
From: GCC Corporate Mail <gccmail@gcc.tas.gov.au>
Sent: Wednesday, 2 August 2023 4:16 PM
To: TPC Enquiry
Cc: Lyndal Byrne
Subject: Glenorchy - Draft Amendment PLAM-22-04 - Response to Directions (18 July 2023) prior to Hearing
Attachments: ECM_3278143_v8_PLAM-22_04 - Response to TPC preliminary assessment matters.pdf; PLAM-22_04 - Response to TPC preliminary matters - Attachment 1. MODIFIED Instrument of Amendment.docx; PLAM-22_04 - Response to TPC preliminary matters - Attachment 2. MODIFIED DRAFT Amendment .docx

Categories:

Good afternoon,

Please find attached a response, with associated attachments, to the preliminary assessment matters raised in your correspondence dated 18 July 2023.

Attached are:

- Letter responding to the matters raised
- Attachment 1. Modified Instrument of Amendment instruction sheet (Word version with tracked changes)
- Attachment 2. Modified Draft Principal Activity Centre Specific Area Plan (Word version with tracked changes)

Please let me know if you require anything further.

Kind regards,

Angela Dionysopoulos
Planning Officer



(03) 6216 6800 | www.gcc.tas.gov.au
gccmail@gcc.tas.gov.au | 374 Main Road, Glenorchy

We acknowledge the palawa community (the Tasmanian Aboriginal Community) as the original owners and continuing custodians of this island, lutruwita (Tasmania) and pay our respect to elders past, present and emerging.

How did we do for you today? (Click on one of the icons below to let us know)



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Our ref: PLAM-22/04
Enquiries: Angela Dionysopoulos, Strategic Planner
Phone: (03) 6216 6800
Email: angela.dionysopoulos@gcc.tas.gov.au

2 August 2023

The Tasmanian Planning Commission
GPO Box 1691
Hobart TAS 7001

Attention: Roger Howlett
By email: tpc@planning.tas.gov.au

Dear Mr Howlett

**RESPONSE TO TPC'S DIRECTIONS DATED 18 JULY 2023
TASMANIAN PLANNING SCHEME – GLENORCHY - DRAFT AMENDMENT PLAM-22/04
PROPOSED SPECIFIC AREA PLAN – PRINCIPAL ACTIVITY CENTRE**

Thank you for reviewing the draft amendment PLAM-22/04 and raising the preliminary assessment matters for clarification.

Rezoning

- 1. The planning authority is requested to submit an expanded consideration for the proposed rezoning of land from UZ to CBZ with reference to the section 34(2) LPS criteria of the Land Use Planning and Approvals Act 1993 (the Act).*

Section 34(3) provides that a draft amendment of an LPS is taken to meet the LPS criteria if it will not have the effect that the LPS, as amended, will cease to meet the LPS criteria.

The proposed rezoning is minor in extent and nature. It will not cause the LPS, as amended, to cease to meet the LPS criteria, as follows:

- (2) The LPS criteria to be met by a relevant planning instrument are that the instrument*

–

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

The proposed rezoning will not remove any provisions that must be contained in an LPS.

(b) is in accordance with section 32; and

The proposed rezoning will not cause the LPS to no longer contain the contents of an LPS required in accordance with section 32.

(c) furthers the objectives set out in Schedule 1; and

The proposed rezoning will not cause the LPS to no longer further the objectives set out in Schedule 1. The rezoning will further the orderly use and development of land, by ensuring that the facades of existing buildings are within the same zone as the remainder of the building. The rezoning will not impact on Council's rights within the road reserve, in order to develop and manage the public road asset.

(d) is consistent with each State policy; and

The proposed rezoning will not prevent the LPS from being consistent with each State policy. There is no agricultural land within the SAP area; the amendment will not result in any extension of the CBZ closer to the coast; and the rezoning will not result in any change to stormwater management. The proposed rezoning includes some land within the waterway and coastal protection area (Figure 1); the Natural Assets Code will continue to apply and no standards are proposed to alter standards of that code.

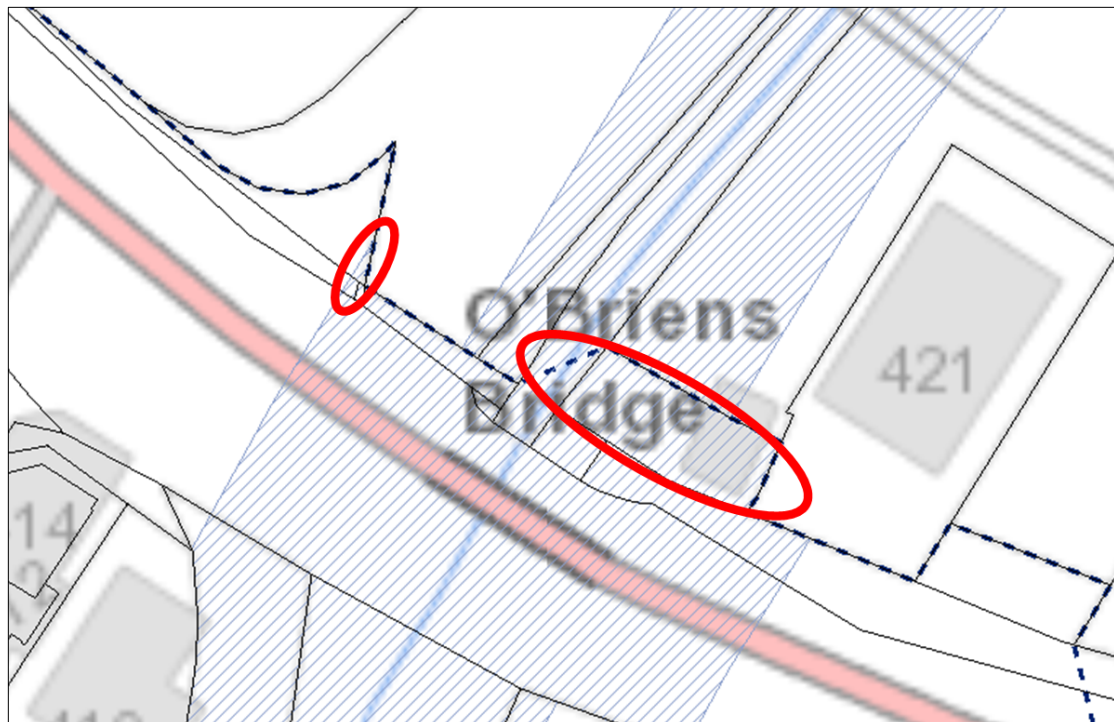


Figure 1 – Land within the waterway and coastal protection area (blue hatch), proposed to be rezoned from UZ to CBZ – marked-up snapshot from LISTmap.

(da) satisfies the relevant criteria in relation to the TPPs; and

The TPPs 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; and

The proposed rezoning will not cause the LPS to be inconsistent with the Southern Tasmanian Regional Land Use Strategy (STRLUS). In accordance with the *Section 8A Guideline No.1 – Local Provisions Schedule (LPS): zone and code application* guidelines, CBZ zoning may be applied to the STRLUS Principal Activity Centre, to which the draft amendment applies.

(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; and

The proposed rezoning will not cause the LPS to fail to have regard to Council's strategic plan. The proposed rezoning supports Council's 'Open for Business' goal by allowing for orderly development accounting for the appropriate zoning for existing buildings.

(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; and

The proposed rezoning will not have any impact on adjacent municipalities, including Brighton and Clarence, which have adopted the Tasmanian Planning Scheme.

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

The proposed rezoning is not within the gas pipeline corridor.

Section 32(4) criteria

- 2. The planning authority is invited to submit a more detailed explanation for the SAP with reference to the section 32(4) criteria of the Act.*

An explanation relating to section 32(4)(a) could detail:

- the use or development to which the proposed provisions relate;*
- the anticipated significant social, economic, or environmental benefit of this use or development; and*

- *whether this benefit is to the State, region, or municipal area.*

An explanation relating to section 32(4)(b) could detail:

- *the area of land the proposed provisions would relate to;*
- *the particular environmental, social, economic or spatial qualities of the land, that require provisions other than the State Planning Provisions (SPPs); and*
- *how these unique provisions relate to the SPPs in terms of whether they substitute, add to, or modify parts of the SPPs.*

The proposed amendment is considered to meet Section 32(4)(a), through significant social benefit to the municipality.

The SAP area serves a population with additional needs, relative to Greater Hobart. The Glenorchy CBD precinct¹ has approximately twice the number of elderly residents (aged 65+) compared to the wider municipality and Greater Hobart, and the proportion of elderly residents in the CBD area is projected to increase². The municipality has a higher proportion of people with disability than in the Greater Hobart region (6.9% versus 5.4%) and, in the statistical area of the CBD, a higher population needing assistance due to disability (8.2%)³. More than a third of the Glenorchy CBD population lives with a long-term health condition⁴. The statistical area has a low Index of Relative Socio-Economic Disadvantage (IRSD) score of 828 (less than the 7th percentile) with 42.2% of households classified as being low income⁵.

The draft Tasmanian Housing Strategy notes that well-designed homes would substantially improve the lives and means of participation for people with additional needs⁶. The proposed apartment design provisions promote a greater variety of quality housing for our community, including people with differing accessibility needs, in close proximity to all services and transport, including support for active transport. A significant social benefit is anticipated from provision of more housing addressing higher accessibility needs, along with amenity protections supporting improved

¹ Including the activity centre and immediate surrounds.

² SGS Economics & Planning (2020), *Glenorchy Identity Development and Precinct Planning*. <https://www.gcc.tas.gov.au/wp-content/uploads/2021/02/SGS-Economics-Greater-Glenorchy-Plan.pdf>

³ <https://atlas.id.com.au/glenorchy/maps>

⁴ <https://atlas.id.com.au/glenorchy/maps>

⁵ <https://atlas.id.com.au/glenorchy/maps> and <https://profile.id.com.au/glenorchy/locality-snapshots?WebID=60235600>

⁶ Homes Tasmania (2023), *Tasmanian Housing Strategy Exposure Draft*. <https://tashousingstrategy.homest Tasmania.com.au/consultation/tasmanian-housing-strategy-exposure-draft>

quality of life for all residents, and promotion of active transport supporting improved health and wellbeing.

A higher standard of residential development within the SAP area is intended to attract a population of residents to support increased economic activity within the centre. The requirement for self-protection of residential amenity and minimising waste management impacts has the significant benefit of minimising conflict with nearby employment generating uses, supporting the viable functioning of the activity centre. A viable activity centre is prioritised in economic research⁷ underpinning the Greater Glenorchy Plan (one of the drivers for the proposed SAP) and has social benefits through provision of employment opportunities, a sense of pride and social connection – factors identified in Glenorchy’s *Beyond the Curtain* community research⁸ that preceded the development of the Greater Glenorchy Plan. The central, highly serviced location of the SAP area is considered to support the feasibility of development incorporating these requirements.

Along with residential amenity, the proposed standards seek a higher quality of urban design, with a focus on activated street frontages and protection of key placemaking assets (such as solar access, the streetscape adjoining local heritage places, and gateway sites). These provisions aim to attract more people to visit and spend time in the activity centre, further boosting economic activity, local pride and social cohesion. Additional economic activity supporting the viability of the centre would benefit Council, the region and the State, through increased tax revenue generated by increased retail spending and employment, reduced social welfare needs through increased employment and provision of accessible housing stock, and reduced per-capita infrastructure expenditure associated with increased density. By improving the public budget position, these economic benefits also have flow-on social benefits through increased capacity to allocate resources where they are needed.

