
From: GCC Corporate Mail <gccmail@gcc.tas.gov.au>
Sent: Friday, 24 November 2023 4:37 PM
To: TPC Enquirv
Cc:
Subject: PLAM-22/04 - Response to directions dated 17 October 2023 - GLE-S8.0 Principal Activity Centre Urban Design SAP
Attachments: ECM_3319540_v4_PLAM-22-04 - Response to TPC directions dated 17 October 2023 - Cover letter.pdf; ECM_3298732_v19_PLAM-22_04 - Response to TPC directions dated 17 Oct 2023 - Attachment 1 - MODIFIED DRAFT Amendment.docx; ECM_3319546_v1_PLAM-22_04 - Response to TPC directions dated 17 October 2023 - Attachment 2 - MODIFIED Instrument o.docx

Good afternoon,

Please find attached a response to the directions dated 17 October 2023, for the GLE-S8.0 Principal Activity Centre Urban Design SAP (PLAM-22/10).

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: gccmail@gcc.tas.gov.au

24 November 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 POST-HEARING DIRECTIONS
TASMANIAN PLANNING SCHEME – GLENORCHY - DRAFT AMENDMENT PLAM-22/04
PROPOSED SPECIFIC AREA PLAN – PRINCIPAL ACTIVITY CENTRE**

Thank you for the directions dated 17 October 2023.

The attached modified draft amendment (Attachment 1) contains tracked changes showing:

- Modifications to clarify, correct and simplify the proposed Specific Area Plan (SAP), and address matters raised by representors, as detailed in the S40K Report and attachments submitted on 18 May 2023;
- Modifications to address pre-hearing directions dated 18 July 2023, submitted on 2 August 2023;
- Modifications in response to feedback received from the Commission during the hearings; and
- Modifications to address post-hearing directions dated 17 October 2023.

Where a proposed modification has been subsequently revised at a later stage of the process, only the final proposed modification is included.

The following explanation provides further details relating to specific updates made to some of the planning controls as discussed below.

GLE-S8.2 Application of this Plan

- Dot points 1 and 2 – The application requirements are deleted in accordance with dot point 2, rather than updated in accordance with dot point 1.

GLE-S8.4 Definition of Terms

- Dot point 3 – The term ‘publicly accessible areas’ is used throughout the State Planning Provisions (SPPs), with no definition. Therefore, the proposed definition of the term is deleted from the SAP, in order to be consistent with the SPPs.
- Dot point 4 – The directions request clarification of the definition for ‘outdoor entertainment area.’ Further guidance is sought regarding what aspect of the definition requires clarification.
- Dot point 6 – The following definitions are proposed to be retained, with reference to their definition in the relevant codes:
 - o Heritage place (revised to ‘local heritage place’);
 - o Heritage significance (revised to ‘local historic heritage significance’);
 - o Pedestrian priority street; and
 - o Waterway and coastal protection area.

These terms have specific meanings that are defined within the codes, for the purposes of those codes. The terms ‘local heritage place’ and ‘local historic heritage significance’ are used elsewhere in the scheme, only with reference to the code (for example at clause 7.4.1, “*a place listed on the Tasmanian Heritage Register or as a Local Heritage Place subject to the Local Historic Heritage Code*”). The terms ‘pedestrian priority street’ and ‘waterway and coastal protection area’ are not used outside the relevant codes, other than in LP1.0. The contingency of these terms on the codes in which they are defined is also evident in the preamble to the Definition of Terms tables in each code, which specify ‘*In this code...*’.

Excluding in the Definitions Table, the SAP includes 33 instances of the term ‘local heritage place’, 11 instances of ‘pedestrian priority street,’ and five of ‘waterway and coastal protection area’. Including a caveat to link the terms to their parent code in each context would add substantially to the verbosity of the relevant clauses. In

addition, the proposed definition of ‘local heritage place’ explicitly excludes two listed places, as the SAP standards are not intended to apply in relation to those places. Specifying these exclusions each time a ‘local heritage place’ is referred to would further add to the wordiness of the standards.

Although the term ‘local historic heritage significance’ is used only in the context of the definition for an ‘adjoining heritage report,’ it is also proposed to be separately defined in the SAP, to maintain a consistent approach to definition terms adopted from the SPP codes.

- Dot point 7 – states that the SPPs include a requirement for a suitably qualified person to determine the content of a report. Further guidance is sought regarding the relevant clause in the SPPs.

- Apartment building – discussion at the hearing queried the source definition of Class 2 and Class 3 buildings in the *National Construction Code* (NCC). The definitions in *Part A6 Building classification* of the NCC¹ are:

- **A6G3 Class 2 buildings**

- (1) A Class 2 building is a building containing two or more [sole-occupancy units](#).
 - (2) Each [sole-occupancy unit](#) in a Class 2 building must be a separate dwelling.

- **A6G4 Class 3 buildings**

- (1) A Class 3 building is a residential building providing long-term or transient accommodation for a number of unrelated persons.
 - (2) Class 3 buildings include the following:
 - (a) A boarding house, guest house, hostel, lodging house or backpacker accommodation.
 - (b) A residential part of a hotel or motel.
 - (c) A residential part of a [school](#).
 - (d) Accommodation for the aged, children, or people with disability.
 - (e) A residential part of a [health-care building](#) which accommodates members of staff.
 - (f) A residential part of a [detention centre](#).
 - (g) A [residential care building](#).

¹ <https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-two/a-governing-requirements/part-a6-building-classification>

Further explanation of these definitions is available in the Australian Building Codes Board publication *Understanding the NCC Building classifications*².

- Livable housing – refer to discussion regarding accessible apartments at GLE-S8.7.5 below.

GLE-S8.6.1 Ground floor use

- Dot point 3 – The suggested wording is revised to encompass P2 in the revised Acceptable Solution.

GLE-S8.7.1 Building height and bulk

- Dot point 8 – There is no relevant council policy identified in relation to regarding development adjoining heritage places.

GLE-S8.7.2 Building setback

- Dot point 3 – A1 is simplified but retains explicit exclusion of sites adjoining a local heritage place or Tolosa Street, where no Acceptable Solution is proposed.
- Dot point 8 – it is not considered that A5/P5 would trigger an assessment under C7.0 Natural Assets Code. Irrespective of the SAP, the code applies to development on land within a waterway and coastal protection area. If a proposal is exempt from the code, that exemption would continue to apply in respect to the code, even though the proposal would require assessment against the SAP standard. If, on the other hand, the code applies and the proposal is not exempt, the proposal will require assessment under the code, regardless of the SAP.

GLE-S8.7.3 Façade design

- Dot point 4 – Heritage standards have been revised to more closely align with C6.0 Local Historic Heritage Code. The Local Provisions Schedule (LPS) statements of historic heritage significance and historic heritage values for the listed places in the SAP area include reference to the buildings' 'streetscape presence' or being a 'key streetscape element.' This is the focus of the SAP standards relating to development on a site adjoining local heritage place and aligns with the SAP purpose. Therefore, the

² <https://www.abcb.gov.au/sites/default/files/resources/2022/UTNCC-Building-classifications.PDF>

simplified heritage standards (including façade design, building height and building setback) and associated objectives relate to retaining the streetscape presence of the local heritage place; other matters form part of the ‘having regard to’ test, in alignment with C6.0.

GLE-S8.7.5 Design of apartment buildings (per PLAM-22/10 directions dated 22 September 2023)

- Dot point 6 – In reviewing the relevant parts of the Australian Standards (noise), it was identified that:
 - o *AS 3671:1989* has been excluded from the equivalent Hobart LPS noise standards; the standard has ‘withdrawn’ status (although it may still be relied on³); and
 - o *AS 2017:2016* has a clause – Limitation 2.2 (c) (vii) – which excludes assessment of noise from commercial sources.

Considering these limitations, the standard has been revised to incorporate the relevant design sound levels from those standards directly into the SAP. A Performance Criterion is also included, to provide flexibility that would otherwise be provided via the Australian Standards (see for example, clause 5.2 of *AS 2017:2016*).

