

PLANNING SCHEME AMENDMENT

APPLICATION NUMBER:	PLAM-23/04
PROPOSAL	Mill Lane Rezoning and Specific Area Plan
LOCATION:	404-408 Main Road, 8 Mill Lane, 9-11 Mill Lane, 12 Mill Lane, 1/13-15 Mill Lane, 2/13-15 Mill Lane and 17 Mill Lane, Glenorchy
ADVERTISING START DATE:	27 April 2024
ADVERTISING EXPIRY DATE:	27 May 2024

The decision to prepare the amendment was made at the 15 April 2024 Glenorchy Planning Authority meeting and can be accessed here:

https://glenorchy.infocouncil.biz/Open/2024/04/PA_15042024_AGN.PDF

The Planning Scheme Amendment documentation is available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and on the Glenorchy City Council's website (www.gcc.tas.gov.au) until **27 May 2024**.

Any person may make a representation either for or against the proposed amendment. Representations must be in writing and addressed to the General Manager, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **27 May 2024**.

Visit the *Let's Talk, Glenorchy* page at <https://letstalk.gcc.tas.gov.au/mill-lane-precinct-review> for more information.

**5. PLANNING SCHEME AMENDMENT REQUEST - MILL LANE
REZONING – 404-408 MAIN ROAD, 8 MILL LANE, 9-11 MILL
LANE, 12 MILL LANE, 1/13-15 MILL LANE, 2/ 13- 15 MILL LANE
AND 17 MILL LANE, GLENORCHY**

Author: Strategic Planner (Darshini Bangaru)

Qualified Person: Strategic Planner (Darshini Bangaru)

Property ID: 3350500

REPORT SUMMARY

Application No.:	PLAM-23/04
Applicant:	N/A
Owner:	Multiple landowners
Existing Zoning:	Commercial and Light Industrial
Existing Land Use:	Various uses
Proposal in Brief:	Rezone land to the Urban-Mixed Use Zone and introduce a New Specific Area Plan
Representations:	Advertising occurs after amendment is prepared
Recommendation:	Prepare and certify amendment, and exhibit for 28 days

REPORT IN DETAIL

EXECUTIVE SUMMARY

The draft amendment is generally in accordance with the requirements of the *Land Use Planning and Approvals Act 1993* (LUPAA), and it is recommended that it be prepared.

The proposed planning scheme amendment applies to the seven properties (outlined in red in *Figure 1* below) next to the Glenorchy CBD (Glenorchy's Principal Activity Centre) which comprise the 'Mill Lane Precinct'. The Mill Lane Precinct is currently zoned Light Industrial and Commercial, however the current uses in this area are not typical uses of the current zones. The Precinct could be a vibrant area with mixed-use

opportunities, including infill medium density housing; however, to do this new planning controls are needed.

It is proposed to rezone land within the Mill Lane Precinct to an Urban Mixed Use Zone which would be a more appropriate zoning for the area, and apply the Mill Lane Specific Area Plan (the Mill Lane SAP). The Mill Lane SAP will provide opportunities for well-designed medium density housing close to the CBD area, while also supporting existing businesses.

One of the sites within the Mill Lane Precinct is Council's carpark at 9-11 Mill Lane, Glenorchy. This project does not propose disposal or change of use or redevelopment of this carpark. The project only relates to reviewing the current planning controls and does not make any change to Council's land management or disposal processes or obligations.

The social, economic and environmental benefits of the proposed amendment are:

- Minimising new Light Industrial or Commercial uses that could have greater negative amenity impacts on the adjoining residences and the businesses area in the activity centre;
- Increased housing opportunities on urban land well serviced by infrastructure close to the Glenorchy activity centre. This provides for a range of services for the residents, including public transport options;
- Supporting current plans and strategies being prepared that guide future housing development across Greater Hobart;
- Provision of increased diversity of housing size and type to meet the increasing population demands, including housing to better accommodate ageing in place and people with higher mobility needs;
- Providing opportunities to live close to transport networks (Main Road and the Intercity Cycleway), and within the Northern Suburbs Transit Corridor (NSTC). This enables reduced travel times to work, shops or entertainment and creates a more walkable city, promoting healthier and more connected lifestyles; and
- Increasing the resident population close to existing business activity and investment.

The social, economic and environmental consequences of the proposal are:

- Introducing residential use in a busy, business-driven area next to the Glenorchy CBD could have some negative residential amenity impacts. Similarly, operation of businesses could be compromised due to the introduced residential use.
- Allowing residential use with greater building heights could have some negative amenity impacts on the adjacent residences within the Inner Residential Zone.

However, these consequences will be managed through specific planning controls in the amendment to mitigate land use conflicts. That is the purpose of the proposed Mill Lane SAP.

On balance, the proposal is considered to be a fair, orderly and sustainable amendment to the planning scheme, and it is recommended that the planning authority prepare the amendment.

This report provides details of the amendment and the site. The strategic outcomes of the proposal are outlined, having regard to matters of local, regional and then State importance. The report ends with a discussion of the degree of compliance with legislative requirements.

If prepared, the following two outcomes must occur:

- The amendment is exhibited for 28 days.
- The Tasmanian Planning Commission (the Commission) will decide whether to approve the amendment, approve the amendment with modifications or reject the amendment.

Any representations to the amendment will be considered at a future Glenorchy Planning Authority meeting, where modifications can be recommended. In response to the representations, the Planning Authority could also recommend that the Commission does not approve the amendment.

If no representations are received, the senior planning staff have delegation to forward a report to that effect to the Commission.

The Commission will assess and decide on the amendment based on the issues raised in the representations and the outcomes of any hearings it may hold.

PROPOSED PLANNING SCHEME AMENDMENT

The proposed planning scheme amendment applies to the 'Mill Lane Precinct' (see *Figure 1* below) which includes the site at 404-408 Main Road, Glenorchy (currently zoned Commercial) and sites at 8 Mill Lane, 9-11 Mill Lane, 12 Mill Lane, 1/13- 15 Mill Lane, 2/13-15 Mill Lane and 17 Mill Lane, Glenorchy (currently zoned Light Industrial).

The location of the Light Industrial Zone in a prime area next to the Central Business Zone (CBD area) and an Inner Residential Zone is not appropriate due to the impact of uses that could be allowed in the Light Industrial Zone. Further, residential use is prohibited in the current zones. This is a lost opportunity for more housing, given the proximity of the Mill Lane Precinct to the Glenorchy CBD and a range of services including public transport options.

Therefore, the proposed amendment seeks to:

- Rezone the sites within the Mill Lane Precinct from Commercial and Light Industrial Zones to an Urban Mixed Use Zone (UMUZ); and
- Apply the 'Mill Lane Specific Area Plan' (Mill Lane SAP) to the Mill Lane Precinct.

The UMUZ provides for a mix of residential and non-residential activities in urban locations of a type and scale that supports and does not compromise the activities in the Glenorchy CBD area. The UMUZ does include standards for residential use and development, however, to ensure that the new residential use would 'fit-in' to the surrounding context, additional planning controls are required.

The Mill Lane SAP will include extra controls not provided for in the UMUZ and seek higher design standards for apartments. They will require new apartment buildings to 'self-protect' from, and coexist with, the non-residential uses while respecting the residences in the adjoining Inner Residential Zone. The Mill Lane SAP also provides for existing businesses to stay. One of the existing uses in the Mill Lane Precinct, being motor repairs (automotive electrical repairs), is not a permissible use in the UMUZ. The SAP will override the prohibition in the zone, to allow this use to stay but prevent new light industrial uses, including new motor repairs uses, from establishing in the Mill Lane Precinct.



Figure 1: Zoning map of the area highlighting the sites in the Mill Lane Precinct (within the red boundary line)

The draft amendment documents are included in **Attachment 1** – Amendment Documents.

An explanatory document which provides some more background information about the amendment, the current policy context and outlines the controls and why they have been included is in **Attachment 2** – Explanatory Document. This document will provide a more 'accessible' overview of the proposed planning scheme amendment beyond the statutory requirements that must be met under LUPAA.

SITE AND LOCALITY:*Site characteristics & adjoining land*

The Mill Lane Precinct is approximately 1.3 hectares in area, located next to the Glenorchy Central Business Zone which is to the east, residences in the Inner Residential Zone also to the east, a Community Purpose Zone (Guilford Young College) to the south and Humphreys Rivulet to the west. The Mill Lane Precinct has a relatively flat topography, with existing buildings that are typically 1 - 2 storeys in height.

The Mill Lane Precinct is approximately 142m from the Glenorchy Bus Mall, and within the Northern Suburbs Transit Corridor (NSTC). The NSTC is identified for activation and renewal as a key project under the Hobart City Deal to connect key employment, tourism and activity centres, linking the northern suburbs and Hobart CBD. The Mill Lane Precinct is in walking distance to a range of services within the Glenorchy CBD.

The current uses of the sites within the Mill Lane Precinct are not typical Light Industrial or Commercial uses and are detailed below.

Table 1: Current uses and ownership of sites within the Mill Lane Precinct

Site	Zone	Ownership	Existing business
404 – 408 Main Road, Glenorchy	Commercial	Crown Land	Medical Centre
12 Mill Lane, Glenorchy	Light Industrial	Private under same ownership	St Vincent De Paul Society (Vinnies) Tas Textiles (retail sales and embroidery & logo designs for textiles).
8 Mill Lane, Glenorchy	Light Industrial		Vacant – Warehouse (storage) with offices
17 Mill Lane, Glenorchy	Light Industrial	Private	Aurora Disability Services – education & support services for people with a disability
1/13-15 Mill Lane, Glenorchy	Light Industrial	Private	Aurora Disability Services - education & support services for people with a disability
2/13-15 Mill Lane, Glenorchy	Light Industrial	Private	Automotive electrical repairs and workshop
9-11 Mill Lane, Glenorchy	Light Industrial	Glenorchy City Council	Public Car Park

Infrastructure

The subject area is urban land that is fully serviced with existing connections to reticulated water, sewer and stormwater services.



Figure 3: Medium landslip hazard areas (yellow)

Flood-Prone Areas Hazard Code: Some areas of the Mill Lane Precinct are within the flood prone areas overlay (see Figure 4 below). Any future development would consider the Code provisions which will continue to manage any risks associated with flooding.

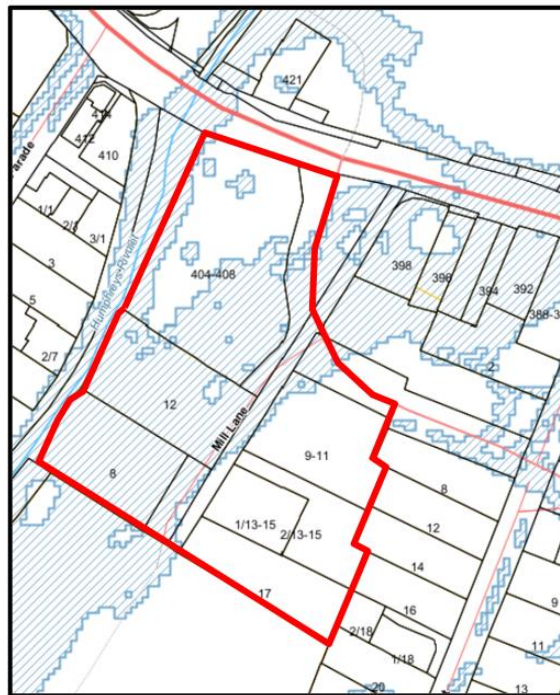


Figure 4: Flood-prone hazard areas hatched

Cultural values

The site at 404 – 408 Main Road, Glenorchy is currently listed as a Local Heritage Place under the Local Historic Heritage Code. However, the heritage-listed place was demolished as per the planning permit issued under PLN-14-056, and a new Medical Centre has been constructed in its place. As such, the site currently does not have any heritage value. The de-listing of this property from the Local Historic Heritage Code is being investigated by officers as part of a broader Heritage Review project. There are no other known cultural values within the subject land.

Social and Economic Values

Some of the current uses including the Medical Centre, Aurora Disability Services, Vinnies, etc are considered to provide social benefit while also providing for some jobs and serving a catchment beyond the municipal area.

