
From: Lyndal Byrne <Lyndal.Byrne@gcc.tas.gov.au>
Sent: Monday, 17 July 2023 12:17 PM
To: TPC Enquiry
Subject: PLAM_22_08 technopark to Glenorchy LPS_ S40F certification documents
Attachments: PLAM_22_08 Technopark_Certified Amendment_14 July 2023.pdf; PLAM-22 08_ Amendment Documents PPZ Technopark.docx; PLAM_22_8 TasWater referral_TWDA 2022-01764-GCC.pdf; PLAM_22_08 GPA meeting to prepare_10 July 2023.pdf; PLAM_22_08 GPA Attachments_10 July 2023.pdf; PLAM-22_08Technopark S37 PSA_v1.4_Consultants Report.docx; PLAM-22 08 _Additional Information response_May 23.pdf; PLAM_22_08_Owners Consent_Nov22.pdf; PLAM_22_08 Technopark S37 PSAAppendix A titles.pdf; PLAM_22_08Title for 31 Innovation.pdf

Hi

At its meeting of 10 July 2023, the Glenorchy Planning Authority resolved to prepare planning scheme amendment PLAM22/08 to the Glenorchy Local Provisions Schedule

The Amendment seeks to modify the provisions of GLE-P2.0 Particular Purpose Zone – Technopark

Please find attached:

- Copy of certified amendment document
- Word version of the draft amendment
- Taswater Referral response
- 10 July 2023 GPA Report and attachments (decision to prepare and certify)
- Applicants Submitted Report, copy of titles and response to additional information request
- Applicants owner consent documents
- Title for 31 innovation Drive

Once the public advertising documents have been prepared they will be forwarded to you

The minutes of the 10 July meeting will be confirmed at the next GPA meeting, and provided to you then

If you have any questions – please call or email me

Thanks

LYNDAL BYRNE
Coordinator Strategic Planning



(03) 6216 6424 | www.gcc.tas.gov.au
Lyndal.Byrne@gcc.tas.gov.au | 374 Main Road, Glenorchy

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7. PLANNING SCHEME AMENDMENT REQUEST - TO AMEND THE PROVISIONS OF GLE-P2.0 PARTICULAR PURPOSE ZONE - TECHNOPARK – PROPERTIES IN INNOVATION DRIVE AND LONGREACH AVENUE, DOWSING POINT

Author: Senior Strategic Planner (Lyndal Byrne)

Qualified Person: Senior Strategic Planner (Lyndal Byrne)

Property ID: 3248429

REPORT SUMMARY

Application No.:	PLAM – 22/08
Applicant:	JMG Engineers & Planners on behalf of Department of State Growth
Owners:	Tasmania Development & Resources (State Growth) Glenorchy City Council The Herald and Weekly Times Pty Ltd S L Sainsbury and L E Ryan Youngco Nominees Pty Ltd Fidelity Investment Pty Ltd Tasmanian Networks Pty Ltd
Existing Zoning:	Particular Purpose Zone – Technopark
Existing Land Use:	Various uses across the site including call centres, factory/workshops and offices
Proposal in Brief:	To amend the Particular Purpose Zone to allow a greater diversity of uses
Representations:	Advertising occurs after the amendment is prepared
Recommendation:	Prepare and certify amendment, and exhibit for 28 days

REPORT IN DETAIL

EXECUTIVE SUMMARY

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

The amendment will provide opportunities to reinvigorate the site for business park use and supporting activities. The amendment also updates the existing control to provide clear definitions for Technopark activities, include additional provisions to address on and off-site impacts of discretionary uses, increase building height and reflect the writing style of the Tasmanian Planning Scheme.

The social, economic and environmental benefits of the proposal are:

- Increasing the range of complementary activities on site will support the growth and development of the area as a business park.
- Revising the provisions may reinvigorate the business park and create increased interest in the site for innovative and technologically advanced business opportunities and growth.
- Improving definitions and achieving a consistent written style to the rest of the planning scheme will reduce potential for misinterpretation of the provisions.

The social, economic and environmental consequences of the proposal are:

- The introduction of new uses has the potential to impact the operational requirements of the permitted business park activities which could impact on its economic viability. However, the amendment also introduces new standards to manage onsite and offsite amenity impacts which are considered to reduce the likelihood of this occurring.

On balance, the proposal is considered to be a fair, orderly and sustainable amendment to the planning scheme, and it is recommended that the planning authority prepare the amendment.

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

If prepared, the following two outcomes must occur:

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

If the planning authority resolves not to prepare the amendment, the applicant can appeal the decision to the Commission.

Any representations to the amendment will be considered at a future Glenorchy Planning Authority meeting, where modifications can be recommended. In response to the representations, the Planning Authority could also recommend that the Commission does not approve the amendment.

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

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

PROPOSED PLANNING SCHEME AMENDMENT

The amendment seeks to amend the existing GLE-P2.0 Particular Purpose Zone – Technopark (PPZ – Technopark), which applies to the area in Figure 1 below.

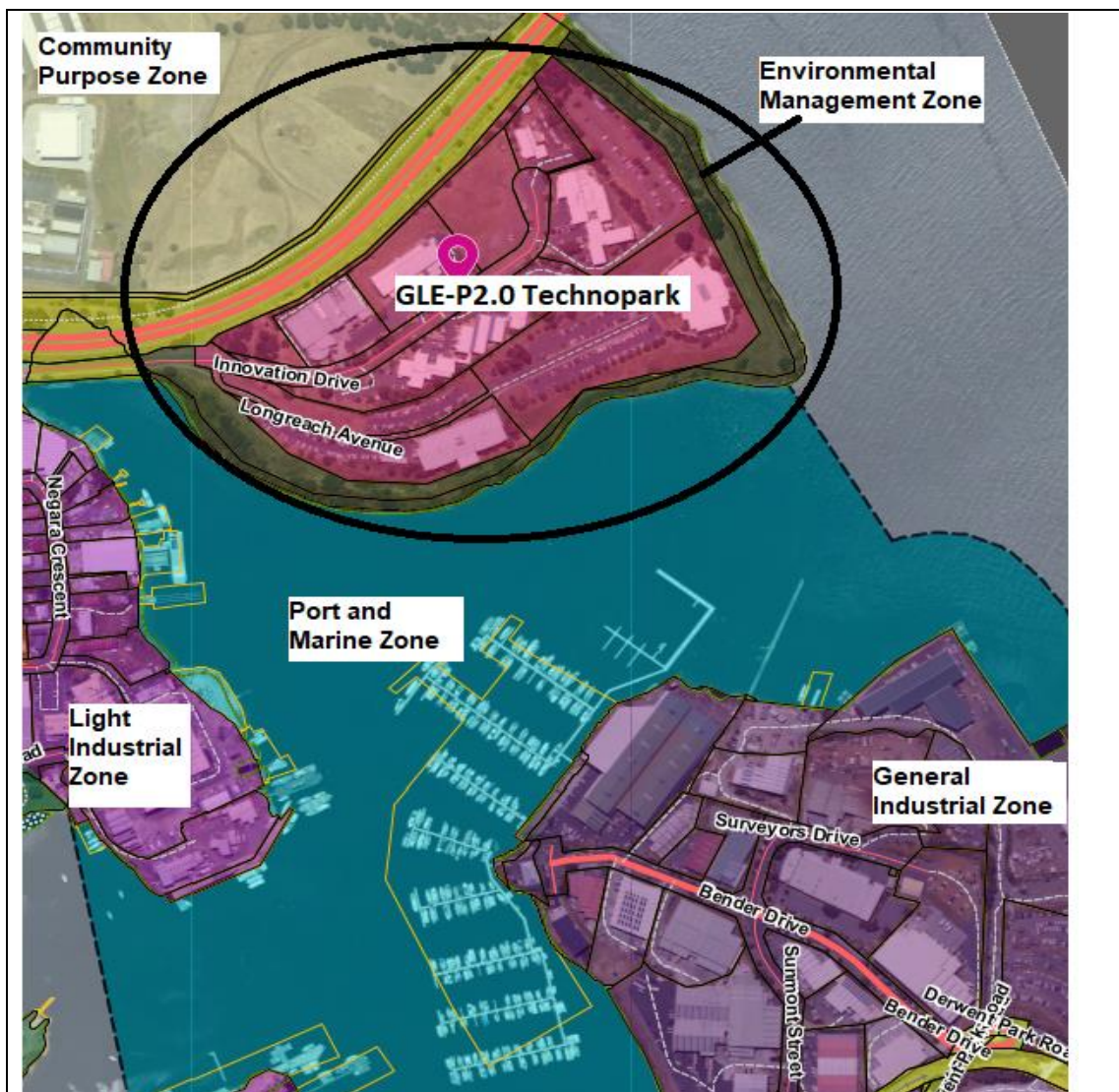


Figure 1 – the area of the PPZ – Technopark site, shown in the context of the zoning and the wider Prince of Wales Bay area.

The draft amendment seeks to modify the existing PPZ – Technopark to:

- Revise the purpose statements to clarify the role of the business park area.
- Include definitions to assist interpretation, particularly around the meaning of ‘advanced’ processes.
- Introduce new discretionary uses of:
 - child care (Educational and Occasional Care), if for local business and workers
 - Resource Processing if for advanced processes; and
 - Service Industry if directly supporting Technopark industries.
- Replace the *Noise and Dust, smell, fumes and other emissions* use standards with a Discretionary use standard to ensure Discretionary uses support the operation of the business park.
- Increase the acceptable solution for height from 8m to 12m.
- Revise various provisions to align with the writing style of the Tasmanian Planning Scheme.

The draft amendment documents are included in **Attachment 1** – Amendment Documents. The track changes show the recommended modifications to the current control.

SITE AND LOCALITY

Site characteristics

The site consists of 14 titles totalling about 11.5 hectares in area, located at the entrance to Prince of Wales Bay. Table 1, below, shows the sites, land use, title reference and owner details.

The site has been developed with a number of buildings and associated carparking areas and is well landscaped. 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, noting that Innovation Drive is a Council Road.

Table 1 – site, land use, title and owner details

Site	Land Use	Title Reference	Owner
30-38 Innovation Drive	Scientific & Technological Industry PLN-05-03543	PID: 1899265 CT: 131449/3	Tasmania Development & Resources State Growth – Economic Development)
29 Innovation Drive	Scientific & Technological Industry (Printers)	PID: 2586607 CT: 142759/4	Tasmania Development & Resources State Growth – Economic Development)

31 Innovation Drive	Printing Press (Scientific & Technological Industry)	PID: 2586594 CT: 142759/3	The Herald and Weekly Times Pty Ltd
33 Innovation Drive	Scientific & Technological Industry (Printers)	PID: 2586586 CT: 142759/2	Tasmania Development & Resources State Growth – Economic Development)
35 Innovation Drive	Construction of Engineering Technology (Research and Development)	PID: 2586578 CT: 142759/1	Tasmania Development & Resources State Growth – Economic Development)
40-44 Innovation Drive	Science & Technology Industry (Data Centre / Call Centre)	PID: 1899249 CT: 144400/1	Tasmania Development & Resources State Growth – Economic Development)
52-54 Innovation Drive	High Technology (Manufacturing and Processing)	PID: 7429598 CT: 32472/1	S L Sainsbury and L E Ryan
5 Longreach Avenue	Call Centre	PID: 1964303 CT: 133696/1	Youngco Nominees Pty Ltd
1-3 Longreach Avenue	Science and Technological Industry (call centre)	PID: 2972997 CT: 133696/2	Fidelity Investment Pty Ltd
1-3 Longreach Avenue	Science and Technological Industry (call centre)	PID: 2972997 CT: 133696/3	Fidelity Investment Pty Ltd
33A Longreach Avenue	Substation (Utilities)	PID; 1894253 CT: 50589/1	Tasmanian Networks Pty Ltd
Footway	Footway	CT: 32472/6	Glenorchy City Council
Innovation Drive Road Reserve	Innovation Drive Road Reserve	CT: 32472/5	Glenorchy City Council
Innovation Drive Road Reserve	Innovation Drive Road Reserve	CT: 129313/1	Glenorchy City Council

The site is subject to C12.0 Flood-Prone Areas Hazard Code (see Figure 2) and a very small portion of 5 Longreach Avenue is included in a Medium Active Hazard Band under C15.0 Landslip Hazard Code (see Figure 3). The mapped polygon of the priority vegetation overlay applies to a small portion of 5 Longreach Avenue (see Figure 4).