Listed properties

- 3. Discrepancies between properties listed in the certified amendment and those within the mapped SAP area, with reference to folios of the Register 116354/1, 113693/1, 116354/4, 116354/5, 86592/6, 86592/7, and 86592/8. These properties are owned by council and form a laneway off Peltro Street. It is noted that folios of the Register for streets and roads have not been listed in the certified amendment, however, other laneways have been listed regardless of ownership.*

⁷ SGS Economics & Planning (2020), *Glenorchy Identity Development and Precinct Planning*. <https://www.gcc.tas.gov.au/wp-content/uploads/2021/02/SGS-Economics-Greater-Glenorchy-Plan.pdf>

⁸ The20 (2020), *Beyond the Curtain Project Report*. <https://futureglenorchy.com.au/wp-content/uploads/2020/10/Beyond-The-Curtain-Master-Story-2.pdf>

The planning authority is requested to provide a submission clarifying the inclusion or exclusion within the proposed SAP area of the above properties.

Response

Folios of the Register 116354/1, 113693/1, 116354/4, 116354/5, 86592/6, 86592/7, and 86592/8 (shown in Figure 2) are intended to be included in the SAP area.



Figure 2 – Council-owned laneway off Peltro Street, intended for inclusion in the SAP area – Council database

TasGas declared pipeline corridor

- 4. While the planning authority has noted the presence of the Tas Gas declared pipeline planning corridor and considered potential impacts on this corridor, the planning authority is requested to provide a submission addressing the safety requirements set out in the standards prescribed under the Gas Safety Act 2019 as required by the LPS criterion at section 34(2)(h) of the Act.*

The *Gas Safety Act 2019* referenced under section 34(2)(h) of LUPAA does not stipulate the safety requirements that relate to the activity centre. Rather it includes standards for safe installation, operation, storage and management of gas infrastructure in general. The *Gas Industry Act 2019*, however, does include under *Division 2 – Gas infrastructure planning corridors* standards that relate to permitted or discretionary development applications. Neither of the two Acts have any specific considerations relating to planning scheme amendments that are proposed for areas within the declared gas pipeline planning corridor.

Council officers sought advice from the State Planning Office (SPO) previously regarding the expectations to satisfy section 34(2)(h) of LUPAA. The SPO has advised that the *Gas Industry Act 2019* and *Gas Safety Act 2019* replaced the *Gas Act 2000* and *Gas Pipeline Act 2000*. As such LUPAA was amended to change the reference from 'Gas Pipeline Act 2000' to its successor, the 'Gas Safety Act 2019'. It was advised that the focus of the response to section 34(2)(h) should be on the planning corridor, noting the general intent of this section is to have regard to the gas safety requirements if the proposal would change things for land within the gas planning corridor, as there may be implications for the gas infrastructure and safety issues.

On further research, Council Officers believe that the *Gas Safety Act 2019* referenced in LUPAA is not the right Act that addresses the planning requirements for the gas planning corridor. As discussed above, this is covered under the *Gas Industry Act 2019*. This matter has been flagged previously with the SPO, which was followed up more recently since the issue of this direction, so the error in LUPAA can be corrected.

Therefore, given there are no specific safety requirements relating to the planning corridor under the *Gas Safety Act 2019*, and given there is no development proposed under the subject planning scheme amendment, it is considered s.34(2)(h) has been adequately addressed in the response under the Planning Scheme Amendment Report - *Appendix 1*. The proposed specific area plan proposes no new development. The proposed provisions do not promote an increased development footprint beyond that which is already permitted in the area. Therefore, a planning scheme amendment to provide for urban and residential design requirements in the SAP area will not impact on access to or the use of the gas corridor. Any future planning applications received by Council that propose development within the declared planning pipeline corridor will be referred to TasGas and assessed as per the requirements of sections 50 and 51 of the *Gas Industry Act 2019* which would consider safety requirements.

Drafting

5. While the Commission will examine the drafting of the proposed SAP at the hearing, the planning authority is requested to consider and provide a submission addressing the following preliminary drafting matters.

a) The section 34(2) rationale for a SAP should be clearly linked to the purpose statements included within the Plan Purpose and then continue to link through the standards of the SAP.

The rationale provided in the planning authority's section 40F report refers to the activity centre's municipal and regional economic and social importance. The report indicates the proposed provisions are intended to

reinforce these values by encouraging increased residential density and high quality urban design.

The Commission notes the Plan Purpose refers only to using urban design, and not increasing residential density, to reinforce the values of the activity centre. It is also noted that some of the proposed standards appear to address matters other than urban design.

The planning authority is requested to provide a submission addressing how the drafting of the SAP integrates the section 32(4) rationale and making any recommendations for changes to the Plan Purpose or standards. This response may be aided by consideration of item 2 above.

Response

The proposed Plan Purpose is revised as follows.

The purpose of the Principal Activity Centre Specific Area Plan is:

- GLE-S8.1.1 To enhance the vitality and viability of Glenorchy's principal activity centre through a high standard of urban design;*
- GLE-S8.1.2 To promote centrally located, high quality residential apartment development, including for people with accessibility needs, that encourages sustainable and active transport; and*
- GLE-S8.1.3 To minimise potential conflicts between residential and non-residential uses.*

The revised Plan Purpose aligns with the s32(4) rationale in terms of social benefits (quality of life, wellness, local pride, social cohesion) arising from promoting the vitality and viability of the activity centre through improved urban design, residential amenity, catering for people with accessibility needs, and support for active transport.

- b) The local area objectives (LAOs) have been proposed to apply to the whole SAP area, however, Commission drafting practice is that LAOs intended to apply to a whole SAP area are best drafted as purpose statements under the heading 'Plan Purpose'. The planning authority is directed to submit alternative drafting that either applies the LAOs to discrete areas within the SAP area or reframes the LAOs as purpose statements.*

Response

The reason for requiring spatial differentiation of LAOs within the SAP area is unclear.

Council officers' understanding is that the functioning of LAOs within the planning scheme is distinct from the functioning of Plan Purposes. For example, General Provision 7.1 *Changes to an Existing Non-Conforming Use* requires consideration of any relevant LAOs, but not any applicable Plan Purpose. Similarly, LAOs are referred to from Performance Criteria in the SPPs⁹, whereas there are no Performance Criteria in the SPPs that include consideration of a Zone or Code Purpose. On the other hand, various existing LPSs include particular purpose zones and SAPs with LAOs that apply across the zone or SAP area¹⁰.

According to Practice Note 8¹¹, a Plan Purpose is 'to reflect the intent and function' and establish the scope of the SAP, whereas LAOs 'state the planning outcomes that are sought to be achieved and provide assistance with discretionary decision making'; they 'indicate a desired outcome linked to the exercise of discretion'. This distinction could be characterised as the 'why' (intent) versus the 'what' (outcomes).

The PAC SAP area is already relatively limited, and the outcomes sought apply either across the area (such as quality, safety and amenity of publicly accessible areas), are not contiguous (such as gateway sites), or overlap (such as connectivity, frontage activation, solar protection and view corridors). Spatial differentiation is not considered appropriate in this case.

Reframing the LAOs as purpose statements would entail obscuring the desired outcome, to instead focus on scope. It is unclear how this would assist with discretionary decision making.

Council officers would like to better understand the reasoning for direction 5(b), in order to assist with redrafting. It is hoped that this could be further explored at the Panel hearing.

c) S8.7.5 Design of apartment buildings A5 and P5 refers to Australian Standard AS 3671:1989 – Road Traffic Noise Intrusion (Building Siting and Construction) and Australian Standard AS 2107:2016 – Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors). These standards are not Applied, Adopted, or Incorporated Documents in the State Planning Provisions or Glenorchy LPS.

The planning authority is requested to advise the Commission whether it would seek to include these documents in the Glenorchy LPS as Applied,

⁹ For example, Retail Impact standards 13.3.3, 14.3.3, 15.3.3 and 17.3.3 – P1(c); and Landscaping standards 18.4.5 and 19.4.3 – P1(f).

¹⁰ For example, GLE-S6.0 Hobart Showground Specific Area Plan; CLA-S2.0 Lauderdale Neighbourhood Centre Specific Area Plan; and BRI-S8.0 Urban-Rural Interface Specific Area Plan.

¹¹ https://www.planning.tas.gov.au/__data/assets/pdf_file/0006/582234/Practice-Note-8-Drafting-written-LPS,-October-2017.pdf

Adopted, or Incorporated Documents and, if so, submit a draft of the completed listing for inclusion.

Response

The planning authority seeks to include the following documents as Applied, Adopted or Incorporated Documents:

Document Title	Publication Details	Relevant Clause in the LPS
<i>Australian Standard AS 3671:1989 – Road Traffic Noise Intrusion (Building Siting and Construction)</i>		GLE-S8.7.5 A5 GLE-S8.7.5 P5
<i>Australian Standard AS 2107:2016 – Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)</i>		GLE-S8.7.5 A5 GLE-S8.7.5 P5

d) S8.7.5 Design of apartment buildings A9 and P9 appears to be intended to ensure housing options that “better accommodate ageing in place and people with higher mobility needs”. However, the requirement that a percentage of apartments are certified by a suitably qualified person as meeting Gold or Platinum Level requirements defined in the Livable Housing Design Guidelines is problematic for the reasons outlined below.

- The Tasmanian Planning Scheme primarily refers to advice from, or reports prepared by, suitably qualified people to be considered by the planning authority during the exercise of discretion under Performance Criteria. However, by requiring certification by a suitably qualified person in the Acceptable Solution, the drafting of this standard appears to give responsibility for approval to a suitably qualified person rather than the planning authority. This is not possible unless the person or authority is authorised by the SPP’s as an accredited person.*
- The requirements of the Livable Housing Design Guidelines are not considered to be planning matters able to be considered within a planning assessment.*

The planning authority is requested to propose an alternative solution for achieving the desired outcome.

Response

Accessible housing pertains to the fair and sustainable development of land in accordance with Part 1 of the LUPAA Schedule 1 Objectives. In addition, Part 2(f) of the Schedule 1 Objectives includes the following:

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.

A range of accessible housing that is suitable for people with differing needs assists in delivering this objective.

Market mechanisms do not deliver a sufficient supply of accessible housing, and 'necessary interventions' are therefore warranted¹². This is reflected in strategy 1.5.3(4) of the draft Tasmanian Planning Policies,¹³ which, if implemented in that format, will require the planning system to:

Plan and provide for a diverse range of quality housing types that meet the needs of the community by...

- d) catering for the ageing population, including facilitating ageing in place and providing for different levels of dependency and transitioning between them;...[and]*
- f) considering the needs of people living with disability, including the level of support and care required for different levels of dependent and independent living options.*

Accessibility requirements are partly addressed through the *National Construction Code (NCC)*. The NCC's *Australian Building Code Board Standard for Livable Housing Design* is adapted from the base, 'Silver' level of the *Livable Housing Design Guidelines (LHDG)* that enables future adaptation for accessibility needs, and is intended as a 'set of minimum necessary provisions, rather than as an exemplar of best practice...[and] may not accommodate the needs and abilities of all home occupants'¹⁴. The NCC does

¹² https://www.aph.gov.au/About_Parliament/Parliamentary_departments/Parliamentary_Library/pubs/BriefingBook47p/HousingMarketInterventions

¹³ https://www.planning.tas.gov.au/__data/assets/pdf_file/0017/703043/Draft-Tasmanian-Planning-Policies-March-2023.PDF

¹⁴ <https://ncc.abcb.gov.au/sites/default/files/resources/2022/livable-housing-design-Preview-2022.pdf>

not account for different levels of dependency or housing diversity in relation to accessibility needs. The proposed standard to address requirements above the base level of accessibility is not addressed by the NCC and meets the section 9 test of the *Building Act 2019*.