BACKGROUND:*Planning application PLN-23-264 for 8 and 12 Mill Lane, Glenorchy*

A planning application PLN-23-264 was approved recently for sites at 8 and 12 Mill Lane, Glenorchy for a mixed-use development. The approval is related to existing uses and development to allow additions and alterations to the existing buildings to allow St Vincent De Paul Society (Vinnies) distribution centre with associated storage space (Storage use class), reconfiguration of existing Tas Textiles light manufacturing facility for textile knitting, sewing, and embroidery (Manufacturing and Processing use class), St Vincent Industries for cutting and production of rags (Manufacturing and Processing use class), subservient retail outlet shops for Vinnies and TasTextiles that would be open to the public, and a small scale catering/ takeaway service for Loui's Van Kitchen (Food Services use class). The planning permit has not yet been acted upon.

The proposed planning scheme amendment will support the existing approved uses and development under PLN-23-264.

Informal community consultation

The Mill Lane Precinct Review project undertook informal consultation with the affected landowners and the broader community. *Figure 5* below outlines the consultation that was undertaken.

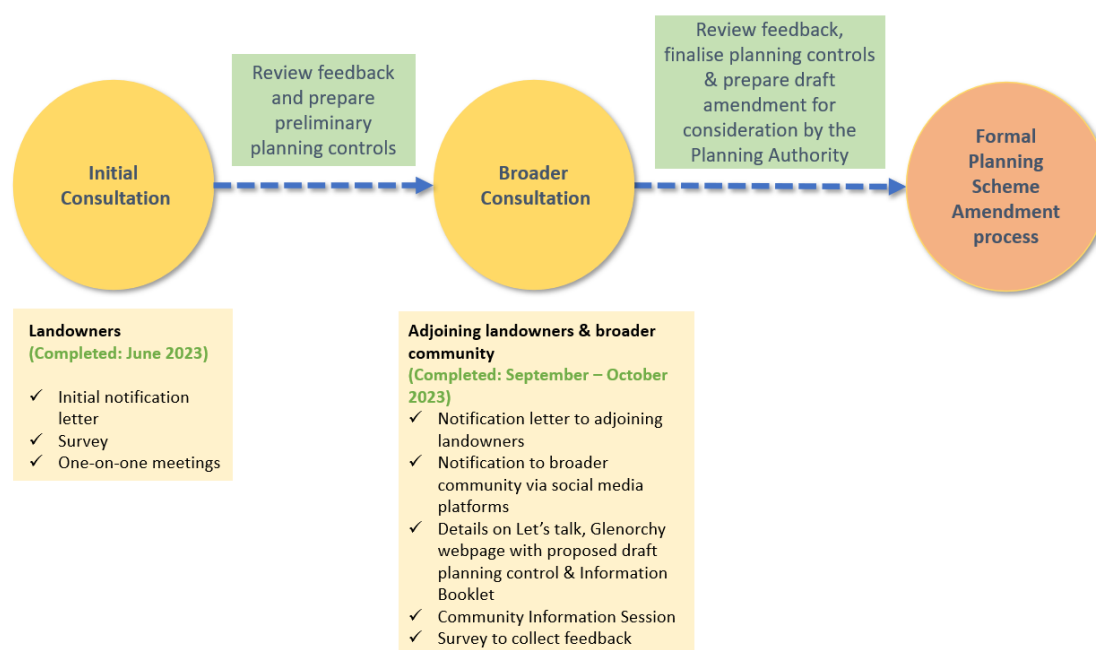


Figure 5: Informal consultation undertaken for the Mill Lane Precinct Review project

Stage 1 Initial Consultation was undertaken with the landowners of the sites within the Precinct in June 2023. It involved a notification letter explaining the intended outcomes for the Mill Lane Precinct, one-on-one discussions, and a survey to collect feedback. Based on the feedback from the landowners, the project then progressed to develop the proposed planning controls, followed by broader consultation where adjoining landowners were notified in writing, and the broader community notified through Council's *Let's Talk*, *Glenorchy* webpage and social media platforms. The consultation period occurred for 3 weeks between 25 September and 16 October 2023, and included a Community Information Session on 3 October 2023. The preliminary planning controls, an Information Booklet and an FAQ on Council's car park (included at Appendix 1 of the Explanatory Report under Attachment 2 of this report) were available on-line and at Council offices. An Online Survey where the community could provide feedback was also set up. The draft planning controls submitted with this planning scheme amendment have been developed based on the consultation and feedback received so far.

If the GPA decides to 'prepare' the amendment, the statutory processes stipulated under the LUPAA will apply.

Workshop for Elected Members of Council, Internal Stakeholder Consultation

The project was introduced to the Elected Members of Council prior to undertaking informal public consultation. Email updates were provided to Elected Members advising the progress of each stage of consultation. A more recent update was given to the Elected Members during the Council workshop held on 12 March 2024 prior to finalising the formal planning scheme amendment documentation. Internal departments including Planning Services, Property Services, Waste Services and Council's Transport Engineer were also consulted in developing the specific planning controls and were provided with updates at various stages of the project.

Apartment Design Standards in the proposed Mill Lane SAP

The proposed apartment design standards, including associated definitions, in the Mill Lane SAP are largely consistent with the recently approved controls under the GLE-S8.0 Principal Activity Centre SAP (PAC SAP) and the GLE-S15.0 Northern Apartments Corridor SAP (NAC SAP) within the Glenorchy Local Provisions Schedule. This ensures consistency in the local planning controls across Council's various SAPs.

ASSESSMENT / STRATEGIC OUTCOMES**Local Strategy, Policy and Impacts:***Strategy*

The Greater Glenorchy Plan (GGP) was adopted by Council in February 2021 and includes several commitments or actions to investigate ways to increase urban densities. The Mill Lane Precinct is suited for infill residential development due to its location close to the Glenorchy CBD, and access to services and infrastructure. Increasing opportunities for housing is also consistent with the Glenorchy Community Plan 2015-2040.

Note, while some of the actions in the GGP specifically relate to rezoning the Council car park at 9 – 11 Mill Lane, Glenorchy for mixed-use/ infill development, there are currently no plans for disposing of this land or redeveloping it for any other use. Any disposal of this land would need to go through a public consultation process under the Disposal of Council Land Policy and the *Local Government Act 1993*.

Policy

The local policies adopted by Council that are relevant to the proposed amendment are discussed below:

Statement of Commitment on Housing: The proposed amendment meets the Glenorchy *Statement of Commitment on Housing*, and associated action plan, that seeks to facilitate access for residents to a diverse set of safe, livable, accessible, and affordable housing options. The proposed amendment to allow apartments within the Mill Lane Precinct will provide the opportunity for well-designed housing that is able to be co-located with businesses, while also supporting the existing businesses to stay.

Waste Services Policy: The proposed amendment is in accordance with Council's Waste Services Policy and has specific controls to ensure future residential development will be in accordance with Council's *Waste Standards for New Multiple Dwelling Developments*.

Strategic Plan

The opportunity to rezone the Mill Lane Precinct to a more appropriate zoning and providing for more housing options is consistent with Council's Strategic Plan, as it presents an opportunity for more residents which in turn supports the local economy.

Appendix 1 includes an assessment against the *Glenorchy Strategic Plan 2023-2032*.

Infrastructure Impacts

The subject land is fully serviced. Increased densities may necessitate upgrades to existing infrastructure which will be considered as part of any future redevelopment of the area at the planning application stage. Referrals to the relevant authorities, such as TasWater and TasNetworks, will be made as required at the planning permit application stage and any conditions imposed by the agencies will be included as part of any planning permit being issued.

Traffic increases and impacts associated with increased densities would be considered as part of the planning permit application stage, for any future development proposal. The Mill Lane SAP was developed in consultation with Council's Transport Engineer and some standards have been proposed to minimise the potential for residential and commercial vehicle conflict on site. However, no changes to the carparking requirements for residential uses are proposed under the Mill Lane SAP, although the provision of bicycle spaces (and other personal mobility devices) is promoted due to the convenient location close to public transport options. While residential development potentially brings increased vehicles, it is also anticipated that an increase in residents will create an increase in the use of public transport (a key principle behind enlivening the NSTC).

Increasing densities and resident population within urban areas ensures utilisation of existing infrastructure services with necessary upgrades rather than establishing new services in more undeveloped 'greenfield' areas.

Environmental Impacts

The proposed amendment will have no negative environmental impacts and may have some positive environmental outcomes. Minimising Light Industrial uses next to an Inner Residential Zone and the Glenorchy CBD will minimise any negative amenity impacts to this area. Enabling opportunities for people to live closer to work, services and entertainment options will promote walking and use of public and active transport options – potentially reducing emissions. Opportunities for infill housing also reduces pressure on undeveloped 'greenfield' land that currently provides passive environmental services (like stormwater mitigation, carbon sequestration and buffering natural areas), and the associated need to develop more road and infrastructure services.

Amenity Impacts

While there are residential standards in the UMUZ, they are limited in considering a range of amenity impacts to both the residents in future developments and on surrounding uses. The proposed Mill Lane SAP provides for consideration of residential amenity by specific controls that will ensure well-designed apartments are achieved. For example, apartments will be required to be designed and constructed to mitigate noise impacts from businesses (both onsite, on adjoining lands and in the CBD area). The Mill Lane SAP is also proposed to contain planning controls to ensure apartments are designed to provide sunlight, airflow and a level of residential amenity, including private and communal open space. Onsite vehicle movements and waste management and collection are required to minimise disruptions with the non-

residential uses onsite. The planning controls seek to minimise potential conflicts between residential and non-residential uses.

Further, the Mill Lane SAP is proposed to have specific planning controls relating to building heights, distances from adjoining dwellings in the Inner Residential Zone and privacy controls to ensure the amenity of dwellings in the adjoining residential zones is not compromised.

Social and economic impacts

The proposed amendment is considered to have positive social and economic impacts by providing an appropriate zoning for an area next to the CBD and an Inner Residential Zone. It will offer opportunities for increased housing supply and choice for the varied needs of a growing community. The amendment seeks to ensure the housing is well-designed and 'fits-in' within the surrounding uses and development. Further, giving people the opportunity to live close to an activity centre and within a business area provides for a potential pool of employees and increased economic activity in the nearby areas, which could lead to more business growth and support existing businesses.

Providing the opportunity for more housing and for diverse housing options, within well-connected areas near public transport corridors, increases access to employment, education, health and community services, supporting social cohesion between diverse demographics in the City of Glenorchy.

Regional Strategy and Policy

For the amendment to be approved, compliance with the *Southern Tasmania Regional Land Use Strategy 2010-2035* (STRLUS) must be demonstrated. **Appendix 1** provides a detailed assessment of the amendment against the relevant STRLUS policies.

The amendment is consistent with the STRLUS as it will:

- Provide opportunities for infill residential development within the Urban Growth Boundary and next to an activity centre,
- Facilitate urban development opportunities and urban renewal along a major transport network and within the Northern Suburbs Transit Corridor (NSTC), and
- Assist Glenorchy to reach its housing targets at appropriate density levels.

State Strategy and Policy

The amendment furthers the objectives in Schedule 1 of LUPAA, by promoting sustainable and orderly development through more efficient use of underutilised, serviced, highly accessible, urban land along a major transport network and near an activity centre. **Appendix 1** also includes an assessment against the objectives of Schedule 1 of LUPAA and the State Policies.

While the amendment will not result in any direct impacts on water quality, any future development applications that are submitted to Council can be conditioned to manage water quality during development and promote consistency with the *State Policy on Water Quality Management 1997*.

The northern area of the Mill Lane Precinct is located approximately 828m from the high-water mark. It is therefore within the coastal zone and subject to the *State Coastal Policy 1996*. However, it is separated from remaining natural and cultural coastal values by established urban development, including the Brooker Highway, industrial land, residential land and sports grounds, so there would be no impact on coastal values. The amendment is therefore considered consistent with this Policy.

