

**REPORT ON REPRESENTATIONS – AMENDMENT TO
GLE-S8.0 GLENORCHY ACTIVITY CENTRE URBAN
DESIGN SPECIFIC AREA PLAN PLAM-22/04 –
VARIOUS ADDRESSES – GLENORCHY CBD**

Author:	Planning Officer (Angela Dionysopoulos)
Qualified Person:	Planning Officer (Angela Dionysopoulos)
File Reference:	2645478

REPORT SUMMARY

Application No.	PLAM-22/04
Applicant	Not applicable
Owner	Various – refer to PLAM_22-04 List of properties PIDs and CTs affected by the amendment_22 March 2023
Proposal	Replace the existing Specific Area Plan for Glenorchy’s principal activity centre, along with associated minor rezoning, nomination of pedestrian priority streets and addition to incorporated documents
Report Purpose	To consider the merits of representations received. The Planning Authority’s assessment must be provided to the Commission under Section 40K of the <i>Land Use Planning and Approvals Act 1993</i>
Representations:	Seven (7)
Recommendation:	Refer representations and amendment, with recommended changes, to the Commission

INTRODUCTION

The Glenorchy Planning Authority decided to prepare and certify the planning scheme amendment (the draft amendment) at its meeting of 20 March 2023 and place it on exhibition for 28 days.

The draft amendment was publicly notified from **30 March 2023** until **1 May 2023**.

The public notification involved advertisements in the Mercury on Thursday 30 March 2023 and Saturday 1 April 2023, and a mailout of letters to landowners and occupiers of the affected properties and landowners and occupiers of the adjoining land.

Seven (7) representations were received during the exhibition period, including one representation received after completion of the exhibition period. This report examines the merits of the representations.

BACKGROUND

Draft Amendment

The proposal is for a planning scheme amendment to introduce a new specific area plan called the Principal Activity Centre Specific Area Plan (PAC SAP) into the Glenorchy Local Provisions Schedule, to replace the existing Glenorchy Activity Centre Urban Design SAP.

In summary, the PAC SAP seeks to:

- Apply building design, lighting and landscaping controls to promote high quality urban renewal that also respects heritage places
- Ensure ground level development results in active frontages that contribute to a vibrant street environment
- Ensure apartments provide appropriate residential amenity and cater for people of all abilities
- Protect key areas of solar access, view lines and access alongside Humphreys Rivulet, and
- Ensure development doesn't prevent a potential future relocation of the bus mall.

The proposed amendment applies to land in the Central Business Zone and Utilities Zone, as shown in Figure 1.

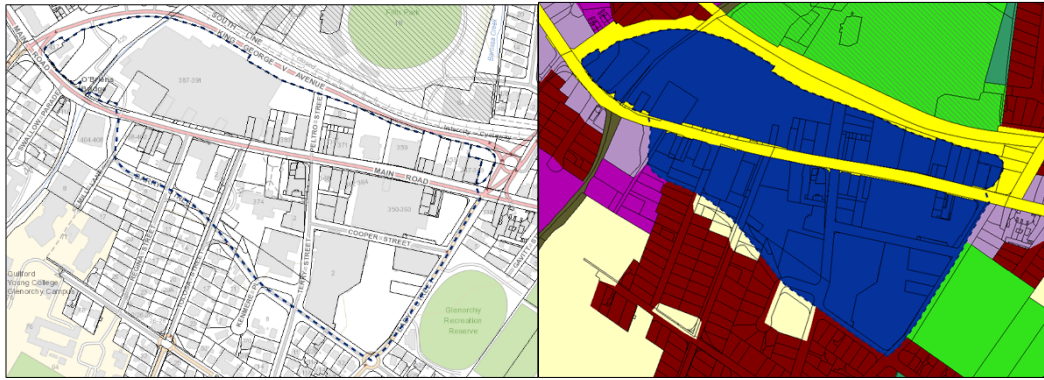


Figure 1 – Existing SAP area (left – dashed outline) and zoning (right – blue CBZ and yellow UZ) - theLIST

The amendment includes minor rezoning to align with existing buildings (Figure 2), application of the Pedestrian Priority Streets Overlay (Figure 3) and nomination of Gateway Sites and a Solar Protection Area (Figure 4).



Figure 2 – Proposed rezoning from Utilities Zone to Central Business Zone

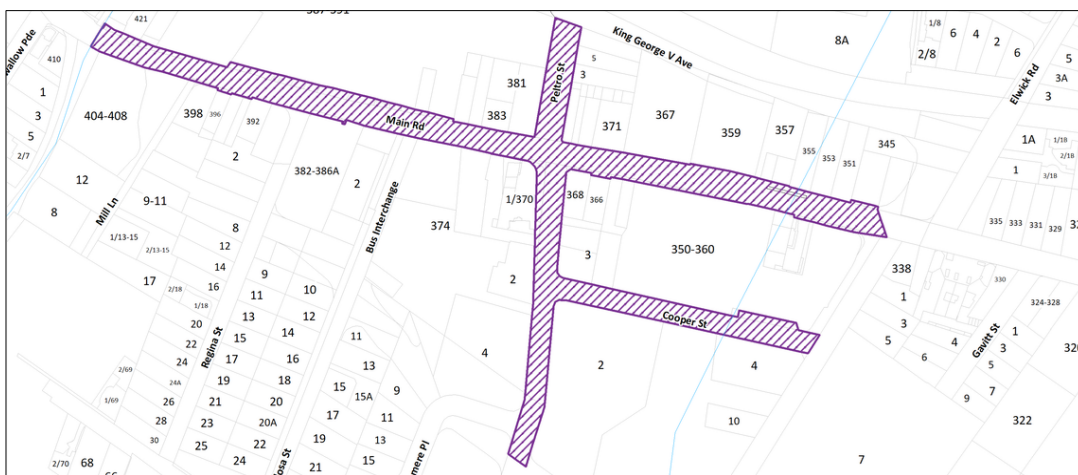


Figure 3 – Proposed Pedestrian Priority Streets



Figure 4 – Proposed Solar Protected Area and Gateway Sites

A copy of the certified amendment is included in **Attachment 1**.