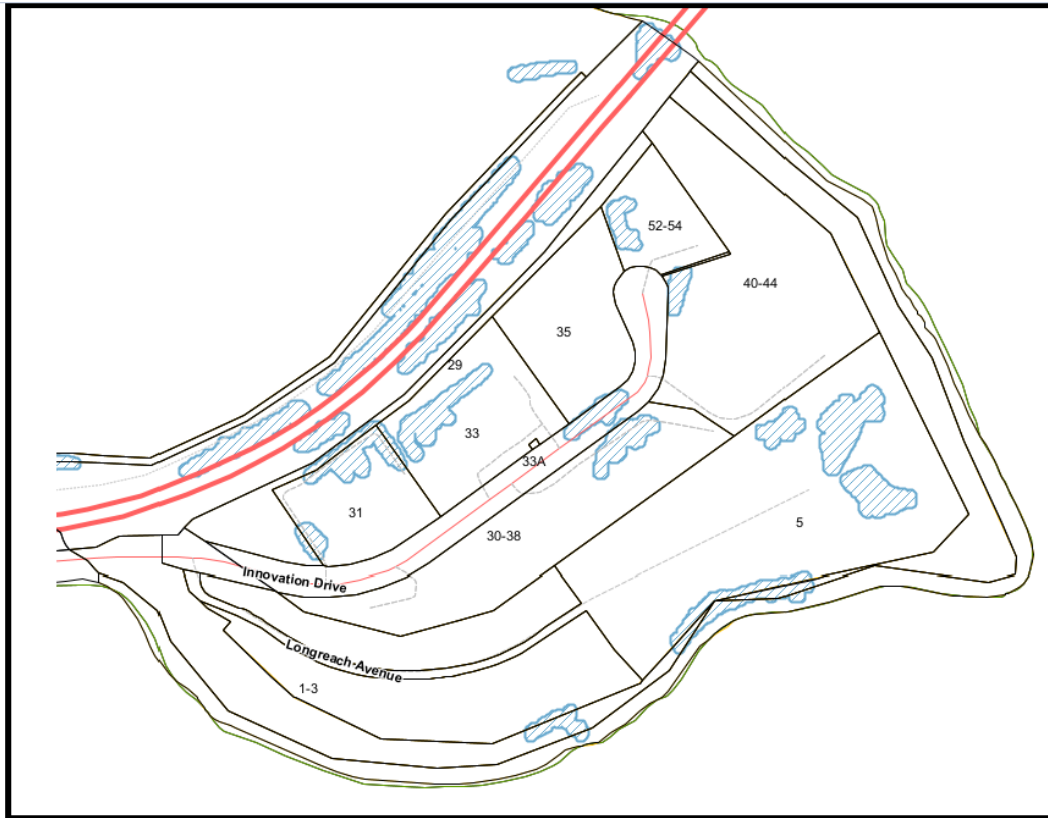


Figure 2 – Flood-prone hazard areas hatched

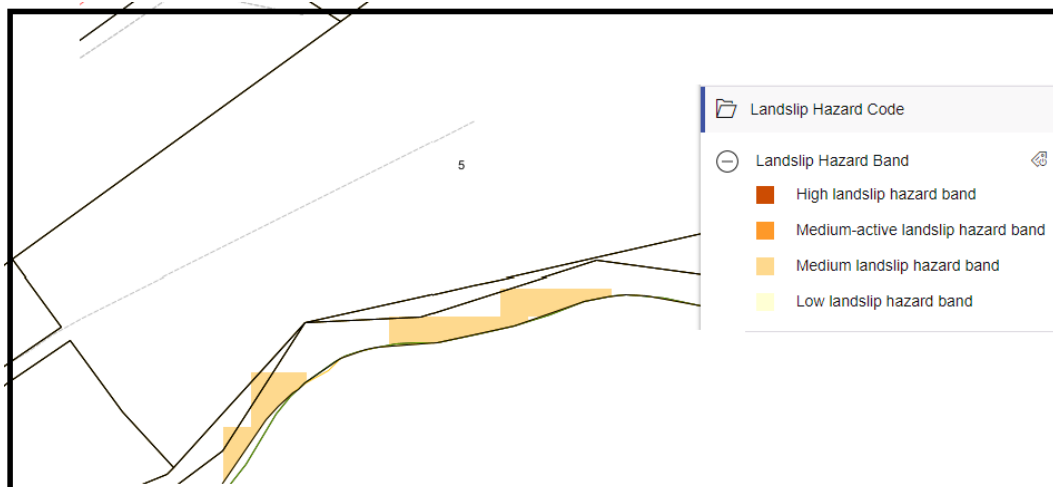


Figure 3 – Area of 5 Longreach Avenue within a Medium landslip hazard band

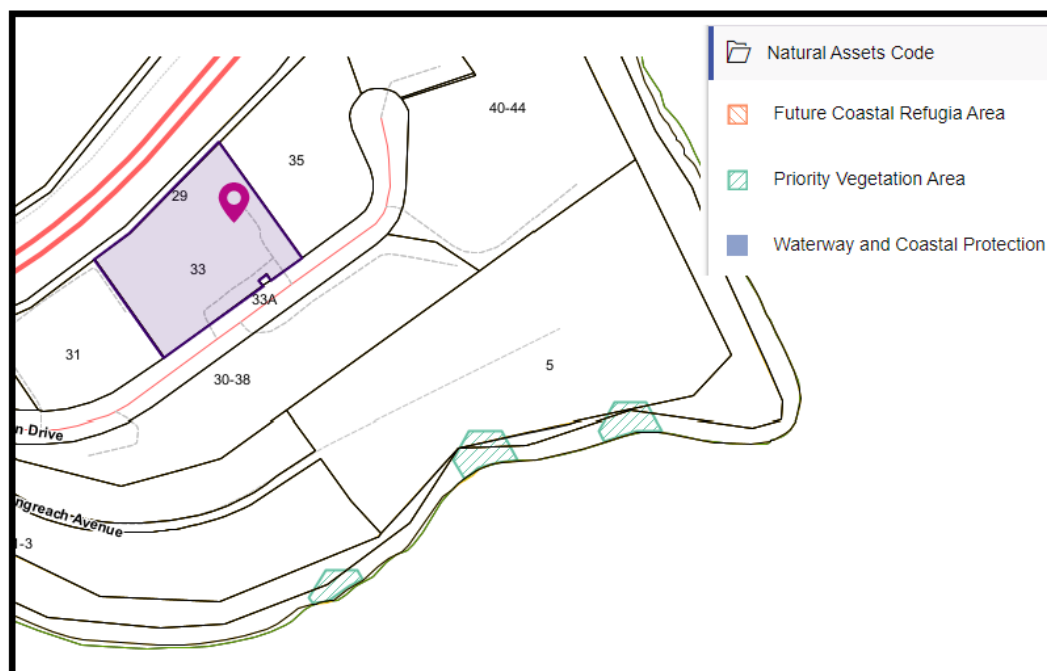


Figure 4 – Portions of 5 Longreach Avenue affected by the Priority Vegetation Overlay

Adjoining land

The site sits near the edge of the municipality, with the Derwent River (and Bowen Bridge) to the north-east and the Commonwealth Army Barracks to the north-west. The Prince of Wales Bay (water) is to the south and southwest of the site separated by a strip of council reserve land. The broader surrounding area is a mix of industrial uses (including warehousing) and marine activities with residential uses further to the southwest. The area is approximately 2.2km northeast of the Glenorchy Principal Activity Centre and 2.4km north of the Moonah Major Activity Centre.

With respect to the zoning, Figure 1 shows that the site abuts the Utilities Zone (Goodwood Road) to the northwest and a strip of land in an Environmental Management Zone to the northeast, south and west, owned by Council. The wider area includes General and Light Industrial zoned land with the Port and Marine Zone over the bay.

Infrastructure

The site is in an area fully serviced by Tas Water for reticulated water and sewerage. The site is also within the Urban Growth Boundary.

Environmental values

The site has been developed for urban purposes and, noting the mapping polygon for priority vegetation does include part of the site, no priority vegetation or environmental values are present on the land.

Social and Economic Values

The site is considered to have significant economic values noting that it forms part of the Prince of Wales Bay marine industry precinct, which is identified in the *Southern*

Tasmania Regional Land Use Strategy 2010 – 2035 (STRLUS) as having strategic economic potential.

On their website, the Department of State Growth note that the Technopark site *develops, supports and markets viable, sustainable and internationally competitive technology and innovation-based industry in Tasmania*, and that its purpose is to encourage growth in this sector. The site currently accommodates about 20 companies employing more than 500 people.

BACKGROUND

Owner's consent

The proposed amendment applies to all of the land within PPZ – Technopark. At the time of lodging the request on 27 October 2022, the Department of State Growth (DSG) were unable to gain owner's consent from the land owners at 31 Innovation Drive. DSG provided a letter to Council indicating they had tried to contact the owners, then Davis Brothers Pty Ltd, on 3 occasions (27 June, 15 August and 2 September 2022), but to no avail. Once the additional information was lodged, in May 2023, a review of the title information for 31 Innovation Drive revealed that the Herald and Weekly Times Pty Ltd became the new registered land owners on 2 September 2022. The applicant has been asked to contact the new owners however they have not provided an update in the time frame for preparing this report.

It is open to the Planning Authority under Section 40D(b) of the *Land Use Planning and Approvals Act 1993* (LUPAA), to prepare an amendment 'of its own motion'. Decisions under this section of LUPAA are generally made when council planning officers are proposing a planning scheme amendment, so owner's consent is not required.

At the time of lodging, based on the efforts undertaken by DSG to contact the land owners (at that time) and seek their consent to the amendment, council officers determined to progress the amendment with the aim of recommending that the GPA consider if it is appropriate to include the land at 31 Innovation Drive as part of the amendment under S.40D (b).

It should be noted that all property owners (and the applicant) still have the ability to make a representation on the planning scheme amendment should it be prepared and publicly exhibited. Council officers consider it appropriate to put to the GPA the recommendation that the amendment be prepared of the planning authority's own motion with respect to 31 Innovation Drive, Dowsing Point.

Prince of Wales Bay Marine and Innovation Master Plan, October 2021

The Prince of Wales Bay Marine and Innovation Master Plan (the POWB Master Plan) was endorsed by Council at its meeting of 25 October 2021 and includes the PPZ – Technopark area. The Masterplan vision is:

The Prince of Wales Bay Precinct is a collaborative and competitive hub of maritime industries in southern Tasmania which attracts diverse and complementary businesses. It functions as a one-stop destination for all maritime related activity.

ASSESSMENT / STRATEGIC OUTCOMES

Assessment of proposed controls

The draft amendment included in **Attachment 1** is a combination of the applicant's requested changes and further changes recommended by council officers.

Council officer recommended changes

The applicant's request proposed changes to the existing PPZ Technopark control (these changes are shown in **Attachment 2**).

Council officers are generally supportive of the proposed changes but recommend some further changes to improve clarity and workability of the provisions. These changes are included in **Attachment 3**, with the officer changes shown as track changes to the PPZ -Technopark as submitted by the applicant.

The Council officer recommended changes are:

- Redrafting of the zone purpose statements to remove repetition.
- Deletion of the proposed Local Area Objectives, as these new controls had no work to do in assessment and were essentially replicated in the discretionary standard GLE-P2.5.1 P1 and P2.
- Inclusion of new definitions for 'advanced business model', 'advanced manufacturing' and 'advanced process' to enable consistent interpretation of the uses.
- Changes to the qualifications in the use table to include the new definitions.
- Inclusion of A2 and P2 to GLE-P2.5.1 Discretionary uses to address onsite and off-site amenity impacts, replicating the intent of the former standards on *Noise and Dust, smell, fumes and other emissions*.
- Rewording standards to align with the writing style required for new planning scheme provisions.

The applicant was provided with a copy of these changes and indicated general support.

It is noted that the applicant retains a right to make a representation on the amendment, and any of the proposed changes made by Council officers, during the public exhibition period (if the amendment is prepared).

Merits of the draft amendment

This section provides a discussion on the merits of the draft control (which incorporates council officer changes).