Statutory considerations

Section 32 of LUPAA provides for the contents of a Local Provisions Schedules (LPS), and Section 34 outlines the LPS Criteria. **Appendix 1** provides a detailed assessment of the amendment against the requirements of these provisions. The amendment is considered to satisfy all the listed considerations and meet the LPS Criteria.

Section 32(4) LPS Criteria

The amendment is required to meet the test under Section 32(4) as it proposes a new specific area plan to the Glenorchy LPS. It is considered the proposed amendment to introduce a new Mill Lane SAP will notably meet Section 32(4) (b) due to its particular spatial qualities as detailed in **Appendix 1**. The Mill Lane SAP:

- Provides for existing uses to stay, particularly one use which is otherwise not permissible in the UMUZ;
- Modifies the status of some non-residential uses otherwise allowed in the UMUZ to suit the context so that the activity in the Glenorchy CBD is not undermined;
- Limits residential use to apartments to take advantage of the spatial qualities of the Mill Lane Precinct that supports medium density housing;
- Includes additional design considerations to ensure apartments are well-designed and 'fit-in' within the area next to the Glenorchy CBD. While the UMUZ allows for residential use, it has limited controls to ensure that new residential use would be designed to 'self-protect' and achieve an appropriate level of amenity while minimising potential conflicts with existing non-residential uses.

The social and economic benefits of the proposed amendment are also significant given the opportunity for increased housing, inclusion of accessibility (universal design) considerations, associated construction activity and potential job supply, and more efficient measures to reduce potential conflict between residential use and other uses in the area. The amendment will therefore provide an opportunity to address housing affordability, diversity and a variety of lifestyle needs. This would meet Section 32(4) (a) as the proposed provision is of significant social and economic benefit to the municipal area. Therefore, it is considered that the amendment meets the tests under both Section 32 (4) (a) and (b).

CONCLUSIONS ON THE AMENDMENT

The amendment seeks to rezone seven sites within the 'Mill Lane Precinct' from Commercial and Light Industrial Zones to an Urban Mixed Use Zone. Based on the existing uses within the Mill Lane Precinct and its location next to the Glenorchy

Principal Activity Centre and an Inner Residential Zone, the current zoning of the area is not considered to be appropriate due to the impacts of uses that could be allowed in the Light Industrial Zone. Further, residential use is prohibited in these zones. This is a lost opportunity for more housing, given the proximity of the Mill Lane Precinct to the Glenorchy CBD and all the services including public transport options.

The proposed amendment also introduces a new planning control called the Mill Lane SAP which will support existing uses. While the UMUZ has some residential standards, the Mill Lane SAP provides further considerations seeking well-designed apartments that will minimise any potential conflicts with other land uses and development onsite and on adjoining lands. The Mill Lane SAP also includes controls to ensure that the residential amenity of the dwellings within the Inner Residential Zone will not be comprised. The amendment aims to provide opportunities for the Glenorchy LGA to achieve its infill targets for residential developments at appropriate densities within the Urban Growth Boundary.

For the above reasons, it is assessed that the proposed amendment is consistent with the objectives and other requirements of the *Land Use Planning and Approvals Act 1993*, the tenor of the Tasmanian Planning Scheme - Glenorchy and is consistent with the Southern Tasmanian Regional Land Use Strategy and State policies.

Recommendation:

- A. That pursuant to Section 40D(b) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority prepare Amendment PLAM-23/04 to the Glenorchy Local Provisions Schedule to rezone 404-408 Main Road and 8 Mill Lane, 9-11 Mill Lane, 12 Mill Lane, 1 and 2/ 13- 15 Mill Lane and 17 Mill Lane, Glenorchy to an Urban Mixed Use Zone and apply a new specific area plan called the Mill Lane Specific Area Plan to these seven properties 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.

Attachments/Annexures

1 Amendment Documents



2 Explanatory Report



Appendix 1 Statutory Assessment – Response to criteria requirements for Local Provisions Schedule under LUPAA

Section 34(2) of LUPAA requires a relevant planning instrument to meet all of the following criteria:

(a) contains all the provisions that the SPPs specify must be contained in an LPS

The proposed amendment applies to land within the ‘Mill Lane Precinct’ (the Precinct) consisting of 404- 408 Main Road, Glenorchy, and 8, 9 – 11, 12, 1/13-15, 2/13 – 15 and 17 Mill Lane, Glenorchy. The draft amendment seeks to rezone the land within the Mill Lane Precinct and apply the Mill Lane Specific Area Plan. The draft Mill Lane SAP complies with the SPP requirements for an LPS as set out in Clause LP1.0 and Appendix A of the SPPs.

(b) is in accordance with [section 32](#)

This section identifies the technical aspects of an LPS such as inclusion of zone maps and overlays, and what additional local provisions can be included if permitted to do so under the State Planning Provisions (SPPs), to add to or override the SPPs.

Section 32(4) identifies that an LPS may only include these additional local provisions where:

- (a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area;*
or
- (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

The draft amendment includes:

- a new specific area plan in the Glenorchy LPS known as the Mill Lane Specific Area Plan;
- a map overlay that provides for the spatial application of the Mill Lane SAP;
- provisions in the Mill Lane SAP that override and modify provisions of the SPPs; and
- provisions in the Mill Lane SAP that are not a provision of the SPPs.

The Mill Lane SAP provides for the existing businesses to stay, while providing opportunities for well-designed medium density housing close to the Glenorchy Principal Activity Centre. It is considered the proposed amendment to introduce a new Mill Lane SAP will meet Section 32(4) (b) due to its particular spatial qualities discussed below:

- *Allows existing uses to stay that are otherwise not permissible in the UMUZ:* One of the existing uses, being motor repairs (Service Industry use), is not a permissible use in the proposed UMUZ. The Mill Lane SAP will override the prohibition in the zone, to allow this use to stay but prevent new light industrial uses, including new motor repairs uses, that are not suitable to be located adjacent to the CBD area and an Inner Residential Zone.
- *Permissible uses are modified to suit the context:* Other generally allowable uses in the UMUZ are customised in the Mill Lane SAP to ensure the existing business can stay and to ensure new uses support activity within the Glenorchy activity centre. Again, the Mill Lane SAP modifies the SPP provisions under the UMUZ to address this spatial aspect of the land (i.e., its proximity to the Glenorchy CBD and adjoining residential use). Bulky Goods Sales normally allowed under the UMUZ is not considered appropriate within the Mill Lane Precinct. This use generally requires large floor areas for buildings with adequate vehicle manoeuvring areas for frequently visiting commercial vehicles both within the site and on the public road reservation. Given the configuration of the Mill Lane Road Reservation, the Mill Lane Precinct is considered unsuitable for this use and while it would be permissible under the UMUZ, it is therefore prohibited under the SAP. Uses such as Food Services, General Retail and Hire and Hotel Industry that are allowed under the permitted pathway under the UMUZ will require discretionary assessment under the Mill Lane SAP to consider their impact on the uses within the Glenorchy CBD. The Mill Lane SAP also has a floor area limitation for Food Services and General Retail and Hire uses, and supports a range of non-residential uses that do not have the potential to undermine or distort the activity within the Glenorchy activity centre.
- *Residential use is limited to apartments:* Given the prime location adjacent to a range of services within the activity centre (its spatial qualities), the Mill Lane SAP only provides for apartments and prohibits detached dwellings, unlike the UMUZ. The SAP aims to provide opportunities for densification within urban areas to help meet infill housing targets set by the STRLUS.
- *Design considerations to ensure apartments are well-designed and 'fit-in' without impacting on the amenity of the surrounding uses:* While the UMUZ allows for residential use, it has limited controls to ensure that new residential use would be designed to 'self-protect' and achieve an appropriate level of amenity while minimising potential conflicts with existing non-residential uses. The spatial location of the area requires the Mill Lane SAP to include additional controls to the SPP provisions in the UMUZ to ensure that the new residential use will be designed to respect existing residences in the adjoining lands and non-residential amenity impacts within the area.

Further, it is considered the proposed amendment will provide a significant opportunity for social benefit within the municipal area through infill residential development with the opportunity to address housing affordability, diversity and a variety of lifestyle needs. This would meet the Section 32(4) (a) tests that the provision is of significant social and economic benefit to the municipal area. The proposed amendment will provide a benefit to the municipality socially through additional housing that is within walking distance to the Glenorchy activity centre, and a large range of services. It also supports the provision of increased housing choice and diversity, by providing for higher levels of accessible housing (universal design standards), to better accommodate ageing in

place and people with higher mobility needs. Enabling well-designed housing through infill residential development is consistent with several strategies identified at a national, state and local level to cater for population growth without encroaching growth boundaries of the municipality.

Therefore it is considered that the draft amendment meets the tests under sections 32 (4) (a) and (b).

(c) furthers the objectives set out in Schedule 1 of LUPAA

Assessment of the amendment against the Schedule 1 objectives is provided in the following table.

Part 1 Objectives	Comment
<p>(a) <i>to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i></p>	<p>The amendment seeks to rezone the land within the Mill Lane Precinct to a more suitable zoning, while providing opportunities for medium density housing close to the CBD area and ensuring existing uses and businesses to stay.</p> <p>The amendment enables the efficient use of prime urban land that is fully serviced and well-located next to the Glenorchy activity centre, and within the Northern Suburbs Transit Corridor. The flat topography and lot sizes render the subject area suitable for medium density residential infill development within the Urban Growth Boundary. While the western boundary of the Precinct is subject to the Natural Assets Code (Waterway and Coastal Protection overlay for the Humphreys Rivulet that adjoins the land to the west), this only a small portion of land that is affected by the overlay. There would be ample site area to avoid/ minimise impacts to the waterway while still allowing for development opportunities. The Mill Lane Precinct is also within accessible distance to larger public open spaces such as the KGV Park, Eady Street Sports ground etc. Therefore, it is considered that the promotion of already developed, serviced land for residential infill is consistent with the principles of sustainable development of natural and physical resources and maintenance of ecological processes and genetic diversity.</p>
<p>(b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water</i></p>	<p>The location of the current Light Industrial Zone next to an Inner Residential and Central Business (CBD area) Zone is not appropriate due to the potential impacts of allowable uses. Further, the existing uses within the Mill Lane Precinct are generally not typical uses of the</p>

	<p>Light Industrial and Commercial zones. It is also considered that the land is currently underutilised, given its spatial qualities that favour higher densities for residential use.</p> <p>The location of the Mill Lane Precinct next to the Glenorchy activity centre, easy accessibility to a range of services within walkable distances including public transport options, and its location next to an Inner Residential Zone, makes UMUZ a more appropriate zone. It is also considered more orderly as the Mill Lane SAP controls seek to minimise land use conflict between new residential use and existing and future non-residential uses.</p>
<p>(c) <i>to encourage public involvement in resource management and planning</i></p>	<p>Additional to non-statutory community consultation undertaken by Council during the development stages of this project, the statutory process for assessment of amendments involves a public notification period. Any representations received will be formally considered by the Planning Authority. The Planning Authority is required to report on any representations to the Tasmanian Planning Commission, which in turn may hold public hearings into representations.</p>
<p>(d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i></p>	<p>By increasing opportunities for housing the proposal will, in turn, bring in new residents to support local businesses and services, having a positive economic outcome.</p> <p>The Mill Lane SAP controls also seek to minimise land use conflict between new residential use and existing and future non-residential uses. This aims to ensure economic activity in the area continues and is not diminished by the introduction of residential uses.</p>
<p>(e) <i>to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</i></p>	<p>Community, industry and other government agencies will have the opportunity to comment on the amendment controls during the exhibition process.</p> <p>The proposed amendment draws on informal consultation that was undertaken with the local community.</p>

