2.5.1 Noise

Objective:	
<i>That noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.</i>	
Acceptable Solution	Performance Criteria
<p>A1</p> <p><i>Noise emissions measured at the boundary of a residential zone must not exceed the following:</i></p> <p><i>a) 55dB(A)(LAeq) between the hours of 7.00 am to 7.00 pm;</i></p> <p><i>b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;</i></p> <p><i>c) 65dB(A) (LMax) at any time.</i></p> <p><i>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.</i></p> <p><i>Noise levels are to be averaged over a 15-minute time interval.</i></p>	<p>P1</p> <p><i>Noise emissions measured at the boundary of a residential zone must not cause or be likely to cause environmental harm within the residential zone.</i></p>
<p>A2</p> <p><i>External amplified loud speakers or music must not be used within 50m of a residential zone.</i></p>	<p>P2</p> <p><i>No Performance Criteria.</i></p>

Commented [LB18]: If the intent is to mix sensitive uses and resource processing, should there be a standard that minimises negative amenity impacts within the site
A design/layout standard for outdoor areas to minimise impacts may be appropriate

Commented [SZ19R18]: Added to design standard as discussed to provide 'self protection' by design.

GLE-P2.5.2 Dust, smell, fumes and other emissions

Objective:	
<i>That dust, smell, fumes and other emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.</i>	
Acceptable Solution	Performance Criteria
<p>A1</p> <p><i>A use must not emit dust or other particles, smell or fumes beyond the boundaries of its site.</i></p>	<p>P1</p> <p><i>The emission of dust or other particles, smell or fumes must not have unreasonable impact on the amenity and safety of any other property, taking into account all of the following:</i></p> <p><i>a) the hours of operation;</i></p>

	<p>b) the frequency of the emission;</p> <p>c) the nature of the emission and the degree of its impact on other land, including whether such land is in a residential zone;</p> <p>d) whether the emission contains any harmful substance;</p> <p>e) whether surrounding land contains uses with similar emissions.</p>
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GLE-P2.5.1 Discretionary uses

Objective:	
That uses listed as Discretionary do not compromise the use or development of the land for 'business park' activities.	
Acceptable Solution	Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>All uses listed as Discretionary must support local businesses and workers, or promote collaboration, innovation, and competitiveness within the business park having regard to:</p> <p>(a) the size and scale of the proposed use;</p> <p>(c) the function of the 'business park' area;</p> <p>(d) any relevant Local Area Objectives.</p>

Commented [LB20]: What is this term trying to address? (Noting that the lead-in sentence of P1 is the same as the objective so its not clear) Should the assessment be around: whether the use facilitates/enhances co-location of activities; supports local business and workers; maximises innovation opportunities and collaboration opportunities within the business park

Commented [SZ21R20]: Removed.

34.4 Development Standards for Buildings and Works

GLE-P2.6.1 Building height

Objective:	
That building height contributes positively to the streetscape.	
<p>That building height:</p> <p>(a) contributes positively to the streetscape; and</p> <p>(b) develops the function and character of the 'business park'.</p>	
Acceptable Solution	Performance Criteria
<p>A1</p> <p>Building height must be not more than 12m.</p>	<p>P1</p> <p>Building height must satisfy all of the following:</p> <p>a) be compatible with the scale of nearby buildings;</p> <p>b) not unreasonably overshadow adjacent public space;</p> <p>c) allow for a transition in height between adjoining buildings, where appropriate; and</p> <p>d) be no more than 12 m.</p>

Commented [LB22]: How does height develop the business park character?

Commented [SZ23R22]: The idea was to move away from only 1-2 storey sheds aimed more at manufacturing and processing etc. to include 3+ storey buildings to enable R&D, training, professional services uses etc. that could potentially accommodate an element of 'office' style space as well.

Commented [LB24]: While I don't have an issue with 12m over 8 m - it will need to be justified if its being bought in as an AS

	<p>Building height must contribute positively to the streetscape and function of the 'business park', having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the height, bulk and form of existing buildings on the site and adjacent properties;</p> <p>(c) the apparent height when viewed from the adjoining road and public places; and</p> <p>(d) any overshadowing of public places.</p>
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Commented [LB25]: Or in the 'business park'?; Are the current heights of the building adequate to enable a greater height - given any new development will need to be compatible with the existing height??

Commented [SZ26R25]: Wording amended.

GLE-P2.6.2 Setback

Objective:	
That building setback contributes positively to the streetscape.	
That building setback:	
(a) is compatible with the streetscape; and	
(b) develops the 'business park' character.	
Acceptable Solution	Performance Criteria
<p>A1</p> <p>Buildings must have a setback from a frontage which is:</p> <p>(a) parallel to the frontage; and</p> <p>(b) not less than 4.5m,</p> <p>if fronting Innovation Drive or Longreach Avenue.</p> <p>Buildings must have a setback from a frontage of:</p> <p>(a) not less than 4.5m;</p> <p>(b) not less than existing buildings on the site; or</p> <p>(c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.</p>	<p>P1</p> <p>Building setback from frontage must satisfy all of the following:</p> <p>(a) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</p> <p>(b) enhance the characteristics of the site, adjoining lots and the streetscape; and</p> <p>(c) provide adequate opportunity for parking.</p> <p>Buildings must have a setback from a frontage that provides adequate space for vehicle access, parking, and landscaping, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the setback of buildings on adjacent properties; and</p> <p>(c) the safety of road users.</p>

GLE-P2.6.3 Design

Objective:
That building design contributes positively to the streetscape and the amenity and safety of the public and enhances the appearance of the site and the 'business park' character of the area.