Research supporting the introduction of accessible housing requirements into the NCC identifies ‘planning policies that encourage private provision of accessible housing’ as part of the existing context, and notes relevant planning policies (of which several incorporate aspects of the LHDG) in all states and territories except Tasmania and the Northern Territory¹⁵. For example, the *Apartment Design Guidelines for Victoria*¹⁶ require at least 50% of apartments to meet accessibility requirements. The specified requirements are either aligned with aspects of the LHDG (such as a clear dwelling entrance width of at least 850mm, which reflects a ‘Gold’ level), or are technical requirements that deal with the same matters as, but vary from, the LHDG (such as grouping of requirements for bathroom design into alternative design options).

In addition, the draft *Tasmanian Apartment Development Code*, released in Draft Amendment 01-2019 of the State Planning Provisions – Draft Apartment Development Code for informal consultation in March 2020 included a ‘universal design’ standard, with requirements equating to (or exceeding) various levels of accessibility in the LHDG. Acknowledging the amendment has not been approved, the inclusion of the standard supports the view that accessible housing, including the requirements of the LHDG, are appropriate matters for the planning scheme to address.

Council’s officers have considered the drafting of the standard, to avoid reference to the LHDG. However, it is our view that:

- Adopting specific aspects of the guidelines would entail potentially extensive duplication of selected content from the standard, and a risk of becoming outdated if the guidelines are updated in future; whereas
- Reference to the guidelines provides a more holistic and flexible means for proponents to address the requirements, and a more succinct standard.

There are precedents for inclusion of similar matters within the planning scheme:

- The technical requirements for accessible housing, as specified in the LHDG, are analogous to the technical requirements for accessible parking, as specified

¹⁵ <https://www.abcb.gov.au/sites/default/files/resources/2022/Final-decision-RIS-accessible-housing.pdf> (pp.69, 70).

¹⁶ https://www.planning.vic.gov.au/__data/assets/pdf_file/0030/80994/Apartment-Design-Guidelines-for-Victoria_August-2017.pdf

in the *Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities* incorporated document.

- The SPPs incorporate a number of guidelines, such as the *Guide to Traffic Management Part 12: Traffic Impacts of Development 2009*, the *Water Supply Signage Guideline, version 1.0* and the *Tasmanian Coastal Works Manual*, which are not Australian/New Zealand Standards.

Council officers would like to better understand the reasoning for direction 5(d), second dot point, and hope that this could be further discussed at the hearing. In the meantime, the proposed standard and associated definition have been redrafted to address the concerns regarding the construction of the Acceptable Solution, while retaining incorporation of the *Livable Housing Design Guidelines* through the accessibility report definition.

Acceptable Solution	Performance Criteria
<p>A9</p> <p>No Acceptable Solution for the number of accessible apartments in a new apartment building containing 10 or more apartments.</p>	<p>P9</p> <p>A new apartment building containing 10 or more apartments must provide a reasonable number of apartments suitable for use by people with accessibility needs, having regard to:</p> <ul style="list-style-type: none"> (a) the number of proposed accessible apartments; (b) the extent to which proposed accessible apartments meet a range of accessibility needs without requiring further modification; (c) any relevant council policy; and (d) the findings and recommendations of an accessibility report.

Terms	Definition
accessibility report	means a report, as defined in this specific area plan, that addresses the requirements of the <i>Livable Housing Design Guidelines</i> .

If you require any further information or would like to discuss, please do hesitate to contact me on 6216 6800. We look forward to discussing the matters raised above at the hearing.

Yours sincerely



Angela Dionysopoulos

Strategic Planner

Attachments

1. Modified instrument of amendment (instruction sheet).
2. Draft Principal Activity Centre Specific Area Plan with track changes.
This version of the draft amendment includes modifications previously submitted in association with the s40K report, as well as modifications addressing the matters subsequently raised by the TPC and addressed in this report.

**GLENORCHY LOCAL PROVISIONS SCHEDULE
AMENDMENT PLAM-22/04**

The Glenorchy Local Provisions Schedule is amended as follows:

Land affected by this amendment:

- Various properties as listed in Annexure 1

The Planning Scheme maps are amended by:

1. Rezoning land from a Utilities Zone to a Central Business Zone as shown in Image 1 of Annexure 2
2. Modifying the Overlay Maps to insert the Parking and Sustainable Transport Code – Pedestrian Priority Streets into the Overlay Maps as shown in Image 2 of Annexure 2
3. Modifying the General Overlay to delete the spatial application of GLE-S8.0 Glenorchy Activity Centre Urban Design Specific Area Plan shown in Image 3 of Annexure 2
4. Modifying the General Overlay to insert the spatial application of GLE-S8.0 Principal Activity Centre Specific Area Plan as shown in Image 4 of Annexure 2
5. Modifying the General Overlay to insert the spatial application GLE-S8.3.1 Local Area Objectives as shown in Image 5 of Annexure 2
6. Modifying the General Overlay to insert the spatial application of Precincts and Defined Areas – Gateway Locations as shown in Image 6 of Annexure 2
7. Modifying the General Overlay to insert the spatial application of Precincts and Defined Areas – Solar Protected Area as shown in Image 7 of Annexure 2

The Planning Scheme Ordinance is amended by:

8. Deleting Clause GLE-S8.0 Glenorchy Activity Centre Urban Design Specific Area Plan.
9. Inserting Clause GLE-S8.0 Principal Activity Centre Specific Area Plan as shown in Annexure 3.

Annexure 1 – List of Affected properties

No	Certificate of Titles (CTs)	PID	Address
1	10602/2 and 10602/3	5395945	4 Terry Street, Glenorchy TAS 7010
2	142212/8	2831537	Centro Glenorchy, 2 Cooper Street, Glenorchy TAS 7010
3	74049/5	5365818	10 Eady Street, Glenorchy TAS 7010
4	156072/1	2831561	Cooper Street, Glenorchy TAS 7010
5	29803/5 and 43661/1	5384373	Mill Lane, Glenorchy TAS 7010
6	197970/1	5382159	398 Main Road, Glenorchy TAS 7010
7	178446/1	9405867	2 Regina Street, Glenorchy TAS 7010
8	112461/2 and 112461/4	5382132	394A Main Road, Glenorchy TAS 7010
9	80638/1 and 80638/2	5382140	396 Main Road, Glenorchy TAS 7010
10	112461/1 and 112461/3	5382124	394 Main Road, Glenorchy TAS 7010
11	178446/2	9081451	392 Main Road, Glenorchy TAS 7010
12	29803/3	5382108	388-388A Main Road, Glenorchy TAS 7010
13	137971/1	2176501	382-386A Main Road, Glenorchy TAS 7010
14	14132/1, 112330/1 and 43605/1	2645486	2 Tolosa Street, Glenorchy TAS 7010
15	124632/1	1719981	2 Terry Street, Glenorchy TAS 7010
16	252651A/1, 124634/1, 124633/1, 43579/1, 43729/1, 82153/1, 219691/11, 55734/25, 10602/1 and 252651/1	2645478	374 Main Road, Glenorchy TAS 7010
17	81535/7, 65757/1 and 65757/2	7332884	3 Cooper Street, Glenorchy TAS 7010
18	123981/0, 123981/3 (Vertical Strata: Floor 1) and 123981/3 (Vertical Strata: Ground floor)	1705539	3/370 Main Road, Glenorchy TAS 7010
19	123981/1 (Vertical Strata: Floor 1) and 123981/1 (Vertical Strata: Ground floor)	5382052	1/370 Main Road, Glenorchy TAS 7010
20	123981/1 (Vertical Strata: Floor 1) and 123981/2 (Vertical Strata: Ground floor)	1705520	Glenorchy Post Office, 2/370 Main Road, Glenorchy TAS 7010
21	245476/1	7354303	368 Main Road, Glenorchy TAS 7010
22	122527/1	1846024	366 Main Road, Glenorchy TAS 7010

23	36500/100, 80602/2 and 65757/4	7439462	362-364 Main Road, Glenorchy TAS 7010
24	153289/1	2019805	4 Eady Street, Glenorchy TAS 7010
25	85656/1	5364049	9 Cooper Street, Glenorchy TAS 7010
26	161539/0, 161539/1 (Vertical Strata: Floor 1) and 161539/1 (Vertical Strata: Ground floor)	3093919	1/346 Main Road, Glenorchy TAS 7010
27	161539/2 (Vertical Strata: Floor 1) and 161539/2 (Vertical Strata: Ground floor)	3093927	2/346 Main Road, Glenorchy TAS 7010
28	155509/1	2937972	350-360 Main Road, Glenorchy TAS 7010
29	123053/1	5383127	437 Main Road, Glenorchy TAS 7010
30	244248/1	5383135	435 Main Road, Glenorchy TAS 7010
31	247696/2, 35050/3, 43284/1, 30876/1, 250113/1	1822786	Northgate, 387-391 Main Road, Glenorchy TAS 7010
32	149011/1	1697233	425 Main Road, Glenorchy TAS 7010
33	44073/1	1638866	Booth Avenue, Glenorchy TAS 7010
34	17584/1	5383151	421 Main Road, Glenorchy TAS 7010
35	199434/1 and 198204/1	1879926	385A Main Road, Glenorchy TAS 7010
36	197171/1	5383282	385 Main Road, Glenorchy TAS 7010
37	83067/1	5383290	383 Main Road, Glenorchy TAS 7010
38	222812/1 and 167863/1	5383303	381 Main Road, Glenorchy TAS 7010
39	76700/1	5383311	379 Main Road, Glenorchy TAS 7010
40	199836/1	5383338	377 Main Road, Glenorchy TAS 7010
41	199804/1	7246214	373-375 Main Road, Glenorchy TAS 7010
42	243658/1	5383354	371 Main Road, Glenorchy TAS 7010
43	217647/1	5388382	Glenorchy Masonic Hall, 3 Peltro Street, Glenorchy TAS 7010
44	67310/2	5388374	5 Peltro Street, Glenorchy TAS 7010
45	67310/3	5388366	7 Peltro Street, Glenorchy TAS 7010
46	243628/1	5383362	Elwick Hotel, 367 Main Road, Glenorchy TAS 7010
47	239802/1	5383370	359 Main Road, Glenorchy TAS 7010

48	57580/1	7440375	1/357A Main Road, Glenorchy TAS 7010
49	57580/2 and 57580/0	7440383	357A Main Road, Glenorchy TAS 7010
50	32824/1	7440367	357 Main Road, Glenorchy TAS 7010
51	113182/1	5383397	355 Main Road, Glenorchy TAS 7010
52	59802/2	5383418	353 Main Road, Glenorchy TAS 7010
53	218251/3	5383426	351 Main Road, Glenorchy TAS 7010
54	64613/8	5383434	347-349 Main Road, Glenorchy TAS 7010
55	77918/2, 64613/9 and 64613/7	1826090	345 Main Road, Glenorchy TAS 7010
<u>56</u>	<u>116354/1, 113693/1, 116354/4, 116354/5, 86592/6, 86592/7 and 86592/8</u>	<u>0</u>	<u>No address (laneway adjoining the southern boundary of 3 Peltro Steet, Glenorchy, TAS 7010)</u>

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Annexure 2 – Planning Scheme Maps



Image 1 - Area to be rezoned from Utilities Zone to Central Business Zone.