Part 2 Objectives	
<p>(a) <i>to require sound strategic planning and co-ordinated action by State and local government</i></p>	<p>The amendment represents the efficient use of well-connected and fully serviced land. Rezoning land to a more suitable zone in the context of its surrounding areas and applying specific planning controls to facilitate high quality residential development via a specific area plan is a sound strategic planning response.</p> <p>The amendment is in line with the STRLUS and the Hobart City Deal initiatives for infill development and increased opportunities for housing as well as Council’s broader strategic planning agenda.</p>
<p>(b) <i>to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</i></p>	<p>The proposed amendment includes a new specific area plan which sets the plan purpose and includes specific planning controls to ensure the land is developed efficiently and appropriately.</p>
<p>(c) <i>to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land</i></p>	<p>The proposed amendment has minimal potential impacts on the environment as the subject area contains limited natural values. No changes to the existing Waterway and Coastal Protection overlay that applies along the western boundary of the site are proposed. Any future development will need to comply with this overlay.</p> <p>Consideration of energy efficiency (solar access, cross-ventilation, window shading) and active transport use (bicycle and other mobility device parking) is incorporated into the proposed apartment development standards which have environmental benefits. Infill housing opportunities also reduce pressure for development of greenfield land.</p> <p>The social and economic benefits of the proposed amendment are significant given the opportunity for increased housing, inclusion of accessibility (universal design) considerations, associated construction activity and potential job supply, and more efficient measures to reduce potential conflict between residential use and other uses in the area.</p>

<p>(d) <i>to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels</i></p>	<p>The proposed amendment will facilitate increased housing options within the metropolitan area and is considered to align with land use management policies at a State, regional and local level (as demonstrated below under assessment against the State Policies, STRLUS and Council Strategy considerations).</p>
<p>(e) <i>to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</i></p>	<p>No combined planning application is included with the proposed amendment. The amendment would align with the recent approval under PLN-23-264 as discussed in the body of the report and support the proposed development and continuation of existing uses. The proposed amendment does not interfere with the coordination of planning approvals and related approvals that may be required in the future (such as TasWater and TasNetworks approvals).</p>
<p>(f) <i>to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation</i></p>	<p>The proposal will include a more suitable zoning for the Mill Lane Precinct and enable the provision of additional housing stock within an urban area. Specific controls will ensure any new apartments would be well-designed with an appropriate level of amenity in a mixed-use area, have access to private and communal open space, and seek to encourage active transportation options. The benefits of living close to the Glenorchy activity centre (CBD area), Main Road, and within the Transit Corridor, include reduced travel times to work, shops or entertainment and promote a more walkable city. This leads to healthier and more connected lifestyles for the community.</p>
<p>(g) <i>to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i></p>	<p>The site at 404 – 408 Main Road, Glenorchy is currently listed as a Local Heritage Place. However, the heritage-listed place was demolished under planning permit PLN-14-056, and a new Medical Centre has been constructed in its place. As such, the site currently does not have any heritage value. The heritage de-listing of this property is being considered as part of a broader Heritage Review project that Council officers are currently undertaking. There are no other known or listed scientific, aesthetic, architectural or other specific cultural values within the subject land.</p>

<p>(h) <i>to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community</i></p>	<p>The proposed amendment includes provisions under the Mill Lane SAP to support increased urban density through apartment development. Concentrating development within a small area allows for more efficient and cost-effective investment and utilisation of public infrastructure and assets.</p>
<p>(i) <i>to provide a planning framework which fully considers land capability.</i></p>	<p>The Mill Lane Precinct is a well-located site with potential for urban infill. The UMUZ and the Mill Lane SAP aim to provide for intensified land use and development while managing conflicts and respecting surrounding uses. The need for a more compact Greater Hobart is set out in the strategic plans of all levels, including the Southern Tasmanian Regional Land Use Strategy (STRLUS), the Greater Hobart Plan and the NSTC and the Greater Glenorchy Plan (GGP).</p> <p>The subject land is fully serviced and future development proposals will be required to satisfy infrastructure, parking and traffic management requirements as outlined in the planning scheme.</p>

(d) is consistent with each State policy;

Assessment of the amendment against the various policies is provided in the following table.

State Policy	Comment
<p><i>State Policy on the Protection of Agricultural Land 2000.</i></p>	<p>The proposal does not involve the conversion of prime agricultural land to non-agricultural use, and reduces pressure on urban expansion.</p>
<p><i>State Policy on Water Quality Management 1997</i> Specific outcomes to achieve water quality objectives are specified under the following divisions:</p>	<p>The proposed amendment per se would not result in an increase in sediment transport to surface waters, and does not increase the potential extent of sediment transport from future development.</p>

<ul style="list-style-type: none"> ▪ Division 1 – Measure to achieve policy objectives ▪ Division 2 – Management of point sources of pollution ▪ Division 3- Management of diffuse sources of pollution. 	<p>Any future planning permits issued for developments in the subject area will require that appropriate water quality management measures are put in place at the time of works.</p>	
<p><i>State Coastal Policy 1996.</i></p> <p>The key principles are:</p> <ul style="list-style-type: none"> ▪ Natural and Cultural values of the coast shall be protected ▪ The coast shall be used and developed in a sustainable manner ▪ Integrated management and protection of the coastal zone is a shared responsibility. 	<p>The northern area of the Mill Lane Precinct is located approximately 828m from the high-water mark. As the land is within the coastal zone, an assessment against the three main principles that guide Tasmania’s State Coastal Policy is provided below:</p>	
	<p><i>Principles</i></p>	<p><i>Response</i></p>
	<p>Natural and Cultural values of the coast shall be protected.</p>	<p>The area is separated from natural and cultural coastal values by established urban development, including Brooker Highway, industrial land, residential land and sports grounds. The <i>Aboriginal Heritage Act 1975</i>, SPP stormwater provisions and the <i>Urban Drainage Act 2013</i> will continue to apply to development in the Mill Lane Precinct, addressing impacts of potential future development.</p>
	<p>The coast shall be used and developed in a sustainable manner.</p>	<p>The Mill Lane SAP supports greater utilisation of urban land to provide opportunities for increased housing, reducing potential demand for greenfield development including in the coastal zone.</p>
<p>Integrated management and protection of the coastal zone is a shared responsibility.</p>	<p>Any future development proposals with a potential impact on the coastal zone would be referred to the Derwent Estuary Program and/or Aboriginal Heritage Tasmania, as required.</p>	

<p><i>National Environmental Protection Measures</i> National Environment Protection Measures (NEPM) are automatically adopted as State Policies under section 12A of the <i>State Policies and Projects Act 1993</i> and are administered by the Environment Protection Authority.</p> <p>The NEPMs relate to:</p> <ul style="list-style-type: none"> ▪ ambient air quality ▪ ambient marine, estuarine and fresh water quality ▪ the protection of amenity in relation to noise (but only if differences in markets for goods and services) ▪ general guidelines for the assessment of site contamination ▪ environmental impacts associated with hazardous wastes ▪ the re-use and recycling of used materials. <p>Principle 5 of the NEPMs states that planning authorities <i>'that consent to developments, or changes in land use, should ensure a site that is being considered for development or a change in land use, and that the authorities ought reasonably know if it has a history of use that is indicative of potential contamination, is suitable for its intended use.</i></p>	<p>There are no known contamination issues associated with the land. Should any contamination issues be discovered in the future, these would be addressed under C14.0 Potentially Contaminated Land Code.</p> <p>In relation to air and water quality, the SPP stormwater provisions, the Natural Assets Code and Attenuation Code, the <i>Urban Drainage Act 2013</i> and the <i>Environmental Management and Pollution Control Act 1994</i> will continue to apply, addressing impacts of potential future development in the SAP area.</p>
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(da) satisfies the relevant criteria in relation to the TPPs;

The Tasmanian Planning Polices have not been implemented.

(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates;

The regional land use strategy for Glenorchy is the *Southern Tasmanian Regional Land Use Policy 2010-2035 (STRLUS)*. Comments against the relevant STRULS strategies are provided below:

Relevant STRLUS strategies	Comment
<p>Managing Risks and Hazards</p> <p>MRH 2: Minimise the risk of loss of life and property from flooding.</p> <p>MRH 2.1: Provide for the mitigation of flooding risk at the earliest possible stage of the land use planning process (rezoning or if no rezoning required; subdivision) by avoiding locating sensitive uses in flood prone areas.</p> <p>MRH 2.2: Include provisions in the planning scheme for use and development in flood prone areas based upon best practice in order to manage residual risk.</p>	<p>Part of the subject area is within the flood-prone hazard area overlay. The provisions of the C12.0 Flood-Prone Areas Hazard Code will continue to apply. Any future planning applications for works within the Flood Prone Area will be subject to further flood investigations which will inform the design of the development.</p>
<p>Cultural Values</p> <p>CV 2 Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region’s competitive advantage.</p> <p>CV 2.5 Base heritage management upon the Burra Charter and the HERCON Criteria, with heritage code provisions in planning schemes drafted to conform with relevant principles therein.</p>	<p>The site at 404 – 408 Main Road, Glenorchy is currently listed as a Local Heritage Place. However, the heritage-listed building was demolished under planning permit PLN-14-056, and a new Medical Centre has been constructed in its place. As such, the site currently does not have any heritage value. The heritage de-listing of this property is being considered as part of a broader Heritage Review project that Council is currently undertaking. There are no other known or listed scientific, aesthetic, architectural or other specific cultural values within the subject land.</p>

<p>Recreation & Open Space</p> <p>ROS 1 Plan for an integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and wellbeing, amenity, environmental sustainability and the economy.</p> <p>ROS 1.5 Ensure residential areas, open spaces and other community destinations are well connected with a network of high-quality walking and cycling routes.</p>	<p>While the subject area itself does not contain any open spaces, the residents of the area will have access to public open space in the vicinity including the KGV Park and Eady Street Sports ground which are walkable distance from the SAP area. The Intercity cycleway, that is also close to the subject area, provides links to other recreation and open space in the broader context. In addition, the proposed apartment design standards in the Mill Lane SAP include a requirement for shared open space for apartment buildings, that scales up based on the number of apartments and will provide for ‘recreation’ outdoor space for the residents outside of their homes.</p>
<p>Social infrastructure</p> <p>SI 1 Provide high quality social and community facilities to meet the education, health and care needs of the community and facilitate healthy, happy and productive lives.</p> <p>SI 1.8 Provide for the aged to continue living within their communities, and with their families, for as long as possible by providing appropriate options and flexibility within planning schemes.</p> <p>SI 1.10 Recognise the role of the building approvals processes in providing access for people with disabilities.</p>	<p>The proposed amendment supports the provision of increased housing choice and diversity, by providing for medium density residential development in the subject area.</p> <p>The <i>National Construction Code</i> includes a base level of technical accessibility requirements for new dwellings (based on the Silver Level of the <i>Livable Housing Guidelines</i>). The proposed Mill Lane SAP builds on this to require flexible provision of a proportion of new apartments in higher densities to meet the Gold or Platinum Level of those guidelines. This will better accommodate ageing in place and people with higher mobility needs.</p> <p>Including higher density residential in a convenient location close to a range of services further supports ageing in place, and better options for people with disabilities.</p>
<p>Physical Infrastructure</p> <p>PI 1 Maximise the efficiency of existing physical infrastructure.</p>	<p>The amendment seeks to facilitate residential use and development within the subject area, which is in a highly accessible, well-located and serviced urban area that is within the Urban Growth Boundary. It will assist the Glenorchy LGA to reach its infill development targets at</p>