Commented [LB27]: It's a business park with the potential to operate 24/7 - so there should be some provisions from GLE-P2.6.4 included noting the intent to address surveillance under 2.6.2. Should the lighting requirements (d) and (e) from 2.6.4 A1 and (d) and (f) from P1 be retained (maybe as A3 and P3?) ??

Commented [SZ28R27]: Noted and amended.

Acceptable Solution	Performance Criteria
<p>A1</p> <p>Building design must address the street by complying with all of the following:</p> <p>Buildings must be designed to satisfy all of the following:</p> <p>(a) provide the main pedestrian entrance to the building at the frontage;</p> <p>(b) for new building or alterations to an existing facade provide windows and door openings at ground floor level in the front facade no less than 20% of the surface area of the ground floor level facade;</p> <p>(c) ensure any single expanse of blank wall in the ground level front facade and facades facing other public spaces does not exceed 30m²;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; and</p> <p>(f) not include security shutters over windows or doors with a frontage to a street or public place.</p>	<p>P1</p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <p>Buildings must be designed to enhance the streetscape having regard to:</p> <p>(a) provide the main access to the building in a way that is visible from the street or other public space boundary;</p> <p>(b) provide windows in the front facade in a way that enhances the streetscape and provides for passive surveillance of public spaces;</p> <p>(c) treat very large expanses of blank wall in the front facade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is limited when viewed from the street; and</p> <p>(e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact.</p>
<p>A2</p> <p>Building design must enhance the appearance of the site and the 'business park' character of the area by satisfying all of the following:</p> <p>Buildings must be designed to satisfy all of the following:</p> <p>(a) external wall materials must be one or more of the following:</p> <p>(i) off-form concrete or sandwich panels with paints or applied spray finish;</p> <p>(ii) face brick or block work with a render or paint finish;</p> <p>(b) metal cladding is restricted to use as a roofing material and is painted;</p> <p>(c) roof construction must be low-pitched, 7.5 degrees or less, with boxed gutters concealed behind flush fascias; and</p>	<p>P2</p> <p>Building design must enhance the appearance of the site and the 'business park' character of the area by presenting a unified corporate image for the site that compliments the high-quality architectural standard of the area having regard to:</p> <p>(a) quality of materials used;</p> <p>(b) roof pitch and quality of roof detailing; and</p> <p>(c) quality of the colour scheme.</p>

<p>(d) external surfaces off all buildings on a site must use a single colour scheme in accordance with all of the following:</p> <p>(i) the colour palette must be unique to the site within the zone;</p> <p>(ii) the colour palette must highlight architectural features of the building;</p> <p>(iii) the colour palette must use a minimum of 3 colours and a maximum of 5 colours.</p>	
<p>A3</p> <p>Buildings must be designed to satisfy all of the following:</p> <p>(a) provide external lighting to illuminate car parking areas and pathways; and</p> <p>(b) provide well-lit public access at the ground floor level from any external car park.</p>	<p>P3</p> <p>Buildings must be designed to enhance passive surveillance of public spaces having regard to:</p> <p>(a) the location of external lighting to illuminate any entrapment spaces around the building site; and</p> <p>(b) the design and location of public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces.</p>
<p>A4</p> <p>Buildings must be designed to satisfy all of the following:</p> <p>(a) provide separate access for any sensitive use within a site;</p> <p>(b) adequately screen outdoor spaces associated with sensitive uses on site; and</p> <p>(c) outdoor storage areas must not be visible from any road or public open space adjoining the site.</p>	<p>P4</p> <p>Buildings must be designed to maintain the amenity of all users having regard to:</p> <p>(a) the access requirements of different users of a site;</p> <p>(b) the amenity of outdoor spaces on sites and adjoining land; and</p> <p>(c) outdoor storage areas must be located, treated, or screened to not cause an unreasonable loss of visual amenity.</p>

GLE-P2.6.4 Passive surveillance

Objective:	
That building design provides for the safety of the public.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building design must comply with all of the following:</p> <p>(a) provide the main entrance or entrances to a building so that they are clearly visible from the street and well-lit at night;</p>	<p>P1</p> <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <p>(a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces;</p>