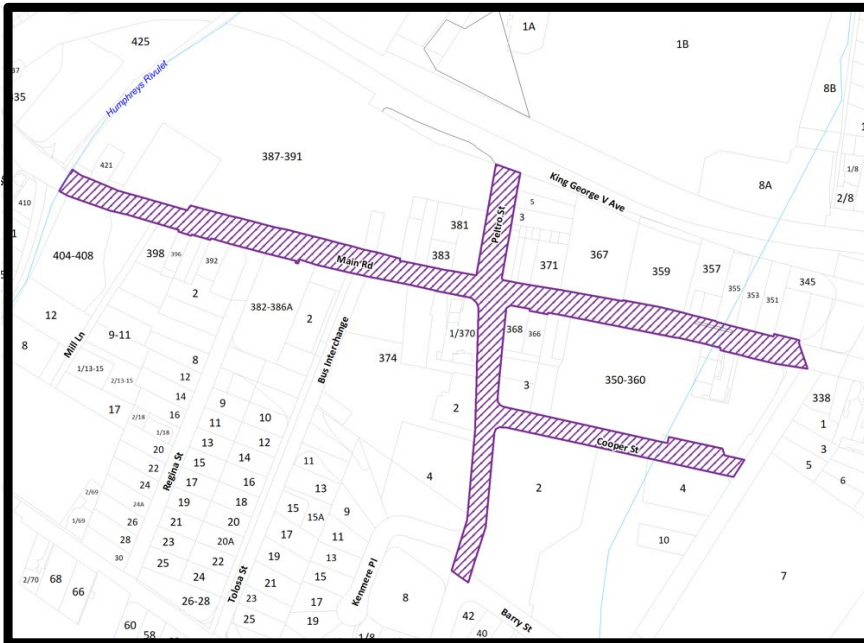


Image 2 – Parking and Sustainable Transport Code – Pedestrian Priority Streets to be inserted into the Overlay Maps



Image 3 – Glenorchy Activity Centre Urban Design Specific Area Plan to be deleted from the General Overlay maps.

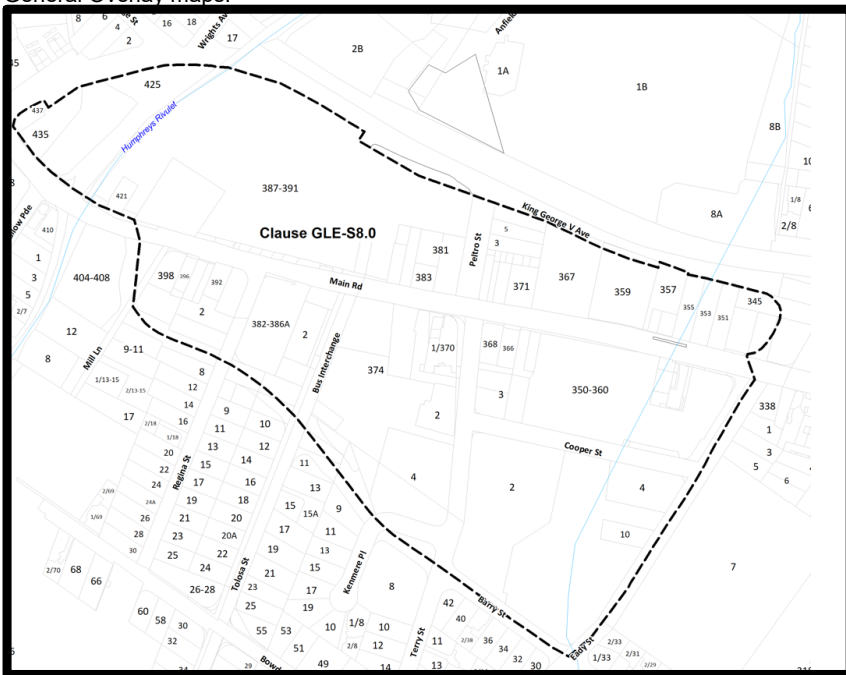


Image 4 – Area of GLE-S8.0 Principal Activity Centre Specific Area Plan to be inserted into the General Overlay Maps

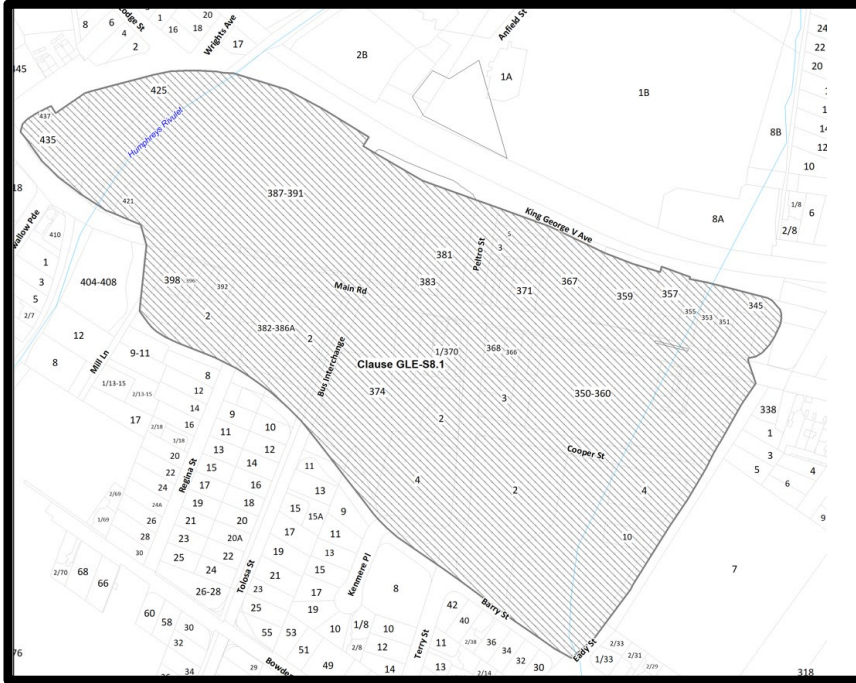


Image 5 – Area of GLE-S8.3.1 Local Area Objectives to be inserted into the General Overlay Maps

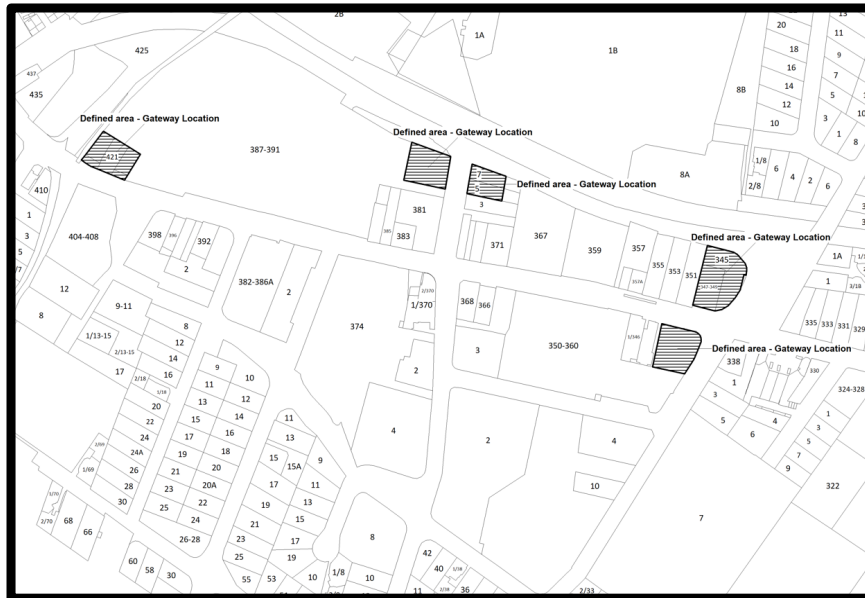


Image 6 – Precinct and Defined Areas – Gateway Locations to be inserted into the General Overlay Maps

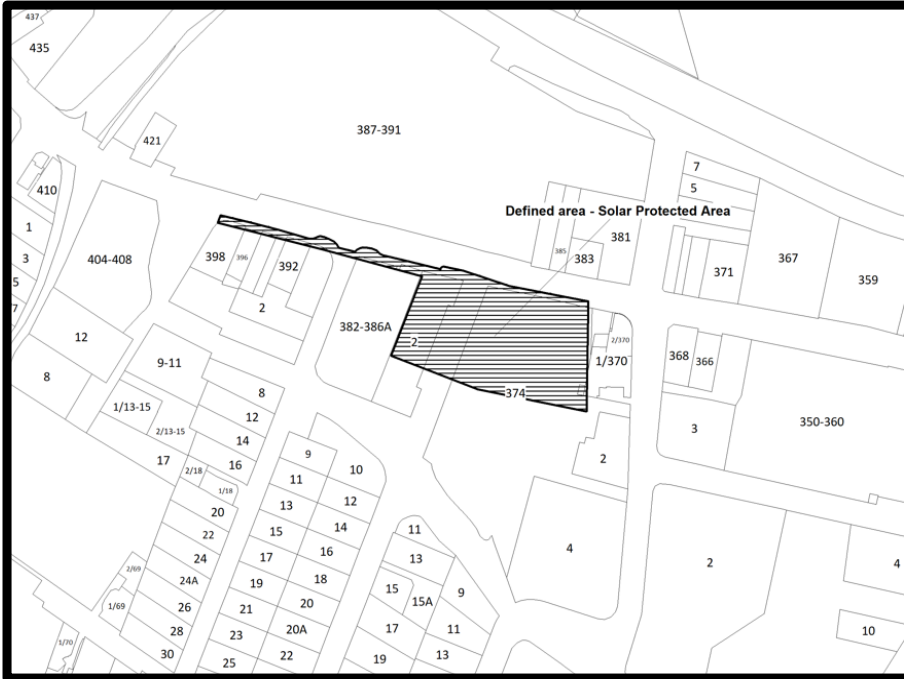
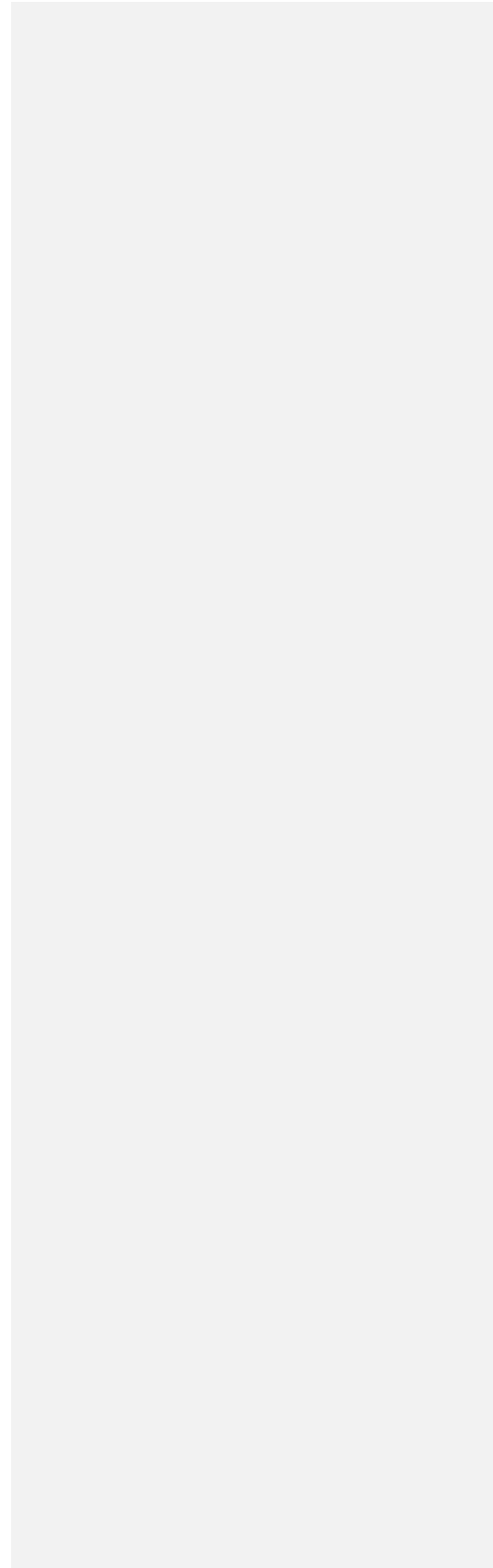


Image 7 – Precinct and Defined Areas – Solar Protected Area to be inserted into the General Overlay Maps

Annexure – 3 – Principal Activity Centre Specific Area Plan to be inserted



GLE-S8.0 Principal Activity Centre Specific Area Plan

GLE-S8.1 Plan Purpose

The purpose of the Principal Activity Centre Specific Area Plan is:

GLE-S8.1.1 To enhance the vitality and viability of Glenorchy’s principal activity centre through a high standard of urban design;

GLE-S8.1.2 To promote centrally located, high quality residential apartment development, including for people with accessibility needs, that encourages sustainable and active transport; and,

GLE-S8.1.3 To minimise potential conflicts between residential and non-residential uses.