- Revise the purpose statements to clarify the role of the business park.
These changes clarify the role of the business park and delete purpose statements which are duplicated or more appropriately addressed in the relevant standards (such as design outcomes).
- Include definitions to assist interpretation, particularly around the meaning of 'advanced processes' and 'advanced manufacturing'.

Historically, the terms used in the PPZ Technopark have been considered cumbersome and open to interpretation. Clear definitions enable the applicant, council officers, and the community to understand the intent and expected outcomes of the controls.

- Introduce new discretionary uses of:
 - Educational and Occasional Care (child care), if for local business and workers
 - Resource Processing if for advanced processes; and
 - Service Industry if directly supporting technopark industries.

The applicant has indicated that these additional uses will assist in enabling *‘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.’*

It is considered that the qualifications to support local business for the childcare centre and Service Industry uses will ensure the business park focus is maintained. The introduction of Resource Processing, with clear definitions around ‘advanced processes’ and the new Discretionary use standard, will ensure that the site retains its focus as a business park but enables a broader range of activities to support this function.

- Replace the *Noise and Dust, smell, fumes and other emissions* use standards with a *Discretionary use* standard to ensure discretionary uses support the operation of the business park and ensure those new uses do not have a negative impact on the operation of other permissible uses.

The removal of the two existing standards replicates the approach under the Tasmanian Planning Schemes to consider these aspects of development under the *Environment Management and Pollution Control Act 1994*. However, given the amendment will allow for a sensitive use (childcare), it is considered that some level of protection for this use is required. It is considered that the new standard will provide protection for new sensitive uses, but also ensure that sensitive uses must be designed to ‘self-protect’ themselves from other uses that may cause emissions and ensure there is not a detrimental or ‘reverse-amenity’ impact on the operation of other uses on the site.

The standard also ensures that the proposed new uses (Resource Processing and Service Industry) do not undermine the role of the site as a business park, by requiring a discretionary use to either support local business and workers or by promoting collaboration, innovation, and competitiveness within the business park.

- Increase the acceptable solution for height from 8m to 12m.

The increased building height in the zone reflects the site’s isolation from other sensitive zones and adopts the relative height limits of other zones such as the Commercial Zone which is also 12m. The amendment also removes the

maximum height limit included under P1 of the current standard which is inconsistent with the qualitative operation of Performance Criteria.

- Revise various provisions to align with the writing style of the Tasmanian Planning Scheme.

It is noted that the introduction of the Glenorchy Local Provisions Schedule allowed a direct translation of existing local provisions, such as the subject PPZ Technopark. However, as an amendment is now being sought, the drafting style of the provision must align with that of the Tasmanian Planning Scheme. This has required some additional style and grammar changes to various standards.

It is considered that the modifications to the PPZ Technopark planning scheme control, subject to the changes recommended by Council officers, are appropriate for consideration through the planning scheme amendment process.

Local Strategy, Policy and Impacts

Strategy and Policy

The Department of State Growth – Tasmania Development and Resources (DSG) is the main landholder within the PPZ Technopark area and promotes the site as a business park.

The site's location and secure perimeter enable a higher level of security well suited to technology, innovation, research and development, advanced manufacturing, science and communications uses. The PPZ Technopark's location within Prince of Wales Bay presents the opportunity to support any advanced manufacturing process associated with marine industries and also means there are limited impacts on surrounding land.

The PPZ Technopark planning scheme control seeks to support, market and enable the development of sustainable and internationally competitive technology and innovation-based industry in Tasmania. Further, DSG seek to foster a culture of innovation and to help tenants to commercialise innovative products, processes and services to enable the growth of this industry.

DSG have indicated that expanding the use classes and refining the provisions of the PPZ Technopark planning controls would reinvigorate the business park and provide increased opportunities for growth and development, enabling it to maintain its competitive positioning in these key sectors.

A revision of the planning controls to achieve these goals is supported noting the economic value of the business park at both a State and local level. Promoting economic growth in the PPZ Technopark area also aligns with local strategy, specifically:

- The POWB Master Plan, which extends over the PPZ Technopark area and includes the following key strategic objective:

2.3 Work with State Growth to position Technopark as a destination for R&D for advanced manufacturing and maritime industries.

- The *Glenorchy Strategic Plan 2023-2032*, which seeks to encourage investment and create job opportunities to help our City prosper as part of the Open for Business strategy.

Infrastructure Impacts

The site is fully serviced and located inside the Urban Growth Boundary. Any new development opportunities that the amendment will facilitate will need to be assessed to consider impacts on infrastructure. However, as the planning provisions currently allow for a range of uses on the land, including Manufacturing and Processing, the additional uses of Resource Processing and Service Industry are unlikely to create broader demand on infrastructure than these uses.

Environmental and Amenity Impacts

The PPZ Technopark is about 250m from land within a residential zone, which will assist in minimising any negative impacts from proposed new uses on residential amenity. The C9.0 Attenuation Code will apply to any activities that are identified as having potential impacts on residential uses within the attenuation area.

The revised controls, subject to officer recommended changes, include provisions to assess and manage emissions and amenity impacts caused by new discretionary uses (such noise impacts from childcare activities and service industries) on other uses within the site, as well as requiring new sensitive uses to mitigating the impacts from noise and other emissions, to ensure they do not adversely impact on the operations of these existing uses.

Assessment outside of the planning system for stormwater management under the *Urban Drainage Act 2013*, will address issues relevant to water quality given the proximity of the Derwent River.

Contaminated land

The amendment would allow childcare (a sensitive use) to be considered as a discretionary use on the site. However, the land at 33 Innovation Drive has been used for 'printing' which is listed in Table C14.1 Potentially Contaminating Activities (both Print Applied Technology and Print Mail Logistics).

If the use of *Educational and Occasional Care* (childcare centre) is proposed on 33 Innovation Drive, C14.0 Potentially Contaminated Land Code and its application under C14.2.1 would be triggered. As the majority of sites within the subject area have not included any potentially contaminating activity, and that the sensitive use cannot achieve a 'no permit required' pathway, it is considered that as the use may be suitable for other sites (or potentially the subject site if it meets the Code standards) and should be afforded consideration within the Technopark site. It is considered that the application of C14.0 Potentially Contaminated Land Code will ensure that the amendment is consistent with the National Environment Protection Measures (NEPMs) on site contamination.

Social and economic impacts

The amendment facilitates the broadening of uses within the business park which DSG consider will improve the economic function of the site.

The clarification of various provisions, including through the introduction of definitions, within the control, improves consistency in decision making which benefits the owners and occupiers of the land, Council and the community.

Regional Strategy and Policy

For the amendment to be approved, compliance with the *Southern Tasmania Regional Land Use Strategy 2010-2035* (STRLUS) must be demonstrated.

The amendment promotes, and is consistent with, the following key regional policies:

- SEO 1 Support and protect strategic economic opportunities for Southern Tasmania.
- SEO 1.1 Protect the Prince of Wales of Bay Marine Industry precinct from use and development which would compromise its strategic economic potential.

The proposed amendment seeks to strengthen the technology, innovation, research and development, advanced manufacturing, science and communications activities within the area to support the development of a regional economic hub in Southern Tasmania for maritime and innovation industries.

(See **Appendix 1** Statutory Assessment – Response to criteria requirements for Local Provisions Schedule under LUPAA, for assessment of the amendment against the relevant STRLUS policies.)

State Strategy and Policy

To be approved, the amendment must be consistent with State policy.

The amendment is subject to the *State Coastal Policy 1996*, as the subject land is within 1km of the high-water mark. The site is already zoned PPZ - Technopark and is within an established urban area. The land is also already cleared and heavily altered by previous human activity. The land is adjacent to an Environmental Management Zone which separates the site from the Derwent River and any potential coastal hazards, such as coastal inundation.

The amendment will not alter the application of the Natural Assets Code (Waterway and Coastal Protection Overlay) or the Coastal Inundation Hazard Overlay.

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

As discussed above, C14.0 Potentially Contaminated Land Code will enable any potentially contaminated land impacts to be addressed should the land at 33 Innovation Drive be used for a sensitive use (or developed for any other use, if not exempt from the Code). Further, the draft controls require the mitigation of off-site impacts to sensitive uses which is consistent with the objectives of the NEPMs, which are automatically adopted as State Policies under section 12A of the *State Policies and Projects Act 1993* and are administered by the Environment Protection Authority.

(See **Appendix 1** Statutory Assessment - Response to criteria requirements for Local Provisions Schedule under LUPAA, for assessment of the amendment against the relevant State policies.)

Statutory considerations

Section 32 of LUPAA provides for the contents of a Local Provisions Schedule (LPS), and Section 34 outlines the LPS Criteria.

The amendment seeks to update an existing PPZ which is a planning tool available under the State Planning Provisions and has been applied consistently with the requirements under *Section 8A Guideline No 1 – Local Provisions Schedule (LPS): zone and code application*.

However, as a PPZ is being used, it must meet the additional requirements under S32(4) which requires that a LPS may only include these local provisions where:

- (a) *a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*
- (b) *the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

It is noted that the POWB Master Plan acknowledges that *'the POWB precinct is a functioning marina as well as an established defence, **technology, innovation, shipping, commercial, industrial as well as residential precinct**'* (p.6). Further, the DSG identify the Technopark as a key business incubator that develops, supports and markets viable, sustainable and internationally competitive technology and innovation-based industry in Tasmania, as well as accommodating about 20 companies employing more than 500 people.

As the use and development facilitated by the PPZ plays a significant economic role at a State, regional and local level, it is considered the application of the provision satisfies the requirements of Section 32(4)(a).

The amendment is considered to meet the remaining elements of Section 34 and is consistent with the LPS criteria.

(See **Appendix 1** Statutory Assessment - Response to criteria requirements for Local Provisions Schedule under LUPAA, for assessment of the amendment against the requirements of these provisions.)

31 Innovation Drive and owner's consent

The owners of 31 Innovation Drive have not provided consent to the amendment, which is required under S37 of LUPAA. It is noted that ownership of the land was changing at the time of lodging the amendment request. The DSG has tried to contact the current land owner and seek their consent, but no update was available prior to finalising this report.

It is open to the Planning Authority under Section 40D(b) of LUPAA, to prepare an amendment 'of its own motion' if it considers the amendment has merit.

The proposed control will facilitate a broader range of uses on the land, it will not remove the ability to operate and/or expand current uses. The proposed controls also include new definitions to improve clarity and redraft the controls so they are consistent with the style of the State Planning Provisions - generally maintaining the intent of the current control.

Leaving the subject land out of the amendment would leave a 'gap' in the control and is not considered orderly planning. If the site is not included in the amendment, it is likely that the Commission would reject the amendment.

It is noted that the current landowner (and all landowners) will be notified of the draft amendment and have the opportunity to make a representation.

Given the amendment is considered to provide more opportunities on the site, it is considered reasonable for the GPA to include the property at 31 Innovation Drive, Dowsing Point in the amendment under S40D(b).

CONCLUSIONS ON THE AMENDMENT

The amendment seeks to update the existing PPZ – Technopark control to support the operation of a key State business park. The modifications to the controls will improve the viability of the site and ensure that the range of uses allowed onsite can work well together and mitigate any negative amenity impacts. The amendment also improves the clarity and readability of the controls and reduces opportunities for misinterpretation of the controls.

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

Recommendation:

- 1 That pursuant to Section 40D (a)(i), and for 31 Innovation Drive pursuant to Section 40D (b), of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agrees to prepare Amendment PLAM-22/08 to the Glenorchy Local Provisions Schedule to amend the provisions of GLE-P2.0 Particular Purpose Zone – Technopark as shown in **Attachment 1**.
- 2 That having decided to prepare the amendment, the Planning Authority certifies pursuant to Section 40F of the *Land Use Planning and Approvals Act 1993* that the draft amendment meets the *Land Use Planning and Approvals Act 1993*.
- 3 That, in accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment on public exhibition for a period of 28 days.

Attachments/Annexures

- 1 Amendment Documents
[⇒](#)
- 2 Applicants requested amendment
[⇒](#)
- 3 Officer recommended changes to applicants request
[⇒](#)

Appendix 1 Statutory Assessment – Response to criteria requirements for Local Provisions Schedule under LUPAA

Section 34(2) of LUPAA requires a relevant planning instrument to meet all of the following criteria:

(a) contains all the provisions that the SPPs specify must be contained in an LPS

The amendment seeks to modify the existing GLE-P2.0 Particular Purpose Zone – Technopark (PPZ P2.0 – Technopark). There are no changes to associated maps, overlays or lists associated with the amendment.