- Dot points 7 and 8 – The C6.0 Local Historic Heritage Code does not include any provisions to govern the requirement for private open space or shared open space for apartments. However, on review of the standards, it is considered that a heritage building that is not able to meet the requirements of both C6.0 and the SAPs requirement for private open space or shared open space, may therefore not be suitable for an apartment development. The option to exclude private or shared open space for apartments in heritage buildings is therefore proposed to be deleted.
- Dot point 10 – The Meander Valley LPS (MEA LPS) approach to livable housing has been reviewed. The terminology in the proposed SAP has been revised to align more closely with the terminology used in the Livable Housing Design Guidelines and in the MEA LPS, replacing ‘accessible apartments’ with ‘livable housing’. However, the following differences are noted:

³ [Aged Standards Review | Standards Australia](#)

- Given only one PAC SAP standard relates to livable housing, it is proposed that the relevant considerations form part of the standard. A more simplified definition is proposed aligning with the terminology in the Livable Housing Design Guidelines.
- The requirements in the MEA LPS definition include some that are now addressed through the NCC *Livable Housing Design Standard*, which will come into effect in Tasmania in October 2024. The considerations proposed in the revised PAC SAP standard involve a higher level than mandated through the NCC.
- There is no Use Table in the SAP; therefore requirements for a proportion of livable housing are provided through the standards rather than through the Use Table.
- The protection of livable housing amenity from Discretionary uses is not relevant, as the SAP includes requirements for all Residential use to self-protect amenity.
- The MEA LPS standards provide for density and site coverage bonuses as incentives for livable housing. These are not relevant in the Central Business Zone, where there are no density or site coverage standards.
- The MEA LPS includes reference to the *Livable Housing Design Guidelines* in the footnotes relating to the specified requirements. The document is not listed as an incorporated document in the LPS. This approach is proposed to be adopted, as the revised standard includes the relevant elements of the *Guidelines* in a table within the SAP. Therefore, an updated instrument of amendment is proposed, with the *Livable Housing Design Guidelines* excluded.

GLE-S15.7.6 Waste storage and collection for apartments

- This standard has been updated to separate requirements for waste storage under A1, P1 and waste collection under A2, P2.

GLE-S8.7.7 Access, parking and sustainable transport

- Dot point 1 – In reviewing the operational clause, it was identified that A1/P1 is sufficiently achieved through standard C2.6.8 A2/P2. Therefore, A1/P1 of the SAP standard have been deleted.

- Dot point 2 – For consistency with the SPPs, all standards with no Acceptable Solution have been simplified to read “No Acceptable Solution” (except where an exclusion applies).

If you require any further information, please do not hesitate to contact me on 6216 6800.

Yours sincerely



Angela Dionysopoulos

Strategic Planner

Inc. Attachments:

Attachment 1 – Modified Draft Principal Activity Centre Specific Area Plan with tracked changes

Attachment 2 – Updated Certified Instrument of Amendment with tracked changes

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 streetscape through a high ~~standard quality~~ of urban design for buildings, landscaping, lighting and parking.

GLE-S8.1.2 To encourage a high level of pedestrian activity, connectivity, safety and amenity.

GLE-S8.1.3 To support place making by protecting key public assets of solar access, views to kunanyi/Mount Wellington and pedestrian access along Humphreys Rivulet.

GLE-S8.1.4 To promote the local identity of the principal activity centre through the design of buildings on gateway sites, corner sites and adjoining local heritage places.

GLE-S8.1.5 To promote well-designed apartment development that supports active transport and livable housing.

GLE-S8.1.6 To minimise potential conflict 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~~

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~~{g} a landscaping plan.~~

GLE-S8.3 Local Area Objectives

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

~~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;~~
- ~~{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, 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	means a report (as defined in this specific area plan) that addresses: (a) likely demand for accessible apartments in the SAP area, having regard to: (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; (b) the extent to which the proposed development contributes to meeting the likely demand for accessible apartments in the SAP area, having

	<p>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>; (c) any accessibility advice relating to the ongoing management of any other use or development on the site; and (d) any matter specifically required by standards in this specific area plan.
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 <u>local historic</u> heritage significance of any <u>local</u> heritage place or places adjoining the <u>subject</u> site. In doing so, the adjoining heritage report must contain:</p> <ul style="list-style-type: none"> (a) a detailed site analysis that evaluates how the development proposal has been designed to meet the standards of this <u>se</u> specific area plan as applicable to sites adjoining <u>local</u> heritage places; (b) accurate illustration of the proposed development (such as scaled elevations, pedestrian eye-level trajectory views intersecting the proposed development and any adjoining local heritage places, and the proposed development; correctly rendered montage/s) showing how <u>key public views to, from, and the streetscape presence of, any adjoining local heritage places</u> will be retained; and (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 <u>local</u> heritage places.
apartment	<p>means a dwelling as defined in this planning scheme, where 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 may be provided as shared facilities on the site.</p>
apartment building	<p>means a Class 2 <u>or Class 3</u> residential building as defined in the <i>National Construction Code</i>, <u>that contains apartments</u>.</p>
articulation	<p>means the arrangement of building elements such as windows and door openings, variations in wall plane, roof form, horizontal or vertical wall</p>

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	features and materials that make up a building and affect its relationship to the streets cape, spaces and other buildings.
commercial vehicle	means a medium rigid vehicle or greater as described in section 2 "Design Vehicles" of AS2890.2—2002 Parking facilities Part 2: Off street commercial vehicle facilities.
corner building	means a building with adjoining frontages to two or more streets.
crime prevention through environmental design report	means a report <u>prepared by a suitably qualified person (as defined in this specific area plan)</u> that addresses: <ul style="list-style-type: none"> (a) whether the use or development can achieve and maintain an acceptable level of crime prevention through environmental design, having regard to: <ul style="list-style-type: none"> (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.
livable housing	means housing designed to cater for people with disability, ageing in place or families with young children.
FOGO	means Food Organics and Garden Organics.
gateway location	means land identified as a gateway location, as shown in Figure GLE S8.1.
local heritage place	means as defined in the GLE-C6.0 Local Historic Heritage Code, 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.
local historic heritage significance	means as defined in the GLE-C6.0 Local Historic Heritage Code.: <ul style="list-style-type: none"> (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

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	<p>War Memorial; and</p> <p>(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>).</p>
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.
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: <ul style="list-style-type: none"> (a) public space, such as a footpath, plaza or park; and (b) semi-public space, such as a forecourt or car parking area.
report	<p>means a report, prepared for a site by a suitably qualified person, that must include:</p> <ul style="list-style-type: none"> (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

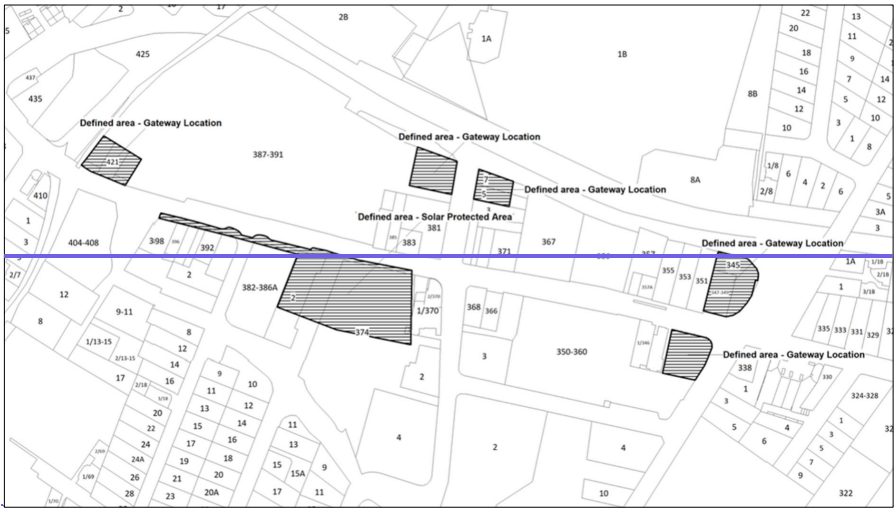
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	<p>any applicable methodology specified by a government authority or professional body; and</p> <p>(d) conclusions and recommendations based on consideration of the proposed use or development and its context.</p>
shared open space	<p>an outdoor <u>recreation area of the land or building</u>, which may include <u>the a rooftop, podium or courtyard</u>, 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.</p>
single aspect apartment	<p>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).</p>
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	<p>means land identified as a solar protected area, as shown in Figure GLE-S8.1.</p>
universal design	<p>means design that is useable by people of all abilities.</p>

