

From: Thorne, Lucy
Sent: Mon, 21 Sep 2020 14:39:21 +1000
To: GCC Corporate Mail
Subject: Glenorchy Local Provisions Schedule submission
Attachments: Correspondence from Secretary - State Growth - State Growth submission - Glenorchy City Council Draft LPS.pdf

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Dear Glenorchy Council,
Please find a submission from the Department of State Growth in relation to the draft Glenorchy Local Provisions Schedule attached.
Regards,

Lucy Thorne | A/G Manager Planning Policy
Transport Systems and Planning Policy | Department of State Growth
4 Salamanca Place, Hobart TAS 7000 | GPO Box 536, Hobart TAS 7001
Mobile: 0429 698 118
www.stategrowth.tas.gov.au

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Department of State Growth

4 Salamanca Place, Hobart TAS 7000
GPO Box 536, Hobart TAS 7001 Australia
Ph 1800 030 688 Fax (03) 6233 5800
Email info@stategrowth.tas.gov.au Web www.stategrowth.tas.gov.au



Mr Tony McMullen
General Manager
Glenorchy City Council
374 Main Road
GLENORCHY TAS 7010

By email: gccmail@gcc.tas.gov.au

Tasmanian Planning Scheme – draft Glenorchy Local Provisions Schedule

Dear Mr McMullen

Thank you for your invitation to comment on the draft Glenorchy Local Provisions Schedule (LPS). The Department of State Growth (State Growth) has reviewed the draft LPS, supporting mapping and overlay information and believes it largely reflects a sound translation from the *Glenorchy Interim Planning Scheme 2015* (GIPS 2015) in accordance with the Tasmanian Planning Commission's Guideline No. 1 Local Provisions Schedule (LPS): zone and code application.

A detailed review has however highlighted a small number of issues that will require rectification or further discussion with Council Officers and the Tasmanian Planning Commission. I have outlined the issues in the attached document for your consideration.

Please do not hesitate to contact Lucy Thorne, A/G Manager Planning Policy on 0429 698 118 or at Lucy.Thorne@stategrowth.tas.gov.au who can arrange for relevant officers to respond to any of the matters raised in this submission.

Yours sincerely

Kim Evans
Secretary

18 September 2020

Wilkinsons Point Specific Area Plan

Planning scheme amendment PLAM-19/01 was approved subsequent to the LPS being advertised. It is understood that the revised Wilkinsons Point Specific Area Plan (SAP) will transition into the approved LPS.

Landslip Hazard Band mapping

There is a slight mismatch between the high hazard band mapping, which should match the land slip proclamations at the same sites, and the cadastre. This anomaly is due to updates to the cadastre since the mapping was originally undertaken and State Growth will liaise with Council to update the mapping.

State Road Network

1. Building setbacks provisions of Brooker Highway, Derwent Park properties zoned Commercial

State Growth wishes to retain the 10 metre Commercial Zone building setback standard for properties with highway frontage from GIPS 2015 (clause 23.4.2, A1(b)) to protect the road corridor. By comparison, the LPS proposes a reduction in the setback standard down to 5.5 metres.



Figs 1 & 2. Properties at Derwent Park adjacent to the highway zoned Commercial (light purple) in LPS and shown highlighted in blue in LISTmap, which are subject to a 10m building setback acceptable solution under the GIPS 2015.

2. Brooker Highway, Elwick and Goodwood Roads intersection

With reference to Figures 3 and 4 below, the proposed zoning of the following three areas of land are queried:

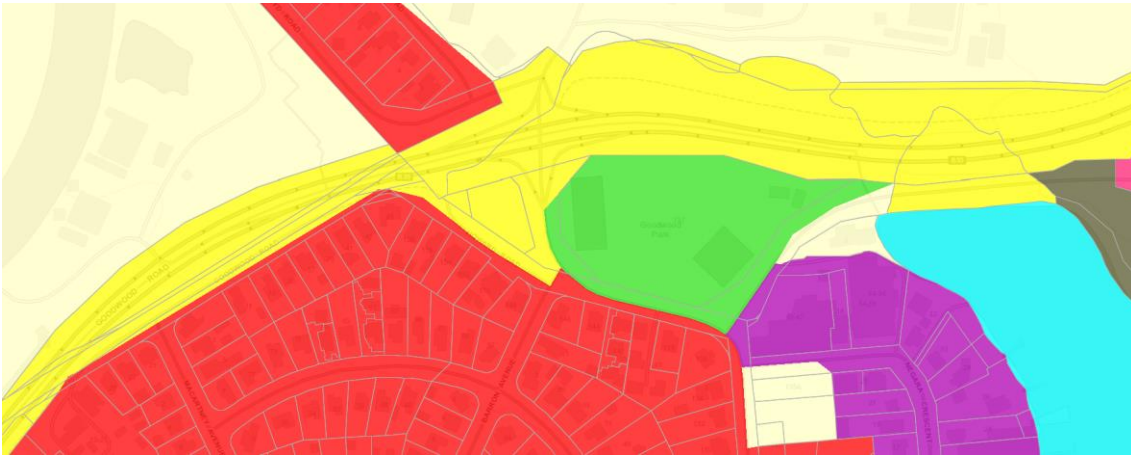
- 73 Elwick Road and the car park on the corner of Goodwood Road the Brooker Highway are not part of the Highway and not required to be zoned Utilities.
- The portion of Crown land behind numbers 34-54 Acton Crescent, Goodwood does form part of the Highway and it is requested this land is zoned Utilities and not Open Space Zone as proposed.



