

TASMANIAN PLANNING COMMISSION



Our ref: DOC/24/37066
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27 March 2024

Ms Lyndal Byrne
Coordinator Strategic Planning
Glenorchy City Council
By email: Lyndal.Byrne@gcc.tas.gov.au

Mr Matthew Clark
MC Planners for Department of State Growth
By email: infohbt@jmg.tas.gov.au; mat@mcplanners.com.au

Dear Ms Byrne and Mr Clark

Tasmanian Planning Scheme - Glenorchy
Draft amendment PLAM-22-08
GLE-P2.0 Particular Purpose Zone - Technopark

I refer to the above draft amendment and to a hearing held at the Commission's office in Hobart on 27 March 2024.

Attached is a revised draft amendment with track changes, prepared by the Commission for your consideration.

The Commission draws your attention to the following changes:

- GLE-P2.3 Definition of Terms - clarification of the definitions.
- GLE-P2.4 Use Table - a clearer qualification for discretionary Resource Processing, using a similar qualification to Manufacturing and Processing.
- GLE-P2.5.1 Discretionary uses - extension of the consideration of impact on amenity in P2 to include uses in the Particular Purpose Zone and nearby areas.
- GLE-P2.6 Development Standards for Buildings and Works - retention of the reference to the character of the business park, but the addition of consideration for discretionary decision making in all three standards to have regard to the existing character of the business park.


The Commission directs the planning authority and applicant to consider the revised draft amendment and provide a joint submission in response on any additional or alternative changes by **30 April 2024**.

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

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

If you require further information please contact Karen Fyfe, Planning Assistant, on 6165 6808.

Yours sincerely

A handwritten signature in black ink that reads "John Ramsay". The signature is written in a cursive style with a large initial 'J' and a long, sweeping tail.

John Ramsay
Delegate (Chair)

Attachment:

- Glenorchy - Draft Amendment PLAM-22-08 - Revised Draft Amendment Track Changed 27 March 2024

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

The Glenorchy Local Provisions Schedule is amended as follows:

Land affected by this amendment:

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

The Planning Scheme Ordinance is amended by:

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

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

_____ **(date)**

as authorised by the Planning Authority in the presence of:

Council Delegate

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

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

The Planning Authority:

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

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

_____ (date)

as authorised by the Planning Authority in the presence of:

Council Delegate

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

GLE-P2.0 Particular Purpose Zone - Technopark

GLE-P2.1 Zone Purpose

The purpose of the Technopark Particular Purpose Zone is:

GLE-P2.1.1	To provide land for use and development of a business park for technology, innovation, research and development, advanced manufacturing, science and communications.
GLE-P2.1.2	To support use of and development that enhances and does not impact adversely on the character and operation of Technopark, and that of adjacent land uses within the Prince of Wales Bay <u>area</u> .

GLE-P2.2 Local Area Objectives

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

GLE-P2.3 Definition of Terms

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

Term	Definition
advanced business model	means a <u>business model that</u> focuses on: <ul style="list-style-type: none"> (a) <u>delivery of</u> niche, customised or high-value goods or services; or (b) collaboration and linkages with other organisations.
advanced manufacturing	means manufacturing characterised by advanced knowledge, advanced processes or advanced business models
advanced processes	means a processes that uses: <ul style="list-style-type: none"> (a) substantial automation; or (b) complex, highly specialised or innovative technology.
<u>Training-training</u> centre:	means the use of land to provide vocational skills, education, and training.

GLE-P2.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Utilities	If for minor utilities.
Permitted	

Business and Professional Services	If for: (a) a technology, innovation, science, or communications activity industries; or (b) business and professional services associated with research and development or advanced manufacturing.
Manufacturing and Processing	If for advanced manufacturing processes that use innovative technology, or are associated with science, engineering, or communication.
Research and Development	
Discretionary	
Educational and Occasional Care	If for: (a) a training centre; (b) tertiary institution; or (c) a local childcare centre to support local businesses and workers.
Food Services	
Passive Recreation	
Resource Processing	If for the processing of materials or resources using through advanced processes inges- that use innovative technology, or are associated with science, engineering, or communication.
Service Industry	If directly associated with technology, innovation, research and development, advanced manufacturing, science, or communications industries.
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Prohibited	
All other uses	