<p>P1 1.1 Preference growth that utilises under-capacity of existing infrastructure through the regional settlement strategy and Urban Growth Boundary for metropolitan area of Greater Hobart.</p>	<p>an appropriate density level. Concentrating development within a well serviced area allows for more efficient and cost-effective investment and utilisation of physical infrastructure.</p>
<p>Land Use and Transport Integration</p> <p>LUTI 1 Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.</p> <p>LUTI 1.1 Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.</p> <p>LUTI 1.2 Allow higher density residential and mixed use developments within 400, and possibly up to 800 metres (subject topographic and heritage constraints) of integrated transit corridors.</p> <p>LUTI 1.9 Ensure car parking requirements in planning schemes and provision of public car parking is consistent with achieving increased usage of public transport.</p> <p>LUTI 1.11 Encourage walking and cycling as alternative modes of transport through the provision of suitable infrastructure and developing safe, attractive and convenient walking and cycling environments.</p>	<p>The Precinct is within the Northern Suburbs Transit Corridor (NSTC), within walkable distance to the bus interchange in the Glenorchy CBD and the intercity cycleway. The NSTC is an area of about 800m on either side of Main Road which runs almost parallel to the disused rail corridor that is proposed for the new public transport link. Currently Main Road caters for several bus routes. As discussed, the current Light Industrial zoning of the Precinct is not suitable next to the Glenorchy Principal Activity Centre and an Inner Residential Zone. The current uses are also not typical uses that would establish in these current zones.</p> <p>Therefore, the proposed rezoning to UMUZ and the support for higher density well-designed apartment development via the proposed Mill Lane SAP meets the strategies. The Mill Lane SAP also includes controls to ensure the provision of parking for bikes or other personal mobility devices to encourage active transportation. While there are no specific controls within the proposed Mill Lane SAP that reduce the car parking spaces required by the SPPs, the Plan Purpose statements support taking advantage of the accessible location and promoting active transportation options. This will subsequently help support any appropriate future parking shortfalls associated with a potential development, subject to the requirements of the C2.0 Parking and Sustainable Transport Code.</p> <p>The exclusion from the proposed amendment of specific controls that reduce car parking requirements will allow the Mill Lane SAP to adapt to any future approaches taken by the SPPs or Council to wholistically address revised car parking requirements based on use, locality and density. If changes are made to car parking requirements in future, this would be through the provisions of the C2.0 Parking and Sustainable Transport Code, and would not require further amendment of the SAP.</p>

<p>Settlement and Residential Development</p> <p>SRD 2 Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.</p> <p>SRD 2.1 Ensure residential growth for Greater Hobart occurs through 50% infill development and 50% greenfield development.</p> <p>SRD 2.6 Increase densities to an average of at least 25 dwellings per hectare (net density) within a distance of 400 to 800 metres of Integrated transit corridors and Principal and Primary Activity Centres, subject to heritage constraints.</p> <p>SRD 2.7 Distribute residential infill growth across the existing urban areas for the 25 year planning period as follows:</p> <ul style="list-style-type: none"> • Glenorchy LGA 40% (5300 dwellings) • Hobart LGA 25% (3312 dwellings) • Clarence LGA 15% (1987 dwelling) • Brighton LGA 15% (1987 dwellings) • Kingborough LGA 5% (662 dwellings) <p>SRD 2.9 Encourage a greater mix of residential dwelling types across the area with a particular focus on dwelling types that will provide for demographic change including an ageing population.</p>	<p>The proposed amendment aligns flawlessly with the Settlement and Residential Development Regional Policies. The subject area is within the Urban Growth Boundary and is identified as a ‘Densification Area’ under <i>Map 10: Residential Strategy for Greater Hobart – Residential Development Areas</i> of the STRLUS. The proposed amendment will assist the Glenorchy LGA to reach its infill development targets at an appropriate density level, in a prime location next to the Glenorchy Principal Activity Centre and within the Northern Suburbs Transit Corridor. The proposed amendment includes controls to ensure apartments are well-designed and ‘fit-in’ to the surrounding character minimising any impacts on the surrounding businesses and existing residences. Specific controls in the proposed Mill Lane SAP include a requirement for accessible housing to support improved housing choice for an aging population and people with disability. Intent to support appropriate levels of parking shortfalls in any future development proposals, subject to the C2.0 Parking and Sustainable Transport Code, is expressed via the Plan Purpose Statements in the SAP. These elements will in turn aid in providing for affordable housing options.</p>
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(f) has regard to the strategic plan, prepared under [section 66 of the Local Government Act 1993](#), that applies in relation to the land to which the relevant planning instrument relates

The municipal strategic plan is the *Glenorchy Strategic Plan 2023-2032*. The amendment is consistent with the following objectives:

- *Making Lives Better* – We champion greater opportunities for our community.
 - In partnership with others, facilitate and advocate for a welcoming, inclusive, healthy and learning community.
 - Work with others to improve access to housing and transport choices for our community.

Response: The proposed amendment aims to provide housing opportunities that would address housing affordability, diversity and a variety of lifestyle needs. It also supports an inclusive community by providing for higher levels of accessible housing (universal design standards), to better accommodate ageing in place and people with higher mobility needs within walking distance to the Glenorchy activity centre, and a large range of services.

- *Open for Business* – We encourage responsible growth for our City.

2.1.1 Foster an environment that encourages investment and jobs.

- Plan for the orderly future growth of our City with particular focus on structure planning for the Northern Suburbs Transit Corridor and at Granton.

Response: The proposed amendment ensures that the areas next to Glenorchy's Principal Activity Centre are appropriately zoned to support a mix of uses and provide opportunities for medium density infill housing in an accessible and convenient location. This therefore allows for the orderly growth of the City. By increasing opportunities for housing the proposal will, in turn, bring in new residents to support local businesses and services, having a positive economic outcome.

(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates;

Brighton and Clarence are the only two 'adjacent' municipal areas to Glenorchy that operate under the Tasmanian Planning Scheme, noting Derwent Valley, Huon Valley, Hobart and Kingborough are yet to implement their state planning schemes. However, both these municipalities are across the Derwent River, nearly 900m away, and the impacts of this proposed planning scheme amendment are primarily local. As the amendment seeks to rezone land next to the Glenorchy Principal Activity Centre and apply the Mill Lane SAP, it is considered that there is no practical or strategic advantage in seeking to co-ordinate the controls with the LPS controls across the river, and the amendment can be considered to satisfy this requirement.

(h) has regard to the safety requirements set out in the standards prescribed under the [Gas Safety Act 2019](#).

The site is not located in the vicinity of the gas secondary distributor pipeline.



Figure 6: Map showing location of TasGas Declared Gas Pipeline Corridor in relation to the subject area (Source: LISTmaps, Extracted 7 March 2024)

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-23/04, 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.



In witness where of the common seal of
Glenorchy City Council has been affixed on the

26th day of APRIL 2024

as authorised by Council in the presence of:

Council Delegate

**GLENORCHY LOCAL PROVISIONS SCHEDULE
AMENDMENT PLAM-23/04**

The Glenorchy Local Provisions Schedule is amended as follows:

Land affected by this amendment:

- 404-408 Main Road, Glenorchy;
- 8 Mill Lane, Glenorchy;
- 9-11 Mill Lane, Glenorchy;
- 12 Mill Lane, Glenorchy;
- 1/13-15 Mill Lane, Glenorchy;
- 2/ 13- 15 Mill Lane, Glenorchy; and
- 17 Mill Lane, Glenorchy.

The Planning Scheme maps are amended as follows:

1. Apply the Urban Mixed Use Zone, as shown below.



2. Insert the specific area plan extent overlay for GLE-S14.0 Mill Lane Specific Area Plan, as shown below.




The Planning Scheme ordinance is amended as follows:

1. Insert GLE-S14.0 Mill Lane Specific Area Plan, as shown in Annexure 1.
2. Amend the GLE-Applied, Adopted or Incorporated Documents by inserting 'and GLE-S14.7.4 A2.2 and P2.2' after 'GLE-S8.7.10 A3.2 and P3.2 GLE-S15.7.5 A3.2 A1/P1' under 'Relevant Clause in the LPS', shown below.

Document Title	Publication Details	Relevant Clauses in the LPS
<i>Australian Standard AS 2890.3-2015 Parking facilities – Part 3: Bicycle parking</i>		GLE-S8.7.10 A3.2 and P3.2 GLE-S15.7.5 A3.2 A1/P1 and GLE-S14.7.4 A2.2 and P2.2



The common seal of the Glenorchy City Council has been affixed on the
24/4/2024 (date)

as authorised by the Planning Authority in the presence of:


Council Delegate

Annexure 1

GLE-S14.0 Mill Lane Specific Area Plan

GLE-S14.1 Plan Purpose

The purpose of the Mill Lane Specific Area Plan is:

GLE-S14.1.1 To provide for existing uses and other uses that do not undermine the activity in the Glenorchy Principal Activity Centre and are suitable to be located next to an Inner Residential Zone.

GLE-S14.1.2 To promote well-designed apartment development that supports livable housing.

GLE-S14.1.3 To take advantage of the accessible location and support sustainable active transport.

GLE-S14.1.4 To minimise potential conflict between residential and non-residential uses.

GLE-S14.2 Application of this Plan

GLE-S14.2.1 This specific area plan applies to the area of land designated as GLE-S14.0 Mill Lane Specific Area Plan on the overlay maps.

GLE-S14.2.2 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:

- (a) Urban Mixed-Use Zone; and
- (b) Parking and Sustainable Transport Code,
as specified in the relevant provision.

GLE-S14.3 Local Area Objectives

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

GLE-S14.4 Definition of Terms

GLE-S14.4.1 In this specific area plan, unless the contrary intention appears:

Terms	Definition
apartment	means a dwelling, where laundry facilities may be provided as shared facilities on the site.
apartment building	means a Class 2 or Class 3 residential building as defined in the <i>National Construction Code</i> , that contains apartments.
Glenorchy Principal Activity Centre	means the land within the Glenorchy Central Business Zone.

livable housing	means housing designed to cater for people with disability, ageing in place or families with young children.
shared open space	an outdoor recreation area, which may include a rooftop, podium or courtyard, for the shared use of the occupants of an apartment building.

GLE-S14.5 Use Table

This clause is in substitution for the Urban Mixed-Use Zone – Clause 13.2 Use Table.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for home-based business.
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	
Community Meeting and Entertainment	
Research and Development	
Residential	If for an apartment building and: (a) located above ground floor level (excluding pedestrian or vehicular access and parking) or to the rear of a premises; and (b) not listed as a No Permitted Required.
Service Industry	If for alterations or extensions to existing to existing Service Industry.
Tourist Operation	
Visitor Accommodation	If: (a) not a camping and caravan park or overnight camping area; and

	(b) located above ground floor level (excluding pedestrian or vehicular access and parking) or to the rear of a premises.
Discretionary	
Custodial Facility	If for a remand centre.
Educational and Occasional Care	
Emergency Services	
Food Services	
General Retail and Hire	
Hospital Services	
Hotel Industry	
Manufacturing and Processing	If for alterations or extensions to existing Manufacturing and Processing.
Residential	If for an apartment building and not listed as No Permit Required or Permitted.
Resource Processing	If for food or beverage production.
Sports and Recreation	
Storage	If for alterations or extensions to existing Storage.
Transport Depot and Distribution	If for public transport facilities.
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Visitor Accommodation	If: (a) not a camping and caravan park or overnight camping area; and (b) not listed as Permitted.
Prohibited	
All other uses	

GLE-S14.6 Use Standards

GLE-S14.6.1 Retail and Food Services impact

This sub-clause is in substitution for Urban Mixed Use Zone – Clause 13.3.3 Retail impact.

Objective:	That retail and food services uses do not undermine or distort activity in the Glenorchy Principal Activity Centre.	
	Acceptable Solutions	Performance Criteria
A1	The total gross floor area of General Retail and Hire and Food Services must be not more than 200m ² per site.	P1 No Performance Criteria.

GLE-S14.6.2 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.

Objective:	That an appropriate level of bicycle parking spaces, or equivalent spaces for other personal mobility devices, are provided for apartments.	
A1	Not less than 1 on-site bicycle parking space, or equivalent space for other personal mobility devices, must be provided for each apartment.	P1 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: (a) the number of apartments and likely demand for parking for bicycles or other personal mobility devices; and (b) the number of on-site car parking spaces provided for each apartment.

GLE-S14.7 Development Standards for Buildings and Works

GLE-S14.7.1 Building height

This subclause is in substitution for Urban Mixed Use Zone – Clause 13.4.1 Building height A1 and P1

Objective:	<p>That building height:</p> <ul style="list-style-type: none"> (a) is compatible with the streetscape through the scale, bulk and proportion of buildings; and (b) does not cause an unreasonable loss of residential amenity.
Acceptable Solution	Performance Criteria
<p>A1</p> <p>Building height must be not more than:</p> <ul style="list-style-type: none"> (a) for a non-residential building: 10m; and (b) for a building that includes residential use: <ul style="list-style-type: none"> i. 10m, within 3m of a frontage; and ii. 15m otherwise. 	<p>P1</p> <p>Building height must be compatible with the streetscape and must not cause an unreasonable loss of residential amenity, having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing and reduction in sunlight to publicly accessible areas or residential use; (b) providing a transition in scale to adjacent buildings of lesser height if the difference in height is more than 4m; and (c) visual impacts caused by the apparent scale, bulk or proportions of the building.