<p>(b) provide windows with clear glazing no less than the following:</p> <p>(i) 20% of the facade at ground level of walls that front the street; and</p> <p>(ii) 10% of the facade at ground level of walls that face public space or a car park for the building;</p> <p>(c) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces;</p> <p>(d) provide external lighting to illuminate car parking areas and pathways; and</p> <p>(e) provide well lit public access at the ground floor level from any external car park.</p>	<p>(b) locate windows to adequately overlook the street and adjoining public spaces;</p> <p>(c) incorporate windows and doors for ground floor offices to look upon public access to the building;</p> <p>(d) locate external lighting to illuminate any entrapment spaces around the building site;</p> <p>(e) provide external lighting to illuminate car parking areas and pathways;</p> <p>(f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces; and</p> <p>(g) provide for sight lines to other buildings and public spaces.</p>
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GLE-P2.6.5 Landscaping

Objective:	
To provide a safe and attractive local native landscaping treatment that enhances the appearance of the site and area.	
Acceptable Solution	Performance Criteria
<p>A1</p> <p>There is existing local native landscaping provided at the site frontage and arrangements are in place to protect that landscaping in its entirety for the duration of construction.</p> <p>If a building is set back from a road, landscaping treatment must be provided along the frontage of the site using species from <i>NRM South publication; Native Gardens - A Planting and Landscaping Guide for the Southern Region of Tasmania</i>:</p> <p>(a) to a depth of not less than 2m; or</p> <p>(b) not less than the frontage of an existing building if it is a lesser distance.</p>	<p>P1</p> <p>Landscaping must be provided to satisfy all of the following:</p> <p>Landscaping must be designed having regard to:</p> <p>(a) enhance the appearance of the development;</p> <p>(b) provide a range of local native plant height and forms to create diversity, interest and amenity in accordance with the <i>NRM South publication; Native Gardens - A Planting and Landscaping Guide for the Southern Region of Tasmania</i>; and</p> <p>(c) not create concealed entrapment spaces</p> <p>(c) the avoidance of concealment spaces.</p>
<p>A2</p> <p>New development does not require the removal or conversion of existing native vegetation.</p>	<p>P2</p> <p>Where existing native landscaping treatment cannot be retained, a landscape plan must be provided to demonstrate the suitable replacement of the landscape area with semi-mature species native to the area in accordance with the <i>NRM South publication; Native Gardens - A Planting and Landscaping Guide for the Southern Region of Tasmania</i>.</p>

Commented [LB29]: This reads as a condition; suggest the focus be on ensuring new works do not remove vegetation; then this approved plan would enable a condition to go on the permit to require appropriate tree protection requirements

Commented [SZ30R29]: Noted and amended.

GLE-P2.6.6 Outdoor storage areas

Objective:	
That outdoor storage areas for non-residential use do not detract from the appearance of the site or area.	
Acceptable Solution	Performance Criteria
<p>A1</p> <p>Outdoor storage areas must:</p> <p>(a) be located behind the building line and the goods and materials stored therein, screened from public view; and</p> <p>(b) not encroach upon car parking areas, driveways or landscaped areas.</p>	<p>P1</p> <p>Outdoor storage areas must satisfy the following:</p> <p>(a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the area; and</p> <p>(b) not encroach upon car parking areas, driveways or landscaped areas.</p>

Commented [LB31]: This is a generic standard without reference to the role of the business park as it would appear unlikely there would be goods for sale given the permissible uses
Would a standard on layout / design of outdoor work or storage areas be more appropriate? (particularly if the uses allow for a sensitive use..??

Commented [SZ32R31]: Moved and amended as part of self protection sub-clause within developmnet standards.

GLE-P2.6.6 Fencing

Objective:	
That fencing does not detract from the appearance of the site or the area and provides for passive surveillance.	
<p>That fencing:</p> <p>(a) is compatible with the streetscape; and</p> <p>(b) provides for passive surveillance.</p>	
Acceptable Solution	Performance Criteria
<p>A1</p> <p>Fencing must comply with all of the following:</p> <p>Fencing must be designed to satisfy all of the following:</p> <p>(a) fences and gates of greater height than 2.1 m must not be erected within 10 m of the frontage; and</p> <p>(b) fences along a frontage must be 50% transparent above a height of 1.8 m.</p>	<p>P1</p> <p>Fencing must contribute positively to the streetscape, having regard to:</p> <p>Fencing must be designed to enhance the streetscape having regard to:</p> <p>(a) the height of the fence;</p> <p>(b) the degree of transparency of the fence;</p> <p>(c) the location and extent of the fence;</p> <p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use; and</p> <p>(g) the characteristics of the site, the streetscape and the area, including fences.</p>

Commented [LB33]: How does this fit with the exemptions at 4.6.3??

Commented [SZ34R33]: Amended to comply with 4.6.3

GLE-P2.7 Development Standards for Subdivision

No amendments are proposed to this clause.

GLE-P2.8 Tables

No amendments are proposed to this clause.

2.2 Consideration of Alternative Forms of Amendment

Alternatively, to the Scheme Amendment outlined above, other amendment options have been considered. Each of these is outlined below.

Rezoning to the Light Industrial Zone

The subject land is considered generally unsuitable for rezoning to the 'Light Industrial' Zone.