GLE-S8.2 Application of this Plan

GLE-S8.2.1 The specific area plan applies to the area of land designated as the Principal Activity Centre Specific Area Plan on the overlay maps.

GLE-S8.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in addition to and in substitution for the provisions of the Central Business Zone, the Signs Code, the Parking and Sustainable Transport Code, and the Road and Railway Assets Code, as specified in the relevant provision.

GLE-S8.2.3 In addition to any other application requirements, the planning authority may require any of the following information to determine compliance with performance criteria:

- (a) elevation drawings or photomontage showing the proposed development in the context of adjacent buildings and the streetscape;
- (b) a site analysis and design response report;
- (c) an adjoining heritage report;
- (d) an accessibility report;
- (e) a crime prevention through environmental design report;
- (f) a lighting plan; or
- (g) a landscaping plan.

GLE-S8.3 Local Area Objectives

GLE-S8.3.1 The local area objectives for the principal activity centre are to:

- (a) reinforce the primacy of the activity centre, by intensifying frontage activation and discouraging uses with low employment density or pedestrian utility;

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- (b) define the precinct, by reinforcing identifiable landmarks and gateway sites, developing iconic new buildings and respecting heritage assets;
- (c) build the civic heart, by prioritising the quality, safety and amenity of publicly accessible areas;
- (d) ~~build connections, by providing an accessible pedestrian environment with linkages through the activity centre, integrated transport modes and clear connections to nearby cycling, walking and public transport networks~~
build connections, by providing an accessible, pedestrianised environment with networked linkages throughout the activity centre, integrated transport modes and legible connections to neighbouring thoroughfares;
- (e) enhance the landscape, by promoting green links between active open spaces and connections to view corridors; and
- (f) promote urban renewal by maximising opportunities for redevelopment, supported by strategic site consolidation, ambitious building design and provision for high-density amenity.

GLE-S8.4 Definition of Terms

GLE-S8.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
active frontage	means a frontage that provides active visual engagement between people on the street and people on ground level and the first floor.
accessibility report	<p>means a report (as defined in this specific area plan) that addresses the requirements of the <i>Livable Housing Design Guidelines</i>.</p> <p>(a) likely demand for accessible apartments in the SAP area, having regard to:</p> <ul style="list-style-type: none"> (i) the demographic characteristics of the Glenorchy municipality; and (ii) the accessibility needs of the population of likely occupants of accessible apartments in the SAP area; <p>(b) the extent to which the proposed development contributes to meeting the likely demand for accessible apartments in the SAP area, having regard to:</p> <ul style="list-style-type: none"> (i) the size and scale of the development; (ii) the application of universal design principles; and (iii) any other proposed accessibility or universal design features, excluding those required under the <i>Building Act 2016</i>;

	<p>(c) any accessibility advice relating to the ongoing management of any other use or development on the site; and</p> <p>(d) any matter specifically required by standards in this specific area plan.</p>
adjoining heritage report	<p>means a report (as defined in this specific area plan) prepared by a suitably qualified person (heritage practitioner, heritage architect) that describes the measures that have been taken to ensure the proposed development respects and positively responds to the heritage significance of a heritage place or places adjoining the subject site. In doing so, the adjoining heritage report must contain:</p> <p>(a) a detailed site analysis that evaluates how the development proposal has been designed to meet the standards of the specific area plan as applicable to sites adjoining heritage places;</p> <p>(b) accurate illustration of the proposed development (such as scaled elevations, pedestrian eye level trajectory views intersecting adjoining heritage places and the proposed development, -, and/or correctly rendered montage/s) showing how key public views to, from, and of, adjoining heritage places will be retained; and</p> <p>(c) details of measures that will be taken to mitigate any potential construction phase impacts such as vibration and dust (where applicable) upon the surviving integrity of adjoining heritage places.</p>
apartment	means part of a building, used as a residence and which includes food preparation facilities, a bath or shower, a toilet and sink, any associated private open space and access to laundry facilities.
apartment building	means a Class 2 residential building as defined in the <i>National Construction Code</i> .
articulation	means the arrangement of building elements such as windows and door openings, variations in wall plane, roof form, horizontal or vertical wall features and materials that make up a building and affect its relationship to the streets, spaces and other buildings.
commercial vehicle	means a medium rigid vehicle or greater as described in section 2 "Design Vehicles" of <i>AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities</i> .
corner building	means a building with adjoining frontages to two or more streets.

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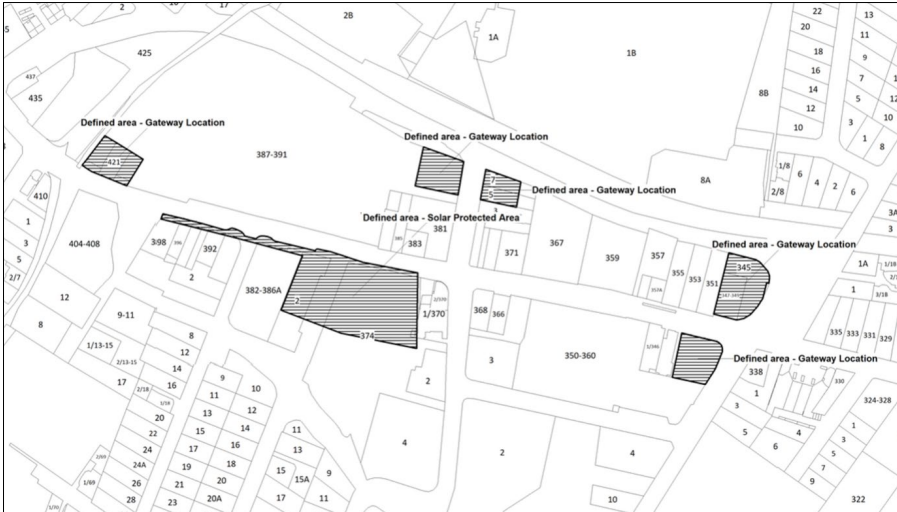
crime prevention through environmental design report	means a report (as defined in this specific area plan) that addresses: (a) whether the use or development can achieve and maintain an acceptable level of crime prevention through environmental design, having regard to: (i) the characteristics of the use or development; (ii) existing crime prevention or deterrence measures on the site and adjacent properties; (iii) any proposed crime prevention or deterrence measures; and (iv) the ongoing management of the use or development; and (b) any matter specifically required by Performance Criteria in this specific area plan.
FOGO	means Food Organics and Garden Organics.
gateway location	means land identified as a gateway location, as shown in Figure GLE-S8.1.
heritage place	<u>means a place or category of place that is listed, and the specific extent identified, in:</u> <u>(a) the Tasmanian Heritage Register (THR); or</u> <u>(b) the Glenorchy Local Provisions Schedule – GLE-C6.0 Local Historic Heritage Code,</u> means a local heritage place or a registered place as defined in the C6.0 Local Historic Heritage Code, excluding GLE-C6.1.129 O’Brien’s Bridge and GLE-C6.1.140 Glenorchy War Memorial.
heritage significance	means: (a) for a local heritage place: local historic heritage significance as defined in the C6.0 Local Historic Heritage Code and set out in the Glenorchy Local Provisions Schedule GLE-C6.0 Local Historic Heritage Code lists, excluding GLE-C6.1.129 O’Brien’s Bridge and GLE-C6.1.140 Glenorchy War Memorial; and (b) for a State listed heritage place: historic cultural heritage significance and, specifically, the criteria and basis for its entry in the Tasmanian Heritage Register (as defined in the <i>Historic Cultural Heritage Act 1995</i>).
key public view	means the view field to a heritage place, from a vantage point in a publicly accessible area, from which the heritage place is easily viewed and appreciated.

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landmark building	means corner buildings and gateway buildings.
living room	means a habitable room of a dwelling, other than a bedroom or separate kitchen.
outdoor entertainment area	means an outdoor area where people gather (other than a private open space, shared open space or public open space), such as a beer garden, rooftop cinema or outdoor dining area.
passive surveillance	means the location and design of use or development to maximise visibility by passers-by or casual onlookers from adjacent spaces, in order to reduce opportunities for crime by making potential offenders feel exposed and making legitimate users feel safer.
pedestrian eye level	means view lines taken from 1.7 m above existing ground level.
pedestrian priority street	means as defined in the C2.0 Parking and Sustainable Transport Code.
publicly accessible area	means publicly used external space (excluding road carriageways) within the area of the specific area plan and includes: (a) public space, such as a footpath, plaza or park; and (b) semi-public space, such as a forecourt or car parking area.
report	means a report, prepared for a site by a suitably qualified person, that must include: (a) details of, and be signed by, the person who prepared or verified the report; (b) confirmation that the person has the appropriate qualifications and expertise; (c) confirmation that the report has been prepared in accordance with any applicable methodology specified by a government authority or professional body; and (d) conclusions and recommendations based on consideration of the proposed use or development and its context.
shared open space	an outdoor area of the land or building, which may include the rooftop, for the shared use of the occupants of an apartment building, excluding areas proposed or approved for storage, vehicle (including bicycles and personal mobility devices) access or parking, service structures, lift motor rooms,

	plant and equipment, shared laundry facilities or shared waste storage.
single aspect apartment	means an apartment that has external windows on no more than one building elevation (not including skylights and windows to a light well or ventilation shaft).
site analysis and design response report	<p>means a report (as defined in this specific area plan) that:</p> <p>(a) identifies site constraints and opportunities in relation to:</p> <ul style="list-style-type: none"> (i) solar access; (ii) prevailing wind conditions; (iii) privacy and security; (iv) access to views and open space; and (v) light, noise and other emissions from traffic and nearby land use; <p>(b) explains how the proposed development:</p> <ul style="list-style-type: none"> (i) responds to the site's constraints and opportunities; (ii) enhances and responds positively to the streetscape character of the area; (iii) meets the purpose of this specific area plan; and (iv) addresses the local area objectives; and <p>(c) any matter specifically required by Performance Criteria in this specific area plan.</p>
solar protected area	means land identified as a solar protected area, as shown in Figure GLE-S8.1.
universal design	means design that is useable by people of all abilities.
waterway and coastal protection area	means as defined in the C7.0 Natural Assets Code.

Figure GLE-S8.1 Defined areas – solar protected area and gateway locations



GLE-S8.5 Use Table

This sub-clause is not used in this specific area plan.

GLE-S8.6 Use Standards

GLE-S8.6.1 Ground floor use

This sub-clause is in addition to the provisions of the Central Business Zone – Clause 16.3 Use Standards.

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Objective:	
That uses at ground floor level create active frontages that attract pedestrian activity and contribute to the vitality and security of publicly accessible areas.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Except for minimal interruptions for access to foyers, arcades, upper floors, parking or servicing, building uses at ground floor fronting pedestrian priority streets must be for General Retail and Hire or Food Services.</p>	<p>P1</p> <p>Except for minimal interruptions for access to foyers, arcades, parking or servicing, building uses at ground floor fronting pedestrian priority streets must:</p> <p>(a) be for uses listed as No Permit Required</p>

	<p>or Permitted under Clause 16.2 Use Table;</p> <p>(b) further the Local Area Objectives under Clause GLE-S8.3.1; and</p> <p>(c) not be for Utilities, Bulky Goods Sales or Emergency Services.</p>
<p>A2</p> <p>Residential use, other than for access and parking, must be located above ground level.</p>	<p>P2</p> <p>Residential use, other than for access, must not be located at the frontage.</p>

GLE- S8.6.2 Hours of operation for a use in an outdoor entertainment area

This sub-clause is in addition to the provisions of the Central Business Zone – Clause 16.3 Use Standards.