GLE-S14.7.2 Design of apartment buildings

This sub-clause is in addition to Urban Mixed Use Zone - Clause 13.4 Development Standards for Buildings and Works.

Objective:	<p>That apartment buildings provide a reasonable level of amenity for residents through design that:</p> <ul style="list-style-type: none"> (a) promotes resource efficiency and minimises energy consumption, by maximising solar access and natural ventilation; (b) provides residents with adequate privacy, open space and storage; and (c) mitigates noise impacts from adjacent uses and traffic.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>An apartment building must be designed to achieve:</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 a habitable room (other than a bedroom) or private open space; and</p> <p>(b) not more than 15% of apartments (rounded up to the nearest whole number) receive no direct sunlight to a habitable room (other than a bedroom) or private open space on the 21st of June.</p>	<p>P1</p> <p>An apartment building must be designed to maximise the number of apartments that receive direct sunlight to a habitable room (other than a bedroom) or private open space, 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) the amount of direct sunlight to habitable rooms (other than bedrooms) through the depth and layout of apartments and window sizes.</p>
<p>A2</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 windowsill to lintel, as illustrated in Figure GLE-S14.1.</p>	<p>P2</p> <p>Apartment windows must have adequate shading from direct sunlight during summer, having regard to:</p> <p>(a) the orientation of the windows;</p> <p>(b) existing shading of the site; and</p> <p>(c) any measures to mitigate direct sunlight.</p>
<p>A3</p> <p>At least 60% of apartments must have windows and doorways that open in two or more external building facades.</p>	<p>P3</p> <p>Apartments are designed to provide for natural ventilation, 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; and</p>

	(d) use of other passive ventilation solutions.
<p>A4</p> <p>An apartment building must be designed to achieve internal noise levels in accordance with the requirements specified in Table GLE14.9.1.</p>	<p>P4</p> <p>An apartment building must be designed to mitigate noise impacts from adjacent uses and traffic to achieve a reasonable level of internal acoustic amenity for residents, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site and adjoining properties; (b) measures in the design, layout and construction of the apartment building to eliminate, mitigate or manage effects of noise intrusion into apartments; (c) if the proposed design sound level is lower than the range specified in Table GLE-14.9.1, maintaining a reasonable level of acoustic privacy: <ul style="list-style-type: none"> (i) between apartments; and (ii) between apartments and common areas of the apartment building; and (d) any advice from a suitably qualified person.
<p>A5</p> <p>An apartment must have private open space that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 6 m² plus 2 m² per bedroom, and a minimum width of 2 m; (b) is directly accessible from a habitable room (other than a bedroom) of the apartment; (c) has visual and acoustic screening from: <ul style="list-style-type: none"> (i) mechanical plant and equipment, service structures and lift motor rooms; 	<p>P5</p> <p>An apartment must have adequate private open space that provides a reasonable level of amenity and opportunity for outdoor recreation for residents, having regard to:</p> <ul style="list-style-type: none"> (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 habitable room (other than a bedroom) of the apartment; (c) the solar access, privacy, visual and acoustic qualities of the space; and

<ul style="list-style-type: none"> (ii) outdoor storage areas and shared laundry facilities; and (iii) adjacent outdoor entertainment areas. <p>(d) includes a private clothes drying area that is screened from public view, unless shared clothes drying facilities are provided.</p>	<p>(d) provision for clothes drying.</p>
<p>A6</p> <p>An apartment building containing 10 or more apartments must have shared open space on the site, with:</p> <ul style="list-style-type: none"> (a) a total area not less than the area specified in Table GLE-S14.9.2; (b) a minimum horizontal dimension of 5m; (c) a minimum area of 45m² in one location; (d) not less than 20% of the total shared open space area allocated for landscaping; (e) direct access from the apartment building's shared circulation areas; (f) visual and acoustic screening from: <ul style="list-style-type: none"> (i) mechanical plant and equipment, service structures and lift motor rooms, and (ii) non-residential uses on-site and on adjacent properties; (g) visual screening of any shared clothes drying areas from public view; and (h) not less than 2 hours of direct sunlight between 9 am and 3pm on 21 June to at least 50% of the shared open space. 	<p>P6</p> <p>An apartment building containing 10 or more apartments must have adequate shared open space on the site that provides reasonable amenity and outdoor recreation opportunities for residents, having regard to:</p> <ul style="list-style-type: none"> (a) the area and dimensions of the space; (b) the number of apartments in the building; (c) provision of landscaping on the site; (d) the location of the space, relative to the apartment building's shared circulation areas; (e) measures to minimise: <ul style="list-style-type: none"> (i) impacts on residential amenity from mechanical plant and equipment, service structures and lift motor rooms; (ii) conflict with non-residential uses on-site and on adjacent properties; and (iii) public visibility of any shared clothes drying areas; (f) access to direct sunlight; and (g) any public open space in the vicinity.
<p>A7.1</p> <p>Private open space with sides facing the</p>	<p>P7.1</p> <p>Private open space must be designed to minimise</p>

<p>private open space or glazing to a habitable room of another apartment or dwelling on the same storey or a lower storey must have:</p> <p>(a) a permanently fixed screen to a height of not less than 1.7m above the finished surface level, with a uniform transparency of not more than 25%, along the sides facing the private open space or glazing to a habitable room of the other apartment or dwelling; or</p> <p>(b) a separation distance of not less than 6m from the private open space or glazing to a habitable room of the other apartment or dwelling.</p>	<p>overlooking of the private open space and glazing to habitable rooms of any adjacent apartment or dwelling, having regard to:</p> <p>(a) the location and extent of any proposed screening; and</p> <p>(b) the location and orientation of the proposed private open space relative to the private open space and glazing to habitable rooms of adjacent apartments and dwellings.</p>
<p>A7.2</p> <p>A shared open space that with sides facing the private open space or glazing to a habitable room of another apartment or dwelling on the same storey or a lower storey must have:</p>	<p>P7.2</p> <p>Shared open space must be designed to minimise overlooking of the private open space and glazing to habitable rooms of any adjacent apartment or dwelling, having regard to:</p>
<p>(a) a permanently fixed screen to a height of not less than 1.7m above the finished surface level, with a uniform transparency of not more than 25%, along the sides facing the private open space or glazing to a habitable room of the other apartment or dwelling; or</p> <p>(b) a separation distance of not less than 6m from the private open space or glazing to a habitable room of the other apartment or dwelling.</p>	<p>(a) the location and extent of any proposed screening;</p> <p>(b) the layout of the shared open space; and</p> <p>(c) the location and orientation of the shared open space relative to the private open space and glazing to habitable rooms of adjacent apartments and dwellings.</p>
<p>A7.3</p> <p>Glazing to a habitable room of an apartment facing the private open space or glazing to a habitable room of another apartment or dwelling on the same storey or a lower storey must:</p> <p>(a) have a separation distance of not less</p>	<p>P7.3</p> <p>Glazing to a habitable room of an apartment must be designed to minimise direct views to the private open space and glazing to a habitable room of any adjacent apartment or dwelling, having regard to:</p> <p>(a) the extent of any proposed screening or</p>

<p>than 6m from the private open space or glazing to a habitable room of the other apartment or dwelling;</p> <p>(b) be offset, in the horizontal plane, not less than 1.5m from the edge of the private open space or glazing to a habitable room of the other apartment or dwelling;</p> <p>(c) have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of at least 1.7m above the floor level; or</p> <p>(d) have 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>fixed obscure glazing;</p> <p>(b) the area and sill height of the proposed glazing; and</p> <p>(c) the location of the proposed glazing relative to the private open space or and glazing to habitable rooms of adjacent apartments and dwellings.</p>
<p>A8</p> <p>An apartment must have a secure, individual storage area that:</p> <p>(a) has a minimum volume of 4m³ plus 2m³ per bedroom;</p> <p>(b) is located externally to the apartment;</p> <p>(c) is not co-located with waste and recycling storage; and</p> <p>(d) is screened or not visible from any apartment, dwelling, other non-residential use on the site or publicly accessible areas of the site.</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 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, dwelling, other non-residential use on the site or publicly accessible areas of the site; and</p> <p>(f) separation from any on-site storage area for shared waste and recycling.</p>
<p>A9</p> <p>A new apartment building containing 6 or more apartments must provide:</p>	<p>P9</p> <p>A new apartment building containing 6 or more apartments must provide a reasonable number of</p>

<p>(a) not less than 30% of apartments (rounded up to the nearest whole number) meeting Gold Level livable housing elements specified at Table GLE-S14.9.3; or</p> <p>(b) not less than 5% of apartments (rounded up to the nearest whole number) meeting Platinum Level livable housing elements specified at Table GLE-S14.9.3.</p>	<p>apartments designed as livable housing, having regard to:</p> <p>(a) the size and scale of the development;</p> <p>(b) any proposed livable housing design features, other than design features required under the <i>Building Act 2016</i>; and</p> <p>(c) any accessibility or housing policy or strategy adopted by Council.</p>
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GLE-S14.7.3 Waste storage and collection for apartments

This sub-clause is in addition to the provisions of the Urban Mixed Use Zone - Clause 13.4 Development Standards for Buildings and Works

Objective:	That waste storage and collection for apartments:	
	(a) is adequate and convenient; and	
	(b) does not adversely impact amenity, the streetscape, other non-residential uses or traffic.	
Acceptable Solution	Performance Criteria	
A1	P1	
No Acceptable Solution.	An apartment building must have adequate on-site waste storage, having regard to:	
	(a) convenience for residents;	
	(b) design and location to minimise noise, odour and visual impacts;	
	(c) whether waste can be stored on a shared basis for use by all apartments on-site;	
	(d) separation from any non-residential waste storage on the site;	
	(e) ease of access for collection vehicles if on-site collection is proposed; and	
	(f) any policy on waste management adopted by Council.	

<p>A2</p> <p>No Acceptable Solution.</p>	<p>P2</p> <p>Waste collection for an apartment building must not unreasonably impact amenity or traffic flow on the site, adjoining properties or the road, having regard to:</p> <ul style="list-style-type: none"> (a) the location, timing, duration and frequency of bin collection vehicle movements; (b) manoeuvring required by waste collection vehicles, including the amount of reversing and associated warning noise; (c) any noise mitigation measures between the sensitive use on the site or an adjacent property, and waste collection activities; (d) potential conflicts with pedestrian, bicycle or vehicular traffic; (e) whether waste can be collected on-site; (f) any advice from the road authority; and (g) any policy on waste management adopted by Council.
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GLE-S14.7.4 Access, parking and sustainable transport for apartments

This sub-clause is in substitution to the provisions of the Parking and Sustainable Transport Code – Clause C2.5.2 Bicycle parking numbers, and in addition to Clause C2.6 Development Standards for Buildings and Works.