The Zone Purpose is 'to provide for manufacturing, processing, repair, storage and distribution of goods and materials where off site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of amenity to, any other uses; and to provide for use or development that supports and does not adversely impact on industrial activity'.

This zoning would also permit more general industrial uses than those in the Technopark Particular Purpose Zone (namely, Equipment and Machinery Sales and Hire, Manufacturing and Processing, Port and Shipping, Research and Development, Service Industry, Storage, Transport Depot and Distribution, and Vehicle Fuel Sales and Services).

Such a zoning would not take advantage of the land's waterfront location or support the purpose of the *Prince of Wales Bay Marine and Innovation Master Plan*, and it would not accord with the Department of State Growth (the main landowner in the PPZ) and the identified Master Plan aims to promote technology, innovation, research and development, advanced manufacturing, science, communications, and maritime industries on this key site, and would not reflect the subject land location, access, and layout.

Whilst rezoning the site to 'Light Industrial' would broadly align with the wider area of land in the surrounding locality which are currently zoned General Industrial and Light Industrial (these sites are within the *Prince of Wales Bay Marine and Innovation Master Plan* area to the south), the Master Plan is looking to 'further innovation opportunities at Technopark' and to enable the area to become a 'destination for research and development for advanced manufacturing and maritime industries'. These aspirations would not be adequately supported by the Light Industrial Zone purpose and permitted uses if alternative rezoning to Light Industrial was proposed.

Rezoning to the Commercial Zone

The subject land is considered generally unsuitable for rezoning to the 'Commercial' Zone for similar reasons to those presented above.

The Zone Purpose 'to provide for retailing, service industries, storage and warehousing that require (a) large floor or outdoor areas for the sale of goods or operational requirements; and (b) high levels of vehicle access and parking for customers' and the more general commercial permitted uses than those in the Technopark Particular Purpose Zone (Bulky Goods Sales, Emergency Services, Equipment and Machinery Sales and Hire, Service Industry, and Storage) would not align with landowner and the Master Plan ambitions, and would not reflect the subject land location, access, and layout and primary use of land.

It is also unclear as to the impact that the Commercial Zone would have on the viability of the other retail and business centres located within the three business zones in Glenorchy.

Rationale for retention of the GLE-P2.0 Particular Purpose Zone - Technopark as the preferred zoning

As outlined above, alternative forms of amendment have been considered for the Technopark, namely rezoning of the site to either the Light Industrial Zone or the Commercial Zone. However, the site's inherent attributes such as the higher level of security provided by its location and a secure perimeter, its layout, and proximity to the Prince of Wales Bay land (and associated marine uses), mean the subject land is more suited to technology, innovation, research and development, advanced manufacturing, science, communications, and maritime industries uses. A PPZ would also better reflect the existing uses on site. Since the primary objective in applying a zone should be to achieve the zone purpose to the greatest extent possible, and having regard to the unique location, existing uses, and future purpose of the wider Prince of Wales Bay (as a site of marine and innovation), the most suitable approach to zoning is to continue with the PPZ with amended zone purpose and other provisions.

On the basis of the above, a scheme amendment to refine existing provisions of the *GLE-P2.0 Particular Purpose Zone - Technopark* is considered the preferred approach.

2.3 Consideration of Potential Land Use Implications

In accordance with Part 3B S38(1) (LUPAA), a planning authority must be satisfied that a draft amendment of an LPS will meet the LPS criteria (these are outlined in S34(2) of LUPAA). These are addressed below.

2.3.1 Contents of provisions specified by the SPPs

Part 3A S34(2)(a) (LUPAA) requires that a draft amendment of an LPS must contain all the provisions that the SPPs specify must be contained in an LPS. The proposed amendment accords with the structure and contents of the PPZ requirements contained within the SPP (LP1.4).

2.3.2 Accordance with S32 of LUPAA

Part 3A S34(2)(b) (LUPAA) requires that a draft amendment of an LPS must be in accordance with section 32. The proposed amendments meet with the S32(3) requirements for the PPZ provisions as the amendment includes a group of provisions consisting of a zone and provisions.

In regard to S32(4)(a) & (b) the area of land has particular economic and spatial qualities that require provisions having regard to the unique location and mix of uses, as identified in the *Prince of Wales Bay Marine and Innovation Master Plan*. The Masterplan notes "The purpose of the masterplan is to grow the POWB marine precinct into a thriving hub of economic activity, while maintaining its competitive positioning as the Southern Tasmanian base for maritime industry into the future" (p.7). The Masterplan also notes that "The POWB precinct is a functioning marina as well as an established defence, technology, innovation, shipping, commercial, industrial as well as residential precinct. Going forward, it will be critical that the precinct positions itself to leverage growth in the maritime sector from both an existing user, as well as from a new business generation perspective" (p.6).

As a key part of the land area covered by the masterplan, the Technopark demonstrates particular economic and spatial qualities that contribute to this regionally significant base for marine industries and innovation in Southern Tasmania by providing unique innovation, technology, research and development, and advanced manufacturing opportunities that "will form a critical component for the precinct going forward" (p.47). The proposed amendment will enable the development of a hub of investment and growth in a 'business park' environment that will help support the area to grow into a thriving hub of economic activity, to

maintain its competitive positioning, and to leverage growth in the maritime, innovation, and other key sectors.