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waterway and coastal protection area	means as defined in the C7.0 Natural Assets Code.
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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: <u>(a) create active frontages that attract encourage high levels of pedestrian activity and interaction;</u> and <u>(b) contribute to the vitality and security quality, safety and amenity of publicly accessible areas the street.</u>	
Acceptable Solutions	Performance Criteria
A1 <u>Except for minimal interruptions for access to foyers, arcades, upper floors, parking or servicing, building u</u> Uses at ground floor <u>level</u> fronting pedestrian priority streets must be for General Retail and Hire or Food Services.	P1 <u>Except for minimal interruptions for access to foyers, arcades, parking or servicing, building u</u> Uses at ground floor <u>level</u> fronting pedestrian priority streets must <u>encourage high levels of pedestrian activity, having regard to:</u> (a) <u>the status of the use in the clause 16.2 Use Table be for uses listed as No Permit Required or Permitted under Clause 16.2 Use Table;</u> (b) <u>the extent of window displays or customer activity located adjacent to the frontage; and</u> <u>(b) the contribution of the use to the quality, safety and amenity of the street further the Local Area Objectives under Clause GLE S8.3.1; and</u> (c) <u>not be for Utilities, Bulky Goods Sales or Emergency Services.</u>
A2 <u>Ground floor R</u> residential use, other than for access <u>and parking</u> , must be located <u>above ground level to the rear of a non-residential use.</u>	P2 <u>Residential use, other than for access, must not be located at the frontage. No Performance Criterion.</u>

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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 <u>an apartment</u> .	
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 <u>apartment building</u> 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 <u>apartment building</u> must not cause an unreasonable loss of amenity to the residential use <u>an apartment</u>, 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>

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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 <u>an</u> apartment <u>s</u> .	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>External lighting <u>within 50m of an apartment building</u> for a use on a site containing or adjoining a residential use, must:</p>	<p>P1</p> <p>External lighting <u>within 50m of an apartment building for a use on a site containing or adjoining a residential use</u>, must not cause an unreasonable loss of amenity to the residential</p>

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<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>use an apartment, having regard to:</p> <p>(a) the level of illumination, timing and duration of lighting;</p> <p>(b) the distance to <u>a habitable rooms</u> of any adjacent apartment;</p> <p>(c) the degree of screening between the light source and the a <u>habitable rooms</u> of any <u>adjacent</u> apartment; and</p> <p>(d) the recommendations of a lighting plan prepared by any advice from a suitably qualified lighting designer <u>person</u>.</p>
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GLE-S8.6.4 Bicycle parking numbers

This sub-clause is in addition to the provisions of the Parking and Sustainable Transport Code – clause C2.5.2 Bicycle parking numbers.

<p>Objective:</p>	
<p><u>That an appropriate level of bicycle parking spaces, or equivalent spaces for other personal mobility devices, are provided for apartments.</u></p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p><u>At least one secure, on-site bicycle parking space, or equivalent space for other personal mobility devices, must be provided for each apartment.</u></p>	<p>P1</p> <p><u>On-site bicycle parking spaces, or equivalent spaces for other personal mobility devices, must be provided to meet the reasonable needs of apartment residents, having regard to:</u></p> <p>(a) <u>the number of apartments and likely demand for parking for bicycles or other personal mobility devices; and</u></p> <p>(b) <u>the number of on-site car parking spaces provided for each apartment.</u></p>

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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:	
That building height:	
<p>a) <u>enhances the streetscape through the scale, bulk and proportion of buildings;</u></p> <p>(i) facilitates development appropriate for a principal activity centre, including for apartment buildings;</p> <p>b) <u>does not adversely, unreasonably impact residential or public the amenity of publicly accessible areas;</u> key views of kunanyi/Mount Wellington and</p> <p>c) is compatible with retaining:</p> <p>(i) views from Tolosa Street and adjacent public places to kunanyi/Mount Wellington; and</p> <p>(ii) the streetscape presence/heritage significance of local heritage places;</p> <p>(iii) mediates transitions in height between buildings to provide a cohesive streetscape; and</p> <p>(iv) <u>(ii) enhances the streetscape through the scale, proportion and massing of buildings.</u></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 local heritage place <u>or Tolosa Street</u>, in which case there is no Acceptable Solution.</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>P1.1</p> <p>Building height, including for a building on a site adjoining Tolosa Street or adjoining a <u>local</u> heritage place <u>or Tolosa Street</u>, must <u>enhance the streetscape and must not unreasonably impact residential or public amenity, having regard to:</u></p> <p>(a) not unreasonably overshadowing and reduction in sunlight to publicly accessible areas or existing residential use;</p> <p>(b) <u>providinge</u> 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 <u>the</u> proportional relationship <u>of the</u></p>

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~~A3~~

~~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.~~

~~proposed building to the lot size, that has regard relative to the prevailing proportions in the surrounding area on adjacent properties within the principal activity centre specific area plan;~~

~~— unless the proposed building height significantly exceeds the height of nearby buildings.~~

~~**P1.2**~~

~~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:~~

~~(a) — making a significant positive contribution to the streetscape; and~~

~~(d) furthering the local area objectives at Clause GLE S9.3.1.~~

~~**P1.2**~~

~~For a building on a site adjoining a heritage place, building height and bulk height must be compatible with, and not detract from, retaining the streetscape presence heritage significance of the an adjoining local heritage place, having regard to:~~

~~(a) the historic heritage values of the adjoining local heritage place as identified in the Glenorchy Local Provisions Schedule, or if there are no historic heritage values identified in the Glenorchy Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;~~

~~(b) the height and bulk of the adjoining local heritage place;~~

~~(a) not visually dominating the adjoining heritage place;~~

~~(b) not intruding upon on key public views of the adjoining heritage place;~~

~~(c) maintaining a façade height that is~~

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~~compatible with the façade heights of significant buildings comprising the adjoining heritage place;~~

~~(c) setting back the setting of the adjoining local heritage place;~~

~~(d) locating higher building elements of the proposed building so as to:~~

~~(i)(d) not dominate or reduce the streetscape presence of the adjoining heritage place; and~~

~~(ii)(e) mediate the providing a transition between building height on in scale between buildings on the adjoining local heritage place and the predominant other adjacent buildings height in the streetscape; and~~

~~(f) the recommendations advice contained in an adjoining heritage report.~~

P1.3

~~The building height of a building, on a site adjoining Tolosa Street, must be compatible with retaining or enhance views from adjacent publicly accessible areas to kunanyi/Mount Wellington, having regard to:~~

~~(a) the extent to which existing buildings impede the pedestrian eye level view of the mountain; and~~

~~(b) the extent of views of the mountain available from any proposed publicly accessible area on the site furthering the local area objectives at Clause GLE S8.3.1.~~

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<p>A24</p> <p>Buildings must not cause shading <u>between 11:00 am and 2:00 pm on the 21st of June</u> to the solar protected area shown <u>on an overlay map in the Glenorchy Local Provisions Schedule.</u> in Figure GLE-S8.1 between 11:00 am and 2:00 pm on the 21st of June.</p>	<p>P24</p> <p>No Performance Criteria.</p>
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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.