Objective:	
That use of an outdoor entertainment area does not cause an unreasonable loss of amenity to residential use.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Hours of operation for a use being undertaken<u>located</u> in an outdoor entertainment area within 50 m of an existing apartment must be within:</p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>	<p>P1</p> <p>Hours of operation for a use being undertaken in an outdoor entertainment area within 50 m of an existing apartment must not cause an unreasonable loss of amenity to the residential use, having regard to:</p> <p>(a) the location and design of the outdoor entertainment area;</p> <p>(b) the timing, duration or extent of use of the outdoor entertaining area; and</p> <p>(c) noise, lighting or other emissions.</p>

GLE- S8.6.3 Use of external lighting

This sub-clause is in addition to the provisions of the Central Business Zone – Clause 16.3 Use Standards.

Objective:	
That use of external lighting does not cause an unreasonable loss of amenity to apartments.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>External lighting for a use on a site containing or adjoining a residential use, must:</p> <p>(a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and</p> <p>(b) if for security lighting, be baffled so that direct light does not extend into a habitable room of an apartment.</p>	<p>P1</p> <p>External lighting for a use on a site containing or adjoining a residential use, must not cause an unreasonable loss of amenity to the residential use, having regard to:</p> <p>(a) the level of illumination, timing and duration of lighting;</p> <p>(b) the distance to habitable rooms of any adjacent apartment;</p> <p>(c) the degree of screening between the light source and the habitable rooms of any apartment; and</p> <p>(d) the recommendations of a lighting plan prepared by a suitably qualified lighting designer.</p>

GLE-S8.7 Development Standards for Buildings and Works

GLE-S8.7.1 Building height and bulk

This sub-clause is in substitution for the provisions of the Central Business Zone – Clause 16.4.1 Building height.

Objective:
<p>That building height:</p> <p>(a) facilitates development appropriate for a principal activity centre, including for apartment buildings;</p> <p>(b) does not adversely impact the amenity of publicly accessible areas, key views of kunanyi/Mount Wellington, or the heritage significance of heritage places;</p> <p>(c) mediates transitions in height between buildings to provide a cohesive streetscape; and</p> <p>(d) enhances the streetscape through the scale, proportion and massing of buildings.</p>

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height, excluding lift shafts, mechanical plant and miscellaneous equipment, must be not more than:</p> <p>(a) 12 m, within 6 m of a frontage; and</p> <p>(b) 20 m otherwise;</p> <p>unless on a site adjoining Tolosa Street or adjoining a heritage place, in which case there is no Acceptable Solution.</p>	<p>P1.1</p> <p>Building height, including for a building on a site adjoining Tolosa Street or adjoining a heritage place, must:</p> <p>(a) not unreasonably overshadow publicly accessible areas or existing residential use;</p> <p>(b) provide a transition in scale to adjacent buildings of lesser height where the difference in height is more than 4 m;</p> <p>(c) not unreasonably reduce public amenity through visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the street; and</p> <p>(d) have a proportional relationship to the lot size, that has regard to the prevailing proportions in the surrounding area within the principal activity centre;</p> <p>unless the proposed building height significantly exceeds the height of nearby buildings.</p> <p>P1.2</p> <p>A building that significantly exceeds the height of nearby buildings must meet P1.1 (a) and (b), and demonstrate significant architectural merit, having regard to:</p> <p>(a) making a significant positive contribution to the streetscape; and</p> <p>(b) furthering the local area objectives at Clause GLE-S8.3.1.</p>
<p>A2</p> <p>For a new building, or an increase in the building height, excluding protrusions, of an existing building, on a site adjoining a heritage place, there is no Acceptable Solution for building height.</p>	<p>P2</p> <p>For a building on a site adjoining a heritage place, building height must be compatible with, and not detract from, the heritage significance of the adjoining heritage place, having regard to:</p> <p>(a) not visually dominating the adjoining</p>

	<p>heritage place;</p> <p>(b) not intruding upon on key public views of the adjoining heritage place;</p> <p>(c) maintaining a façade height that is compatible with the façade heights of significant buildings comprising the adjoining heritage place;</p> <p>(d) setting back higher building elements so as to:</p> <p>(i) not dominate or reduce the streetscape presence of the adjoining heritage place; and</p> <p>(ii) mediate the transition between building height on the adjoining heritage place and the predominant building height in the streetscape; and</p> <p>(e) the recommendations contained in an adjoining heritage report.</p>
<p>A3</p> <p>For a new building, or an increase in the building height, excluding protrusions, of an existing building, on a site adjoining Tolosa Street, there is no Acceptable Solution for building height.</p>	<p>P3</p> <p>The building height of a building, on a site adjoining Tolosa Street, must retain or enhance views from adjacent publicly accessible areas to kunanyi/Mount Wellington, having regard to furthering the local area objectives at Clause GLE-S8.3.1.</p>
<p>A4</p> <p>Buildings must not cause shading to the solar protected area shown in Figure GLE-S8.1 between 11:00 am and 2:00 pm on the 21st of June.</p>	<p>P4</p> <p>No Performance Criteria.</p>

GLE-S8.7.2 Building setback

This sub-clause is in substitution for the provisions of the Central Business Zone – Clause 16.4.2 Setbacks.

Objective:	
That building setback:	
<ul style="list-style-type: none"> (a) contributes to the vitality and security of the pedestrian environment and a compact and walkable urban form; (b) provides definition and a sense of enclosure to the street; (c) does not adversely impact the heritage significance of heritage places; and (d) optimises land utilisation. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A building must have a nil frontage setback, other than for modulation of a building façade with projecting or receding elements no deeper than 0.3 m, unless the building is on a site adjoining:</p> <ul style="list-style-type: none"> (a) the solar protected area shown in Figure GLE-S8.1, and: <ul style="list-style-type: none"> (i) the building has a setback not greater than 3 m; and (ii) the setback area is for active semi-public use such as forecourt dining; or (b) a heritage place or Tolosa Street, in which case there is no Acceptable Solution. 	<p>P1</p> <p>A building, including a building on a site adjoining Tolosa Street or adjoining a heritage place, must have a frontage setback that is compatible with the streetscape, having regard to:</p> <ul style="list-style-type: none"> (a) the prevailing setback established by adjacent buildings; (b) universal design principles supporting accessible navigation of the street; (c) measures to promote activation of any setback space; (d) any advice from a road authority; and (e) the local area objectives at Clause GLE-S8.3.1.
<p>A2</p> <p>Building setback from a side boundary must be nil, unless the boundary adjoins a heritage place or is within a waterway and coastal protection area, in which case there is no Acceptable Solution.</p>	<p>P2</p> <p>Building setback from a side boundary must avoid creation of entrapment spaces and must have regard to:</p> <ul style="list-style-type: none"> (a) making a positive contribution to the streetscape; (b) functional necessity; and (c) furthering the local area objectives at Clause GLE-S8.3.1; <p>including where <u>unless</u> the boundary adjoins a heritage place or is within a waterway and coastal protection area.</p>

<p>A3</p> <p>For a new building, or a change to the <u>frontage</u> setback, excluding protrusions, of an existing building, on a site adjoining a heritage place, there is no Acceptable Solution for <u>frontage</u> setback.</p>	<p>P3</p> <p>For a building on a site adjoining a heritage place, <u>building-the frontage</u> setback must, in addition to meeting clause <u>P2-P1</u> of this standard, be compatible with, and not detract from, the heritage significance of the adjoining heritage place, having regard to:</p> <ul style="list-style-type: none"> (a) not intruding upon on key public views of the adjoining heritage place; (b) the setback of buildings forming part of the extent of the adjoining heritage place, including: <ul style="list-style-type: none"> (i) achieving harmony with the siting and orientation of buildings on the adjoining heritage place; and (ii) mediating the transition between building setback on the adjoining heritage place and the setback of other adjacent buildings on the same street; and (c) the recommendations contained in an adjoining heritage report.
<p>A4</p> <p>For a new building, or a change to the <u>frontage</u> setback, excluding protrusions, of an existing building, on a site adjoining Tolosa Street, there is no Acceptable Solution for frontage setback.</p>	<p>P4</p> <p>The <u>frontage</u> setback of a building, on a site adjoining Tolosa Street, must, in addition to meeting clause <u>P2-P1</u> of this standard, retain or enhance views from adjacent publicly accessible areas to kunanyi/Mount Wellington, having regard to furthering the local area objectives at Clause GLE-S8.3.1.</p>
<p>A5</p> <p>For a new building, or a change to the setback, excluding protrusions, of an existing building, on land within a waterway and coastal protection area, there is no Acceptable Solution for setback <u>from a boundary within the waterway and coastal protection area</u>.</p>	<p>P5</p> <p>For development on land within a waterway and coastal protection area, buildings must be located to enable external public thoroughfare through the site, alongside the watercourse, having regard to:</p> <ul style="list-style-type: none"> (a) pedestrian safety; (b) the need to provide a footpath;

	(c) universal design principles; and (d) any relevant Council policy.
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GLE-S8.7.3 Façade design

This sub-clause is in substitution for the provisions of the Central Business–Zone - Clause 16.4.3 Design A2 and P2.

Objective:

That buildings support urban vitality through:

- (a) interaction between the public and private realms;
- (b) being appropriately designed for pedestrian amenity ~~and sociability~~;
- (c) opportunities for mutual passive surveillance; and
- (d) respecting heritage places.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A ground floor level facade in a pedestrian priority street must:</p> <p>(a) provide a pedestrian entrance that connects the ground floor use directly to a publicly accessible area;</p> <p>(b) provide low reflectance, transparent glazing that:</p> <p>(i) is not less than 60% of the total surface area of that façade; or</p> <p>(ii) maintains or increases the total area of glazing of an existing facade, if the surface area of that façade is already less than 60%; and</p> <p>(c) not include:</p> <p>(i) a single length of blank wall greater than 20% of the length that facade; or</p> <p>(ii) any increase to the length of an existing blank wall, if already greater than 20% of the length of that façade;</p> <p>unless the site adjoins a heritage place, in which case there is no Acceptable Solution.</p>	<p>P1</p> <p>A ground floor level facade in a pedestrian priority street, including-excluding on a site adjoining a heritage place, must be designed to provide an active frontage, having regard to:</p> <p>(a) the location and extent of pedestrian entrances and transparent glazing that connects the ground floor use to the street;</p> <p>(b) the location and extent of any length of blank wall;</p> <p>(c) the prominence of the façade in the streetscape;</p> <p>(d) any design features that provide visual interest at ground floor level; and</p> <p>(e) the recommendations of a crime prevention through environmental design report.</p>
<p>A2</p> <p>A ground floor level facade in a waterway and coastal protection area, or in a street that is not a pedestrian priority street, must:</p> <p>(a) provide a pedestrian entrance that connects the ground floor use directly to a publicly accessible area;</p> <p>(b) provide low reflectance, transparent glazing that:</p> <p>(i) is not less than 40% of the total surface area of that façade; or</p> <p>(ii) maintains or increases the total area of glazing of an existing facade, if the surface</p>	<p>P2</p> <p>A ground floor level facade in a waterway and coastal protection area, or in a street that is not a pedestrian priority street, must be designed to provide a pedestrian-friendly environment, having regard to:</p> <p>(a) the location and extent of pedestrian entrances and transparent glazing that connects the ground floor use to external public access;</p> <p>(b) the location and extent of any length of blank wall;</p> <p>(c) any design features that provide visual</p>