Public exhibition of the draft amendment

Section 40G(2) of the *Land Use Planning and Approvals Act 1993* (LUPAA) requires the exhibition notice is to be published in the Mercury newspaper once before, and once within 14 days after the first day of the exhibition period. The draft amendment was publicly advertised from 30 March 2023 – 1 May 2023. Due to an internal technical error, the notice in the newspaper was published on 30 March 2023, not before the exhibition period commenced.

Advice was sought from the Tasmanian Planning Commission (the Commission) regarding any implications due to the error. The Commission noted that under S40S of LUPAA, that no consequences flow from a failure of the process for exhibition, and this in this instance to amendment was advertised for the full 28 days required.

All affected landowners, occupiers and adjoining landowners were notified via a letter that was sent prior to the exhibition period. Documentation and information on the draft amendment was available on the Glenorchy City Council’s website prior to exhibition period. As such, council officers consider that the error with the newspaper notice did not significantly affect the advertising of the draft amendment. This matter will be further addressed at the Commission panel hearings.

Representations received

Seven (7) representations were received during the public exhibition period, including a late submission from TasRail.

A request from TasRail seeking an extension of time to submit a representation was received during the exhibition period. The Commission has the power to consider representations that were received outside the exhibition period. Therefore, TasRail’s representation has been included in the discussions below.

STATUTORY REQUIREMENTS

Section 40K(2) of the *Land Use Planning and Approvals Act 1993* (LUPAA) requires a planning authority to provide a report to the Tasmanian Planning Commission (the Commission), comprising:

- (a) *a copy of each representation made under section 40J in relation to the draft amendment before the end of the exhibition period in relation to the draft amendment, or, if no such representations were made before the end of the exhibition period, a statement to that effect; and*
- (b) *a copy of each representation, made under section 40J in relation to the draft amendment after the end of the exhibition period in relation to the draft amendment, that the planning authority, in its discretion, includes in the report; and*
- (c) *a statement of the planning authority's opinion as to the merit of each representation included under paragraph (a) or (b) in the report, including, in particular, as to –*
 - (i) *whether the planning authority is of the opinion that the draft amendment ought to be modified to take into account the representation; and*
 - (ii) *the effect on the draft amendment, and the LPS to which it relates, as a whole, of implementing the recommendation; and*
- (d) *a statement as to whether it is satisfied that the draft amendment of an LPS meets the LPS criteria; and*
- (e) *any recommendations in relation to the draft amendment that the planning authority thinks fit.*

DISCUSSION ON THE MERITS OF THE REPRESENTATIONS

The issues raised in the representations are summarised below with officer comment on the merits of each issue, and the need for modification and the potential impacts on the amendment and the Local Provisions Schedule (LPS) as a whole, if a modification were made.

A detailed summary of the representations and officer responses is included in **Attachment 2**. The issues are summarised below.

- **Ground 1 – Support for the SAP**

Some representations expressed support for the SAP's aims of attracting more people to the area through improved urban design and improving provision of housing.

Strategic Planner's response: It is considered that the representation does not have adequate merit to warrant modification to the draft amendment.

- **Ground 2 – Impacts to existing businesses**

Some representations expressed general concern about potential impacts to existing businesses. Specific concerns were also raised about the implications of Residential use for nearby businesses, with respect to noise generation, and the implications of reduced public car parking.

Strategic Planner's response: The proposed SAP would not apply retrospectively to existing use and development. There is also no proposal to alter the allowable uses in the zone. One standard is proposed that restricts Discretionary uses, and use for Utilities, Bulky Goods Sales or Emergency Services from being located at ground floor fronting pedestrian priority streets (GLE-S8.6.1 – A1 and P1). However, this would only apply to a new proposed use. Similarly, the proposed development standards would only apply to future development applied for after the SAP comes into effect. Lawful, existing use and development would retain its existing rights regardless of the proposed standard, in accordance with section 12 of LUPAA.

The proposed standards introduce requirements for Residential development (which is currently allowed in the zone) to 'self-protect' residential amenity, to reduce potential for conflict between uses.

It is considered that the representation does not have adequate merit to warrant modification to the draft amendment.

(Perceived removal of car parking is addressed under separate grounds below.)

- **Ground 3 – Removal of car parking**

Several representations expressed concern that public car parking may be removed. The representors considered the existing car parking to be highly utilised and a key attractor for visitation to the activity centre and were concerned that removal of car parking would reduce trade and place additional pressure on on-street car parking. Representors considered that existing approvals for development with reduced parking provision have relied on the availability of nearby public carparking.

Some representations were concerned that Council-owned land used for car parking may be disposed of.

Strategic Planner's response: The amendment does not include a proposal to remove or dispose of existing car parking areas. The amendment also does not include provisions that affect Council's ability to remove or dispose of public car parks. Instead, the amendment includes design requirements for any new car parking areas.

The Greater Glenorchy Plan, which was adopted by Council in 2021 after community consultation, does recommend conversion of some Council-owned car parks to green spaces. This is outside the scope of the proposed amendment.

Any potential future proposal to remove public car parking would require detailed analysis and would be subject to community consultation as part of Council's decision-making process.

It is considered that the representation does not have adequate merit to warrant modification to the draft amendment.

- **Ground 4 – Conversion of car parking to Residential development**

Some representations were concerned that public car parks may be converted to apartment developments.