<p>Objective:</p>	
<p>That building setback:</p> <p>(a) enhances the streetscape and contributes to the vitality and security of the pedestrian environment and a safe, accessible and compact pedestrian environment and walkable urban form;</p> <p>(a) provides definition and a sense of enclosure to the street</p> <p>(b) supports interaction between private and public spaces at ground level;</p> <p>(b)</p> <p>(c) is compatible with retaining:</p> <p>(i) views from Tolosa Street and adjacent publicly accessible spaces to kunanyi/Mount Wellington; and</p> <p>(c)(ii) the streetscape presence of local does not adversely impact the heritage significance of heritage places; and</p> <p>(d) provides for public access along Humphreys Rivulet optimises land utilisation.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>A-B buildings must have a nil-be built to the 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: the solar protected area shown in Figure GLE-S8.1, and;</p>	<p>P1.1</p> <p>A-B buildings, including a building on a site adjoining Tolosa Street or adjoining a <u>local</u> heritage place, must have a frontage setback that is compatible with <u>enhances</u> the streetscape <u>and supports a compact pedestrian environment</u>, having regard to:</p> <p>(a) the <u>prevailing setbacks of established by</u></p>

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~~(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 local heritage place or Tolosa Street, in which case there is no Acceptable Solution.~~

- adjacent buildings;
- ~~(b) universal design principles supporting pedestrian safety and accessibility navigation of the street;~~
- (c) measures to promote active useation of ~~any the setback space, such as for forecourt dining; and~~
- ~~(d) any advice from a road authority; and~~
- ~~(d) the local area objectives at Clause GLE-S8.3.1.~~

P1.2

Buildings must have a frontage setback that is compatible with retaining the streetscape presence of an adjoining local heritage place, having regard to:

- (a) the historic heritage values of the adjoining local heritage place as identified in the Glenorchy Local Provisions Schedule, or if there are no historic heritage values identified in the Glenorchy Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;
- (b) the setback of buildings on the adjoining local heritage place and any other adjoining property on the same street; and
- (c) the advice contained in an adjoining heritage report.

P1.3

Buildings on a site adjoining Tolosa Street must have a frontage setback that is compatible with retaining views from adjacent publicly accessible areas to kunanyi/Mount Wellington, having regard to:

- (a) the extent to which adjacent buildings impede the pedestrian eye level view of the mountain; and
- ~~(e)~~(b) the extent of views of the mountain available from any proposed publicly accessible area on the site.

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<p>A2</p> <p>Buildings must have a nil 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>Buildings must have a setback from a side boundary setback that enhances the streetscape and supports a compact pedestrian environment, must avoid creation of entrapment spaces and must have regard to:</p> <p>(a) pedestrian safety and accessibility (a) the need for vehicle or pedestrian access making a positive contribution to the streetscape;</p> <p>(b) functional necessity;</p> <p>(b)(c) (c) measures to promote active use of the setback space, such as for laneway dining;</p> <p>and</p> <p>(e)(d) (d) the advice contained in a crime prevention through environmental design report furthering the local area objectives at Clause GLE S8.3.1; including where unless 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 setback, excluding protrusions, of an existing building, on a site adjoining a heritage place, there is no Acceptable Solution for setback.</p>	<p>P3</p> <p>For a building on a site adjoining a heritage place, building setback must, in addition to meeting clause P2 of this standard, be compatible with, and not detract from, the heritage significance of the adjoining heritage place, having regard to:</p> <p>(a) not intruding upon on key public views of the adjoining heritage place;</p> <p>(b) the setback of buildings forming part of the extent of the adjoining heritage place, including:</p> <p>(i) achieving harmony with the siting and orientation of buildings on the adjoining heritage place; and</p> <p>(ii) mediating the transition between building setback on the adjoining heritage place and the setback of other adjacent buildings on</p>

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	<p>the same street; and</p> <p>(c) the recommendations contained in an adjoining heritage report.</p>
<p>A4</p> <p>For a new building, or a change to the 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 setback of a building, on a site adjoining Tolosa Street, must, in addition to meeting clause P2 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.</p>	<p>P2.15</p> <p>For development Buildings on land within a waterway and coastal protection area, buildings must be located to enable external outdoor public access for pedestrians thoroughfare through the site, alongside the watercourse, having regard to:</p> <p>(a) pedestrian safety and accessibility;</p> <p>(b) the need to provide a footpath;</p> <p>(a) universal design principles;</p> <p>(c)(b) the advice contained in a crime prevention through environmental design report; and</p> <p>(d)(c) any relevant footpath, accessibility or open space policy adopted by council policy.</p>

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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 ~~facades~~ support urban vitality through:

~~(a) promote high levels of pedestrian interaction, between the public and private realms;~~

~~(b)(a)~~ being appropriately designed for pedestrian amenity and safety and sociability;
~~(e)(b)~~ enhance the streetscape opportunities for mutual passive surveillance; and
~~(e)(c)~~ are compatible with retaining the streetscape presence of respecting adjoining local 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 local 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 on a site adjoining a local heritage place, must be designed to provide an active frontage promote high levels of pedestrian interaction, amenity and safety, 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 advice contained in 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</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, including on a site adjoining a local heritage place, 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</p>

<p>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 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>(iii) unless the site adjoins a local heritage place, in which case there is no acceptable solution.</p>	<p>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 interest at ground floor level; and</p> <p>(d) the recommendations of advice contained in a crime prevention through environmental design report.</p>
<p><u>A3</u></p> <p><u>No Acceptable Solution.</u></p>	<p><u>P3</u></p> <p><u>Building facade design must be compatible with retaining the streetscape presence of an adjoining local heritage place on the same street, having regard to:</u></p> <p><u>(a) the historic heritage values of the adjoining local heritage place as identified in the Glenorchy Local Provisions Schedule, or if there are no historic heritage values identified in the Glenorchy Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;</u></p> <p><u>(b) the design, period of construction and materials of buildings on the adjoining local heritage place;</u></p> <p><u>(c) the dominant external building materials in the setting;</u></p> <p><u>(d) being distinguishable as new development; and</u></p> <p><u>(e) the advice contained in an adjoining heritage report.</u></p>

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<p>A43</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>A new first floor level facade facing a public place or a publicly accessible area of the site must have not less than 40% of the total surface area consisting of windows or doorways.</p>	<p>P43</p> <p>No Performance Criteria. Buildings must be designed to enhance safety in public places and publicly accessible areas of the site, having regard to:</p> <p>(a) opportunities for passive surveillance; and</p> <p>(b) the advice contained in a crime prevention through environmental design report.</p>
<p>A54.1</p> <p>For a new facade at ground floor level adjoining a pedestrian priority street, there is a 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>P54</p> <p>For a new facade at ground floor level adjoining a pedestrian priority street must provide, an awning must be provided to enhance public amenity adjoining that facade, having regard to:</p> <p>(a) providing adequate clearance from trees and infrastructure such as light poles, parking signs, directionals signs, streetlights and art installations;</p> <p>(b) compatibility with the design of existing awnings on adjacent buildings;</p> <p>(c) avoiding constraints to the future use of the land and road;</p> <p>(d) any advice from a road authority; and</p> <p>(e) for a building on a site adjoining a local heritage place, the recommendations advice contained in an adjoining heritage report;</p> <p>unless the building is a local heritage place, or 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 facade design.</p>	<p>P5</p> <p>For a new facade of a building on a site adjoining a heritage place, facade design must be compatible with, and not detract from, the</p>

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	<p>heritage significance of the adjoining heritage place, having regard to:</p> <p>(a) not visually dominating the heritage place;</p> <p>(b) being sympathetic to the heritage place in terms of materials and detailing;</p> <p>(c) being distinguishable as new development; and</p> <p>(d) the recommendations contained in an adjoining heritage report.</p>
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GLE-S8.7.4 Design of ~~landmark~~ buildings on corner sites and gateway locations

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:	
<p>That landmark buildings on corner sites and gateway locations are differentiated in the streetscape, to:</p> <p>a) enhance contribute to the local identity of the principal activity centre and pedestrian wayfinding; and</p> <p>b) enhance the streetscape.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>For a new corner building, excluding heritage places, there is a No Acceptable Solution.</p>	<p>P1</p> <p>A new corner building, excluding heritage places, must be designed to enhance the streetscape and contribute to local identity the legibility of the street grid, having regard to:</p> <p>(a) the prominence of the corner in the streetscape;</p> <p>(b) addressing the intersection through architectural features such as prominent entrances, splays or concentration of massing;</p> <p>(c) consistent design articulation and detailing on each frontage; and</p>