(b) is in accordance with [section 32](#)

This section identifies the technical aspects of a LPS such as inclusion of zone maps and overlays, and what additional local provisions can be included, if permitted to do so under the SPPs, to add to or override the SPPs.

Section 32(4) identifies that a LPS may only include these additional local provisions where:

(a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area;
or

(b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

The amendment seeks to modify the existing GLE-P2.0 PPZ– Technopark. The applicant has argued that the area of land occupied by the Technopark has particular economic and spatial qualities that require provisions that respond to the unique location and mix of uses of the site. The applicant noted that the *Prince of Wales Bay Marine and Innovation Master Plan* (the POWB Master Plan), adopted by Council in October 2021 applies to the subject land. The purpose of the POWB 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). It is also indicated in the POWB Masterplan 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).

The applicant considers that, as a key part of the land area covered by the POWB Masterplan, the Technopark area 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 of the POWB Masterplan). Further, the applicant considers that 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.

The Technopark site is identified on the DSG website as a key business incubator that develops, supports and markets viable, sustainable and internationally competitive technology and innovation-based industry in Tasmania, as well as accommodating about 20 companies employing more than 500 people.

The site is recognised under the STRLUS SEO 1.1 as a site of strategic economic potential.

Acknowledging the role of the site, as recognised within the POWB Masterplan, the STRLUS and by the DSG, it is considered that the use and development to which the provisions relates is of significant economic value to both the State and the region, and satisfies the requirements of Section 32(4)(a).

(c) furthers the objectives set out in Schedule 1 of LUPAA

Assessment of the amendment against the Schedule 1 objectives is provided in the following table.

Part 1 Objectives	Comment
(a) <i>to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The land is cleared, and while it abuts the river, existing controls under the Environmental Management Zone and Natural Assets Code protect natural values. Stormwater and wastewater will be managed as part of any future development application assessment under the requirements of the <i>Water and Sewerage Industry Act 2008</i> .

	<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>
<p>(b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water</i></p>	<p>The amendment will provide for the orderly use of land by continuing to allow 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 wastewater <p>Any future development will be required to comply with the existing provisions of the Planning Scheme codes applicable to the site and the proposal.</p> <p>Accordingly, the amendment is considered to further Objective (b) of Part 1.</p>
<p>(c) <i>to encourage public involvement in resource management and planning</i></p>	<p>The statutory process for assessment of amendments involves a public notification period. Any representations received will be considered by the Planning Authority. The Planning Authority is required to report on any representations to the Tasmanian Planning Commission, which in turn may hold public hearings into representations.</p> <p>Accordingly, the amendment is considered to further Objective (c) of Part 1.</p>
<p>(d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i></p>	<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 and communications uses that will facilitate economic development.</p> <p>Accordingly, the amendment is considered to further Objective (d) of Part 1.</p>

<p>(e) <i>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>	<p>Community, industry and other government agencies will have the opportunity to comment on the amendment controls during the exhibition process.</p> <p>Accordingly, the amendment is considered to further Objective (e) of Part 1</p>
<p>Part 2 Objectives</p>	
<p>(a) <i>to require sound strategic planning and co-ordinated action by State and local government</i></p>	<p>The proposal has been considered against the Southern Tasmania Regional Land Use Strategy and found to be consistent with the strategy.</p> <p>Accordingly, the amendment is considered to further Objective (a) of Part 2.</p>
<p>(b) <i>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</i></p>	<p>The amendment seeks to modify the existing GLE-P2.0 PPZ – Technopark. The modified controls are consistent with the structure and format for the PPZ as outlined in the SPP provisions.</p> <p>Accordingly, the amendment is considered to further Objective (b) of Part 2.</p>
<p>(c) <i>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</i></p>	<p>The site comprises previously cleared land. The amendment would enable the continued use of the site for technology, innovation, research and development, advanced manufacturing, science and communications uses 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>

<p>(d) <i>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</i></p>	<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>
<p>(e) <i>to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</i></p>	<p>The amendment is not combined with a planning permit application and seeks to modify existing provisions. The modified standards within PPZ P2.0 Technopark do not remove or change any requirements for assessment under other related approval requirements.</p> <p>In this regard, the amendment is considered to further Objective (e) of Part 2.</p>
<p>(f) <i>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</i></p>	<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) <i>to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i></p>	<p>It is understood that the strip of land between the site and the river may contain potential Aboriginal Heritage. There may also be similar values present on the subject land, noting that the site is already developed. It is also noted that the Tasmanian planning system is not integrated with the <i>Aboriginal Heritage Act 1975</i>. Should the amendment be prepared Aboriginal Heritage Tasmania would be advised of the exhibition under S40FA.</p> <p>There are no other values applicable under this part on the site that would be impacted by the amendment.</p>

	Accordingly, the amendment is considered to further Objective (g) of Part 2.
(h) <i>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</i>	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.
(i) <i>to provide a planning framework which fully considers land capability.</i>	The amendment seeks to modify the existing controls applying to the land and may bring opportunity for the more efficient use of land and redevelopment of some underutilised parcels. The amendment does not affect the attainment of this objective and can be considered to further Objective (i) of Part 2.

(d) is consistent with each State policy;

Assessment of the amendment against the various policies is provided in the following table

State Policy	Comment
<i>State Policy on the Protection of Agricultural Land 2000.</i>	The proposal does not involve the conversion of prime agricultural land to non-agricultural use.
<i>State Policy on Water Quality Management 1997</i>	The proposed amendment per se would not result in an increase in sediment transport to surface waters.

<p>Specific outcomes to achieve water quality objectives are specified under the following divisions:</p> <ul style="list-style-type: none"> ▪ Division 1 – Measure to achieve policy objectives ▪ Division 2 – Management of point sources of pollution ▪ Division 3- Management of diffuse sources of pollution. 		
<p><i>State Coastal Policy 1996.</i></p> <p>The key principles are:</p> <ul style="list-style-type: none"> ▪ Natural and Cultural values of the coast shall be protected ▪ The coast shall be used and developed in a sustainable manner ▪ Integrated management and protection of the coastal zone is a shared responsibility. 	<p>The subject site is 15m from the high water mark. As the site is within the coastal zone, an assessment against the three main principles that guide Tasmania’s State Coastal Policy is provided below</p>	
	<p>Principles</p>	<p>Response</p>
	<p>Natural and Cultural values of the coast shall be protected.</p>	<p>The site is already zoned PPZ and within an existing established urban area. The land is also already cleared and heavily altered by previous human activity. The land is adjacent an Environmental Management Zone which separates the site from the Derwent River and any potential coastal hazards, such as coastal inundation.</p> <p>The amendment will not alter the Natural Assets Code (Waterway and Coastal Protection Overlay) or the Coastal Inundation Hazard Overlay.</p> <p>Facilitating the use and development of the land as proposed in the amendment is not expected to have a detrimental impact on the natural and aesthetic qualities of the coastal environment.</p>

		<p>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 <i>Environmental Management and Pollution Act 1994</i> (EPMCA).</p>
	<p>The coast shall be used and developed in a sustainable manner.</p>	<p>As identified above, this portion of the coast is highly urbanised and already developed and used for urban activities. Supporting further uses on the subject land reduces the need to expand the Urban Growth Boundary and potentially impact on areas of the coast which are undeveloped.</p>
	<p>Integrated management and protection of the coastal zone is a shared responsibility.</p>	<p>The proposed modifications to the existing PPZ– Technopark will not have a negative impact on the ability to appropriately manage the coastal zone.</p>
<p><i>National Environmental Protection Measures</i></p> <p>National Environment Protection Measures (NEPM) are automatically adopted as State Policies under section 12A of the <i>State Policies and Projects Act 1993</i> and are administered by the Environment Protection Authority.</p> <p>The NEPMs relate to:</p> <ul style="list-style-type: none"> ▪ ambient air quality ▪ ambient marine, estuarine and fresh water quality 	<p>The applicant seeks opportunities for a sensitive use on the site (childcare). The applicant’s submitted information indicates that a desktop analysis of past uses on the site has indicated there is no known historical or site investigation evidence that the site is contaminated (or potentially contaminated), and that contamination by the current uses is also unlikely.</p> <p>However, the list of historical uses provided by the applicant includes the activity of ‘printing’ which is listed in Table C14.1 Potentially Contaminating Activities, which is known to have occurred at 33 Innovation Drive (both Print Applied Technology and Print Mail Logistics).</p> <p>Should a use of <i>Educational and Occasional Care</i> (childcare centre) be proposed on 33 Innovation Drive, C14.0 Potentially Contaminated Land Code and its application under C14.2.1 would be triggered. As the majority of sites within the subject area have not included any potentially contaminating activity, and the sensitive use cannot achieve a ‘no permit</p>	

<ul style="list-style-type: none"> ▪ the protection of amenity in relation to noise (but only if differences in markets for goods and services) ▪ general guidelines for the assessment of site contamination ▪ environmental impacts associated with hazardous wastes ▪ the re-use and recycling of used materials. <p>Principle 5 of the NEPMs states that planning authorities <i>'that consent to developments, or changes in land use, should ensure a site that is being considered for development or a change in land use, and that the authorities ought reasonably know if it has a history of use that is indicative of potential contamination, is suitable for its intended use.'</i></p>	<p>required' pathway, it is considered that as the use may be suitable for other sites and should be afforded consideration within the Technopark site. It is considered that the application of C14.0 Potentially Contaminated Land Code will ensure that the amendment is consistent with the NEPMs on site contamination.</p> <p>The Discretionary use standard also seeks to mitigate and manage the impacts from other emissions (ie particulates) and is therefore consistent with the provisions are air quality under the NEPM.</p>
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(da) satisfies the relevant criteria in relation to the TPPs;

The Tasmanian Planning Polices have not been implemented.

(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates;

The regional land use strategy for Glenorchy is the *Southern Tasmanian Regional Land Use Policy 2010-2035 (STRLUS)*. Comments against the relevant STRULS strategies are provided below:

Relevant STRLUS strategies	Comment
<p>Biodiversity and Geodiversity</p> <p>BNV 1: Maintain and manage the region’s biodiversity and ecosystems and their resilience to the impacts of climate change</p> <p>BNV 1.2: Recognise and protect biodiversity values deemed significant at the local level and ensure that the planning schemes:</p> <p>(a) specify the spatial area in which biodiversity values are to be recognised and protected; and</p> <p>(b) implement an ‘avoid, minimise, mitigate’ hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values.</p>	<p>The amendment seeks to modify controls that apply to urban land already well developed with buildings and infrastructure.</p> <p>The proposed amendment will not alter existing codes or overlays that apply to the land or adjoining land, which identify and manage biodiversity (ie Natural Assets Code).</p> <p>It is considered that the amendment is consistent with these strategies.</p>
<p>Water resources</p> <p>WR 1: Protect and manage the ecological health, environmental values and water quality of surface and groundwater, including waterways, wetlands and estuaries.</p>	<p>Noting that the SPPs contain no controls (such as a Stormwater Management Code) to assess possible impacts on water quality during assessment of a development proposal, there is the ability to apply conditions to address stormwater volume and quality under Clause 6.11.2 (g).</p> <p>It is considered that the amendment is consistent with these strategies.</p>
<p>The Coast</p> <p>C 1: Maintain, protect and enhance the biodiversity, landscape, scenic and cultural values of the region’s coast.</p>	<p>As noted above, the amendment seeks to modify controls apply to urban land already well developed with buildings and infrastructure and located within the Urban Growth Boundary. The subject land is also separated from the Derwent River by a strip of land zoned Environmental Management.</p>

