

TASMANIAN PLANNING COMMISSION

Our ref: DOC/23/150539
Officer: Janelle Townsend
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2 January 2024

Mr Tony McMullen
General Manager
Glenorchy City Council
PO Box 103
GLENORCHY TAS 7010

Attention: Ms Angela Dionysopoulos

By email: gccmail@gcc.tas.gov.au; Angela.Dionysopoulos@gcc.tas.gov.au

Dear Mr McMullen

Tasmanian Planning Scheme - Glenorchy

Draft amendment PLAM-22-04 Glenorchy Central Business Area

I refer to the above amendment and the further submission provided by the planning authority on 24 November 2023.

A consideration of the further submission by the Commission has identified issues that require clarification as follows:

GLE-S8.8.1 Ground floor use A1 and P1

The Commission notes that:

- General Retail and Hire and Food Services are 2 of 7 No Permit Required Use Classes in the Central Business Zone Use Table; and
- there is no requirement to lodge a planning application for a use in a No Permit Required Use Class; further, whilst an application is required for use in a Permitted Use Class, a permit must be granted (see clause 6.7.1 of the State Planning Provisions).

The planning authority is requested to provide a submission regarding the operation of A1 and P1(a) and detailing how an application for use in any of the remaining No Permit Required and Permitted Use Classes would be assessed under this specific area plan.

GLE-S8.7.5 Design of apartment buildings

The Commission notes that A4 and P4 appear to be intended to ensure apartment buildings are constructed to mitigate noise associated with existing surrounding uses.

The planning authority is requested to provide a submission that clarifies how GLE-S8.7.5 P4 reflects the objective of the standard and considers whether an additional objective may be required regarding the protection of surrounding uses.

GLE-S8.9 Tables

The planning authority is requested to provide a revised Table GLE-S8.9.1 that includes reference to where each dB(A) (LAeq) range is measured from.

Noting that the drafting convention is to avoid footnotes associated with tables, including this information will mean that *Australian Standard AS 2107:2016* will not need to be referred to. This principle is applicable to Table S8.9.3 also; the table is considered to be self-explanatory.

Please note this change will also mean that references to the Australian Standard and Livable Housing Design Guidelines related to clauses in the proposed SAP will not be required. Only the revised table is required from the planning authority in relation to this matter.

The Commission requests that this information be provided by **25 January 2024**.

That any response submissions be provided to the Commission and other parties by **8 February 2024 (14 days)**.

Submissions must be made by email to tpc@planning.tas.gov.au. Once received, the submissions referred to above will be made available under the [relevant assessment¹](#) on the Commission's website.

Please note that submissions will be published in full, without redaction.

This website will be the primary portal for exchanging information.

If you require further information or are unable to access the website, please contact Paola Barlund, Planning Adviser, on 6165 6835.

Yours sincerely



Roger Howlett
Delegate (Chair)

cc representors

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/AM-GLE-PLAM-22-10>