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	<p>(d) the contribution to the streetscape character; and</p> <p>(e)(d) the local area objectives at Clause GLE-S8.3.1.</p>
<p>A2</p> <p>For a new building at a gateway location shown in Figure GLE-S8.1, there is aNo Acceptable Solution.</p>	<p>P2</p> <p>A new building at a gateway location <u>shown on an overlay map in the Glenorchy Local Provisions Schedules shown in Figure GLE-S8.1</u> must be designed as a recognisable local landmark, <u>having regard to that:</u></p> <p>(a) <u>providing</u> distinctive, contemporary architectural design; that:</p> <p><u>(a)</u></p> <p>(i)(b) <u>defin</u>ing an entry to the principal activity centre <u>and distinguishing the principal activity centre from its surrounds;</u></p> <p>(ii)(c) <u>enhancing</u> the <u>surrounding</u> streetscape;</p> <p>(iii) <u>responding</u> to the design of any other <u>adjacent</u> gateway buildings approved since this <u>planning scheme specific area plan</u> came into effect;</p> <p>(iv) <u>distinguishes the principal activity centre from its surrounds;</u> and</p> <p><u>(d)</u></p> <p>(v) <u>incorporating local civic meaning where possible</u> has local civic meaning;</p> <p>(b) <u>addresses the findings of a site analysis and design response report;</u> and</p> <p>(c)(e) <u>further</u>s 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 C6.0 Local Historic Heritage Code, 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> <p>(a) responds to the site;</p> <p>(b) (a) promotes resource efficiency and minimises energy consumption, by maximising solar access and natural ventilation;</p> <p>(c) (b) provides occupants <u>residents</u> with adequate privacy, open space and storage; and</p> <p>(d) (c) mitigates amenity impacts from other use and development on-site and on neighbouring properties.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<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)(i) _____ glazing to a habitable room;</p> <p>of any other apartment;</p> <p>(b)(a) 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)(a) 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)(a) location of private open space and glazing to habitable rooms in adjacent apartments; and</p> <p>(c)(a) 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>A12</p>	<p>P12</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 <u>a habitable room (other than a bedroom), living rooms</u> 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 <u>living rooms a habitable room (other than a bedroom) or</u> and private open spaces on the 21st of June.</p>	<p>An apartment building must be designed to maximise the number of apartments that receive direct sunlight to a <u>living-habitable room (other than a bedroom)</u> 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; and</p> <p>(c) optimising the area of direct sunlight to living rooms through the depth and layout of apartments and window sizes; and</p> <p>(d) the findings of a site analysis and design response report.</p>
<p>A23</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>P23</p> <p>Apartment windows <u>oriented between 30 degrees west of north and 30 degrees east of north</u> must have adequate shading from direct sunlight during summer, <u>having regard to:</u></p> <p>a) <u>the orientation of the windows; and</u></p> <p>b) <u>existing shading of the site that enables a reasonable level of light to penetrate into the room.</u></p>
<p>A34</p> <p>At least 60% of apartments must have <u>external openings windows or doorways in different two or more elevations external building facades to provide for</u> providing natural cross-ventilation.</p>	<p>P34</p> <p>Apartments are designed to optimise natural cross ventilation opportunities, having regard to:</p> <p>(a) building orientation relative to prevailing breezes;</p> <p>(b) the number, area and location of external openings;</p> <p>(c) internal layout to minimise obstructions to the breeze path between external openings;</p>

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	<p>and</p> <p>(d) use of other passive ventilation solutions such as solar chimneys.</p>
<p>A45</p> <p>An apartment building must be designed to achieve internal noise levels in accordance with <i>Australian Standard AS 3671:1989—Road Traffic Noise Intrusion (Building Siting and Construction)</i> and <i>Australian Standard AS 2107:2016—Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)</i> the requirements specified in Table GLE-S8.9.1.</p>	<p>P45</p> <p><u>An apartment building must be designed to achieve a reasonable level of internal acoustic amenity for apartments, having regard to:</u></p> <p>(a) <u>the characteristics of the site and adjoining properties;</u></p> <p>(b) <u>measures in the design, layout and construction of the apartment building to eliminate, mitigate or manage effects of noise intrusion into apartments;</u></p> <p>(c) <u>if the proposed design sound level is lower than the range specified in Table GLE-S8.9.1, maintaining a reasonable level of acoustic privacy:</u></p> <p>(i) <u>between apartments; and</u></p> <p>(ii) <u>between apartments and common areas of the apartment building; and</u></p> <p>(d) <u>any advice from a suitably qualified person.</u></p> <p>An apartment building must be designed to achieve internal noise levels in accordance with 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), unless:</p> <p>(a) the building is a heritage place; and</p> <p>(b) alterations required to meet these standards would negatively impact on the heritage significance of a heritage place.</p>
<p>A56</p> <p><u>Each An</u> apartment must have private open space that:</p> <p>(a) has a minimum area of 6 m² plus 2 m² for each-per bedroom in the apartment, and a minimum width of 2 m;</p>	<p>P56.1</p> <p>Unless complying with Clause P6.2 of this standard, each An apartment must have <u>adequate</u> private open space that provides a reasonable <u>level of</u> amenity and opportunity for outdoor recreation <u>for residents</u>, having regard</p>

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- (b) is directly accessible from a living room of the apartment;
- (c) has visual and acoustic screening from:
 - (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
- (d) includes a private clothes drying area that is screened from public view, unless shared clothes drying facilities are provided.

- to:
- (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.

~~P6.2~~

~~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.~~

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<p><u>A61</u></p> <p><u>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:</u></p> <p><u>(a) is offset, in the horizontal plane, not less than 1.5 m from the edge of:</u></p> <p><u>(i) the private open space; and</u></p> <p><u>(ii) glazing to a habitable room; of any other apartment;</u></p> <p><u>(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</u></p> <p><u>(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%.</u></p>	<p><u>P61</u></p> <p><u>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:</u></p> <p><u>(a) proximity to side and rear boundaries;</u></p> <p><u>(b) location of private open space and glazing to habitable rooms in adjacent apartments; and</u></p> <p><u>(c) proposed screening or other design measures to minimise direct views to the private open space and glazing to habitable rooms of adjacent apartments.</u></p>
<p>A7</p> <p>An apartment building containing ten-10 or more apartments must have shared open space on the site, with:</p> <p>(a) a total area not less than the area specified in Table GLE-S8.9.42;</p> <p>(b) a minimum horizontal dimension of 5 m;</p> <p>(c) a minimum area of 45 m² in one location;</p> <p>(d) not less than 20% of the total shared open space area allocated for plantings;</p> <p>(e) direct access from the apartment building's 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><u>P71</u></p> <p>Unless complying with Clause P7.2 of this standard, aAn apartment building containing ten-10 or more apartments must have <u>adequate</u> shared open space on the site that provides reasonable amenity and outdoor recreation opportunities for residents, having regard to:</p> <p>(a) the area and dimensions of the space;</p> <p>(b) the number of apartments in the building;</p> <p>(c) provision of landscaping on the site;</p> <p>(d) the location of the space, relative to the apartment building's shared circulation areas;</p> <p>(e) measures to <u>minimise potential for: mitigate the potential for amenity impacts from:</u> (f) —amenity impacts from mechanical plant</p>