GLE-P2.5 Use Standards

GLE-P2.5.1 Discretionary uses

Objective:	
That uses listed as Discretionary support the operation of business park activities.	
Acceptable Solution	Performance Criteria

<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>A use listed as Discretionary must support local businesses and workers, or promote collaboration, innovation, and <u>the</u> competitiveness <u>within</u>of the business park and having regard to:</p> <ul style="list-style-type: none"> (a) the hours of operation, size and scale of the proposed use; (b) the function of the business park area; and (c) traffic generation and parking location.
<p>A2</p> <p>No Acceptable Solution</p>	<p>P2</p> <p>The use must not have an unreasonable impact on the amenity or operation of other uses within the Particular Purpose Zone <u>and nearby areas</u>, having regard to:</p> <ul style="list-style-type: none"> (a) emissions of noise, lighting, particulates, vibrations, gases, dust or odour; (b) background levels of emissions; and (c) measures proposed to: <ul style="list-style-type: none"> (i) manage on-site emissions or (ii) mitigate negative amenity impacts from off-site emissions.

GLE-P2.6 Development Standards for Buildings and Works

GLE-P2.6.1 Building height

<p>Objective:</p>	
<p>That building height:</p> <p>(a) — contributes positively to the streetscape; and</p> <p>(b) develops the function and character of the business park.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>Building height must be not more than 12m.</p>	<p>P1</p> <p>Building height must contribute positively to the streetscape and function of the business park, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties;

	<p>(c) the apparent height when viewed from the adjoining road and public places; and</p> <p>(d) any overshadowing of public places; and</p> <p><u>(e) the existing character of the business park.</u></p>
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GLE-P2.6.2 Setback

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

GLE-P2.6.3 Design

Objective:	
That building design:	
<p>(a) contributes positively to the streetscape and the amenity and safety of the public; and</p> <p>(b) enhances the appearance of the site and the business park character of the area <u>business park.</u></p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>New buildings or alterations to an existing façade must be designed to:</p> <p>(a) provide the main pedestrian entrance to the building at the frontage;</p> <p>(b) for new building or alterations to an existing façade, provide windows and door openings at ground floor level in the front</p>	<p>P1</p> <p>New buildings or alterations to an existing façade, must be designed to enhance the streetscape having regard to:</p> <p>(a) providing the main access to the building in a way that is visible from the street or other public space boundary;</p> <p>(b) providing windows in the front façade in</p>

<p>façade no less than 20% of the surface area of the ground floor level facade;</p> <p>(c) ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces does not exceed 30%;</p> <p>(d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces;</p> <p>(e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; and</p> <p>(f) not include security shutters over windows or doors with a frontage to a street or public place.</p>	<p>a way that enhances the streetscape and provides for passive surveillance of public spaces;</p> <p>(c) treating very large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space;</p> <p>(d) ensuring the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is limited when viewed from the street;</p> <p>(e) ensuring roof-top service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact; and</p> <p>(f) minimising the visual impact of security shutters or grilles on a façade facing a frontage or other public place.</p>
<p>A2</p> <p>New buildings must be designed to:</p> <p>(a) have external wall materials of one or more of the following:</p> <p>(i) off-form concrete or sandwich panels with paints or applied spray finish;</p> <p>(ii) face brick or block work with a render or paint finish;</p> <p>(b) restrict metal cladding to use as a roofing material which is painted;</p> <p>(c) have low-pitched roofs of 7.5 degrees or less, with boxed gutters concealed behind flush fascias; and</p> <p>(d) have external surfaces of all buildings on a of a single colour scheme where:</p> <p>(i) the colour palette must be unique to the site within the zone;</p> <p>(ii) the colour palette must highlight architectural features of the building; and</p> <p>(iii) the colour palette must use a minimum of 3 colours and a maximum of 5 colours.</p>	<p>P2</p> <p>Building design must enhance the appearance of the site and the “business park” character of the business park the area by presenting a unified corporate image for the site that complements the high quality architectural standard of the area, having regard to:</p> <p>(a) quality of materials used;</p> <p>(b) roof pitch and quality of roof detailing; and</p> <p>(c) <u>quality of the colour scheme; and</u></p> <p>(e) <u>(d) the existing character of the business park.</u></p>