Figs 3 & 4. Highway and car park partly zoned Open Space (green) and 73 Elwick Road, Glenorchy zoned Utilities (yellow) in the LPS and subject areas highlighted in blue in LISTmap

3. Boundaries of Goodwood Road, Dowsing Point Utilities Zone

State Growth does not require the land associated with Innovation Drive, Howard Road and Goodwood Road (access road) to be zoned Utilities as they do not form part of the Highway.



Figs 5 & 6. Local roads (Innovation Drive) proposed to be zoned Utilities (yellow) in the LPS and highlighted in blue in LISTmap

4. *Utilities zoned portion of Glenhope Road, Granton (CT172012/1)*

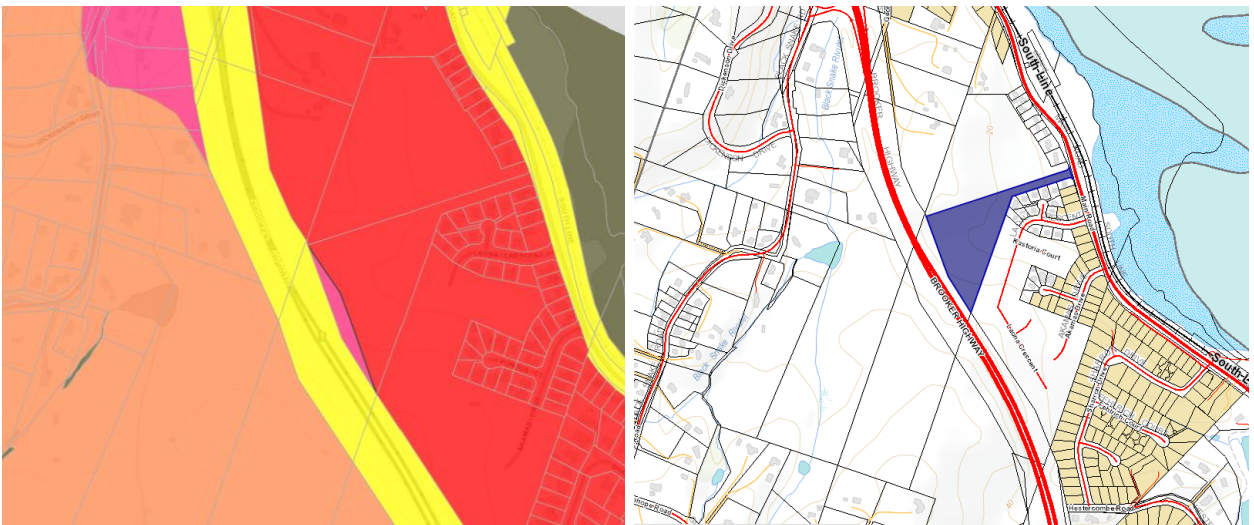
State Growth does not require the wedge of land proposed to be zoned Utilities for road purposes now or in the future. The land in question is within the boundaries of a private property, the majority of which will be zoned Future Urban. State Growth supports uniform, Future Urban zoning for the whole property.



Figs 7 and 8. Wedge of land within Glenhope Road, Granton (CT 172012/1) property proposed to be zoned Utilities (yellow) in the LPS and highlighted blue in LISTmap

5. *Particular Purpose – Future Road Corridor zoned portion of 548 Main Road, Granton (PID 5331482)*

State Growth does not require the strip of land proposed to be zoned for future road for road purposes now or in the future. The land in question has not been acquired by the Crown and is within the boundaries of a private property, the majority of which will be zoned General Residential Zone. State Growth supports uniform, General Residential zoning for the whole property.



Figs 8 & 9. Elongated diamond shaped area within 548 Main Road, Granton (PID 5331482) property proposed to be zoned PPZ-FRC (pink) in the LPS and highlighted in blue in LISTmap

6. *Zoning of Crown land at Black Snake Road, Dickenson Drive and George Street, Granton*

A final design for the new Bridgewater Bridge has not been determined at this point in time, therefore no changes to zoning are proposed as part of the transition to the LPS.

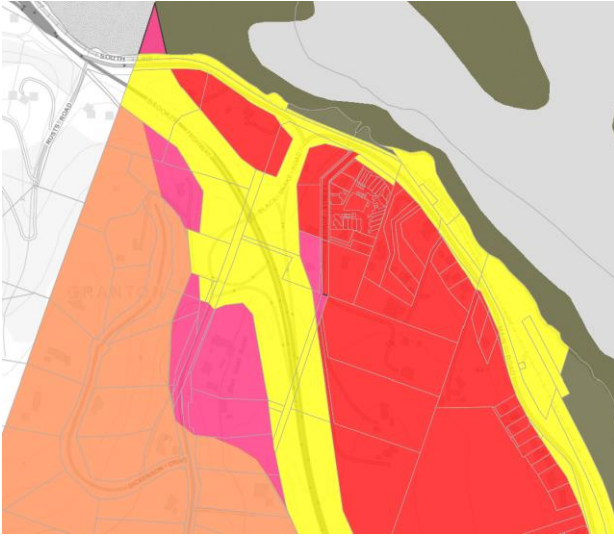


Fig 10. Particular Purpose – Future Road Corridor zoning (pink) at Granton proposed in the LPS