2.3.3 Further objectives of Schedule 1

Part 3A S34(2)(c) (LUPAA) requires that a draft amendment of an LPS must further the objectives of Schedule 1. This is addressed in the Table below:

Table 2 - Schedule 1, Part 1 Objectives

Part 1	Amendment Response
<i>(a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and</i>	<p>The proposed amendment promotes appropriate land use and development having regard to the attributes of the subject site and surrounding land that is cleared, and will enable the land to be developed for technology, innovation, research and development, advanced manufacturing, science, communications, and maritime industries uses.</p> <p>Stormwater and wastewater will be managed appropriately.</p> <p>The amendment will have minimal impact with regards to ecological processes and genetic diversity and accordingly the amendment is considered to further Objective (a) of Part 1.</p>
<i>(b) To provide for the fair, orderly and sustainable use and development of air, land and water; and</i>	<p>The amendment will provide for the orderly use of land by allowing for a 'business park' facility in a location that:</p> <ul style="list-style-type: none"> • Is located close to existing services and facilities so as to minimise driving and travel • Is serviced with reticulated water supply • Capable of capturing stormwater and dealing with wastewater onsite <p>Any future development will be required to comply with the existing provisions of the Planning Scheme applicable to the site.</p> <p>Accordingly, the amendment is considered to further Objective (b) of Part 1.</p>
<i>(c) to encourage public involvement in resource management and planning; and</i>	<p>A public notification period will be conducted in accordance with the requirements of the <i>Land Use Planning and Approvals Act 1993</i>.</p> <p>Accordingly, the amendment is considered to further Objective (c) of Part 1.</p>
<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and</i>	<p>The proposed amendment will allow 'business park' development that utilises the land efficiently and which enables technology, innovation, research and development, advanced manufacturing, science, communications, and maritime industries uses that will facilitate economic development.</p> <p>Accordingly, the amendment is considered to further Objective (d) of Part 1.</p>
<i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	<p>The scheme amendment process is demonstrative of the sharing of responsibility for planning.</p> <p>Accordingly, the amendment is considered to further Objective (e) of Part 1.</p>

Part 2	Amendment Response
<i>(a) to require sound strategic planning and coordinated action by State and local government; and</i>	<p>The proposal has been considered against the Southern Tasmania Regional Land Use Strategy (refer to Section 3.3).</p> <p>Accordingly, the amendment is considered to further Objective (a) of Part 2.</p>
<i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and</i>	<p>The amendment contributes to established planning scheme that sets controls for use and development.</p> <p>Accordingly, the amendment is considered to further Objective (b) of Part 2.</p>
<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and</i>	<p>The existing site comprises previously cleared land and will have acceptable environmental effect as outputs will be controlled through the planning scheme. The proposed amendment would enable the continued use of the site for technology, innovation, research and development, advanced manufacturing, science, communications, and maritime industries uses purposes, and would not result in any change to codes that control natural assets.</p> <p>The use of the subject land as proposed will have clear social benefits by providing additional economic and employment generating uses, that support the needs of community.</p> <p>Accordingly, the amendment is considered to further Objective (c) of Part 2.</p>
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and</i>	<p>The amendment is consistent with State, regional and municipal policy. The proposed amendment does not affect the attainment of this objective.</p> <p>Accordingly, the amendment is considered to further Objective (d) of Part 2.</p>
<i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and</i>	<p>The proposed amendment does not affect the attainment of this objective.</p> <p>Accordingly, the amendment is considered to further Objective (e) of Part 2.</p>
<i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and</i>	<p>The development of the site will directly provide a pleasant, efficient and safe environment for working in line with the purpose of the zone. The location of the site is close to transport, open space and retail options, adding to the pleasant and efficient nature of the working environment.</p> <p>Accordingly, the amendment is considered to further Objective (f) of Part 2.</p>

<p>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and</p>	<p>The proposed amendment will have no impact upon listed or identified places of value. Accordingly, the amendment is considered to further Objective (g) of Part 2.</p>
<p>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and</p>	<p>The amendment will allow for the increased use of the site for employment generating and economic uses without adversely impacting on public infrastructure, assets, or utilities. Accordingly, the amendment is considered to further Objective (h) of Part 2.</p>
<p>(i) to provide a planning framework which fully considers land capability.</p>	<p>The proposed amendment does not affect the attainment of this objective. Accordingly, the amendment is considered to further Objective (i) of Part 2.</p>

2.3.4 Consistency with State policy

Part 3A S34(2)(d) (LUPAA) requires that a draft amendment of an LPS must be consistent with state policy. This is addressed in the sections below.

The Tasmanian State Coastal Policy 1996

The *State Coastal Policy 1996* is deemed to apply to the proposal as the site is, at locations, within 15m of high water mark identified along the Derwent River.