<p>(ii) non-residential uses on-site and on adjacent land properties;</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>and equipment, service structures and lift motor rooms, and</p> <p>(ii) non-residential uses on-site and on adjacent land;</p> <p>(i) _____</p> <p>(ii) conflict with non-residential uses on-site and on adjacent properties; and</p> <p>(f)(iii) _____ measures to minimise the public visibility of any shared clothes drying areas;</p> <p>(f) _____ access to direct sunlight; and</p> <p>(g) whether the site is adjacent to public open space.</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)(g) _____ the provision and proximity of public amenities.</p>
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<p>A8</p> <p>Each An apartment must have a secure, individual storage area that:</p> <p>(a) has a minimum volume of 4 m³ plus 2 m³ for</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</p>
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<p>eachper bedroom in the apartment;</p> <p>(b) is located externally to the apartment;</p> <p>(c) <u>is not co-located with waste and recycling storage</u>; and</p> <p>(d) is screened or located away from public view and other non-residential uses on the site.</p>	<p>to:</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 uses 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>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 livable housing elements specified at Table GLE-S8.9.3, as defined in the Livable Housing Design Guidelines; or</p> <p>(b) not less than 5% of apartments (rounded up to the nearest whole number) certified by a suitably qualified person as meeting Platinum Level requirements livable housing elements specified at Table GLE-S8.9.3 as defined in the Livable Housing Design Guidelines.</p>	<p>P9</p> <p>A new apartment building containing 6 or more apartments must provide a reasonable number of accessible apartments <u>designed as livable housing</u>, to having regard to:</p> <p>(a) the number of 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><u>(a) the size and scale of the development;</u></p> <p>(b) any proposed livable housing design features, other than design features required under the Building Act 2016; and</p> <p><u>(b) any relevant accessibility or housing policy or strategy adopted by council policy; and</u></p> <p>(c) the findings and recommendations of an accessibility report.</p> <p><u>(c)</u></p>

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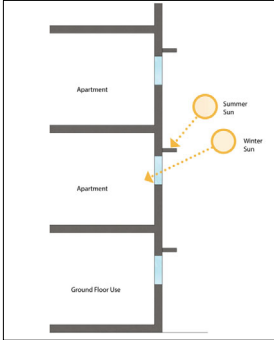
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Figure GLE-S8.2 Window shading



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 [for Buildings and Works](#).

Objective:	
That waste storage and collection for apartments is: <u>a) is adequate and convenient;</u> and <u>b) does not adversely/unreasonably impact amenity, the streetscape, other non-residential uses or traffic.</u>	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution for bin storage and collection for an apartment building.	P1 Storage and collection of waste, recycling and FOGO bins for a An apartment building must <u>have adequate on-site waste storage 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,</u> having regard to: <u>(a) convenience for residents;</u> (a) <u>(b) design and location to minimise noise, odour and visual impacts to any apartment, shared open space, other non-residential uses, or publicly accessible area;</u> <u>(c) separation from storage of any non-</u>

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	<p>residential bins <u>waste storage</u> on the site;</p> <p><u>(d) ease of access for collection vehicles, where on-site collection is proposed; and</u></p> <p>(b) any policy on waste management adopted by council;</p> <p>(c) separation from any existing footpath trading activity approved in accordance with the relevant Council policy;</p> <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)<u>(e) whether the adjoining road is a pedestrian priority street.</u></p>
<p><u>A2</u></p> <p><u>No Acceptable Solution.</u></p>	<p><u>P2</u></p> <p><u>Waste collection for an apartment building must be not unreasonably impact amenity or traffic flow on the site, adjoining properties or the road, having regard to:</u></p> <p><u>(a) the location, timing, duration and frequency of bin collection vehicle movements;</u></p> <p><u>(b) manoeuvring required by waste collection vehicles, including the amount of reversing and associated warning noise;</u></p> <p><u>(c) any noise mitigation measures between the sensitive use on the site or an adjacent property, and waste collection activities;</u></p> <p><u>(d) potential conflicts with pedestrian, bicycle or vehicular traffic; and</u></p> <p><u>(e) whether the adjoining road is a pedestrian priority street;</u></p>

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	<p>(f) <u>whether waste can be collected on-site;</u></p> <p>(g) <u>any advice from the road authority; and</u></p> <p>(h) <u>any policy on waste management adopted by council.</u></p>
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~~CLE 58.7.7 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:	
(a) is designed and located to minimise its visual impact;	
(b)(a) does not undermine active frontages at ground level; and	
(c)(a) for residential use:	
(i) is designed to ensure safe movement of vehicles and pedestrians for residential and non-residential uses on site; and	
(ii)(i) provides for active transport options.	
A1	P1
Onsite car parking must not be:	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:
(a) a multi-storey car park; or	(a) the character of the activity centre;
(b)(a) located adjacent to a ground level frontage.	(b)(a) avoiding expression of sloping ramps in the facade design;
	(c)(a) visual and acoustic screening; and
	(d)(a) whether the road is a pedestrian priority street.

<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)(a) 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)(a) be located in a common area of the apartment building or its car parking area; and</p> <p>(c)(a) 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)(a) the characteristics of the site, including other uses on the site;</p> <p>(c)(a) the location and visibility of proposed parking for bicycles or other personal mobility devices; and</p> <p>(d)(a) the location of other parking areas on the site.</p>
<p>A4</p> <p>For a site containing an apartment building, there must be no commercial vehicles entering the site.</p>	<p>P4</p> <p>For a site containing an apartment building, where commercial vehicles will also access the site, the crossover, driveway and parking areas must be designed to ensure:</p> <p>(a) safe movement of vehicles, bicycles, personal mobility devices and pedestrians; and</p> <p>(b)(a) separate parking, loading and unloading areas for the commercial vehicles.</p>

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.

Objective:	
That development promotes pedestrian connectivity and movement through the public realm.	
Acceptable Solutions	Performance Criteria
<p>A1</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 pedestrian thoroughfare through the site, with activation of the interface between the thoroughfare and uses on the site. No Acceptable Solution.</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 development must provide <u>safe pedestrian connectivity</u> 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; and <u>repor</u> (c) activation of the interface between any thoroughfare and uses on the site; (d) the findings of a site analysis and design response report; and (e) <u>(c)</u> furthering the local area objectives at Clause GLE-S8.3.1.

~~**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 facade; (b)(a) maintaining transparency between the building interior and publicly accessible areas; (c)(a) the characteristics of the use; and (d)(a) 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 of publicly accessible areas: (a) enhances the amenity of the site and cohesiveness of publicly accessible areas; (b) contributes to place making and stormwater management through a network of green space; (c) minimises maintenance requirements; and (d) avoids potential negative impacts on public infrastructure, safety, local heritage places and the environment.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution for landscaping where a	P1 Publicly accessible areas, including external car

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<p>new, or a change to an existing, publicly accessible area is proposed.</p>	<p>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 <u>local</u> heritage place or adjoining <u>local</u> heritage place; and (vi) exclude declared weeds; <p>(b) opportunities for water sensitive urban design;</p> <p>(c) any relevant Council policy or strategy on landscaping adopted by council; and</p> <p>(d) any advice from a suitably qualified person <u>the local area objectives at Clause GLE S8.3.1.</u></p>
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GLE-S8.7.11 ~~Provision of External lighting 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.

<p>Objective:</p>	
<p>That lighting enhances the amenity and safety of the activity centre <u>publicly accessible areas.</u></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</p>	<p>P1</p> <p><u>External lighting must be provided to</u> publicly accessible areas must be lighted to enhance</p>

<p>is proposed, unless for security lighting.</p>	<p>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; (c) illumination of public art, <u>local</u> 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 policy on lighting adopted by relevant council policy; and (f) the recommendations of a lighting plan, prepared by any advice from a suitably qualified <u>person lighting designer</u>.
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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).