Strategic Planner's response: The amendment does not include any proposed development, or any proposal to remove or dispose of existing car parking areas. Residential use and development is currently permissible in the Central Business Zone, and under the proposed SAP must be above ground floor level (except for car parking and access).

It is considered that the representation does not have adequate merit to warrant modification to the draft amendment.

- **Ground 5 – Residential development will generate more car parking demand**

Several representations raised concerns about the additional demand for car parking associated with potential apartment development.

Strategic Planner's response: The amendment does not alter Residential car parking requirements in the State Planning Provisions and does not change the existing ability for apartments to be located in the Central Business Zone.

It is noted that a proposal for reduced car parking could be viewed favourably, subject to meeting the relevant Code standard – noting the area is a central location that is currently serviced by high-frequency public transport and close proximity to the intercity cycleway, and is adjacent to a future transport hub location identified under the Northern Suburbs Transit Corridor project under the Hobart City Deal. Residential development in the SAP area would be expected to add to the mix of housing types, including for residents with reduced car parking needs, and is not suited to cater for use by residents with relatively high car parking needs. Nevertheless, the proposed SAP does not include any proposed change to the existing car parking requirements under the State Planning Provisions. Any development proposal would be required to demonstrate compliance with the C2.0 Parking and Sustainable Transport Code, noting that any proposal for reduced car parking provision would be Discretionary and would require public exhibition.

Council officers are investigating a future project to review car parking controls within the municipality. However, this project has not yet formally commenced.

It is considered that the representation does not have adequate merit to warrant modification to the draft amendment.

- **Ground 6 – Future provision of car parking**

One representation queried future provision of additional car parking to cater for the needs of various demographics, and a transition to public transport use.

Strategic Planner's response: The proposed amendment does not alter car parking requirements in the State Planning Provisions.

The provision of integrated multi-modal transport solutions, including provision for car parking at transit hubs, is outside the scope of the proposed amendment. The Northern Suburbs Transit Corridor¹ work is part of the Hobart City Deal.

It is noted that the State Planning Office has flagged the review of car parking provision under the Planning Reform project which seeks to review of the State Planning Provisions (SPPs). Council officers are also investigating a future project to review car parking controls within the municipality. However, this project has not yet formally commenced.

It is considered that the representation does not have adequate merit to warrant modification to the draft amendment.

¹ https://www.hobartcitydeal.com.au/activating_the_northern_suburbs_transit_corridor

- **Ground 7 – Landscaping of car parking areas**

One representation proposed that landscaping of car parking areas would be beneficial.

Strategic Planner's response: The amendment includes a standard to require landscaping of external car parks. This would apply to any new or altered external car parks. There is no capacity for the planning scheme to apply standards retroactively to existing development.

It is considered that the representation does not have adequate merit to warrant modification to the draft amendment.

- **Ground 8 – Rezoning**

One representation raised concerns about rezoning of various properties in the SAP area, including car parks, to the Central Business Zone, and associated changes in land values.

Strategic Planner's response: The proposed amendment includes minor rezoning of small sections along the frontage of some properties along Main Road, from Utilities to Central Business Zone. The rezoning is to address anomalies whereby the façade of some buildings sit within the Utilities Zone, whereas the remainder of the building, and the associated property, is within the Central Business Zone. The Central Business Zone currently applies to all land in the SAP area (including car parks), other than the Utilities Zone along Main Road.

It is considered that the representation does not have adequate merit to warrant modification to the draft amendment.

- **Ground 9 – Public consultation and transparency**

Some representations considered that there had been inadequate public consultation (especially regarding the perceived intention to dispose of car parking). One representation was concerned about perceived conflict of interest and interactions with developers.

Strategic Planner's response: The proposed amendment does not facilitate, or include any proposal to, dispose of car parking. There has been no interaction with property developers as part of the development of the proposed amendment. Broad community consultation was undertaken for the development of the Greater Glenorchy Plan, which was a precursor to this amendment. There is no relationship between the proposed amendment and any other project.

The proposal was publicly exhibited from 30/03/2023 to 1/05/2023. In addition to the statutory requirements, Council prepared 'explanatory documents' and publicised the proposed amendment through flyers, its community engagement platform 'Let's Talk, Glenorchy' and Facebook page, and alerted key stakeholder groups to the public exhibition process, with the aim of gaining broad engagement and input into the proposed amendment.

It is considered that the representation does not have adequate merit to warrant modification to the draft amendment.

- **Ground 10 – Pedestrian accessibility**

One representation queries how pedestrian corridors will cater for the needs of different demographics, and raises concerns that traffic will be closed off from parts of the activity centre. The representation queries the meaning of 'legible connections to neighbouring thoroughfares' in proposed Local Area Objective (d).

Strategic Planner's response: No alteration to the road network or traffic flows is proposed.

The *Building Act 2016* deals with accessibility requirements for publicly accessible areas within buildings.

For external pedestrian links, Council's Footpaths Policy² provides design targets that include taking account of the needs of different users, such as people who use wheelchairs. The proposed amendment includes provision to consider any relevant Council policy in assessing provision of public thoroughfare alongside Humphreys Rivulet; this would include the Footpath Policy. Otherwise, the proposed amendment does not alter the pedestrian access requirements under the C2.0 Parking and Sustainable Transport Code in the State Planning Provisions.

'Legible connections to neighbouring thoroughfares' in Local Area Objective (d) is intended to mean that connections between the SAP area and nearby transport infrastructure are easy to recognise. A revision to the Local Area Objective is recommended, to make it easier to interpret.

The following modification is recommended:

Amend Local Area Objective GLE-S8.3.1 (d) to read:

² <https://www.gcc.tas.gov.au/wp-content/uploads/2020/11/footpaths-2020.pdf>

(d) build connections, by providing an accessible pedestrian environment with linkages through the activity centre, integrated transport modes and clear connections to nearby cycling, walking and public transport networks;

The proposed change will not have any effect on the LPS as a whole. The amendment is still considered to meet the LPS Criteria with this change.