Objective:	
That access and parking for a site containing an apartment building:	
<ul style="list-style-type: none"> (a) is designed to ensure safe movement of all site users, including vehicles, bicycles, personal mobility devices and pedestrians; (b) minimises disruptions to any non-residential uses at ground floor level; and (c) provides for active transport options. 	
Acceptable Solution	Performance Criteria
A1	P1

<p>No Acceptable Solution.</p>	<p>For a site containing an apartment building, if commercial vehicles will also enter the site, access and parking must be designed to ensure safe movement of all site users, having regard to:</p> <ul style="list-style-type: none"> (a) separation of parking, loading and unloading areas for commercial vehicles; (b) the location of parking areas for all other vehicles; (c) minimising disruption to non-residential uses; and (d) any advice from the road authority.
<p>A2.1</p> <p>Bicycle parking spaces, or equivalent spaces for other personal mobility devices, for apartments must:</p>	<p>P2.1</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>
<ul style="list-style-type: none"> (a) be accessible from a road, cycle path, bicycle lane, shared path or access way; (b) be located on common property of the apartment building or its car parking area; and (c) if located within a car parking area, must be clearly marked. 	<ul style="list-style-type: none"> (a) access to the site; (b) the characteristics of the site, including other uses on the site; (c) the location and visibility of proposed parking for bicycles or other personal mobility devices; and (d) the location of other parking areas on the site.
<p>A2.2</p> <p>Bicycle parking spaces, or equivalent spaces for other personal mobility devices, for apartments must:</p> <ul style="list-style-type: none"> (a) have dimensions not less than: <ul style="list-style-type: none"> (i) 1.7m in length; (ii) 1.2m in height; and 	<p>P2.2</p> <p>Bicycle parking spaces, or equivalent spaces for other personal mobility devices, for apartments and the associated access must be convenient, safe, secure and efficient to use, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the space available;

<p>(iii) 0.7m in width at the handlebars;</p> <p>(b) have unobstructed access with a width of not less than 2 m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and</p> <p>(c) include a rail or hoop to lock a bicycle, or equivalent spaces for other personal mobility devices, that satisfies <i>Australian Standard AS 2890.3-2015 Parking facilities -- Part 3: Bicycle parking</i>.</p>	<p>(c) the safety of cyclists; and</p> <p>(d) the provisions of <i>Australian Standard AS 2890.3-2015 Parking facilities -- Part 3: Bicycle parking</i>.</p>
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GLE- S14.8 Development Standards for Subdivision

This clause is not used in this specific area plan.

GLE-S14.9 Tables

Table GLE-S14.9.1 Design sound levels

Location	dB(A) (LAeq) range
Apartment common areas (e.g. foyer, lift lobby)	45 to 50
Living and work areas	35 to 45
Sleeping areas (night time)	35 to 40

Table GLE-S14.9.2 Shared open space for apartments

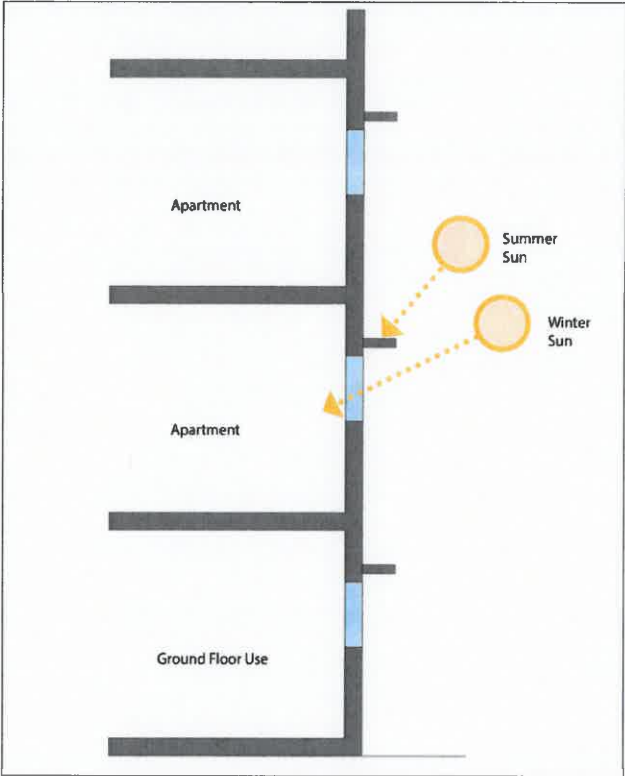
Number of apartments	Minimum area of shared open space
1-9	Nil
10-19	120 m ² plus 4 m ² per apartment, after the first 10 apartments
20 or more	160 m ² plus 6 m ² per apartment, after the first 20 apartments

Table GLE-S14.9.3 Livable housing elements

Design element	Gold level	Platinum level
Entrance door – minimum clear opening width	0.85m	0.9m

Level external landing area adjoining the entrance door – minimum dimensions	1.35m x 1.35m	1.5m x 1.5m
Internal doorways – minimum clear opening width	0.85m	0.9m
Internal corridors/passageways – minimum width	1.2m	1.2m
Toilet area – minimum clear width: <ul style="list-style-type: none"> - between the walls of the bathroom if located in a separate room, or - between amenities if located in a combined bathroom 	1.2m	1.2m
Shower recess – minimum dimensions (width x length)	0.9m x 0.9m	1.16m x 1.1m
Shower recess – minimum clear space forward of the shower recess entry (width x length)	1.2m x 1.2m	1.6m x 1.4m
Fixed bench, appliance and wardrobe recesses – minimum depth	0.6m	0.6m
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	10m ²	10m ²
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

Figure GLE-S14.1 Window shading





GLENORCHY
CITY COUNCIL



MILL LANE PRECINCT REVIEW

PLAM-23/04 - Proposed Planning Scheme Amendment to rezone 7 sites along Mill Lane and apply the 'Mill Lane Specific Area Plan'

EXPLANTORY REPORT
March 2024

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1. Introduction

Sections 1 and 2 of this report provide details on the current context of the area, why a planning scheme amendment is required and the drivers of the project. The report then explains the proposed components and specific details of the planning scheme amendment. This document is to be read in conjunction with the Planning Assessment Report that demonstrates compliance with the requirements of the *Land Use Planning and Approvals Act 1993*.

1.1 What land is affected by the proposed Planning Scheme Amendment?

The proposed planning scheme amendment applies to the seven properties (outlined in red in Figure 1 below) next to the Glenorchy CBD (Glenorchy's Principal Activity Centre) which comprise the Mill Lane Precinct (the Precinct). The properties within the Precinct are 404-408 Main Road, Glenorchy (currently zoned Commercial) and sites at 8 Mill Lane, 9-11 Mill Lane, 12 Mill Lane, 1/13- 15 Mill Lane, 2/13-15 Mill Lane and 17 Mill Lane, Glenorchy (currently zoned Light Industrial).

A zoning map of the Precinct within its surrounding context is below under Figure 1. An interactive map of the area can be found at <https://maps.thelist.tas.gov.au/listmap/app/list/map>.



Figure 1: Zoning map of the area highlighting the sites considered under the Mill Lane Precinct Review within the surrounding context

The Precinct is next to the Glenorchy Central Business Zone which is to the east, residences in the Inner Residential Zone also to the east, a Community Purpose Zone (Guilford Young College) to the south and Humphreys Rivulet to the west.

1.2 What is this Planning Scheme Amendment about?

The Mill Lane Precinct is in a prime location next to the Glenorchy CBD. It could be a vibrant Precinct with mixed-use opportunities, including medium density housing; however, to do this new planning controls are needed.

This project aims to rezone the land to a more suitable zoning for this area. This will provide opportunities for medium density housing close to the Glenorchy CBD, while also keeping existing uses.

The land includes a Council carpark at 9-11 Mill Lane. The carpark is not earmarked for development or sale, and this project does not make any change to Council's land management or disposal processes or obligations.

It is proposed to amend the planning scheme to:

- Rezone the sites within the Mill Lane Precinct from Commercial and Light Industrial Zones to an Urban Mixed Use Zone (UMUZ); and
- Apply the 'Mill Lane Specific Area Plan'.

The proposed planning controls are explained under Section 3 of this report. The proposal at this stage is to amend the applicable planning controls only. No new use or development is being proposed at these sites under the amendment. Reviewing the planning controls will enable appropriate zoning and suitable planning controls to apply to these properties, including the opportunity for housing, should the properties be redeveloped in the future. Any future planning permit applications received by Council will go through formal statutory processes and would likely require advertising.

1.3 Current Context - Mill Lane Precinct

Table 1 below provides an overview of the current zoning and businesses/use of the sites within the Mill Lane Precinct.

Table 1: Current context of the sites within the Mill Lane Precinct

Site	Zone	Ownership	Existing business
404 – 408 Main Road, Glenorchy	Commercial	Crown Land	Medical Centre
12 Mill Lane, Glenorchy	Light Industrial	Private under same ownership	St Vincent De Paul Society (Vinnies) Tas Textiles (retail sales and embroidery & logo designs for textiles).
8 Mill Lane, Glenorchy	Light Industrial		Vacant – Warehouse (storage) with offices
17 Mill Lane, Glenorchy	Light Industrial	Private	Aurora Disability Services – education & support services for people with a disability
1/13-15 Mill Lane, Glenorchy	Light Industrial	Private	Aurora Disability Services - education & support services for people with a disability
2/13-15 Mill Lane, Glenorchy	Light Industrial	Private	Automotive electrical repairs and workshop
9-11 Mill Lane, Glenorchy	Light Industrial	Glenorchy City Council	Public Car Park

A recent application PLN-23-264 was approved for sites at 8 and 12 Mill Lane, Glenorchy for a mixed-use development. The approval is related to existing uses and development to allow additions and alterations to the existing buildings to allow St Vincent De Paul Society (Vinnies) distribution centre with associated storage space (Storage use class),

reconfiguration of existing Tas Textiles light manufacturing facility for textile knitting, sewing, and embroidery (Manufacturing and Processing use class), St Vincent Industries for cutting and production of rags (Manufacturing and Processing use class), subservient retail outlet shops for Vinnies and TasTextiles that would be open to the public, and a small scale catering/ takeaway service for Loui's Van Kitchen (Food Services use class). The planning permit has not yet been acted upon.



Figure 2: Birds-eye view of Mill Lane Precinct. Note: while the image does not capture all of 2/13 Mill Lane, Glenorchy, this site is also included in this project

1.4 Why do we need a new zone?

The land within the Mill Lane Precinct is currently zoned Light Industrial and Commercial. The existing uses (refer to Table 1) within the precinct are generally not typical uses of the Light Industrial and Commercial zones. The location of the Light Industrial Zone next to the Inner Residential and Central Business (CBD area) zones is not appropriate due to the impacts of uses that could be allowed in the Light Industrial Zone. Further, residential use is prohibited in these zones. This is a lost opportunity for more housing, given the proximity of the Mill Lane Precinct to the Glenorchy CBD and all the services including public transport options.

This project aims to rezone the land to a more suitable zoning for this area, providing opportunities for medium density housing close to the Glenorchy CBD, and also keeping existing uses and businesses.

1.5 Why do we need a new specific area plan?

A Specific Area Plan (SAP) applies to a unique area and includes planning controls to achieve specific outcomes that are not provided for under the zone. In this case, the Mill Lane Specific Area Plan provides for the existing businesses to stay. One of the existing uses, being motor repairs (automotive electrical repairs), is not a permissible use in the proposed Urban Mixed-Use Zone. The SAP will override the prohibition in the zone, to allow this use to stay but prevent new light industrial uses including new motor repairs uses (and automotive electrical repairs). To ensure that future residential uses do not undermine the functioning of nearby non-residential uses, the SAP also introduces planning controls to achieve well-designed apartments, as the UMUZ has limited controls for residential development. The proposed apartment design controls aim to minimise conflicts between residential and non-

residential uses, so that they can co-exist with minimal impact on each other. The SAP also supports the approved development and continuation of existing uses under PLN-23-264.

1.6 Does this project affect the functioning of the Council Car Park at 9-11 Mill Lane?

There is **NO** change proposed to the current use of the land as a public car park, which will not be affected by the amendment. While Council's car park at 9-11 Mill Lane, Glenorchy is included within the Mill Lane Precinct area, there is currently **NO** plan for disposing of this car park for development or changing its current use. A FAQ factsheet on the Council Car Park at 9-11 Mill Lane, Glenorchy is included under Appendix 1 of this report.

2. Background

2.1 Why do we need this amendment – suitability of zoning and opportunities for more housing!

We know that housing supply in Glenorchy has not kept up with demand or housing targets. If housing continues to be built at the same rate, supply will not keep up with future demand and there will be further housing stress. We can address part of our housing need by providing opportunities for more medium rise apartments in suitable locations close to activity centres, transport networks and services. The location of the Mill Lane Precinct provides an opportunity for more housing in a convenient area while allowing for the existing businesses to stay.

This amendment proposes to rezone the land to a more suitable zone that is compatible with the surrounding context and enables opportunities for infill housing.