The development site is however on land already zoned within the PPZ area that is within an existing established urban area. The land is also already cleared and heavily altered by previous human activity. The land is located away from threatened species, coastal recreational land, cultural and historic heritage, and any potentially coastal hazards.

Furthermore, the proposed amendment will not alter the Natural Assets Code (Waterway and coastal protection area) overlay which covers part of the land. The provisions of this code will continue to regulate use and development through the existing provisions within the Planning Scheme.

Facilitating the use and development of the land as proposed in the proposed amendment is not expected to have a detrimental impact on the natural and aesthetic qualities of the coastal environment.

In addition, any future development of the sites will require stormwater to be drained to existing public infrastructure and not conflict with the provisions of the Environmental Management and Pollution Act 1994 (EPMCA).

Water Quality Management 1997

The site is subject to the *State Policy on Water Quality Management 1997*, however there are existing provisions within the *Tasmanian Planning Scheme - Glenorchy* to ensure that any future use and development on the land is consistent with this policy.

No new point source discharges to the water area are proposed therefore the application is consistent with the state policy for Water Quality Management 1997.

State Policy on the Protection of Agricultural Land 2009

The subject site is not considered agricultural land for the purposes of the *State Policy on the Protection of Agricultural Land 2009* ('PAL'), nor is it located near agricultural land.

National Environment Protection Measures (NEPMs)

The proposed amendment is consistent with the NEPMs, which are administered by the Environmental Protection Agency (EPA). In particular, site contamination is addressed by Codes in the Planning Scheme (which this proposed amendment will not materially affect, and which will be managed through the Planning Scheme), and air quality is controlled through the Environmental Management and Pollution Control Act 1994 and provisions of the SPP.

2.3.5 Consistency with TPPs

Part 3A S34(2)(da) (LUPAA) requires that a draft amendment of an LPS must be consistent with TPPs. At present there are no adopted TPPs.

2.3.6 Consistency with Southern Regional Land Use Strategy 2010 - 2035

Part 3A S34(2)(e) (LUPAA) requires that a draft amendment of an LPS must be, as far as practicable, consistent with the regional land use policy.

The *Southern Tasmania Regional Land Use Strategy 2010-2035* ('the Strategy') is a regional level policy document providing policies and strategies to guide future land use and development of Southern Tasmania. The key strategic considerations under the Strategy with respect to the current proposal are discussed in the sections below.

Strategic Direction 1: Adopting a More Integrated Approach to Planning and Infrastructure

Strategic Direction 1 of the STRLUS states:

"SD1: Adopting a more Integrated Approach to Planning and Infrastructure Land use planning identifies where different uses are and ought to be located: houses, shopping centres, industrial areas, schools and hospitals. Different land uses generate different demands on both social and physical infrastructure systems and their relative locations are a key component in managing infrastructure supply and demand.

By better integrating land use and infrastructure planning, we can ensure that new development makes use of excess capacity in existing infrastructure, rather than creating demand for new infrastructure in unserved areas. Many infrastructure related problems could be avoided or minimised by locating new development so as to maximise the use of existing infrastructure in the short-medium term, and new infrastructure in the longer term."

The proposed amendment relates to cleared and altered land within an existing settlement that is already serviced by existing social and physical infrastructure systems. Using this land for the use and development as proposed in the amendment would ensure that land use and infrastructure planning are coordinated.

The amendment is considered to align with Strategic Direction 1.

Strategic Direction 4: Improving our Economic Infrastructure

Strategic Direction 4 of the STRLUS states:

“Southern Tasmania is highly dependent upon the State’s three northern ports for exports and imports and Hobart airport for movements of passengers and time sensitive products. Maintaining a strong strategic approach to industrial land with efficient and cost effective intrastate road and rail linkages to and from the sea and airports are vitally important, particularly in this modern era of 24 hour 7 days a week freight logistics.

Also critical to our long term economic future is developing a strong Intelligent Communication Technology network, an essential element being the roll-out of the National Broadband Network. This network will support greater connectivity for rural communities and increased opportunities for telecommuting and ‘new economy’ employment.”

The proposed amendment will provide significant support for ‘new economy’ use and development, including for technology, innovation, research and development, advanced manufacturing, science, communications, and maritime industries, in a ‘business park’ context that is an integral part of the Prince of Wales Bay Marine and Innovation Master Plan area.

The amendment is considered to align with Strategic Direction 4.

Strategic Direction 9: Making the Region Nationally and Internationally Competitive

Strategic Direction 9 of the STRLUS states:

“Ensuring that Southern Tasmania remains competitive for national and international investment is a significant element in strengthening our long term economic health and increasing gross regional product. Southern Tasmania has clear comparative and competitive advantages in terms of:

- *Our geographic position of Australia’s southern most region;*
- *Our clean, green and liveable image;*
- *Relative abundance of water;*
- *Temperate climate;*
- *The landscape and cultural heritage; and*
- *The coastline and surrounding marine environment.*

The identification of key land use opportunities for the region based upon these advantages is critical. For example there are significant opportunities to build upon our Antarctic and Marine Research activities in key locations.”