The modification is shown as track changes in the draft SAP in **Attachment 3**.

- **Ground 11 – Pedestrian safety**

One representation queried the safety of people parking on the streets.

Strategic Planner's response: The proposed amendment does not alter requirements for onsite parking or traffic safety considerations in the State Planning Provisions. The nomination of pedestrian priority streets within the SAP area will trigger the application of standards relating to pedestrian priority and safety in the street environment.

It is considered that the representation does not have adequate merit to warrant modification to the draft amendment.

- **Ground 12 – Cash-in-lieu policy for car parking**

One representation queried whether a car parking cash-in-lieu policy is in place.

Strategic Planner's response: There is no current cash-in-lieu policy in effect. The C2.0 Parking and Sustainable Transport Code provides for consideration of cash-in-lieu for car parking, in relation to a parking plan, where one has been adopted by Council. There is no existing parking plan in effect. Potential future consideration of a car parking plan would require detailed analysis and would be subject to community consultation as part of Council's decision-making process, and is outside the scope of the proposed amendment.

It is considered that the representation does not have adequate merit to warrant modification to the draft amendment.

- **Ground 13 – Costs associated with the proposed amendment**

One representation is concerned about potential costs arising from the proposed amendment, including the cost of infrastructure upgrade and maintenance.

Strategic Planner's response: There are no direct costs to Council other than Tasmanian Planning Commission fees and the cost of advertising the proposed amendment (which has been completed). The *Urban Drainage Act 2013* and Council's Stormwater Management Policy, adopted in July 2021, regulate and manage stormwater for new developments, including for higher densities. Greater density reduces the overall costs of providing and maintaining public infrastructure.

It is noted that the Local Government Association of Tasmania is advocating for the State government to implement a standardised approach to developer contributions for infrastructure works.

It is considered that the representation does not have adequate merit to warrant modification to the draft amendment.

- **Ground 14 – Risk assessment**

One representation queries whether a risk assessment has been done for the proposed amendment.

Strategic Planner's response: The proposed amendment has been assessed against the requirements of LUPAA, which involves considering the various social, environmental and economic impacts and trade-offs of the proposed amendment. This is detailed in the Planning Scheme Amendment Report available as part of the exhibited documents.

It is considered that the representation does not have adequate merit to warrant modification to the draft amendment.

- **Ground 15 – Gateway sites**

One representation raises a general concern about the potential implications of the proposed standards for 'gateway sites.'

Strategic Planner's response: Additional building design standards are proposed to apply to the identified gateway sites. The aim is to elevate the level of design on key sites to better define the precinct and support the viability of businesses in the area through additional visitation. Any potential development on these sites would be at the initiative of the property owner.

It is considered that the representation does not have adequate merit to warrant modification to the draft amendment.

- **Ground 16 – Safety and accessibility of bus stops**

One representation noted that potential future development should consider opportunities for passive surveillance and accessibility of bus stops.

Strategic Planner's response: The proposed amendment includes consideration of passive surveillance of the publicly accessible areas of sites, as well as of public places.

Accessibility considerations for bus stops form part of the *Building Act 2016*, and is therefore precluded from the planning scheme.

It is considered that the representation does not have adequate merit to warrant modification to the draft amendment.

- **Ground 17 – Implications regarding the rail corridor**

One representation noted that part of the land in the proposed SAP area is within the 50m attenuation area for the rail corridor, which in proximity to the SAP area is governed by the Tasmanian Transport Museum Society. The representation also notes the presence of stormwater infrastructure within the rail corridor, which would potentially be impacted by future development.

Strategic Planner's response: The provisions of the C3.0 Road and Railway Assets Code will continue to apply to the properties in the proposed SAP area that are within the attenuation area for the rail corridor. No development is proposed as part of the amendment. Any future development proposal would be referred to the relevant authorities as part of the assessment process.

It is considered that the representation does not have adequate merit to warrant modification to the draft amendment.

- **Ground 18 – Relocation of the bus mall**

One representation queried whether the bus mall is proposed to be moved from its current location.

Strategic Planner's response: There is currently no plan to move the bus mall from its current location. There have been some discussions about relocation, potentially to Terry Street or Peltro Street. This was flagged in the Greater Glenorchy Plan in 2021. However, any potential relocation would be subject to further consideration by Council and the Department of State Growth, and has not progressed at this stage.

It is considered that the representation does not have adequate merit to warrant modification to the draft amendment.

- **Ground 19 – Occupation of apartments**

One representation noted a preference for potential future apartments to be privately owned, rather than public housing.

Strategic Planner's response: Apartments are currently able to be developed in the Glenorchy CBD area, which is in the Central Business Zone. At the moment, there are very limited standards relating to residential development in that zone. The planning scheme amendment aims to improve the standard of any future apartment development in the area, for example in terms of privacy, sunlight and open space. The planning scheme does not play any role in governing the ownership of developments.

It is considered that the representation does not have adequate merit to warrant modification to the draft amendment.

PROPOSED MODIFICATIONS TO THE DRAFT AMENDMENT

As noted above, one modification is proposed in response to the representations received.

In addition, Council's Planning Officers have identified some modifications to correct minor errors, improve clarity and simplify some of the proposed standards.

The proposed modifications are detailed at Appendix A and shown in the Track change version of the SAP at **Attachment 3**.