<p>Objective:</p>	
<p><u>That access and parking for a site containing an apartment building:</u></p> <ul style="list-style-type: none"> is designed and located to minimise its visual impact; does not undermine active frontages at ground level; and for residential use: (a) is designed to ensure safe movement of <u>all site users, including vehicles, bicycles, personal mobility devices</u> and pedestrians for residential and non-residential uses on site; (b) <u>does not undermine non-residential uses at ground floor level; and</u> (c) <u>provides for active transport options.</u> 	
<p><u>Acceptable Solutions</u></p>	<p><u>Performance Criteria</u></p>
<p><u>A1</u></p>	<p><u>P1</u></p>

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<p><u>No Acceptable Solution.</u></p>	<p><u>For a site containing an apartment building, where commercial vehicles will also enter the site, access and parking must be designed to ensure safe movement of all site users, having regard to:</u></p> <p><u>(a) separation of parking, loading and unloading areas for commercial vehicles;</u></p> <p><u>(b) the location of parking areas for all other vehicles;</u></p> <p><u>(c) minimising disruption to non-residential uses; and</u></p> <p><u>(d) any advice from the road authority.</u></p>
<p><u>A2</u></p> <p><u>Residential parking at ground floor level must not adjoin a frontage.</u></p>	<p><u>P2</u></p> <p><u>No Performance Criteria.</u></p>
<p><u>A1</u></p> <p><u>Onsite car parking must not be:</u></p> <ul style="list-style-type: none"> <u>— a multi storey car park; or</u> <u>— located adjacent to a ground-level frontage.</u> 	<p><u>P1</u></p> <p><u>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:</u></p> <ul style="list-style-type: none"> <u>— the character of the activity centre;</u> <u>— avoiding expression of sloping ramps in the facade design;</u> <u>— visual and acoustic screening; and</u> <u>— whether the road is a pedestrian priority street.</u>
<p><u>A2</u></p> <p><u>At least one secure, on-site bicycle parking space, or equivalent space for other personal mobility devices, must be provided for each apartment.</u></p>	<p><u>P2</u></p> <p><u>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:</u></p> <ul style="list-style-type: none"> <u>— the number of apartments and likely demand for parking for bicycles or other</u>

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	<p>personal mobility devices; and</p> <p>the number of on-site car parking spaces provided for each apartment.</p>
<p><u>A23</u></p> <p><u>Bicycle parking spaces, or equivalent spaces for other personal mobility devices, for apartments must:</u></p> <p>(a) <u>be accessible from a road, cycle path, bicycle lane, shared path or access way;</u></p> <p>(b) <u>be located in a on common area property of the apartment building or its car parking area; and</u></p> <p>(c) <u>if located within a car parking area, must be clearly marked.</u></p>	<p><u>P23</u></p> <p><u>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:</u></p> <p>(a) <u>access to the site;</u></p> <p>(b) <u>the characteristics of the site, including other uses on the site;</u></p> <p>(c) <u>the location and visibility of proposed parking for bicycles or other personal mobility devices; and</u></p> <p>(d) <u>the location of other parking areas on the site.</u></p>
<p><u>A4</u></p> <p><u>For a site containing an apartment building, there must be no commercial vehicles entering the site.</u></p>	<p><u>P4</u></p> <p><u>For a site containing an apartment building, where commercial vehicles will also access the site, the crossover, driveway and parking areas must be designed to ensure:</u></p> <p>safe movement of vehicles, bicycles, personal mobility devices and pedestrians;</p> <p>and</p> <p>separate parking, loading and unloading areas for the commercial vehicles.</p>

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 facing pedestrian priority streets do not unreasonably impact window transparency.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Window signs adjoining <u>facing a pedestrian priority streets must not collectively occupy more than 25% of the window area.</u></p>	<p>P1</p> <p>A window signs facing adjoining pedestrian priority streets must not, individually or collectively, unreasonably impact window transparency <u>ede frontage activation, having regard to:</u></p> <p>(a) <u>the prominence of the window in the façade;</u></p> <p>maintaining transparency between the building interior and publicly accessible areas;</p> <p>(b) <u>the characteristics of the use;</u></p> <p>(c) <u>maintaining visibility of ground floor window displays or customer activity within the building; and</u></p> <p>(d) <u>maintaining passive surveillance opportunities</u> the local area objectives at Clause GLE S8.3.1.</p>

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 Design sound levels¹

Type of activity	dB(A) (LAeq) range
Apartment common areas (e.g. foyer, lift lobby)	45 to 50

¹ Australian Standard AS 2107:2016 – Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)

Kitchen and laundry – minimum clearance in front of fixed bench and appliance recesses	1.2m	1.55m
Entry level bedroom – minimum circulation area clear of wardrobe recesses, skirtings and wall lining	10m²	10m²
Living room – minimum free space (clear of area allocated for furniture)	NA	2.25m diameter
Windows to habitable rooms – sill height above the finished floor level	NA	Not greater than 1m

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**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.

10. ~~Inserting in GLE – Applied, Adopted or Incorporated Documents the following document as shown in Annexure 4:~~

Document Title	Publication Details	Relevant Clause in the LPS
Livable Housing Design Guidelines	Livable Housing Australia, 2017	GLE S8.7.5 A9

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**In witness where of the common seal of
Glenorchy City Council has been affixed on the
day of 20
as authorised by Council in the presence of:**

Council Delegate

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.

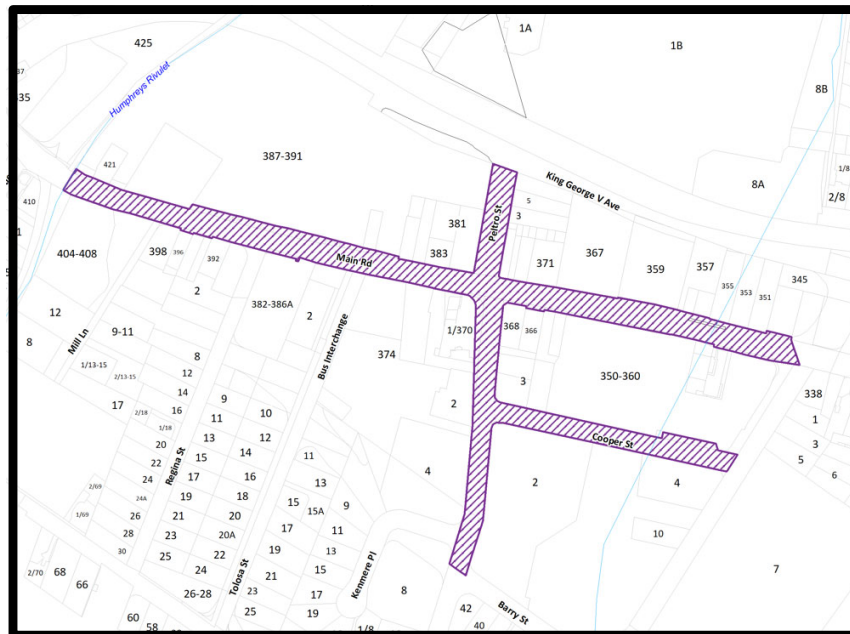


Image 2 – Parking and Sustainable Transport Code – Pedestrian Priority Streets to be inserted into the Overlay Maps

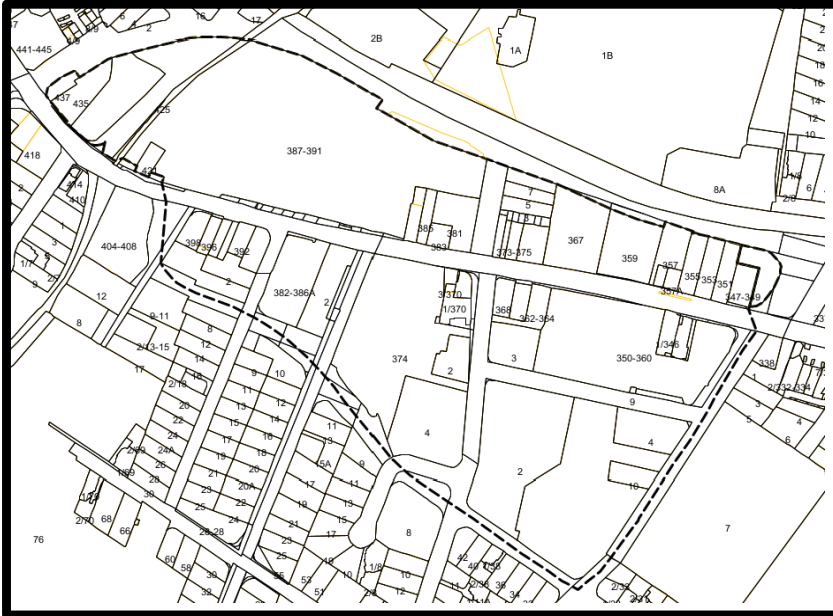


Image 3 – Glenorchy Activity Centre Urban Design Specific Area Plan to be deleted from the General Overlay maps.