The proposed amendment will provide significant support for use and development that ensures that Southern Tasmania remains competitive for national and international investment and to ensure long term economic growth. As noted previously the Prince of Wales Bay Marine and Innovation Master Plan identifies the Technopark as a key part of the masterplan area that supports the development of a hub of economic activity, a Southern Tasmanian base for maritime industries and innovation, and to support the wider area to leverage growth in the maritime sector. The broadening of the Technopark to support use and development, including for technology, innovation, research and development, advanced manufacturing, science, communications, and maritime industries, in a ‘business park’ context will help create a competitive edge for the wider area.

Strategic Direction 10: Creating Liveable Communities

Strategic Direction 10 of the STRLUS states:

“Increasingly across Australia, liveability is acknowledged as an important element for cities and regions and a focus of decision making and policy development.

Liveability refers to the degree to which a place supports quality of life, health and wellbeing for the people who live, work or visit. While it can depend upon individual circumstances, liveable environments are generally characterised by areas which are attractive, safe, accessible to people with disabilities and provide a high standard of amenity through such things as public transport, well designed open spaces, access to education and health services, recreational opportunities, air and water quality. The unique identity of a community defined by cultural development, landmarks, urban design, the developing local economy and the natural landscape are also important to how liveable a place is.

Ensuring that our land use planning responses contribute to making the region 'liveable' will be a key competitive strength for Southern Tasmania into the future in increasing migration, visitation, trade and investment."

The proposed amendment will provide significant support to liveability by ensuring that the PPZ area is well designed, safe, and accessible. The development of a unique 'business park' context alongside the development of the Prince of Wales Bay area as a leading economic hub in Southern Tasmania, will provide a unique sense of place for the Technopark that will help contribute to creating a complete edge, that will attract trade and investment.

Regional Policies: The Coast

The proposed amendment will not alter the existing Codes and overlays, which identify and manage the coastal area through the Landslip Hazard Code (Medium landslip hazard band). This will ensure that use and development within the PPZ is managed through existing planning controls within the Planning Scheme.

Regional Policies: Biodiversity and Geodiversity

The proposed amendment will not alter the existing Codes and overlays, which identify and manage the biodiversity through the Natural Assets Code (Priority vegetation area). This will ensure that use and development within the PPZ is managed through existing planning controls within the Planning Scheme.

Regional Policies: Managing Risks and Hazards

The proposed amendment will not alter the existing Codes and overlays, which identify and manage land instability through the Natural Assets Code (Waterway and coastal protection area). This will ensure that use and development within the PPZ is managed through existing planning controls within the Planning Scheme.

Regional Policies: Physical Infrastructure

The proposed amendment seeks to maximise the efficiency of existing physical infrastructure by promoting use and development on serviced land within the existing urban area, to deliver compact and sustainable urban forms and economic development.

Regional Policies: Land Use and Transport Integration

The proposed amendment supports this policy by locating use and development that is likely to generate trips (from workers) in close proximity to existing public transport routes. The Prince of Wales Bay Marine and Innovation Master Plan identifies the Technopark as an 'employment attractor' with two bus routes along Brooker Highway that loop into the Goodwood residential area, with peak hour services continuing to Technopark.

Regional Policies: Strategic Economic Opportunities

The proposed amendment supports this policy which expressly seeks to protect “key sites and areas from use and development which would compromise their strategic economic potential” including the “Princes of Wales Bay marine industry precinct” which includes the Technopark land. The proposed amendments seek to strengthen the technology, innovation, research and development, advanced manufacturing, science, communications, and maritime industries within the area to support the development of a regional economic hub in Southern Tasmania for maritime and innovation industries.

2.3.7 Consistency with Council’s strategic plan

Part 3A S34(2)(f) (LUPAA) requires that a draft amendment of an LPS must be consistent with a Council’s strategic plan. The proposed amendment is consistent with the *Glenorchy City Council Strategic Plan 2016-25* as it will assist in achieving the following objective.

‘Open for Business’ (2.1.1 & 2.2.1): the proposed amendment will assist in fostering an environment that encourages investment and jobs, and that targets growth sectors through allocating land for use and development that promotes technology, innovation, research and development, advanced manufacturing, science, communications, and maritime industries, and that seeks to develop a hub of investment and growth in a ‘business park’ environment that supports the purpose and aims of the Prince of Wales Bay Marine and Innovation Master Plan. This area is unique in Southern Tasmania and the proposed amendments will help support the area to grow into a thriving regionally important hub of economic activity, to maintain its competitive positioning in Southern Tasmania, and to leverage growth in the maritime, innovation, and other key sectors.

2.3.8 Consistency with adjoining LPS

Part 3A S34(2)(g) (LUPAA) requires that a draft amendment of an LPS must be, as far as practicable, consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area. The proposed amendments are considered to not negatively affect adjoining LPSs.

2.3.9 Regard given to Gas Pipelines Act 2000

Part 3A S34(2)(h) (LUPAA) requires that a draft amendment of an LPS must have regard to the safety requirements of the Act. The proposed amendment relates to land outside of the declared pipeline corridor, and as such will not impact on the safety requirements of the act.