The recommended changes are summarised as follows:

- Minor clarifications, corrections and removal of duplication
- Simplification of some standards, where requirements relating to development on a site adjoining a heritage place, or within a waterway and coastal protection area (i.e. adjacent to Humphreys Rivulet), have been consolidated, and

- One modification to delete the proposed acceptable solution for provision of pedestrian thoroughfares through sites where there are multiple frontages to pedestrian priority streets. The proposed standard was deemed to be qualitative in nature, and not suitable to assess as an acceptable solution. Instead, the standard is modified to require discretionary assessment against a performance criterion. It is noted that while this modification would remove a Permitted pathway, the number of sites potentially affected is very small, and relevant proposals (for substantial redevelopment) would likely entail other discretions in any case.

The proposed modifications are primarily considered to be minor in nature. The proposed modifications would be localised to the draft SAP and would not have any effect on the LPS as a whole. The amendment is still considered to meet the LPS Criteria as required under Section 34 of LUPAA with this change.

However, subject to the assessment of the Tasmanian Planning Commission, it is expected that the proposed deletion of an acceptable solution, in particular, may be determined to require readvertising of the proposed amendment. If so, this would be determined by the Tasmanian Planning Commission and completed as part of their assessment process.

CONCLUSION

The representations received primarily relate to the perceived rezoning, removal and disposal of public car parking, which does not form part of the proposed amendment and which the proposed amendment does not facilitate.

Other key issues raised relate to increased parking demand associated with potential apartment development, and concerns regarding potential impacts to existing businesses. The proposed amendment does not alter existing parking requirements or the ability to develop apartments in the area under the State Planning Provisions, and introduces requirements to reduce potential conflicts between Residential use and other nearby uses.

It is considered that no modifications to the amendment are warranted on these grounds.

The representations included a query regarding the meaning of one of the proposed Local Area Objectives. A modification is recommended to improve the clarity of the provision.

In addition, further review by Council Officers identified some proposed modifications to clarify, correct and simplify the proposed SAP, and improve its operation. Subject to review by the Tasmanian Planning Commission, the recommended modifications may require further advertising as part of their assessment process.

The modified amendment is considered to meet the LPS criteria as required under Section 34 of LUPAA and it is recommended it is submitted to the Tasmanian Planning Commission in the proposed modified form as shown in the track change version in **Attachment 3**.

THE PROCESS FROM HERE

The representations, this report and attachments will be forwarded to the Commission. The Commission may hold a public hearing prior to making a determination on the amendment.

RECOMMENDATION

That the Glenorchy Planning Authority, after considering the merits of the representations, and being satisfied that the proposed modifications to the amendment are warranted:

1. AGREE to the recommended changes to the Principal Activity Centre Specific Area Plan shown in **Attachment 3**
2. AGREE that the recommended changes shown in **Attachment 3** satisfy the LPS Criteria at S34 of the *Land Use Planning and Approvals Act 1993*
3. PROVIDE the representations, and this GPA Report on PLAM-22/04 on land in the Glenorchy Activity Centre to the Tasmanian Planning Commission under S40K of the *Land Use Planning and Approvals Act 1993*.

Attachment 1	Certified and exhibited amendment documents
Attachment 2	Summary of Representations
Attachment 3	Draft Principal Activity Centre Specific Area Plan with track changes

Appendix A – proposed modifications to the draft amendment

Reference	Proposed modification	Rationale
Local Area Objectives		
GLE-S8.3.1 (d)	(d) build connections, by providing an accessible, pedestrianised environment with networked linkages throughout the activity centre, integrated transport modes and legible clear connections to neighbouring thoroughfares nearby cycling, walking and public transport networks;	Improve clarity.
GLE-S8.4.1 Definitions		
Adjoining heritage report definition	(b) accurate illustration of the proposed development (such as scaled elevations, pedestrian eye level trajectory views intersecting adjoining heritage places and the proposed development; and/or correctly rendered montage/s) showing how key public views to, from, and of, adjoining heritage places will be retained; and	Improve clarity.
Heritage place definition	means a place or category of place that is listed, and the specific extent identified, in: (a) the Tasmanian Heritage Register (THR); or (b) the Glenorchy Local Provisions Schedule – GLE-C6.0 Local Historic Heritage Code, 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.	Consistency with the proposed PLAM-22/10 Northern Apartments Corridor Specific Area Plan, based on feedback from Heritage Tasmania.

Use standards		
GLE-S8.6.2 Hours of operation for a use in an outdoor entertainment area A1	Hours of operation for a use being undertaken located in an outdoor entertainment area within 50 m of an existing apartment must be within: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	Improve clarity.
Development standards		
GLE-S8.7.2 Building setback A2	Building setback from a side boundary must be nil, unless the boundary adjoins a heritage place or is within a waterway and coastal protection area, in which case there is no Acceptable Solution.	The requirements for a setback from a boundary within a waterway and coastal protection area are provided in a separate standard. The setback requirements specifically for development on a site adjoining a heritage place relate to frontage setback, not side setback. The affected sites, and the adjoining heritage places, either already have a nil side boundary setback, or the relevant heritage place already includes curtilage within its site boundaries. Therefore, the requirements for side boundary setback from a boundary adjoining a heritage place does not need to be differentiated from the requirements that apply to other sites.
GLE-S8.7.2 Building setback P2	Building setback from a side boundary must avoid creation of entrapment spaces and must have regard to: (a) making a positive contribution to the streetscape; (b) functional necessity; and (c) furthering the local area objectives at Clause GLE-S8.3.1;	As above.

