

28 July 2026

Dianne Cowen
Delegate (Chair)
Tasmanian Planning Commission

By email: tpc@planning.tas.gov.au

Draft Amendment PDPSAMEND – 2026/059266, Glebe Hill Neighbourhood Centre Specific Area Plan

Dear Ms Cowen,

Thank you for the opportunity to respond to the Commission's directions regarding the abovementioned draft amendment, for which I provide the following:

1. How the plan purpose CLA – S13.1.3 and CLA – S13.7.2 objectives align and inform the proposed performance criteria at P2.

CLA – S13.1.3 is “To provide for Neighbourhood Centre that is of a scale consistent with surrounding residential development that does not adversely impact the visual and general amenity”

CLA – S13.7.2 is “That commercial development complements its domestic setting and responds to the scale envisaged by the Southern Tasmania Regional Land Use Strategy 2010-2035 (1 October 2013) Minor or Neighbourhood Centre scale.”

Both the plan purpose and clause objectives discuss the expectation that the commercial centre would be of a relatively small scale to complement the surrounding residential development.

The General Business Zone (underlying zone) has an acceptable solution (Clause 15.4.2 Setbacks) that requires that “buildings must be:

- a. built to the frontage at ground level; or
- b. have a setback of not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.



The surrounding residential development is within the General Residential Zone where the minimum side setback is 1.5m and has the qualifications:

- i. Does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or
- ii. Does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).

However, the General Residential Zone allows for development to occur up to the boundary if the performance criteria are met. Accordingly, the draft amendment is consistent with the outcomes of the adjoining residential massing and scale.

The Glebe Hill Neighbourhood Centre Specific Area Plan seeks to provide residential amenity by having an acceptable solution with large front and side setbacks – exceeding those required in the General Residential Zone, in order to offset typical bulky commercial building design. The draft Performance Criteria aim to allow for consideration of a reduced front and side setback if a proposal maintains the residential scale and layout of the streetscape.

2. Provide a redraft of the proposed clause S13.7.2 P2 including the following:

- a. **Clarification of how articulation and mass may be worded for greater clarity e.g. whether it is in combination, by comparison or related to compatibility with existing or future development and where it is viewed from, noting that the current location of brackets appears to distort the intent.**
- b. **A review of the wording in part c. and d. to achieve greater clarity regarding streetscape and landscaping requirements.**
- c. **Inclusion of part e. regarding residential amenity, within the lead in section of the performance criteria for consistency with the SPPs and ensuring that amenity requirements are then listed in the criteria.**

The redrafted clause S13.7.2 P2 is as follows:

Acceptable Solutions	Performance Criteria initially proposed	Performance Criteria redrafted
A2 (a) Development must have a setback from side boundaries of not less than 4m. (b) Development must have a setback to the slip lane, or future slip lane, of not	P2 Buildings must be sited a sufficient distance from side boundaries to enhance the streetscape, provide adequate space for vehicle access, parking, landscaping, external activity	P2.1 Development must be sited a sufficient distance from side boundaries to ensure the residential amenity of nearby dwellings is not unreasonably impacted, provides adequate space for vehicle access, parking, landscaping,



less than 9m.	areas (including shade and support structures) and help to attenuate site impacts, having regard to: (a) The dimensions of the site and the nature of the proposed use; (b) The articulation of the building and the apparent mass of building form (when combined with existing or approved buildings on adjacent lots when viewed from the primary frontage); (c) Consistency with the treatment of other commercial development in the streetscape and compatibility with landscaping to enhance the appearance of the area; (d) The setback on the opposite side of the site and whether the reduction will be offset by landscaping on that side; and (e) Unreasonable impacts to the amenity of any nearby residential development within the streetscape.	external activity areas (including shade and support structures) and helps to attenuate site impacts, having regard to: (a) The dimensions of the site and the nature of the proposed use; (b) The visual impacts caused by the apparent scale, bulk or proportions of the development when viewed from an adjacent property; (c) Compatible with the spacing of other commercial development in the streetscape; and (d) The compatibility of separation between buildings on adjoining properties and on established properties in the area. P2.2 (a) Development must have a setback from the Commerce Drive that is compatible with the streetscape, having regard to any topographical constraints. (b) Development is sufficiently set back from Commerce Drive to provide and maintain a continuous avenue of trees between the development and Commerce Drive.
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3. Whether use of the road name, Commerce Drive, is more appropriate in the acceptable solution S13.7.2 A2 and the proposed performance criteria (P2) in the specific area plan.



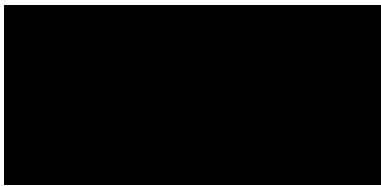
The road name in Acceptable Solution S13.7.2 A2 and the Performance Criteria (P2) can be changed from slip lane or future slip lane to Commerce Drive. This is immaterial to the intent or nature of this proposal.

It should be noted that, due to these types of issues arising through translations from earlier planning regimes, it is anticipated that the need for a wider review of all SAPs and PPZs within the Tasmanian Planning Scheme – Clarence will be identified through the upcoming review of the planning scheme under s35P of the *Land Use Planning and Approvals Act 1993*.

Accordingly, any wider concerns with wording or operation of the Glebe Hill Neighbourhood Centre Specific Area Plan should be considered at that time.

Should you wish to discuss these points further, please contact Robyn Olsen, Lead Strategic Planner, on 6217 9554.

Yours sincerely



Robyn Olsen
Lead Strategic Planner