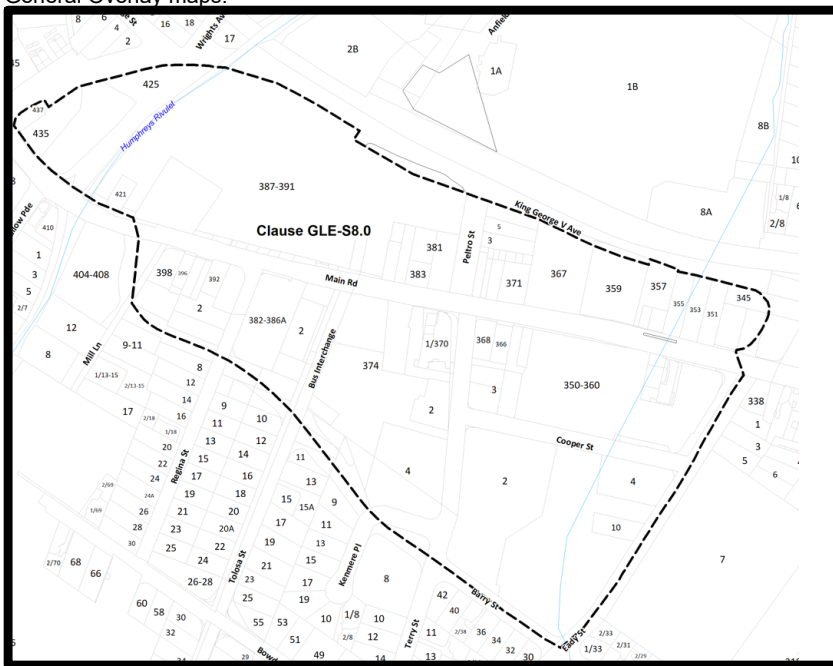


Image 4 – Area of GLE-S8.0 Principal Activity Centre Specific Area Plan to be inserted into the General Overlay Maps

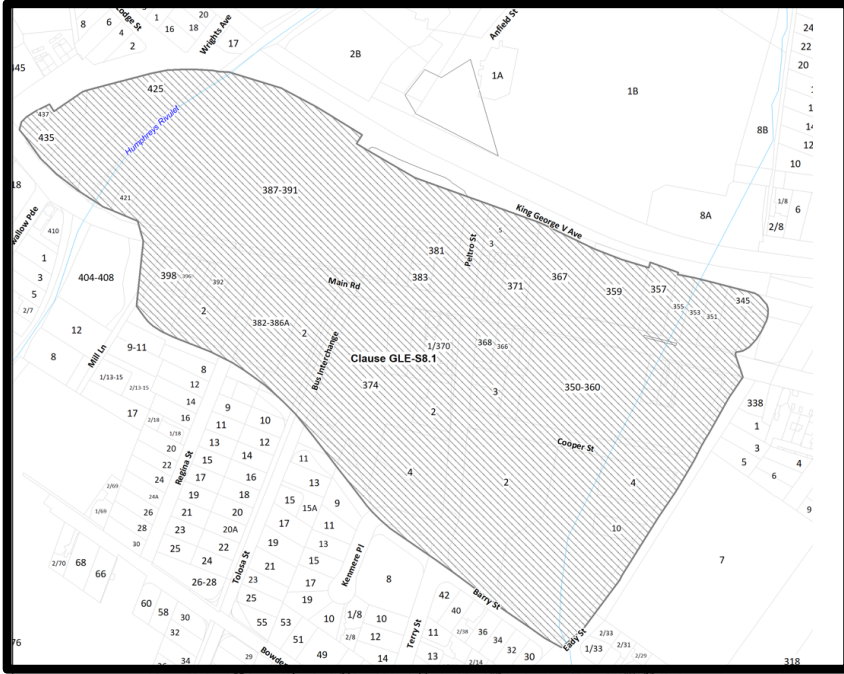


Image 5 – Area of GLE-S8.3.1 Local Area Objectives to be inserted into the General Overlay Maps

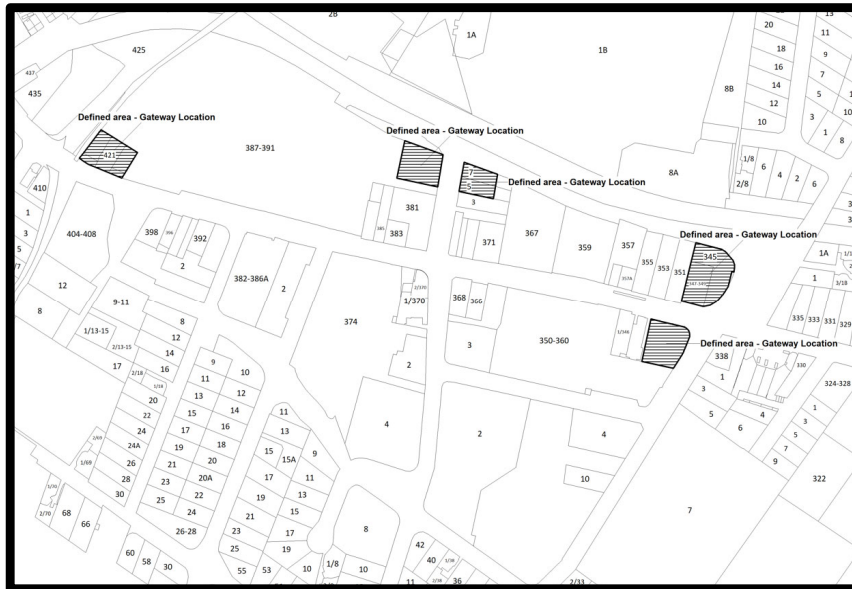


Image 6 – Precinct and Defined Areas – Gateway Locations to be inserted into the General Overlay Maps

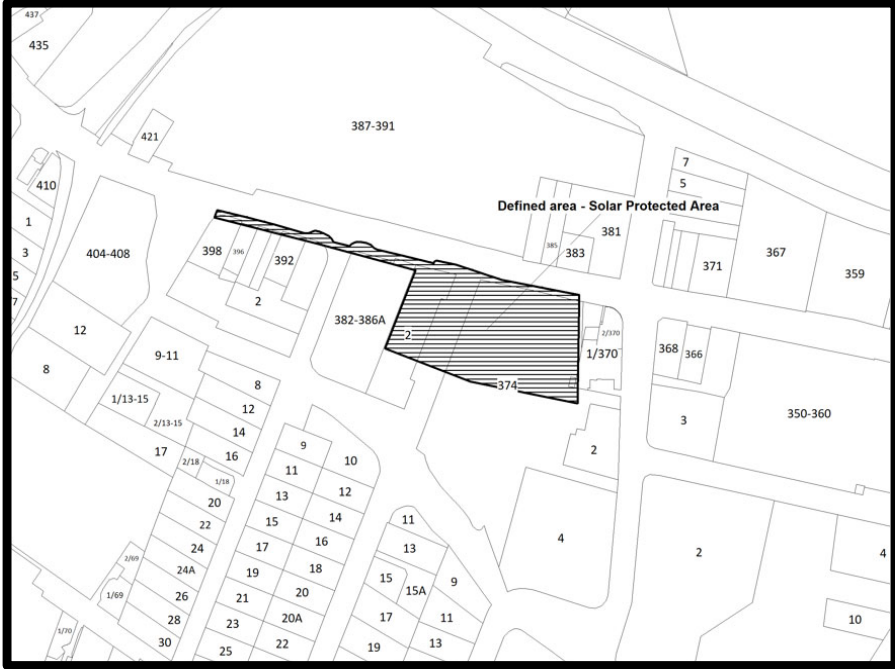


Image 7 – Precinct and Defined Areas – Solar Protected Area to be inserted into the General Overlay Maps

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