<p>area of that façade is already less than 40%; and</p> <p>(c) not include:</p> <p>(i) a single length of blank wall greater than 30% of the length that facade; or</p> <p>(ii) any increase to the length of an existing blank wall, if already greater than 30% of the length of that façade.</p> <p>(ii) <u>unless the site adjoins a heritage place.</u></p>	<p>interest at ground floor level; and</p> <p><u>(d)</u> the recommendations of a crime prevention through environmental design report.</p> <p>(d) <u>unless the site adjoins a heritage place.</u></p>
<p>A3</p> <p>For a new multi-storey building, glazing must be provided for the first floor of any facade facing a publicly accessible area, to allow passive surveillance of that publicly accessible area.</p>	<p>P3</p> <p>No Performance Criteria.</p>

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<p>A4.1</p> <p>For a new facade at ground floor level adjoining a pedestrian priority street, there is no Acceptable Solution for provision of an awning.</p> <p>A4.2</p> <p>For a heritage place, there is no requirement for awnings.</p>	<p>P4</p> <p>For a new facade at ground floor level adjoining a pedestrian priority street, an awning must be provided to enhance public amenity adjoining that facade, having regard to:</p> <ul style="list-style-type: none"> (a) providing adequate clearance from trees and infrastructure such as light poles, parking signs, directionals signs, streetlights and art installations; (b) compatibility with the design of existing awnings on adjacent buildings; (c) avoiding constraints to the future use of the land and road; (d) any advice from a road authority; and (e) for a building on a site adjoining a heritage place, the recommendations contained in an adjoining heritage report; <p>unless awnings are precluded in the advice from a road authority or recommendations contained in an adjoining heritage report.</p>
<p>A5</p> <p>For a new facade of a building on a site adjoining a heritage place, there is no Acceptable Solution for façade design.</p>	<p>P5</p> <p>For a new façade of a building on a site adjoining a heritage place, façade design must be compatible with, and not detract from, the heritage significance of the adjoining heritage place, having regard to:</p> <ul style="list-style-type: none"> (a) not visually dominating the heritage place; (b) being sympathetic to the heritage place in terms of materials and detailing; (c) being distinguishable as new development; (d) the provision of: <ul style="list-style-type: none"> (i) an active frontage, if in a pedestrian priority street; or (ii) a pedestrian-friendly environment, if not in a pedestrian priority street; (e) the recommendations contained in a

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	<p><u>crime prevention through environmental design report</u>; and</p> <p>(d)(f) the recommendations contained in an adjoining heritage report.</p>
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GLE-S8.7.4 Design of landmark buildings

This sub-clause is in addition to the provisions of the Central Business Zone - Clause 16.4.3 Development Standards for Buildings and Works.

Objective:	
That landmark buildings are differentiated in the streetscape, to enhance local identity and pedestrian wayfinding.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>For a new corner building, excluding heritage places, there is no Acceptable Solution.</p>	<p>P1</p> <p>A new corner building, excluding heritage places, must be designed to enhance the legibility of the street grid, having regard to:</p> <ul style="list-style-type: none"> (a) the prominence of the corner in the streetscape; (b) addressing the intersection through architectural features such as prominent entrances, splays or concentration of massing; (c) consistent design articulation and detailing on each frontage; (d) the contribution to the streetscape character; and (e) the local area objectives at Clause GLE-S8.3.1.

<p>A2</p> <p>For a new building at a gateway location shown in Figure GLE-S8.1, there is no Acceptable Solution.</p>	<p>P2</p> <p>A new building at a gateway location shown in Figure GLE-S8.1 must be designed as a recognisable local landmark that:</p> <p>(a) provides distinctive, contemporary architectural design that:</p> <ul style="list-style-type: none"> (i) defines an entry to the principal activity centre; (ii) enhances the surrounding streetscape; (iii) responds to the design of any other gateway buildings approved since this planning scheme <u>specific area plan</u> came into effect; (iv) distinguishes the principal activity centre from its surrounds; and (v) has local civic meaning; <u>and</u> <p>(b) addresses the findings of a site analysis and design response report; <u>and</u></p> <p>(c) <u>(b)</u> furthers the local area objectives at Clause GLE-S8.3.1.</p>
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GLE-S8.7.5 Design of apartment buildings

This sub-clause is in substitution for the provisions of the Central Business Zone - Clause 16.4.6 Dwellings and in addition to the provisions of the Road and Railway Assets Code – Clause C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area.

<p>Objective:</p> <p>That apartment buildings provide a reasonable level of amenity for residents of all abilities, through design that:</p> <ul style="list-style-type: none"> (a) responds to the site; (b) promotes resource efficiency and minimises energy consumption, by maximising solar access and natural ventilation; (c) provides occupants with adequate privacy, open space and storage; and (d) mitigates amenity impacts from other use and development on-site and on neighbouring properties.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Private open space and glazing to a habitable room of an apartment, that has a floor level more than 1 m above existing ground level, must have a setback of not less than 6 m from the private open space and glazing to a habitable room of any other apartment, unless the proposed glazing:</p> <p>(a) is offset, in the horizontal plane, not less than 1.5 m from the edge of:</p> <p>(i) the private open space; and</p> <p>(ii) glazing to a habitable room; of any other apartment;</p> <p>(b) has a sill height of not less than 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or</p> <p>(c) has a permanently fixed external screen for the full length of the glazing, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	<p>P1</p> <p>Private open space and glazing to a habitable room of an apartment, that has a floor level more than 1 m above existing ground level, must be designed to minimise overlooking and privacy impacts to any adjacent apartment, having regard to:</p> <p>(a) proximity to side and rear boundaries;</p> <p>(b) location of private open space and glazing to habitable rooms in adjacent apartments; and</p> <p>(c) proposed screening or other design measures to minimise direct views to the private open space and glazing to habitable rooms of adjacent apartments.</p>
<p>A2</p> <p>An apartment building must be designed to achieve the following:</p> <p>(a) at least 70% of apartments (rounded up to the nearest whole number) receive a minimum of 3 hours direct sunlight on the 21st of June, to living rooms or private open spaces, and</p> <p>(b) not more than 15% of apartments (rounded up to the nearest whole number) receive no direct sunlight to living rooms and private open spaces on the 21st of June.</p>	<p>P2</p> <p>An apartment building must be designed to maximise the number of apartments that receive direct sunlight to a living room or private open space on the 21st of June, having regard to:</p> <p>(a) the size, dimensions and orientation of the site;</p> <p>(b) whether south facing, single aspect apartments have been minimised and multiple aspect apartments have been maximised;</p> <p>(c) optimising the area of direct sunlight to living rooms through the depth and layout of apartments and window sizes; and</p>

	(d) the findings of a site analysis and design response report.
<p>A3</p> <p>Apartment windows to habitable rooms oriented between 30 degrees west of north and 30 degrees east of north must be provided with a window shading device with a width (perpendicular to the building facade) not less than 42% of the height from window sill to lintel, as illustrated in Figure GLE-S8.2.</p>	<p>P3</p> <p>Apartment windows oriented between 30 degrees west of north and 30 degrees east of north must have adequate shading from direct sunlight during summer, that enables a reasonable level of light to penetrate into the room.</p>
<p>A4</p> <p>At least 60% of apartments must have external openings in different elevations providing natural cross-ventilation.</p>	<p>P4</p> <p>Apartments are designed to optimise natural cross ventilation opportunities, having regard to:</p> <ul style="list-style-type: none"> (a) building orientation relative to prevailing breezes; (b) the number, area and location of external openings; (c) internal layout to minimise obstructions to the breeze path between external openings; and (d) use of other passive ventilation solutions such as solar chimneys.
<p>A5</p> <p>An apartment building must be designed to achieve internal noise levels in accordance with Australian Standard AS 3671:1989 – <i>Road Traffic Noise Intrusion (Building Siting and Construction)</i> and Australian Standard AS 2107:2016 – <i>Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)</i>.</p>	<p>P5</p> <p>An apartment building must be designed to achieve internal noise levels in accordance with Australian Standard AS 3671:1989 – <i>Road Traffic Noise Intrusion (Building Siting and Construction)</i> and Australian Standard AS 2107:2016 – <i>Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)</i>, unless:</p> <ul style="list-style-type: none"> (a) the building is a heritage place; and (b) alterations required to meet these standards would negatively impact on the heritage significance of a heritage place.

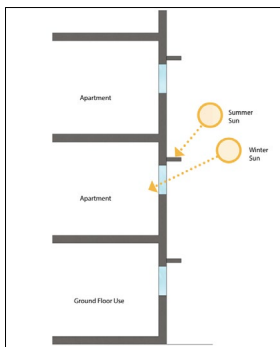
<p>A6</p> <p>Each apartment must have private open space that:</p> <p>(a) has a minimum area of 6 m² plus 2 m² for each bedroom in the apartment, and a minimum width of 2 m;</p> <p>(b) is directly accessible from a living room of the apartment;</p> <p>(c) has visual and acoustic screening from:</p> <ul style="list-style-type: none"> (i) mechanical plant and equipment, service structures and lift motor rooms; (ii) outdoor storage areas and shared laundry facilities; (iii) adjacent shared open space areas; (iv) adjacent outdoor entertainment areas; and (v) the private open spaces and glazing to habitable rooms of adjacent apartments; and <p>(d) includes a private clothes drying area that is screened from public view, unless shared clothes drying facilities are provided.</p>	<p>P6.1</p> <p>Unless complying with Clause P6.2 of this standard, each apartment must have private open space that provides reasonable amenity and opportunity for outdoor recreation, having regard to:</p> <ul style="list-style-type: none"> (a) the area and dimensions of the space, excluding space occupied by mechanical plant and equipment; (b) the location of the space, relative to a living room of the apartment; (c) the solar access, wind exposure, privacy, visual and acoustic qualities of the space; (d) provision for clothes drying; and (e) screening or design to minimise overlooking of the private open space, and glazing to habitable rooms, of existing adjacent apartments. <p>P6.2</p> <p>For an apartment in an existing building that is a heritage place, private open space is not required if the site cannot reasonably accommodate private open space without detracting from the heritage significance of the place.</p>
<p>A7</p> <p>An apartment building containing ten<u>10</u> or more apartments must have shared open space on the site, with:</p> <ul style="list-style-type: none"> (a) a total area not less than the area specified in Table GLE-S8.1; (b) a minimum horizontal dimension of 5 m; (c) a minimum area of 45 m² in one location; (d) not less than 20% of the total shared open space area allocated for plantings; (e) direct access from the apartment building's 	<p>P7.1</p> <p>Unless complying with Clause P7.2 of this standard, an apartment building containing ten<u>10</u> or more apartments must have shared open space on the site that provides reasonable amenity and outdoor recreation opportunities for residents, having regard to:</p> <ul style="list-style-type: none"> (a) the area and dimensions of the space; (b) the number of apartments in the building; (c) provision of landscaping on the site; (d) the location of the space, relative to the

<p>shared circulation areas;</p> <p>(f) visual and acoustic screening from:</p> <p>(i) mechanical plant and equipment, service structures and lift motor rooms, and</p> <p>(ii) non-residential uses on-site and on adjacent land;</p> <p>(g) visual screening of any shared clothes drying areas from public view; and</p> <p>(h) not less than 2 hours of direct sunlight between 9 am and 3 pm on 21 June to at least 50% of the shared open space.</p>	<p>apartment building's shared circulation areas;</p> <p>(e) measures to mitigate the potential for amenity impacts from:</p> <p>(i) mechanical plant and equipment, service structures and lift motor rooms, and</p> <p>(ii) non-residential uses on-site and on adjacent land;</p> <p>(f) measures to minimise the public visibility of any shared clothes drying areas;</p> <p>(g) access to direct sunlight; and</p> <p>(h) the findings of a site analysis and design response report.</p> <p>P7.2</p> <p>Shared open space for an apartment building is not required if:</p> <p>(a) for an existing building that is a heritage place, and the site cannot reasonably accommodate shared open space without detracting from the heritage significance of the place; or</p> <p>(b) the site is adjacent to public open space that provides reasonable amenity and outdoor recreation opportunities for residents, having regard to:</p> <p>(i) the location, area and aspect of the public open space;</p> <p>(ii) the extent and quality of landscaping of the public open space; and</p> <p>(iii) the provision and proximity of public amenities.</p>
<p>A8</p> <p>Each apartment must have a secure, individual storage area that:</p> <p>(a) has a minimum volume of 4 m³ plus 2 m³ for each bedroom in the apartment;</p>	<p>P8</p> <p>An apartment building must have a secure common storage area that is suitable for storing residents' bulky household items, having regard to:</p>