	including where unless the boundary adjoins a heritage place or is within a waterway and coastal protection area.	
GLE-S8.7.2 Building setback A3	For a new building, or a change to the frontage setback, excluding protrusions, of an existing building, on a site adjoining a heritage place, there is no Acceptable Solution for frontage setback.	Improve clarity in line with the rationale for A2/P2 above.
GLE-S8.7.2 Building setback P3	For a building on a site adjoining a heritage place, building the frontage setback must, in addition to meeting clause P2 P1 of this standard, be compatible with, and not detract from, the heritage significance of the adjoining heritage place, having regard to: (a) not intruding upon on key public views of the adjoining heritage place; (b) the setback of buildings forming part of the extent of the adjoining heritage place, including: (i) achieving harmony with the siting and orientation of buildings on the adjoining heritage place; and (ii) mediating the transition between building setback on the adjoining heritage place and the setback of other adjacent buildings on the same street; and the recommendations contained in an adjoining heritage report.	Improve clarity in line with the rationale for A2/P2 above.
GLE-S8.7.2 Building setback	For a new building, or a change to the frontage setback, excluding protrusions, of an existing building, on a site	Improve clarity. The maintenance of the view corridor along the current road

A4	adjoining Tolosa Street, there is no Acceptable Solution for frontage setback.	casement depends on frontage setback, not side setback.
GLE-S8.7.2 Building setback P4	The frontage setback of a building, on a site adjoining Tolosa Street, must, in addition to meeting clause P2P1 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.	As above.
GLE-S8.7.2 Building setback A5	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 from a boundary within the waterway and coastal protection area.	Improve clarity on the application of the standard.
GLE-S8.7.3 Façade design Objective	That buildings support urban vitality through: (a) interaction between the public and private realms; (b) being appropriately designed for pedestrian amenity and sociability ; (c) opportunities for mutual passive surveillance; and (d) respecting heritage places.	Simplify. The deleted words do not add further meaning or clarity beyond that provided in objective (a).
GLE-S8.7.3 Façade design A1	A ground floor level facade in a pedestrian priority street must: (a) provide a pedestrian entrance that connects the ground floor use directly to a publicly accessible area; (b) provide low reflectance, transparent glazing that: (i) is not less than 60% of the total surface area of that	Simplify. Façade design on a site adjoining a heritage place is dealt with in a separate standard.

	<p>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; unless the site adjoins a heritage place, in which case there is no Acceptable Solution.</p>	
<p>GLE-S8.7.3 Façade design P1</p>	<p>A ground floor level facade in a pedestrian priority street, including excluding on a site adjoining a heritage place, must be designed to provide an active frontage, having regard to:</p> <p>(a) the location and extent of pedestrian entrances and transparent glazing that connects the ground floor use to the street;</p> <p>(b) the location and extent of any length of blank wall;</p> <p>(c) the prominence of the façade in the streetscape;</p> <p>(d) any design features that provide visual interest at ground floor level; and</p>	<p>Simplify.</p> <p>Façade design on a site adjoining a heritage place is dealt with in a separate standard. The relevant additional considerations (of providing an active frontage, and crime prevention through environmental design) are more simply considered through inclusion in that standard, rather than requiring assessment of a proposal across two standards dealing with façade design.</p>

	(e) the recommendations of a crime prevention through environmental design report.	
GLE-S8.7.3 Façade design A2	<p>A ground floor level facade in a waterway and coastal protection area, or in a street that is not a pedestrian priority street, must:</p> <p>(a) provide a pedestrian entrance that connects the ground floor use directly to a publicly accessible area;</p> <p>(b) provide low reflectance, transparent glazing that:</p> <ul style="list-style-type: none"> (i) is not less than 40% of the total surface area of that façade; or (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>(c) not include:</p> <ul style="list-style-type: none"> (i) a single length of blank wall greater than 30% of the length that facade; or <p>any increase to the length of an existing blank wall, if already greater than 30% of the length of that façade, unless the site adjoins a heritage place.</p>	As above.
GLE-S8.7.3 Façade design P2	A ground floor level facade in a waterway and coastal protection area, or in a street that is not a pedestrian priority street, must be designed to provide a pedestrian-friendly	As above.

	<p>environment, having regard to:</p> <ul style="list-style-type: none"> (a) the location and extent of pedestrian entrances and transparent glazing that connects the ground floor use to external public access; (b) the location and extent of any length of blank wall; (c) any design features that provide visual interest at ground floor level; and (d) the recommendations of a crime prevention through environmental design report, <p>unless the site adjoins a heritage place.</p>	
<p>GLE-S8.7.3 Façade design P5</p>	<p>For a new façade of a building on a site adjoining a heritage place, façade design must be compatible with, and not detract from, the heritage significance of the adjoining heritage place, having regard to:</p> <ul style="list-style-type: none"> (a) not visually dominating the heritage place; (b) being sympathetic to the heritage place in terms of materials and detailing; (c) being distinguishable as new development; (d) the provision of: 	<p>Simplify. To include the relevant additional considerations (of providing an active frontage, and crime prevention through environmental design) from the other façade design standards, rather than requiring assessment of a proposal across two standards dealing with façade design.</p>

	<p>an active frontage, if in a pedestrian priority street; or a pedestrian-friendly environment, if not in a pedestrian priority street;</p> <p>(e) the recommendations contained in a crime prevention through environmental design report; and</p> <p>(f) the recommendations contained in an adjoining heritage report.</p>	
<p>GLE-S8.7.4 Design of landmark buildings P2</p>	<p>A new building at a gateway location shown in Figure GLE-S8.1 must be designed as a recognisable local landmark that:</p> <p>(a) provides distinctive, contemporary architectural design that:</p> <ul style="list-style-type: none"> (i) defines an entry to the principal activity centre; (ii) enhances the surrounding streetscape; (iii) responds to the design of any other gateway buildings approved since this planning schemespecific area plan came into effect; (iv) distinguishes the principal activity centre from its surrounds; and (v) has local civic meaning; and <p>(b) addresses the findings of a site analysis and design response report; and</p>	<p>Correct the reference to the planning scheme to instead refer specifically to the specific area plan.</p> <p>Remove duplication, as the site analysis and design response report is defined at GLE-S8.4.1 and includes a requirement to address the Local Area Objectives.</p>