<p>C 2 Use and development in coastal areas is to be responsive to the effects of climate change including sea level rise, coastal inundation and shoreline recession.</p> <p>C 2.2 Growth is to be located in areas that avoid exacerbating current risk to the community through local area or structure planning for settlements and the Urban Growth Boundary for metropolitan area of Greater Hobart.</p>	<p>The proposed amendment will not alter existing codes or overlays that apply to the adjoining strip of land which also identifies and manages biodiversity (ie Natural Assets Code) and inundation (Coastal Inundation Hazard Code)</p> <p>It is considered that the amendment is consistent with these strategies.</p>
<p>Managing Risks and Hazards</p> <p>MRH 2: Minimise the risk of loss of life and property from flooding.</p> <p>MRH 2.1: Provide for the mitigation of flooding risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by avoiding locating sensitive uses in flood prone areas.</p> <p>MRH 2.2: Include provisions in the planning scheme for use and development in flood prone areas based upon best practice in order to manage residual risk.</p>	<p>Sections of the subject land are included within the Flood-prone Hazard Area Overlay. This will ensure that any potential flood impacts to new use and development are addressed under the Flood Prone Areas Code.</p> <p>It is considered that the amendment is consistent with these strategies.</p>
<p>Physical Infrastructure</p> <p>PI 1 Maximise the efficiency of existing physical infrastructure.</p> <p>P1 1.1 Preference growth that utilises under-capacity of existing infrastructure through the regional settlement strategy and Urban Growth Boundary for metropolitan area of Greater Hobart.</p>	<p>The proposed amendment seeks to modify existing planning controls, in order to maximise the efficiency of existing physical infrastructure by promoting use and development on serviced land within the Urban Growth Boundary, to deliver compact and sustainable urban forms and economic development.</p> <p>It is considered that the amendment is consistent with these strategies.</p>
<p>Land Use and Transport Integration</p>	<p>It is noted that the subject land contains significant car parking areas.</p>

<p>LUTI 1 Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.</p> <p>LUTI 1.1 Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.</p>	<p>However, the proposed amendment can still be considered as consistent with the STRLUS strategies as it supports the intensification of use and development that is likely to generate trips (from workers) in close proximity to existing public transport routes. The <i>Prince of Wales Bay Marine and Innovation Master Plan</i> 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.</p>
<p>Strategic Economic Opportunities</p> <p>SEO 1 Support and protect strategic economic opportunities for Southern Tasmania.</p> <p>SEO 1.1 Protect the following key sites and areas from use and development which would compromise their strategic economic potential through the planning scheme provisions:</p> <ul style="list-style-type: none"> a. Hobart Port (including Macquarie and Princes Wharves); b. Macquarie Point rail yards; and c. Princes of Wales Bay marine industry precinct 	<p>The proposed amendment supports these strategies, which expressly seek 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”. The Technopark land is in close proximity to this precinct (and essentially considered park of the precinct under the recent POWB Masterplan) .</p> <p>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.</p> <p>It is considered that the amendment is consistent with these strategies.</p>

(f) has regard to the strategic plan, prepared under [section 66 of the Local Government Act 1993](#) , that applies in relation to the land to which the relevant planning instrument relates

The municipal strategic plan is the *Glenorchy Strategic Plan 2023-2032*. The amendment is consistent with the following strategies:

Open for Business

We value our community by delivering positive experiences:

- *Build and maintain relationships with government and the private sector that create job opportunities and help our City to prosper.*

- *Work constructively with the development sector and our community to enable acceptable development opportunities.*

We encourage responsible growth for our City:

- *Maintain a progressive approach that encourages investment and jobs*

The proposed amendment seeks to provide for a range of new uses at the site to increase job diversity and opportunities, yet still ensure the focus for the site on advanced technology options.

Leading Our Community

We are a leader and partner that acts with integrity and upholds our community's best interests:

- *Make informed decisions that are open and transparent and in the best interests of our community.*

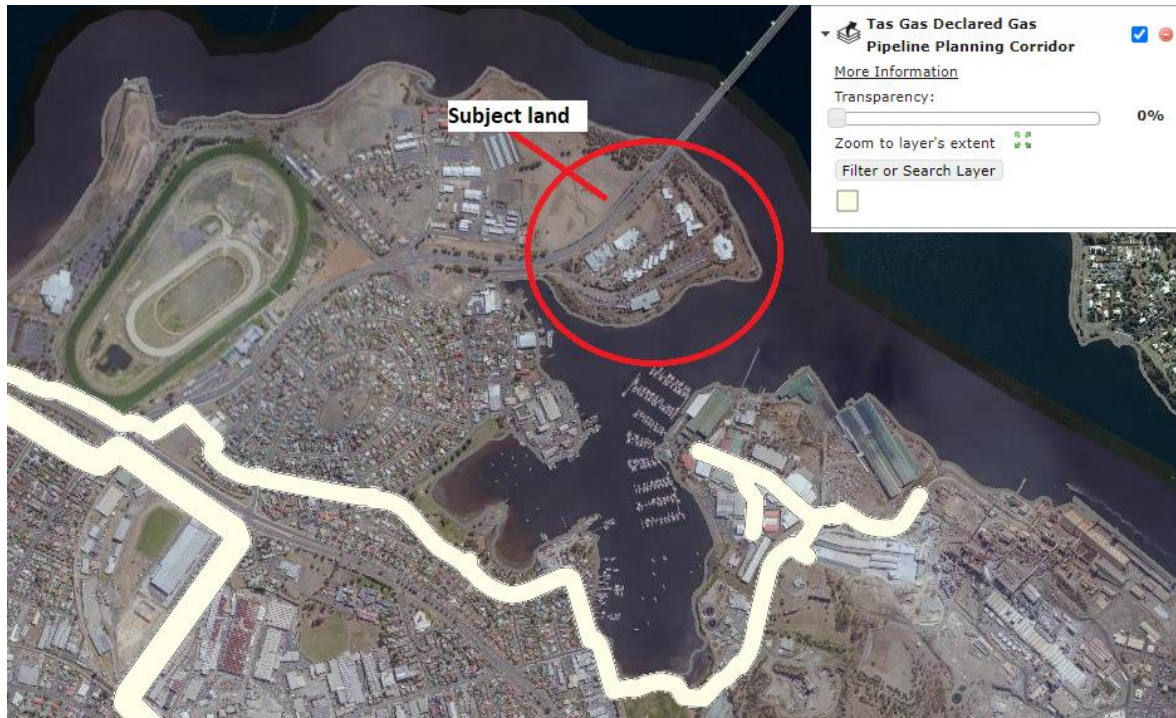
The proposed amendment ensures that new uses are appropriately assessed under the planning scheme, and where relevant are subject to community feedback through the Discretionary application process.

(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates;

Brighton and Clarence are the only two 'adjacent' municipal areas to Glenorchy that operate under the Tasmanian Planning Scheme. (Noting Derwent Valley, Huon Valley, Hobart and Kingborough are yet to implement their state planning schemes.) However, both these municipalities are across the Derwent River, nearly 900m away, and the impacts of this proposed planning scheme amendment are primarily local. As the amendment seeks to modify the existing Particular Purpose Zone, it is considered that there is no practical or strategic advantage in seeking to co-ordinate the controls with the Clarence LPS controls across the river, and the amendment can be considered to satisfy this requirement.

(h) has regard to the safety requirements set out in the standards prescribed under the [Gas Safety Act 2019](#).

The site is not located in the vicinity of the gas secondary distributor pipeline.



**GLENORCHY LOCAL PROVISIONS SCHEDULE
AMENDMENT PLAM-22/08**

The Glenorchy Local Provisions Schedule is amended as follows:

Land affected by this amendment:

- 30-38 Innovation Drive, Dowsing Point CT: 131449/3
- 29 Innovation Drive, Dowsing Point CT: 142759/4
- 31 Innovation Drive, Dowsing Point CT: 142759/3
- 33 Innovation Drive, Dowsing Point CT: 142759/2
- 35 Innovation Drive, Dowsing Point CT: 142759/1
- 40-44 Innovation Drive, Dowsing Point CT: 144400/1
- 52-54 Innovation Drive, Dowsing Point CT: 32472/1
- 5 Longreach Avenue, Dowsing Point CT 133696/1
- 1-3 Longreach Avenue Dowsing Point CT: 133696/2 and CT: 133696/3
- 33A Longreach Avenue, Dowsing Point CT: 50589/1
- Innovation Drive Reserves and Footpath, Dowsing Point CT:129313/1, CT: 32472/5 & CT: 32472/6

The Planning Scheme Ordinance is amended by:

1. Modify GLE-P2.0 Particular Purpose Zone – Technopark as shown in Annexure 1.

<p>The common seal of the Glenorchy City Council has been affixed on the</p> <p>_____ (date)</p> <p>as authorised by the Planning Authority in the presence of:</p> <p>_____</p> <p>Council Delegate</p>

**GLENORCHY CITY COUNCIL
CERTIFICATION OF DRAFT AMENDMENT
UNDER SECTION 40F LAND USE PLANNING AND APPROVALS ACT 1993**

The Planning Authority has prepared the attached draft amendment, Amendment PLAM-22/08 to the Glenorchy Local Provisions Schedule.

The Planning Authority:

- has determined that it is satisfied that the draft amendment meets the LPS Criteria specified in Section 34 of the *Land Use Planning and Approvals Act 1993*; and
- in accordance with Section 40F (2) of the *Land Use Planning and Approvals Act 1993* certifies that the draft amendment so meets those requirements.

The common seal of the Glenorchy City Council has been affixed on the

_____ (date)

as authorised by the Planning Authority in the presence of:

Council Delegate

Annexure 1 – GLE-P2.0 Particular Purpose Zone – Technopark

GLE-P2.0 Particular Purpose Zone – 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, of a business park for technology, innovation, research and development, advanced manufacturing, science and communications.
GLE-P2.1.2	To support a range or compatible land uses focused on high technology, science, innovation or communications. use or development that enhances and does not impact adversely on the character and operation of Technopark, and that of adjacent land uses within the Prince of Wales Bay.
GLE-P2.1.3	To facilitate business incubation opportunities or support activities associated with high technology, science, innovation or communications.
GLE-P2.1.4	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-P2.1.5	To ensure that the design of use and development enhances the appearance of the site and “business park” character of the area.

GLE-P2.2 Local Area Objectives

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

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:

<u>Term</u>	<u>Definition</u>
<u>advanced business model</u>	<u>means a focus on:</u> <u>a) niche, customised or high-value goods or services; or</u> <u>collaboration and linkages with other organisations.</u>
<u>advanced manufacturing</u>	<u>means manufacturing characterised by advanced knowledge,</u> <u>advanced processes or advanced business models</u>

<u>advanced process</u>	<u>means a process that uses:</u> <u>a) substantial automation; or</u> <u>complex, highly specialised or innovative technology.</u>
<u>Training centre:</u>	<u>means the use of land to provide vocational skills, education, and training.</u>

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	If for a high technology, innovation or communications purpose. If for: <u>(a) a technology, innovation, science, or communications activity; or</u> <u>(a)(b) business and professional services associated with research and development or advanced manufacturing.</u>
Manufacturing and Processing	If for a high technology, innovation or communications purpose. If for <u>advanced manufacturing, processes that use innovative technology, or are associated with science, engineering, or communication.</u>
Research and Development	
Discretionary	
Educational and Occasional Care	If for an employment training centre or tertiary institution. If for: <u>(a) a training centre;</u> <u>(b) tertiary institution; or</u> <u>(a)(c) a local childcare centre to support local</u>

	<u>businesses and workers.</u>
Food Services	
Passive Recreation	
<u>Resource Processing</u>	<u>If for the processing of materials or resources using advanced processing.</u>
<u>Service Industry</u>	<u>If directly associated with technology, innovation, research and development, advanced manufacturing, science, or communications industries.</u>
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Prohibited	
All other uses	

GLE-P2.5 Use Standards

GLE-P2.5.1 Noise

Objective:	
That noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1	A2
Noise emissions measured at the boundary of a residential zone must not exceed the following: (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (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; and (c) 65dB(A) (LAmax) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, 2nd Edition, July 2008, including adjustment of noise levels for tonality and impulsiveness.	Noise emissions measured at the boundary of a residential zone must not cause or be likely to cause environmental harm within the residential zone.

Noise levels are to be averaged over a 15 minute time interval.	
A2 External amplified loud speakers or music must not be used within 50m of a residential zone.	P2 No Performance Criterion.

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

Objective:	
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.	
Acceptable Solutions	Performance Criteria
A1 A use must not emit dust or other particles, smell or fumes beyond the boundaries of its site.	P1 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: (a) the hours of operation; (b) the frequency of the emission; (c) the nature of the emission and the degree of its impact on other land, including whether such land is in a residential zone; (d) whether the emission contains any harmful substance; and (e) whether surrounding land contains uses with similar emissions.