3 Conclusion

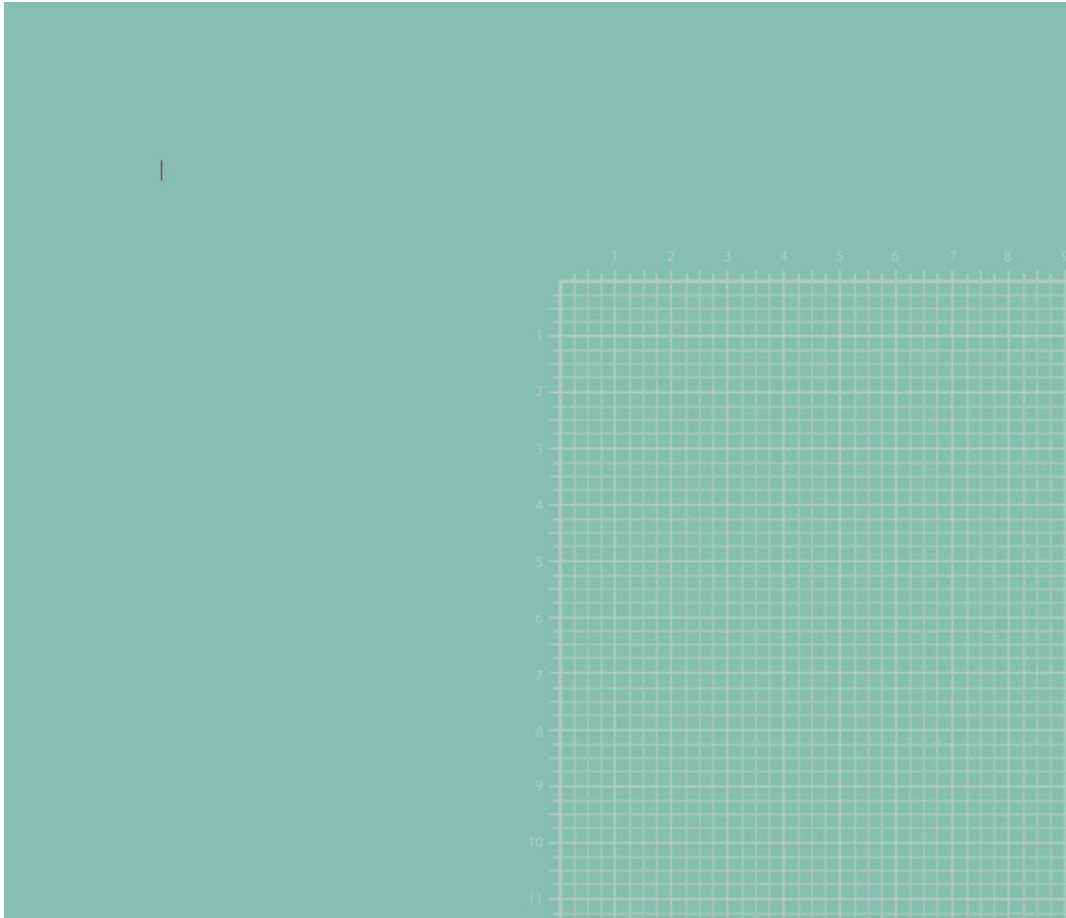
The proposed scheme amendment involves a Section 37 application under the *Land Use Planning and Approvals Act 1993* to amend the Particular Purpose Zone (GLE-P2.0 - Technopark) including changes to the Zone Purpose, insertion of new Local Area Objectives, and changes to the Use Table, Use Standard, and Development Standards for Buildings and Works. Section 37 of the *Land Use Planning and Assessment Act 1993* (former provisions) allows for a request to be made to a planning authority to amend a planning scheme administered by it.

The proposed amendments seek to ensure the long-term prosperity of the ‘business park’ within the Prince of Wales Bay, by supporting a wider variety of land uses that better reflect modern high technology and innovative business’ needs, and which is informed by the recently adopted Prince of Wales Bay Marine and Innovation Mater Plan by Glenorchy City Council. The proposed amendments seek to enable a wider range of innovation and high-tech uses, to enable additional uses that support workers and business and which promote collaboration, and to ensure that use and development within the area supports the development of a business park character and reasonably protects the amenity of users.

It is submitted that the proposed amendment ought to be considered under Section 37 of the *Land Use Planning and Approvals Act 1993* on the basis that it is consistent with the requirements of Section 32 and the objectives of the Act.

APPENDIX A
Certificate of Title

APPENDIX B
Owner Consent



Johnstone McGee & Gandy Pty Ltd

ABN 76 473 834 852 ACN 009 547 139

www.jmg.net.au

HOBART OFFICE
117 Harrington Street
Hobart TAS 7000
Phone (03) 6231 2555
infohbt@jmg.net.au

LAUNCESTON OFFICE
49-51 Elizabeth Street
Launceston TAS 7250
Phone (03) 6334 5548
infohbn@jmg.net.au