<p>A3</p> <p>Car parks and pedestrian paths must be provided with lighting in accordance with Clause 3.1 “Basis of Design” and Clause 3.6 “Car Parks” in <i>Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements</i>.</p>	<p>P3</p> <p>Car parks and pedestrian paths<u>External car parking areas and pathways</u> must be suitably lighted for the safety and security of users, having regard to:</p> <ul style="list-style-type: none"> (a) minimising potential for conflicts involving pedestrians, cyclists and vehicles; (b) minimising opportunities for crime or anti-social behaviour though the creation of concealment spaces; (c) any unreasonable impact on the amenity of adjoining properties through light overspill; (d) the hours of operation of the use; and (e) any relevant Council policy.
<p>A4</p> <p>New buildings or alterations to an existing façade must:</p> <ul style="list-style-type: none"> (a) provide separate pedestrian access for any sensitive use within a site; and (b) screen outdoor spaces associated with sensitive uses from other uses on site and adjoining land. 	<p>P4</p> <p>New buildings or alterations to an existing façade must be designed to maintain the amenity of all users having regard to:</p> <ul style="list-style-type: none"> (a) the pedestrian access requirements of different users of a site; and (b) the amenity of outdoor spaces on site and adjoining land.
<p>A5</p> <p>Outdoor storage areas must not be visible from any road or public open space adjoining the site.</p>	<p>P5</p> <p>outdoor<u>Outdoor</u> storage areas must be located, treated, or screened to not cause an unreasonable loss of visual amenity.</p>

GLE-P2.6.5 Landscaping

<p>Objective:</p>	
<p>To provide a safe and attractive local native landscaping treatment that enhances the appearance of the site and area.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>For a new building, or a change to the frontage setback of an existing building landscaping treatment must be provided along the length of the frontage (excluding vehicle or pedestrian access) using species from <i>NRM South publication; Native Gardens – A Planting and Landscaping Guide for the</i></p>	<p>P1</p> <p>For a new building, or a change to the frontage setback of an existing building, landscaping must be designed having regard to:</p> <ul style="list-style-type: none"> (a) enhancing the appearance of the development; (b) providing a range of local native plants of varying height and forms to create

<p><i>Southern Region of Tasmania</i> to a depth of not less than:</p> <p>(a) 2m; or</p> <p>(b) not less than the frontage of an existing building if it is a lesser distance.</p>	<p>diversity, interest and amenity in accordance with the NRM South publication: <i>Native Gardens – A Planting and Landscaping Guide for the Southern Region of Tasmania</i>; and</p> <p>(c) the avoidance of concealment spaces</p>
<p>A2</p> <p>New development doesmust not require the removal or conversion of existing native vegetation.</p>	<p>P2</p> <p>Where existing native landscaping treatment cannot be retained, a landscape plan must be provided to demonstrate the suitable replacement of the landscape area with semi-mature species native to the area in accordance with the <i>NRM South publication: Native Gardens – A Planting and Landscaping Guide for the Southern Region of Tasmania</i>.</p>

GLE-P2.6.6 Fencing

<p>Objective:</p>	
<p>That fencing:</p> <p>(a) is compatible with the streetscape; and</p> <p>(b) provides for passive surveillance.</p>	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1</p> <p>A fence (including a freestanding wall) within 10m of the frontage must:</p> <p>(a) not be more than 2.1m in height; and</p> <p>(b) be 30% transparent above a height of 1.2m.¹</p>	<p>P1</p> <p>A fence (including a free standing wall) within 4.5m of a frontage must be designed to enhance the streetscape having regard to:</p> <p>(a) the height of the fence;</p> <p>(b) the degree of transparency of the fence;</p> <p>(c) the location and extent of the fence;</p> <p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use; and</p> <p>(g) the characteristics of the site, the streetscape and the area, including fences.</p>

Footnotes

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

GLE-P2.7 Development Standards for Subdivision

GLE-P2.7.1 Subdivision

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

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

GLE-P2.8 Tables

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