GLE-P2.5.1 Discretionary uses

Objective:	
That uses listed as Discretionary support the operation of business park activities.	
Acceptable Solution	Performance Criteria
A1 <u>No Acceptable Solution.</u>	P1 <u>A use listed as Discretionary must support local businesses and workers, or promote collaboration, innovation, and competitiveness within the business park and having regard to:</u> <u>(a) the hours of operation, size and scale of the proposed use;</u>

	<p><u>(b) the function of the business park area; and</u></p> <p><u>(c) traffic generation and parking location.</u></p>
<p>A2</p> <p><u>No Acceptable Solution</u></p>	<p>P2</p> <p><u>The use must not have an unreasonable impact on the amenity or operation of other uses within the Particular Purpose Zone, having regard to:</u></p> <p><u>(a) emissions of noise, lighting, particulates, vibrations, gases, dust or odour;</u></p> <p><u>(b) background levels of emissions; and</u></p> <p><u>(c) measures proposed to:</u></p> <p><u>(i) manage on-site emissions or mitigate negative amenity impacts from off-site emissions.</u></p>

GLE-P2.6 Development Standards for Buildings and Works

GLE-P2.6.1 Building height

Objective:	
That building height:	
<p><u>(a) -contributes positively to the streetscape-; and</u></p> <p><u>(b) develops the function and character of the business park.</u></p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than 8m<u>12m</u>.</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 12m.</p> <p><u>Building height must contribute positively to the streetscape and function of the business park, having regard to:</u></p> <p><u>(a) the topography of the site;</u></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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GLE-P2.6.2 Setback

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

GLE-P2.6.3 Design

Objective:
That building design:
(a) -contributes positively to the streetscape and the amenity and safety of the public; and
(a)(b) enhances the appearance of the site and the business park character of the

area.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building design must address the street by complying with all of the following:</p> <p>New buildings or alterations to an existing façade must be designed to:</p> <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building at the frontage; (b) for new building or alterations to an existing façade, provide windows and door openings at ground floor level in the front façade no less than 20% of the surface area of the ground floor level facade; (c) ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces does not exceed 30m²30%; (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; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; and (f) not include security shutters over windows or doors with a frontage to a street or public place. 	<p>P1</p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <p>New buildings or alterations to an existing façade, must be designed to enhance the streetscape having regard to:</p> <ul style="list-style-type: none"> (a) provide-providing the main access to the building in a way that is visible from the street or other public space boundary; (b) provide-providing windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treating very large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space; (d) ensure-ensuring 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 (e) ensure-ensuring roof-top service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact-; and (e)(f) <u>minimising the visual impact of security shutters or grilles on a façade facing a frontage or other public place.</u>
<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>New buildings must be designed to:</p> <ul style="list-style-type: none"> (a) have external wall materials must 	<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 complements the high quality architectural standard of the area, having regard to:</p> <ul style="list-style-type: none"> (a) quality of materials used;

<p>be of one or more of the following:</p> <ul style="list-style-type: none"> (i) off-form concrete or sandwich panels with paints or applied spray finish; (ii) face brick or block work with a render or paint finish; <p>(b) restrict metal cladding is restricted to use as a roofing material and which is painted;</p> <p>(c) roof construction must behave low-pitched, roofs of 7.5 degrees or less, with boxed gutters concealed behind flush fascias; and</p> <p>(d) have external surfaces of all buildings on a site must use of a single colour scheme in accordance with all of the following where:</p> <ul style="list-style-type: none"> (i) the colour palette must be unique to the site within the zone; (ii) the colour palette must highlight architectural features of the building; and (iii) the colour palette must use a minimum of 3 colours and a maximum of 5 colours. 	<ul style="list-style-type: none"> (b) roof pitch and quality of roof detailing; and (c) quality of the colour scheme.
<p><u>A3</u></p> <p><u>Car parks and pedestrian paths must be provided with lighting in accordance with Clause 3.1 "Basis of Design" and Clause 3.6 "Car Parks" in Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements.</u></p>	<p><u>P3</u></p> <p><u>External car parking areas and pathways must be suitably lighted for the safety and security of users, having regard to:</u></p> <ul style="list-style-type: none"> a) <u>minimising potential for conflicts involving pedestrians, cyclists and vehicles;</u> b) <u>minimising opportunities for crime or anti-social behaviour through the creation of concealment spaces;</u> c) <u>any unreasonable impact on the amenity of adjoining properties through light overspill;</u> d) <u>the hours of operation of the use; and</u> e) <u>any relevant Council policy.</u>
<p><u>A4</u></p> <p><u>New buildings or alterations to an existing façade must:</u></p> <p><u>(a) provide separate pedestrian access for any sensitive use within a site; and</u></p>	<p><u>P4</u></p> <p><u>New buildings or alterations to an existing façade must be designed to maintain the amenity of all users having regard to:</u></p>

<p><u>(b) screen outdoor spaces associated with sensitive uses from other uses on site and adjoining land.</u></p>	<p><u>(a) the pedestrian access requirements of different users of a site; and</u> <u>(b) the amenity of outdoor spaces on site and adjoining land.</u></p>
<p>A5 <u>Outdoor storage areas must not be visible from any road or public open space adjoining the site.</u></p>	<p>P5 <u>outdoor storage areas must be located, treated, or screened to not cause an unreasonable loss of visual amenity.</u></p>

GLE-P2.6.4 Passive surveillance

<p>Objective:</p>	
<p>That building design provides for the safety of the public.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Building design must comply with all of the following:</p> <ul style="list-style-type: none"> (a) provide the main entrance or entrances to a building so that they are clearly visible from the street and well lit at night; (b) provide windows with clear glazing no less than the following: <ul style="list-style-type: none"> (i) 20% of the facade at ground level of walls that front the street; and (ii) 10% of the facade at ground level of walls that face public space or a car park for the building; (c) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (d) provide external lighting to illuminate car parking areas and pathways; and (e) provide well lit public access at the ground floor level from any external car park. 	<p>P1</p> <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <ul style="list-style-type: none"> (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locate windows to adequately overlook the street and adjoining public spaces; (c) incorporate windows and doors for ground floor offices to look upon public access to the building; (d) locate external lighting to illuminate any entrapment spaces around the building site; (e) provide external lighting to illuminate car parking areas and pathways; (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 (g) provide for sight lines to other buildings and public spaces.

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 Solutions	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><u>For a new building, or a change to the frontage setback of an existing building landscaping treatment must be provided along the length of the frontage (excluding vehicle or pedestrian access) using species from NRM South publication; Native Gardens – A Planting and Landscaping Guide for the Southern Region of Tasmania to a depth of not less than:</u></p> <p><u>(a) 2m; or</u></p> <p><u>(b) not less than the frontage of an existing building if it is a lesser distance.</u></p>	<p>P1</p> <p>Landscaping must be provided to satisfy all of the following</p> <p><u>For a new building, or a change to the frontage setback of an existing building, landscaping must be designed having regard to:</u></p> <p>(a) enhance <u>enhancing</u> the appearance of the development;</p> <p>(b) provide <u>providing</u> a range of local native plants of varying height and forms to create diversity, interest and amenity in accordance with the NRM South publication: <u>Native Gardens – A Planting and Landscaping Guide for the Southern Region of Tasmania</u>; and</p> <p>(c) not create concealed entrapment spaces <u>the avoidance of concealment spaces</u></p>
<p>A2</p> <p><u>New development does not require the removal or conversion of existing native vegetation.</u></p>	<p>P2</p> <p><u>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 NRM South publication: <u>Native Gardens – A Planting and Landscaping Guide for the Southern Region of Tasmania.</u></u></p>

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 Solutions	Performance Criteria
<p>A1</p> <p>Outdoor storage areas must:</p> <p>(a) be located behind the building line and the goods and materials</p>	<p>P1</p> <p>Outdoor storage areas must satisfy the following:</p> <p>(a) be located, treated or screened to</p>

<p>stored therein, screened from public view; and</p> <p>(b) not encroach upon car parking areas, driveways or landscaped areas.</p>	<p>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>
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GLE-P2.6.7.6 Fencing

Objective:	
<p>That fencing:</p> <p>(a) does not detract from the appearance of the site or the area is compatible with the streetscape; and</p> <p>(b) provides for passive surveillance.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Fencing must comply with the following:</p> <p>A fence (including a freestanding wall) within 10m of the frontage must:</p> <p>(a) fences and gates greater than<u>not be more than</u> 2.1m in height, must not be erected within 10m of the frontage; and</p> <p>(b) fences along a frontage must be <u>50</u>30% transparent above a height of 1.2m.¹</p>	<p>P1</p> <p>Fencing must contribute positively to the streetscape, having regard to:</p> <p>A fence (including a free standing wall) within 4.5m of a frontage 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>

Footnotes

1 An exemption applies to fences in this zone – see Table 4.6

GLE-P2.7 Development Standards for Subdivision

GLE-P2.7.1 Subdivision

Objective:	
<p>To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose.</p>	
Acceptable Solutions	Performance Criteria

<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 1000m²; (b) be required for public open space or a riparian reserve; or (c) be required for the provision of Utilities. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient area to accommodate development consistent with the Zone Purpose.</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must provide a minimum building area that is rectangular in shape and complies with all of the following:</p> <ul style="list-style-type: none"> (a) clear of the frontage, side and rear boundary setbacks; (b) clear of easements; (c) clear of title restrictions that would limit or restrict the development of a commercial building; (d) has a slope no more than 1 in 10; and (e) is 20m x 20m in size. 	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must contain a building area able to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be reasonably capable of accommodating use and development consistent with the Zone Purpose; (b) provides for sufficient useable area on the lot for on-site parking and manoeuvring, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; and (c) minimises the need for earth works, retaining walls, and cut and fill associated with future development.
<p>A3</p> <p>The frontage for each lot, or a lot proposed in a plan of subdivision, must be not less than 7m.</p>	<p>P3</p> <p>The frontage of each lot, or a lot proposed in a plan of subdivision, must be sufficient to accommodate development consistent with the Zone Purpose.</p>
<p>A4</p> <p>No Acceptable Solution.</p>	<p>P4</p> <p>The arrangement of roads within a subdivision must satisfy all of the following:</p> <ul style="list-style-type: none"> (a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot; (b) accords with any relevant road network plan adopted by the Council; (c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to

	<p>the common boundary; and</p> <p>(d) provides for acceptable levels of access, safety, convenience and legibility through a road function hierarchy.</p>
<p>A5</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be connected to services adequate to support the likely future use and development of the land.</p>	<p>P5</p> <p>No Performance Criterion.</p>
<p>A6</p> <p>No Acceptable Solution.</p>	<p>P6</p> <p>Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p>

GLE-P2.8 Tables

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

GLE-P2.0 Particular Purpose Zone – 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. <u>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.</u>
GLE-P2.1.2	To support a range or compatible land uses focused on high technology, science, innovation or communications. <u>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.</u>
GLE-P2.1.3	To facilitate business incubation opportunities or support activities associated with high technology, science, innovation or communications. <u>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.</u>
GLE-P2.1.4	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-P2.1.5	To ensure that the design of use and development enhances the appearance of the site and "business park" character of the area.

GLE-P2.2 Local Area Objectives

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

<u>Reference Number</u>	<u>Area Description</u>	<u>Local Area Objectives</u>
<u>GLE-P2.2.1</u>	<u>Technopark, shown on an overlay map as GLE-P2.2.1 and in figure XX.</u>	<u>The local area objectives for Technopark are: (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; (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</u>

		(a)(c) to enable a mix of uses and development that support the development of a 'business park' character for the zone.
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GLE-P2.3 Definition of Terms

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

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

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

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	If for a high technology, innovation or communications purpose. <u>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.</u>
Manufacturing and Processing	If for a high technology, innovation or communications purpose. <u>If for advanced manufacturing, processes that use innovative technology, or are associated with science, engineering, or communication.</u>
Research and Development	
Discretionary	
Educational and Occasional Care	If for an employment training centre or tertiary institution.