	(c) further the local area objectives at Clause GLE-S8.3.1.	
GLE-S8.7.5 Design of apartment buildings A8	<p>Each apartment must have a secure, individual storage area that:</p> <p>(a) has a minimum volume of 4 m³ plus 2 m³ for each bedroom in the apartment;</p> <p>(b) is located externally to the apartment;</p> <p>(c) is not co-located with waste and recycling bin storage; and</p> <p>(d) is screened or located away from public view and other non-residential use on the site.</p>	Correction to align the acceptable solution with the performance criteria, which includes consideration of separation of individual storage areas from waste and recycling bin storage.
GLE-S8.7.7 Access, Parking and Sustainable Transport P1	<p>Parking structures and access must be designed and located to ensure no parking area is a dominant visual element of the activity centre, the site on which it is developed, or the streetscape, having regard to:</p> <p>(a) the character of the activity centre;</p> <p>(b) avoiding blank walls and expression of sloping ramps in the facade design;</p> <p>(c) visual and acoustic screening; and</p>	Improve clarity.

		(d) maintaining opportunities for active uses on a street frontage in a pedestrian priority street whether the road is a pedestrian priority street.	
GLE-S8.7.8 Pedestrian movement A1		If For substantial redevelopment on a site, other than a corner site, that has more than one frontage adjoining a pedestrian priority street, any substantial redevelopment must provide pedestrian thoroughfare through the site, with activation of the interface between the thoroughfare and uses on the site there is no acceptable solution for pedestrian thoroughfare through the site.	The terms 'substantial redevelopment' and 'activation of the interface' are qualitative and not suited to consideration under an acceptable solution. The standard will apply to very few sites in the SAP area, as there are very few non-corner sites with multiple frontages to the proposed pedestrian priority streets. In addition, it is likely that any substantial redevelopment would entail multiple discretions. Therefore the absence of a permitted pathway for this standard would have a very limited impact.
GLE-S8.7.8 Pedestrian movement P1		If a site, other than a corner site, has more than one frontage adjoining a pedestrian priority street, any substantial redevelopment must provide safe pedestrian thoroughfare through the site where feasible, having regard to: <ul style="list-style-type: none"> (a) any site constraints, such as existing buildings or the characteristics of the lot; (b) proximity to a road junction or existing pedestrian thoroughfare; (c) activation of the interface between any thoroughfare and 	Remove duplication, as the site analysis and design response report is defined at GLE-S8.4.1 and includes a requirement to address the Local Area Objectives.

	<p>uses on the site; and</p> <p>(e) the findings of a site analysis and design response report; and</p> <p>(d) furthers the local area objectives at Clause GLE-S8.3.1.</p>	
--	---	--

From: GCC Corporate Mail <gccmail@gcc.tas.gov.au>
Sent: Friday, 14 July 2023 9:11 AM
To: TPC Enquiry
Subject: Council meeting minutes - Planning Scheme Amendment PLAM-22/10 - GLE-S8.0 Principal Activity Centre Specific Area Plan (PAC SAP)
Attachments: Confirmed meeting minutes - 15 May 2023.PDF

Categories:

Dear Tasmanian Planning Commission,

The 15 May 2023 Glenorchy Planning Authority (GPA) meeting minutes, when the GPA decided to agree to the recommended modifications to PLAM-22/04 and submit it to the Commission under section 40K of LUPAA, where confirmed at the recent GPA meeting on 10 July 2023. The confirmed minutes are attached.

Should you require any further information, please do not hesitate to contact me.

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)



From: GCC Corporate Mail
Sent: Thursday, May 18, 2023 1:52 PM
To: tpc <tpc@planning.tas.gov.au>
Subject: PLAM-22/04 - GLE-S8.0 Principal Activity Centre Specific Area Plan (PAC SAP) - S40K documentation

Dear Tasmanian Planning Commission,

The Glenorchy Planning Authority (GPA) has considered the representations received and agreed to the modifications proposed to the draft planning scheme amendment PLAM-22/04 at its meeting on 15 May 2023.

In accordance with S40K of LUPAA, the following documents are attached to this email:

1. Planner's Report on representations to the GPA dated 15 May 2023;
2. Attachments to the Planner's Report on representations to the GPA dated 15 May 2023;
3. Copy of Instrument of Certification, Instrument of Amendment and Annexures (word document)

4. Proposed Principal Activity Centre Specific Area Plan (PAC SAP) with track changes (word document);
5. Copy of the unredacted representations made before the end of the exhibition period (consolidated);
6. Copy of unredacted representations x 2 made after the end of public exhibition period and after completion of S40K Planner's Report on Representations;
7. Summary of all representations received and Planner's response (including representor names, email address and postal address); and
8. Fees paid on 21 March 2023– remittance advice.

Note: The Minutes of the 15 May 2023 GPA will be confirmed at the next GPA meeting, currently scheduled for 13 June 2023, and will be provided then.

9. In addition, the Minutes of the 20 March 2023 GPA meeting were confirmed at the 15 May meeting. A copy of these minutes is attached in accordance with s40F of LUPAA.

Should you require any further information, please do not hesitate to contact me.

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)



This communication and any files transmitted with it are intended for the named addressee, are confidential in nature and may contain legally privileged information. The copying or distribution of this communication or any information it contains, by anyone other than the addressee or the person responsible for delivering this communication to the intended addressee, is prohibited. If you receive this communication in error, please advise us by reply email or telephone on +61 3 6216 6800, then delete the communication. You will be reimbursed for reasonable costs incurred in notifying us.