<p><u>(b)</u> is located externally to the apartment;</p> <p>(b)<u>(c)</u> <u>is not co-located with waste and recycling bin storage;</u> and</p> <p>(c)<u>(d)</u> is screened or located away from public view and other non-residential use on the site.</p>	<p>(a) the area of the space;</p> <p>(b) the number of apartments in the building;</p> <p>(c) any provision of secure, individual external storage areas;</p> <p>(d) residents' convenience and security;</p> <p>(e) location and screening to minimise visual impacts to any apartment, other non-residential use on the site or publicly accessible area; and</p> <p>(f) separation from any on-site storage area for shared waste and recycling bins.</p>
<p>A9</p> <p>No Acceptable Solution for the number of accessible apartments in a new apartment building containing 10 or more apartments. A new apartment building containing 6 or more apartments must provide a number of accessible apartments that is:</p> <p>(a) not less than 30% of apartments (rounded up to the nearest whole number) certified by a suitably qualified person as meeting Gold Level requirements as defined in the Livable Housing Design Guidelines, or</p> <p>(b)(a) not less than 5% of apartments (rounded up to the nearest whole number) certified by a suitably qualified person as meeting Platinum Level requirements as defined in the Livable Housing Design Guidelines.</p>	<p>P9</p> <p>A new apartment building containing 6-10 or more apartments must provide a reasonable number of accessible apartments <u>suitable for use by people with accessibility needs,</u> to having regard to:</p> <p>(a) the number of <u>proposed accessible</u> apartments certified by a suitably qualified person as meeting Gold Level or Platinum Level requirements as defined in the Livable Housing Design Guidelines;</p> <p>(b) <u>the extent to which proposed accessible apartments meet a range of accessibility needs without requiring further modification;</u></p> <p>(b)<u>(c)</u> any relevant council policy; and</p> <p>(c)<u>(d)</u> the findings and recommendations of an accessibility report.</p>

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Figure GLE-S8.2 Window shading



GLE- S8.7.6 Waste storage and collection for apartments

This sub-clause is in addition to the provisions of the Central Business Zone – Clause 16.4 Development Standards.

Objective:	
That waste storage and collection for apartments is adequate and convenient and does not adversely impact amenity, the streetscape, other non-residential uses or traffic.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution for bin storage and collection for an apartment building.</p>	<p>P1</p> <p>Storage and collection of waste, recycling and FOGO bins for an apartment building must be provided in accordance with any relevant Council policy, must be convenient for residents and must not unreasonably impact amenity or traffic flow on the site, adjoining properties or the road, having regard to:</p> <ul style="list-style-type: none"> (a) design and location to minimise noise, odour and visual impacts to any apartment, shared open space, other non-residential uses, or publicly accessible area; (b) separation from storage of any non-residential bins on the site; (c) separation from any existing footpath trading activity approved in accordance with the relevant Council policy;

	<p>(d) the location, timing, duration and frequency of bin collection vehicle movements;</p> <p>(e) manoeuvring required by bin collection vehicles, including the amount of reversing and associated warning noise;</p> <p>(f) any noise mitigation measures between sensitive use on the site or an adjacent property, and waste collection activities;</p> <p>(g) potential conflicts with pedestrian, bicycle or vehicular traffic; and</p> <p>(h) whether the adjoining road is a pedestrian priority street.</p>
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GLE-S8.7.7 Access, Parking and Sustainable Transport

This sub-clause is in addition to the provisions of the Parking and Sustainable Transport Code – clause C2.5.2 Bicycle parking numbers and clause C2.6 Development Standards for Buildings and Works, and in substitution for clause C2.6.8 Siting of parking and turning areas (A2/P2).

Objective:	
That access and parking:	
<p>(a) is designed and located to minimise its visual impact;</p> <p>(b) does not undermine active frontages at ground level; and</p> <p>(c) for residential use:</p> <p style="padding-left: 20px;">(i) is designed to ensure safe movement of vehicles and pedestrians for residential and non-residential uses on-site; and</p> <p style="padding-left: 20px;">(ii) provides for active transport options.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Onsite car parking must not be:</p> <p>(a) a multi-storey car park; or</p> <p>(b) located adjacent to a ground-level frontage.</p>	<p>P1</p> <p>Parking structures and access must be designed and located to ensure no parking area is a dominant visual element of the activity centre, the site on which it is developed, or the streetscape, having regard to:</p>

	<p>(a) the character of the activity centre;</p> <p>(b) avoiding blank walls and expression of sloping ramps in the facade design;</p> <p>(b) —</p> <p>(c) visual and acoustic screening; and</p> <p>(d) <u>maintaining opportunities for active uses on a street frontage in a pedestrian priority street</u>whether the road is a pedestrian priority street.</p>
<p>A2</p> <p>At least one secure, on-site bicycle parking space, or equivalent space for other personal mobility devices, must be provided for each apartment.</p>	<p>P2</p> <p>On-site bicycle parking spaces, or equivalent spaces for other personal mobility devices, must be provided to meet the reasonable needs of residents, having regard to:</p> <p>(a) the number of apartments and likely demand for parking for bicycles or other personal mobility devices; and</p> <p>(b) the number of on-site car parking spaces provided for each apartment.</p>
<p>A3</p> <p>Bicycle parking spaces, or equivalent spaces for other personal mobility devices, for apartments must:</p> <p>(a) be accessible from a road, cycle path, bicycle lane, shared path or access way;</p> <p>(b) be located in a common area of the apartment building or its car parking area; and</p> <p>(c) if located within a car parking area, must be clearly marked.</p>	<p>P3</p> <p>Bicycle parking spaces, or equivalent spaces for other personal mobility devices, for apartments must be provided in a safe, secure and convenient location, having regard to:</p> <p>(a) access to the site;</p> <p>(b) the characteristics of the site, including other uses on the site;</p> <p>(c) the location and visibility of proposed parking for bicycles or other personal mobility devices; and</p> <p>(d) the location of other parking areas on the site.</p>
<p>A4</p> <p>For a site containing an apartment building,</p>	<p>P4</p> <p>For a site containing an apartment building,</p>

<p>there must be no commercial vehicles entering the site.</p>	<p>where commercial vehicles will also access the site, the crossover, driveway and parking areas must be designed to ensure:</p> <ul style="list-style-type: none"> (a) safe movement of vehicles, bicycles, personal mobility devices and pedestrians; and (b) separate parking, loading and unloading areas for the commercial vehicles.
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GLE-S8.7.8 Pedestrian movement

This sub-clause is in addition to the provisions of the Central Business Zone - Clause 16.4 Development Standards for Buildings and Works.

<p>Objective:</p>	
<p>That development promotes pedestrian connectivity and movement through the public realm.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>For substantial redevelopment on a site, other than a corner site, that has more than one frontage adjoining a pedestrian priority street, any substantial redevelopment must provide pedestrian thoroughfare through the site, with activation of the interface between the thoroughfare and uses on the site, there is no acceptable solution for pedestrian thoroughfare through the site.</p>	<p>P1</p> <p>If a site, other than a corner site, has more than one frontage adjoining a pedestrian priority street, any substantial redevelopment must provide safe pedestrian thoroughfare through the site where feasible, having regard to:</p> <ul style="list-style-type: none"> (a) any site constraints, such as existing buildings or the characteristics of the lot; (b) proximity to a road junction or existing pedestrian thoroughfare; (c) activation of the interface between any thoroughfare and uses on the site; <u>and</u> (d) the findings of a site analysis and design response report; <u>and</u> (e) <u>(d) furthering the local area objectives at Clause GLE-S8.3.1.</u>

GLE-S8.7.9 Signs

This sub-clause is in addition to the provisions of the Signs Code – Clause C1.6.1 Design and siting of signs, A1 and P1.

Objective:	
That frontage activation is not undermined by window signs.	
Acceptable Solutions	Performance Criteria
A1 Window signs adjoining pedestrian priority streets must not collectively occupy more than 25% of the window area.	P1 A window sign adjoining pedestrian priority streets must not, individually or collectively, unreasonably impede frontage activation, having regard to: (a) the prominence of the window in the façade; (b) maintaining transparency between the building interior and publicly accessible areas; (c) the characteristics of the use; and (d) the local area objectives at Clause GLE-S8.3.1.

GLE-S8.7.10 Landscaping of publicly accessible areas

This sub-clause is in addition to the provisions of the Central Business Zone - Clause 16.4 Development Standards for Buildings and Works.

Objective:	
That landscaping: (a) enhances the amenity and cohesiveness of publicly accessible areas; (b) contributes to a network of green space; and (c) avoids potential negative impacts.	
Acceptable Solutions	Performance Criteria
A1	P1

<p>No Acceptable Solution for landscaping where a new, or a change to an existing, publicly accessible area is proposed.</p>	<p>Publicly accessible areas, including external car parks, must be appropriately landscaped in accordance with a landscaping plan, prepared by a suitably qualified landscaping designer, to enhance the natural values and amenity of the site, having regard to:</p> <p>(a) layout, materials and species selection to:</p> <ul style="list-style-type: none"> (i) complement the design of nearby landscaping; (ii) minimise maintenance requirements; (iii) avoid potential public safety risks; (iv) avoid potential damage to public infrastructure and assets; (v) avoid negative impacts to any heritage place or adjoining heritage place; and (vi) exclude declared weeds; <p>(b) opportunities for water sensitive urban design;</p> <p>(c) any relevant Council policy or strategy; and</p> <p>(d) the local area objectives at Clause GLE-S8.3.1.</p>
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GLE-S8.7.11 Provision of External Lighting

This sub-clause is in addition to the provisions of the Central Business Zone - Clause 16.4 Development Standards for Buildings and Works.

<p>Objective:</p>	
<p>That lighting enhances the amenity and safety of the activity centre.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>No Acceptable Solution for lighting where a new, or a change to an existing, publicly accessible area is proposed, unless for security lighting.</p>	<p>P1</p> <p>Publicly accessible areas must be lighted to enhance safety and amenity, having regard to:</p> <ul style="list-style-type: none"> (a) promoting a night-time economy; (b) utilising lighting for aesthetic effect;

	<ul style="list-style-type: none"> (c) illumination of public art, heritage places and landmark buildings; (d) illumination of the area beneath any awnings; (e) compliance with the relevant minimum lighting standard in accordance with any relevant Council policy; and (f) the recommendations of a lighting plan, prepared by a suitably qualified lighting designer.
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GLE-S8.8 Development Standards for Subdivision

This sub-clause is not used in this specific area plan.

GLE-S8.9 Tables

Table GLE-S8.9.1 Shared open space for apartments

Number of apartments	Minimum area of shared open space
1-9	Nil
10-19	120 m ² plus 4 m ² per apartment, after the first 10 apartments
20 or more	160 m ² plus 6 m ² per apartment, after the first 20 apartments
<p>Note: Shared open space may include areas in the rooftop, podium, courtyard or any other open communal areas on the site that do not disrupt ground floor frontage use.</p>	