	<u>If for a training centre, tertiary institution, or a local childcare centre to support local businesses and workers.</u>
Food Services	
Passive Recreation	
<u>Resource Processing</u>	<u>If for the high-level processing of materials or resources using advanced technologies or innovative methods.</u>
<u>Service Industry</u>	<u>If directly supporting technology, innovation, research and development, advanced manufacturing, science, or communications industries.</u>
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Prohibited	
All other uses	

GLE-P2.5 Use Standards

GLE-P2.5.1 Noise

Objective:	
That noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1	A2
Noise emissions measured at the boundary of a residential zone must not exceed the following:	Noise emissions measured at the boundary of a residential zone must not cause or be likely to cause environmental harm within the residential zone.
(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;	
(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; and	
(c) 65dB(A) (LAmax) at any time.	
Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, 2nd Edition, July 2008, including adjustment of noise levels for tonality and	

<p>impulsiveness. Noise levels are to be averaged over a 15 minute time interval.</p>	
<p>A2</p> <p>External amplified loud speakers or music must not be used within 50m of a residential zone.</p>	<p>P2</p> <p>No Performance Criterion.</p>

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

<p>Objective:</p> <p>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.</p>	
<p>Acceptable Solutions</p> <p>A1</p> <p>A use must not emit dust or other particles, smell or fumes beyond the boundaries of its site.</p>	<p>Performance Criteria</p> <p>P1</p> <p>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:</p> <ul style="list-style-type: none"> (a) the hours of operation; (b) the frequency of the emission; (c) the nature of the emission and the degree of its impact on other land, including whether such land is in a residential zone; (d) whether the emission contains any harmful substance; and (e) whether surrounding land contains uses with similar emissions.

GLE-P2.5.1 Discretionary uses

<p>Objective:</p> <p>That uses listed as Discretionary do not compromise the use or development of the land for 'business park' activities.</p>	
<p>Acceptable Solution</p> <p>A1</p> <p>No Acceptable Solution.</p>	<p>Performance Criteria</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</p>

	<p><u>and avoid environmental impacts having regard to:</u></p> <p><u>(a) the size and scale of the proposed use;</u></p> <p><u>(b) the function of the 'business park' area;</u></p> <p><u>(c) emissions of noise, particulates or odour;</u></p> <p><u>(d) any relevant Local Area Objectives.</u></p>
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GLE-P2.6 Development Standards for Buildings and Works

GLE-P2.6.1 Building height

Objective:	
<p>That building height contributes positively to the streetscape.</p> <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 Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than 8m<u>12m</u>.</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 12m.</p> <p><u>Building height must contribute positively to the streetscape and function of the 'business park', having regard to:</u></p> <p><u>(a) the topography of the site;</u></p> <p><u>(b) the height, bulk and form of existing buildings on the site and adjacent properties;</u></p> <p><u>(c) the apparent height when viewed from the adjoining road and public places; and</u></p> <p><u>(d) any overshadowing of public places.</u></p>

GLE-P2.6.2 Setback

Objective:	
<p>That building setback contributes positively to the streetscape.</p> <p>That building setback:</p> <p>(a) is compatible with the streetscape; and</p> <p>(b) develops the 'business park' character.</p>	
Acceptable Solutions	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)(a) 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:	
<p>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.</p>	
Acceptable Solutions	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>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>

<ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building at the frontage; (b) for new building or alterations to an existing façade, provide windows and door openings at ground floor level in the front façade no less than 20% of the surface area of the ground floor level facade; (c) ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces does not exceed 30m²; (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; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; and (f) not include security shutters over windows or doors with a frontage to a street or public place. 	<ul style="list-style-type: none"> (a) provide the main access to the building in a way that is visible from the street or other public space boundary; (b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treat very large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space; (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 (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact.
<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> <ul style="list-style-type: none"> (a) external wall materials must be one or more of the following: <ul style="list-style-type: none"> (i) off-form concrete or sandwich panels with paints or applied spray finish; (ii) face brick or block work with a render or paint finish; (b) metal cladding is restricted to use as a roofing material and is painted; 	<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 complements the high quality architectural standard of the area, having regard to:</p> <ul style="list-style-type: none"> (a) quality of materials used; (b) roof pitch and quality of roof detailing; and (c) quality of the colour scheme.

<p>(c) roof construction must be low-pitched, 7.5 degrees or less, with boxed gutters concealed behind flush fascias; and</p> <p>(d) external surfaces of all buildings on a site must use a single colour scheme in accordance with all of the following:</p> <ul style="list-style-type: none"> (i) the colour palette must be unique to the site within the zone; (ii) the colour palette must highlight architectural features of the building; and (iii) the colour palette must use a minimum of 3 colours and a maximum of 5 colours. 	
<p>A3</p> <p><u>Buildings must be designed to satisfy all of the following:</u></p> <p><u>(a) provide external lighting to illuminate car parking areas and pathways; and</u></p> <p><u>(b) provide well-lit public access at the ground floor level from any external car park.</u></p>	<p>P3</p> <p><u>Buildings must be designed to enhance passive surveillance of public spaces having regard to:</u></p> <p><u>(a) the location of external lighting to illuminate any entrapment spaces around the building site; and</u></p> <p><u>(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.</u></p>
<p>A4</p> <p><u>Buildings must be designed to satisfy all of the following:</u></p> <p><u>(a) provide separate access for any sensitive use within a site;</u></p> <p><u>(b) adequately screen outdoor spaces associated with sensitive uses on site; and</u></p> <p><u>(c) outdoor storage areas must not be visible from any road or public open space adjoining the site.</u></p>	<p>P4</p> <p><u>Buildings must be designed to maintain the amenity of all users having regard to:</u></p> <p><u>(a) the access requirements of different users of a site;</u></p> <p><u>(b) the amenity of outdoor spaces on sites and adjoining land; and</u></p> <p><u>(c) outdoor storage areas must be located, treated, or screened to not cause an unreasonable loss of visual amenity.</u></p>

~~GLE-P2.6.4 Passive surveillance~~

<p>Objective:</p>	
<p>That building design provides for the safety of the public.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>

<p>A1</p> <p>Building design must comply with all of the following:</p> <ul style="list-style-type: none"> (a) provide the main entrance or entrances to a building so that they are clearly visible from the street and well lit at night; (b) provide windows with clear glazing no less than the following: <ul style="list-style-type: none"> (i) 20% of the facade at ground level of walls that front the street; and (ii) 10% of the facade at ground level of walls that face public space or a car park for the building; (c) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (d) provide external lighting to illuminate car parking areas and pathways; and (e) provide well lit public access at the ground floor level from any external car park. 	<p>P1</p> <p>Building design must provide for passive surveillance of public spaces by satisfying all of the following:</p> <ul style="list-style-type: none"> (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locate windows to adequately overlook the street and adjoining public spaces; (c) incorporate windows and doors for ground floor offices to look upon public access to the building; (d) locate external lighting to illuminate any entrapment spaces around the building site; (e) provide external lighting to illuminate car parking areas and pathways; (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 (g) provide for sight lines to other buildings and public spaces.
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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 Solutions	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>P1</p> <p>Landscaping must be provided to satisfy all of the following</p> <p><u>Landscaping must be designed having regard to:</u></p> <ul style="list-style-type: none"> (a) enhance the appearance of the development;

<p><u>If a building is set back from a road, landscaping treatment must be provided along the frontage of the site using species from NRM South publication; Native Gardens – A Planting and Landscaping Guide for the Southern Region of Tasmania:</u></p> <p><u>(a) to a depth of not less than 2m; or</u> <u>(b) not less than the frontage of an existing building if it is a lesser distance.</u></p>	<p>(b) provide a range of local native plants of varying height and forms to create diversity, interest and amenity in accordance with the NRM South: <i>Native Gardens – A Planting and Landscaping Guide for the Southern Region of Tasmania</i>; and</p> <p>(c) not create concealed entrapment spaces; the avoidance of concealment spaces</p>
<p>A2</p> <p><u>New development does not require the removal or conversion of existing native vegetation.</u></p>	<p>P2</p> <p><u>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 NRM South publication: <i>Native Gardens – A Planting and Landscaping Guide for the Southern Region of Tasmania</i>.</u></p>

~~GLE-P2.6.6 Outdoor storage areas~~

<p>Objective:</p>	
<p>That outdoor storage areas for non-residential use do not detract from the appearance of the site or area.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<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>

~~GLE-P2.6.7 Fencing~~

<p>Objective:</p>
<p>That fencing does not detract from the appearance of the site or the area and provides for passive surveillance</p>
<p>That fencing:</p> <p>(a) is compatible with the streetscape; and</p> <p>(b) provides for passive surveillance.</p>

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Fencing must comply with the following:</p> <p><u>Fencing must be designed to satisfy all of the following:</u></p> <ul style="list-style-type: none"> (a) fences and gates greater than 2.1m in height, must not be erected within 10m of the frontage; and (b) fences along a frontage must be 50% transparent above a height of 1.2m<u>8m</u>. 	<p>P1</p> <p>Fencing must contribute positively to the streetscape, having regard to:</p> <p><u>Fencing must be designed to enhance the streetscape having regard to:</u></p> <ul style="list-style-type: none"> (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; and (g) the characteristics of the site, the streetscape and the area, including fences.

GLE-P2.7 Development Standards for Subdivision

GLE-P2.7.1 Subdivision

Objective:	
To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) have an area of not less than 1000m²; (b) be required for public open space or a riparian reserve; or (c) be required for the provision of Utilities. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient area to accommodate development consistent with the Zone Purpose.</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must provide a minimum building area that is rectangular in shape and complies with all of the following:</p> <ul style="list-style-type: none"> (a) clear of the frontage, side and rear boundary setbacks; (b) clear of easements; 	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must contain a building area able to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) be reasonably capable of accommodating use and development consistent with the Zone Purpose; (b) provides for sufficient useable area on

<p>(c) clear of title restrictions that would limit or restrict the development of a commercial building;</p> <p>(d) has a slope no more than 1 in 10; and</p> <p>(e) is 20m x 20m in size.</p>	<p>the lot for on-site parking and manoeuvring, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; and</p> <p>(c) minimises the need for earth works, retaining walls, and cut and fill associated with future development.</p>
<p>A3</p> <p>The frontage for each lot, or a lot proposed in a plan of subdivision, must be not less than 7m.</p>	<p>P3</p> <p>The frontage of each lot, or a lot proposed in a plan of subdivision, must be sufficient to accommodate development consistent with the Zone Purpose.</p>
<p>A4</p> <p>No Acceptable Solution.</p>	<p>P4</p> <p>The arrangement of roads within a subdivision must satisfy all of the following:</p> <p>(a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot;</p> <p>(b) accords with any relevant road network plan adopted by the Council;</p> <p>(c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary; and</p> <p>(d) provides for acceptable levels of access, safety, convenience and legibility through a road function hierarchy.</p>
<p>A5</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be connected to services adequate to support the likely future use and development of the land.</p>	<p>P5</p> <p>No Performance Criterion.</p>
<p>A6</p> <p>No Acceptable Solution.</p>	<p>P6</p> <p>Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.</p>

GLE-P2.8 Tables

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

GLE-P2.0 Particular Purpose Zone – 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 of a 'business park' for technology, innovation, research and development, advanced manufacturing, science, and communications, and advanced maritime activities.
GLE-P2.1.2	To support use or development that enhances and does not impact adversely on the character and operation of the <u>Technopark zone</u> , and that of <u>adjoining-adjacent</u> land uses within the Prince of Wales Bay.
GLE-P2.1.3	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.

GLE-P2.2 Local Area Objectives

This subclause is not used in this particular purpose zone.

<u>Reference Number</u>	<u>Area Description</u>	<u>Local Area Objectives</u>
GLE-P2.2.1	Technopark, shown on an overlay map as GLE-P2.2.1 and in figure XX.	The local area objectives for Technopark are: (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; (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 (c)(a) to enable a mix of uses and development that support the development of a 'business park' character for the zone.

GLE-P2.3 Definition of Terms

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

Term	Definition
advanced business model	means a focus on: a) niche, customised or high-value goods or services; or b) collaboration and linkages with other organisations.
advanced manufacturing	means manufacturing characterised by advanced knowledge, advanced processes or advanced business models
advanced process	means a process that uses: a) substantial automation; or b) complex, highly specialised or innovative technology.
Training-training centre:	means the use of land to provide vocational skills, education, and training.