**GLENORCHY PLANNING AUTHORITY
MINUTES
MONDAY, 15 MAY 2023**



- Chairperson:** Alderman B. Thomas
- Hour:** 3.30 p.m.
- Present:** Aldermen Bec Thomas, Jan Dunsby, Steven King, Russell Yaxley and Josh Cockshutt
- In attendance:** Emilio Reale (Director Infrastructure and Works)
Paul Garnsey (Manager Development),
Lyndal Byrne (Co-ordinator Strategic Planning),
Darshini Bangaru (Strategic Planner),
Angela Dionysopoulos (Strategic Planner),
David Parham (Heritage Officer)

1. PLANNING AUTHORITY DECLARATION

The Chairperson stated that the Glenorchy Planning Authority intended to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*.

2. APOLOGIES

None.

3. PECUNIARY INTERESTS

Nil.

4. CONFIRMATION OF MINUTES

Resolution:

COCKSHUTT/DUNSBY

That the minutes of the Glenorchy Planning Authority Meeting held on Monday, 20 March 2023 be confirmed.

The motion was put.

FOR: Aldermen Thomas, King, Dunsby, Cockshutt and Yaxley

AGAINST:

The motion was CARRIED.

5. PLANNING SCHEME AMENDMENT REQUEST - ARCHAEOLOGICAL HERITAGE AMENDMENT – 60 CREEK ROAD, NEW TOWN AND 36 & 26 CADBURY ROAD, CLAREMONT

File Reference: 3238748

REPORT SUMMARY

Application No.:	PLAM-23/01
Applicant:	N/A
Owner:	60 Creek Road, New Town: Ray Taylor Investments Pty Ltd 36 Cadbury Road, Claremont: Claremont City Developments Pty Ltd 26 Cadbury Road, Claremont: Glenorchy City Council
Existing Zoning:	60 Creek Road, New Town: Inner Residential and Environmental Management 36 Cadbury Road, Claremont: Inner Residential 26 Cadbury Road, Claremont: Open Space and Environmental Management
Existing Land Use:	60 Creek Road, New Town: Single Dwelling 36 Cadbury Road, Claremont: Former use as Claremont Primary School until 2010 – currently no operating use 26 Cadbury Road, Claremont: Council Foreshore Reserve
Proposal in Brief:	Amendment to add a new listing and modify an existing listing under GLE-Table C6.4 Places or Precincts of Archaeological Potential
Representations:	Advertising occurs after amendment is prepared
Recommendation:	Prepare and certify amendment, and exhibit for 28 days

Resolution:

COCKSHUTT/KING

- A. That pursuant to Section 40D(b) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agrees to prepare Amendment PLAM-23/01 to the Glenorchy Local Provisions Schedule for new and modified listing of 60 Creek Road, New Town and 36 and 26 Cadbury Road, Claremont in GLE-Table C6.4 Places or Precincts of Archaeological Potential as shown in **Attachment 1**.
- B. That having decided to prepare the amendment, the Planning Authority certifies pursuant to Section 40F of the *Land Use Planning and Approvals Act 1993* that the draft amendment meets the *Land Use Planning and Approvals Act 1993*.
- C. That, in accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority places the amendment on public exhibition for a period of 28 days.

The motion was put.

FOR: Aldermen Thomas, King, Dunsby, Cockshutt and Yaxley

AGAINST:

The motion was CARRIED.

Reason for Decision:

After seeking to further the objectives of the *Land Use Planning and Approvals Act 1993*; considering State Policies and having regard to PLAM-23/01 to identify sites of archaeological potential at 60 Creek Road, New Town and 26 and 36 Cadbury Road, Claremont, the Glenorchy Planning Authority decided to prepare and certify the draft amendment for the reasons set out in the officer's report.

7. REPORT ON REPRESENTATIONS – NORTHERN APARTMENTS CORRIDOR SPECIFIC AREA PLAN (NAC SAP) PLAM-22/10 – COMMERCIAL ZONE ALONG MAIN ROAD BETWEEN MOONAH & MONTROSE

File Reference: 3238586

REPORT SUMMARY

Application No.	PLAM-22/10
Applicant	N/A
Owner	Multiple landowners
Proposal	Introduce a new Specific Area Plan to the Glenorchy LPS to facilitate residential use in the Commercial Zone along Main Road between Moonah and Montrose
Report Purpose	To consider the merits of representations received. The Planning Authority's assessment must be provided to the Commission under Section 40K of the <i>Land Use Planning and Approvals Act 1993</i>
Representations:	Thirteen (13) (including one indicating no objection from TasWater)
Recommendation:	Refer representations and amendment, with minor modification, to the Commission

Resolution:

DUNSBY/YAXLEY

That the Glenorchy Planning Authority, after considering the merits of the representations, and being satisfied that proposed changes to the SAP are minor:

- 1 AGREE to the recommended changes to the Northern Apartments Corridor Specific Area Plan shown in **Attachment 3**.
- 2 AGREE that the recommended changes shown in **Attachment 3** satisfy the LPS Criteria at S34 of the *Land Use Planning and Approvals Act 1993*.
- 3 PROVIDE the representations, and this GPA Report on PLAM-22/10 on land zoned Commercial along Main Road between Moonah and Montrose, to the Tasmanian Planning Commission under S40K of the *Land Use Planning and Approvals Act 1993*.

The motion was put.

FOR: Aldermen Thomas, King, Dunsby, Cockshutt and Yaxley

AGAINST:

The motion was CARRIED.

Reasons for Decision:

The Glenorchy Planning Authority decided that the representations and officer report regarding draft amendment PLAM-22/10 to introduce the Northern Apartments Corridor Specific Area Plan be forwarded to the Tasmanian Planning Commission under S40K of the *Land Use Planning and Approvals Act 1993* for the reasons set out in the officer's report.

The Chair closed the meeting at 4.20pm.

Confirmed,

CHAIR