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	If for: (a) -a technology, innovation, science, or communications activity, or (a) (b) business and professional services associated with research and development, or advanced manufacturing, or advanced maritime activities.
Manufacturing and Processing	If for advanced manufacturing, processes that use innovative technology, or are associated with science, engineering, or communication.
Research and Development	
Discretionary	
Educational and Occasional Care	If for:

	(a) -a training centre, (b) tertiary institution, or (c) a local childcare centre to support local businesses and workers.
Food Services	
Passive Recreation	
Resource Processing	If for the high-level processing of materials or resources using advanced technologies, processes or innovative methods .
Service Industry	If directly supporting associated with 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	

GLE-P2.5 Use Standards

GLE-P2.5.1 Discretionary uses

Objective:	
That uses listed as Discretionary do not compromise the use or development of support the operation of the land for 'business park' activities.	
Acceptable Solution	Performance Criteria
A1 No Acceptable Solution.	P1 All uses A use listed as Discretionary must support local businesses and workers, or promote collaboration, innovation, and competitiveness within the business park and avoid environmental impacts having regard to: (a) the hours of operation , size and scale of the proposed use; (b) the function of the 'business park' area; and

	<p>(c) emissions of noise, particulates or odour traffic generation and parking location.</p> <p>(d) any relevant Local Area Objectives.</p>
<p>A2 <u>No Acceptable Solution</u></p>	<p>P2 The use must not have an unreasonable impact on the amenity or operation of other uses within the Particular Purpose Zone, having regard to:</p> <p>(a) <u>emissions of noise, lighting, particulates, vibrations, gases, dust or odour;</u></p> <p>(b) <u>background levels of emissions; and</u></p> <p>(c) <u>measures proposed to:</u> (i) <u>manage on-site emissions or</u> (ii) <u>mitigate negative amenity impacts from off-site emissions.</u></p>

GLE-P2.6 Development Standards for Buildings and Works

GLE-P2.6.1 Building height

Objective:	
That building height:	
(a) contributes positively to the streetscape; and	
(b) develops the function and character of the 'business park'.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than 12m.</p>	<p>P1</p> <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>

GLE-P2.6.2 Setback

Objective:	
That building setback: (a) is compatible with the streetscape; and (b) develops the “business park” character.	
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from a frontage of: (a) not less than 4.5m; (b) not less than existing buildings on the site; or (c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.	P1 Buildings must have a setback from a frontage that <u>is compatible with the streetscape, provides adequate space for vehicle access, parking, and landscaping</u> , having regard to: (a) the topography of the site; (b) the setback of buildings on adjacent properties; and (c) the safety of road users; <u>and</u> (d) <u>the area available for vehicle access parking and landscaping.</u>

GLE-P2.6.3 Design

Objective:	
That building design: <u>(a)</u> contributes positively to the streetscape and the amenity and safety of the public; and (a) <u>(b)</u> enhances the appearance of the site and the “business park” character of the area.	
Acceptable Solutions	Performance Criteria
A1 Buildings <u>New buildings or alterations to an existing façade</u> must be designed to satisfy <u>all of the following</u> : (a) provide the main pedestrian entrance to the building at the frontage; (b) for new building or alterations to an existing façade, provide windows and door openings at ground floor level in the front façade no less than 20% of the surface area of the ground floor level facade;	P1 Buildings <u>new buildings or alterations to an existing façade</u> must be designed to enhance the streetscape having regard to: (a) provide <u>providing</u> the main access to the building in a way that is visible from the street or other public space boundary; (b) provide <u>providing</u> windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treating <u>very large expanses of blank wall in the front façade and facing other public space boundaries with</u>

<p>(c) ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces does not exceed 30m²<u>30%</u>;</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>architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensure<u>ensuring</u> 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<u>ensuring</u> roof-top service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact; and</p> <p>(e)<u>(f)</u> <u>minimising the visual impact of security shutters or grilles on a façade facing a frontage or other public place.</u></p>
<p>A2</p> <p><u>New Buildings</u> buildings must be designed to<u>satisfy all of the following</u>:</p> <p>(a) <u>have</u> external wall materials must be of 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) <u>restrict</u> metal cladding is restricted to use as a roofing material and which is painted;</p> <p>(c) roof construction must behave low-pitched <u>roofs of</u>, 7.5 degrees or less, with boxed gutters concealed behind flush fascias; and</p> <p>(d) <u>have</u> external surfaces of all buildings on a site must use of a single colour scheme in accordance with all of the following where:</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; 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 complements 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>(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><u>Car parks and pedestrian paths must be provided with lighting in accordance with Clause 3.1 "Basis of Design" and Clause 3.6 "Car Parks" in <i>Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements.</i></u></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><u>External car parking areas and pathways must be suitably lighted for the safety and security of users, having regard to:</u></p> <p><u>a) minimising potential for conflicts involving pedestrians, cyclists and vehicles;</u></p> <p><u>b) minimising opportunities for crime or anti-social behaviour through the creation of concealment spaces;</u></p> <p><u>c) any unreasonable impact on the amenity of adjoining properties through light overspill;</u></p> <p><u>d) the hours of operation of the use; and</u></p> <p><u>a)e) any relevant Council policy.</u></p>
<p>A4</p> <p>Buildings New buildings or alterations to an existing façade must be designed to satisfy all of the following:</p> <p>(a) provide separate pedestrian access for any sensitive use within a site; and</p> <p>(b) adequately screen outdoor spaces associated with sensitive uses from other uses on site and adjoining land.; 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 New buildings or alterations to an existing façade must be designed to maintain the amenity of all users having regard to:</p> <p>(a) the pedestrian access requirements of different users of a site; and</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>
<p>A5</p> <p><u>Outdoor storage areas must not be visible from any road or public open space adjoining the site.</u></p>	<p>P5</p> <p><u>Outdoor storage areas must be located, treated, or screened to not cause an unreasonable loss of visual amenity.</u></p>

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 Solutions	Performance Criteria
<p>A1</p> <p>If a building is set back from a road, For a new building, or a change to the frontage setback of an existing building, landscaping treatment must be provided along the length of the frontage of the site (excluding vehicle or pedestrian access) using species from <i>NRM South publication; Native Gardens – A Planting and Landscaping Guide for the Southern Region of Tasmania</i>: to a depth of not less than:</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 For a new building, or a change to the frontage setback of an existing building, 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 plants of varying 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) 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>

GLE-P2.6.6 Fencing

Objective:	
That fencing:	
(a) is compatible with the streetscape; and	
(b) provides for passive surveillance.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Fencing A fence (including a free standing wall) within 10m of the frontage must be designed to satisfy all of the following:</p> <p>(a) fences and gates greater than not</p>	<p>P1</p> <p>Fencing A fence (including a free standing wall) within 4.5m of a frontage must be designed to enhance the streetscape having regard to:</p> <p>(a) the height of the fence;</p>

<p>be more than 2.1m in height, must not be erected within 10m of the frontage; and</p> <p>(b) fences along a frontage must be 5030% transparent above a height of 1.8m2m. ¹</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>
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Footnotes

¹ An exemption applies to fences in this zone – see Table 4.6

GLE-P2.7 Development Standards for Subdivision

GLE-P2.7.1 Subdivision

Objective:	
To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area of not less than 1000m²;</p> <p>(b) be required for public open space or a riparian reserve; or</p> <p>(c) be required for the provision of Utilities.</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient area to accommodate development consistent with the Zone Purpose.</p>
<p>A2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must provide a minimum building area that is rectangular in shape and complies with all of the following:</p> <p>(a) clear of the frontage, side and rear boundary setbacks;</p> <p>(b) clear of easements;</p> <p>(c) clear of title restrictions that would limit or restrict the development of a commercial building;</p> <p>(d) has a slope no more than 1 in 10; and</p> <p>(e) is 20m x 20m in size.</p>	<p>P2</p> <p>Each lot, or a lot proposed in a plan of subdivision, must contain a building area able to satisfy all of the following:</p> <p>(a) be reasonably capable of accommodating use and development consistent with the Zone Purpose;</p> <p>(b) provides for sufficient useable area on the lot for on-site parking and manoeuvring, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; and</p> <p>(c) minimises the need for earth works,</p>

	retaining walls, and cut and fill associated with future development.
A3 The frontage for each lot, or a lot proposed in a plan of subdivision, must be not less than 7m.	P3 The frontage of each lot, or a lot proposed in a plan of subdivision, must be sufficient to accommodate development consistent with the Zone Purpose.
A4 No Acceptable Solution.	P4 The arrangement of roads within a subdivision must satisfy all of the following: (a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot; (b) accords with any relevant road network plan adopted by the Council; (c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary; and (d) provides for acceptable levels of access, safety, convenience and legibility through a road function hierarchy.
A5 Each lot, or a lot proposed in a plan of subdivision, must be connected to services adequate to support the likely future use and development of the land.	P5 No Performance Criterion.
A6 No Acceptable Solution.	P6 Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.

GLE-P2.8 Tables

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

**GLENORCHY PLANNING AUTHORITY
MINUTES
MONDAY, 10 JULY 2023**



Chairperson: Alderman B. Thomas

Hour: 3.30 p.m.

Present: Aldermen: B Thomas, J Dunsby, J Cockshutt, R Yaxley and S King

In attendance: E Reale (Director Infrastructure and Works)
S Salter (Acting Manager Development)
T Boheim (Coordinator Planning Services)
G Paisley (Senior Statutory Planner)
S Jeffreys (Planning Officer), U Sahni (Planning Officer)
L Byrne (Coordinator Strategic Planning), D Bangaru (Strategic Planner)
B Narksut (Development Engineer)
E Burch (Transport Engineer)
D Egodawatte (Senior Civil Engineer)

1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

None.

4. CONFIRMATION OF MINUTES

Resolution:

DUNSBY/COCKSHUTT

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 15 May 2023 be confirmed.

The motion was put.

FOR: Aldermen Thomas, Yaxley, Dunsby, Cockshutt and King

AGAINST:

The motion was CARRIED.

7. PLANNING SCHEME AMENDMENT REQUEST - TO AMEND THE PROVISIONS OF GLE-P2.0 PARTICULAR PURPOSE ZONE - TECHNOPARK – PROPERTIES IN INNOVATION DRIVE AND LONGREACH AVENUE, DOWSING POINT

File Reference: 3248429

REPORT SUMMARY

Application No.:	PLAM – 22/08
Applicant:	JMG Engineers & Planners on behalf of Department of State Growth
Owners:	Tasmania Development & Resources (State Growth) Glenorchy City Council The Herald and Weekly Times Pty Ltd S L Sainsbury and L E Ryan Youngco Nominees Pty Ltd Fidelity Investment Pty Ltd Tasmanian Networks Pty Ltd
Existing Zoning:	Particular Purpose Zone – Technopark
Existing Land Use:	Various uses across the site including call centres, factory/workshops and offices
Proposal in Brief:	To amend the Particular Purpose Zone to allow a greater diversity of uses
Representations:	Advertising occurs after the amendment is prepared
Recommendation:	Prepare and certify amendment, and exhibit for 28 days

Resolution:

YAXLEY/COCKSHUTT

- 1 That pursuant to Section 40D (a)(i), and for 31 Innovation Drive pursuant to Section 40D (b), of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agrees to prepare Amendment PLAM-22/08 to the Glenorchy Local Provisions Schedule to amend the provisions of GLE-P2.0 Particular Purpose Zone – Technopark as shown in **Attachment 1**.
- 2 That having decided to prepare the amendment, the Planning Authority certifies pursuant to Section 40F of the *Land Use Planning and Approvals Act 1993* that the draft amendment meets the *Land Use Planning and Approvals Act 1993*.
- 3 That, in accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment on public exhibition for a period of 28 days.

The motion was put.

FOR: Aldermen Thomas, Dunsby, Yaxley, Cockshutt and King

AGAINST:

The motion was CARRIED.

Reason for Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering State Policies and having regard to draft Amendment PLAM-22/08 to the Glenorchy Local Provisions Schedule to amend the provisions of GLE-P2.0 Particular Purpose Zone – Technopark as shown in Attachment 1, the Glenorchy Planning Authority decided to prepare and certify this draft amendment for the reasons set out in the officer's report.

The Chair closed the meeting at 4.43pm.

Confirmed,

CHAIR