2.2 What is infill housing?



Figure 3: Example of medium-rise infill apartments: The Commons in Brunswick, Melbourne VIC

Infill housing refers to the development of new dwellings within an existing urban area. These range from detached houses including multiple dwellings, to duplexes, triplexes, townhouses, terrace housing, or low to medium rise apartments. Infill housing can be delivered as a single or small-scale development, or as part of a larger, integrated development.¹

Given the central location of the land, this project focuses on planning controls for apartments.

2.3 Need for more housing opportunities as identified in strategic directions

Challenges in housing, including supply issues, affordability and diversity, are being faced by communities across Tasmania. Encouraging opportunities for more housing is identified in various regional and local strategies and plans, including the Southern Regional Land Use Strategy, Hobart City Deal, Northern Suburbs Transit Corridor and Greater Glenorchy Plan.

¹ Towards Infill Housing Development, Prepared for the Tasmanian Department of State Growth (link: https://www.stategrowth.tas.gov.au/_data/assets/pdf_file/0019/216172/Toward_Infill_Housing_Development.pdf)

Southern Regional Land Use Strategy (STRLUS)

The STRLUS identifies Greater Glenorchy is responsible for the 'lion's share' of infill development, providing 40% of the total target in the southern region with a total of 5,300 additional dwellings between 2010 and 2035.² Glenorchy's targets are the highest identified amongst the other southern municipalities.

Hobart City Deal

The Hobart City Deal is a shared 10-year vision between the Federal Government, the Tasmanian Government, and the Greater Hobart Councils (Glenorchy, Hobart, Clarence and Kingborough Councils) to improve collaboration and strategic activity across Greater Hobart. One of the aims of the Hobart City Deal is to deliver a package of planning initiatives to support development to provide residents with a greater range of housing choices.

As part of the Hobart City Deal, the 30-Year Greater Hobart Plan was released, bringing transport, housing and precinct planning for Greater Hobart together in a spatially integrated manner. The Greater Hobart Plan proposes a 70:30 infill/greenfield development split as an attainable target over the next 30 years. The Greater Hobart Plan also encourages more infill development closer to transport corridors and within identified densification areas (such as the land in the Mill Lane Precinct).³

Northern Suburbs Transit Corridor (NSTC)

A key project under the Hobart City Deal is activating the Northern Suburbs Transit Corridor (NSTC), which lies within the municipal areas of Glenorchy and Hobart. The NSTC will connect key employment, tourism and activity centres, linking the northern suburbs and Hobart CBD.⁴

The NSTC is an area of 800m on either side of Main Road and the rail corridor. The Mill Lane Precinct falls within the NSTC. Supporting increased residential opportunities within the NSTC will support the use of public transport and assist in activating the area, including the Glenorchy CBD.

Greater Glenorchy Plan (GGP)

The Greater Glenorchy Plan (GGP) was adopted by Council in February 2021. The GGP includes several commitments or actions to investigate ways to increase urban densities. The Mill Lane Precinct is suited for infill residential development due to its location close to the Glenorchy CBD, and access to services and infrastructure. Increasing opportunities for housing is also consistent with the City of Glenorchy's Community Plan 2015-2040.

2.4 What could the built form look like?

There are many national and local examples where residential use has been integrated with non-residential uses that work well together. Some local examples of these mixed use developments in Hobart are shown below.

² Southern Tasmanian Regional Land Use Strategy 2020- 235 (link: https://planningreform.tas.gov.au/_data/assets/pdf_file/0019/708013/Southern-Tasmania-Regional-Land-Use-Strategy-2010-2035-Effective-17-May-2023.PDF)

³ 30 – Year Greater Hobart Plan (link: <https://www.greaterhobart.tas.gov.au/30-year-greater-hobart-plan>)

⁴ Activating the Northern Suburbs Transit Corridor (link: <https://www.hobartcitydeal.com.au/activating-the-northern-suburbs-transit-corridor>)



Figure 4: Commercial and shop-top housing at North Hobart

Example of built form: Mixed-use development in North Hobart (Figure 4 left), which was recently completed. It consists of ground floor commercial showroom and shop-top residential use. The building has been designed to have stepped setbacks, to reduce impacts on surrounding land uses and protect amenity.

Mixed-use development in Hobart CBD (Figure 5 below), indicating how the taller built form for residential use can fit within the surrounding low-rise development, without impacting on the streetscape or economic activity at the ground level.



Figure 5: The Commons, Hobart with Ground floor non-residential and shop top housing at Hobart CBD

3. Proposed Planning Scheme Amendment

The proposed planning scheme amendment contains two components:

- Rezoning the land in the Mill Lane Precinct to Urban-Mixed Use Zone; and
- Applying the Mill Lane Specific Area Plan.

The following sections of this report provide an explanation of these components.

3.1 Proposed Urban Mixed-Use Zone

The seven sites within the Mill Lane Precinct are proposed to be rezoned from Commercial and Light Industrial to the Urban Mixed-Use Zone (UMUZ). The UMUZ will fit better with the character of the area, adjacent to the Glenorchy CBD and adjoining residences in the Inner Residential Zone. The UMUZ allows both residential and non-residential uses, while minimising new industrial uses that could have a negative impact to the adjacent Inner Residential and Central Business Zones.

The planning controls in the UMUZ form part of the State Planning Provisions (SPPs), which can be viewed at <https://www.planning.tas.gov.au/other-resources/Tasmanian-planning-scheme>.

3.2 Proposed Mill Lane Specific Area Plan (Mill Lane SAP)

Along with the zone standards, specific planning controls are proposed in the draft 'Mill Lane Specific Area Plan' (the Mill Lane SAP). The Mill Lane SAP will allow the existing businesses to stay and provide specific standards for residential use in the form of apartments. The SAP will include additional controls not provided for in the UMUZ,

such as design standards for apartments and how the buildings ‘fit in’ to the local area. The draft standards aim to achieve quality housing that is respectful of current businesses and neighbouring dwellings.

The Mill Lane SAP is made up of several elements:

- Plan Purpose
- Definition of terms
- Use Table
- Applicable Standards, which includes use standards and development standards for buildings and works.

The role of these elements and how they work is set out in the sections below. The following sections are to be read in conjunction with Draft Mill Lane SAP in *Attachment 1*. To understand how planning controls work, note that use and development standards have Acceptable Solutions and/or Performance Criteria. An Acceptable Solution provides a measurable standard. Where an Acceptable Solution isn’t met, Performance Criteria provide a qualitative option, which gives the planning authority discretion to grant or refuse a proposal.

3.2.1 Plan Purpose and Application– GLE-S14.1 & GLE-S14.2

Within the Tasmanian Planning Scheme (TPS), the role of the Plan Purpose is to clarify the scope of the SAP and guide decisions relating to planning permit applications. The overarching purpose statements must link to the standards in the SAP.

GLE-S14.1 Plan Purpose

The purpose of the Mill Lane Specific Area Plan is:

- GLE-S14.1.1 To provide for existing uses and other uses that do not undermine the activity in the Glenorchy Principal Activity Centre and are suitable to be located next to an Inner Residential Zone.*
- GLE-S14.1.2 To promote well-designed apartment development that supports livable housing.*
- GLE-S14.1.3 To take advantage of the accessible location and support sustainable active transport.*
- GLE-S14.1.4 To minimise potential conflict between residential and non-residential uses.*

Clause GLE-S14.2 sets out where the SAP applies and which SPPs it relates to. The land that the Mill Lane SAP applies to will be shown in an overlay in the Planning Scheme maps.

3.2.2 Definition of Terms – GLE-S14.4

Some definitions are proposed in the Mill Lane SAP for terms that are otherwise not defined under the SPPs. These definitions are consistent with the definitions under the GLE-S15.0 Northern Apartments Corridor SAP (NAC SAP) and the GLE-S8.0 Glenorchy Principal Activity Centre SAP (PAC SAP) within the Glenorchy Local Provisions Schedule ensuring consistency across the various SAPs.

3.2.3 Use Table – GLE-S14.5

The Use Table in the SAP replaces the Use Table in the proposed UMUZ (Clause 13.2). The allowable uses are customised to ensure the existing businesses can stay and to ensure new uses support activity within the Glenorchy CBD. Bulky Goods Sales normally allowed under the UMUZ is not considered appropriate within the Precinct. This use generally requires large floor areas for buildings with adequate vehicle manoeuvring areas for frequently visiting commercial vehicles both within the site and on the public road reservation. Given the configuration of the Mill Lane road reservation, the Precinct is considered unsuitable for this use, which is therefore prohibited under the SAP. Uses

such as Food Services, General Retail and Hire and Hotel Industry that are allowed under the permitted pathway under the UMUZ will require discretionary assessment under the SAP to consider their impact on the uses within the Glenorchy CBD.

The SAP also provides a permitted pathway for housing on top of businesses, but limits the type of residential use to apartments. This helps to minimise conflict between residential use and other uses in the Mill Lane Precinct, while maximising the opportunity for more infill housing.

3.2.4 Use Standards- GLE-S14.6

Retail & Food Services Impact - GLE-S14.6.1

A new standard is proposed to limit General Retail and Hire (such as shops) and Food Services (such as cafes and restaurants) uses to be a maximum gross floor area of 200 m² in total per site within the Mill Lane Precinct. This standard would replace the Retail Impact standard under Clause 13.3.3 of the UMUZ that limits General Retail and Hire and Bulky Goods Sales uses. This standard aims to keep the larger retail and food service activities within the CBD area rather than spreading out into the Mill Lane Precinct.

Bicycle Parking Numbers - GLE-S14.6.2

Given the proximity of the Mill Lane Precinct to the Glenorchy CBD and the Intercity Cycleway, in line with the Plan Purpose statements of the Mill Lane SAP, this standard aims to encourage the uptake of active transportation by requiring at least one bicycle space per apartment.

3.2.5 Development Standards for Buildings and Works – GLE-S14.7

A range of development controls are proposed under the Mill Lane SAP that are necessary to address:

- Siting and building arrangement, including permissible building heights;
- Apartment design, including apartment building performance (noise mitigation, natural ventilation and energy efficiency), and apartment amenity (which considers privacy, solar access, private and communal open spaces, functional layout, storage and liveable housing);
- Waste storage and collection for residences, where there is a mix of uses onsite; and
- Access, parking and sustainable transport options for apartments on sites with other non-residential uses.

Building Height – GLE-S14.7.1

The draft Mill Lane SAP includes new Building Height standards that would replace the Building Height standards in the UMUZ in Clause 13.4.1. The Building Setbacks in Clause 13.4.2 of the UMUZ are not being replaced and will still apply to proposed developments.

The table below shows what is currently permissible under the Light Industrial and Commercial Zones, and how this proposes to be changed under the Mill Lane SAP. Greater heights for apartments are proposed, while maintaining the currently permissible heights on the residential zone boundary and street frontage.

Table 2: Comparison of built form (building height & setbacks) permissible in the current zones vs that proposed to be allowed in proposed planning scheme amendment

	Light Industrial Zone (LIZ) & Commercial Zone (CZ) (Current)	Urban Mixed-Use Zone (Proposed)	Mill Lane Specific Area Plan (Proposed)
Building Height	LIZ: 10m CZ: 12m	Will be replaced by height prescribed in Mill Lane SAP	Non-residential: 10m Residential: 10m within 3m of a frontage, and otherwise 15m, where apartments are proposed
Building height within 10m of a Residential Zone	Buildings within 10m of an Inner residential zone for both LIZ & CZ - 9.5m.	Will be replaced by height prescribed in Mill Lane SAP	Buildings within 10m of a residential zone - 9.5m. = No change from current.
Front Boundary Setback	For both LIZ & CZ, Either: (a) 5.5m; or (b) not less than existing buildings on the site; or (c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.	Either: (a) 3m; or (b) not less than existing buildings on the site; or (c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.	None Proposed – Urban Mixed Use Zone setbacks will apply.
Setback from an adjoining Residential zoned property	For both LIZ & CZ, Either: (a) 4m; or (b) half the wall height of the building, whichever is the greater.	Either: (a) 3m; or (b) half the wall height of the building, whichever is the greater.	None Proposed – Urban Mixed Use Zone setbacks will apply.

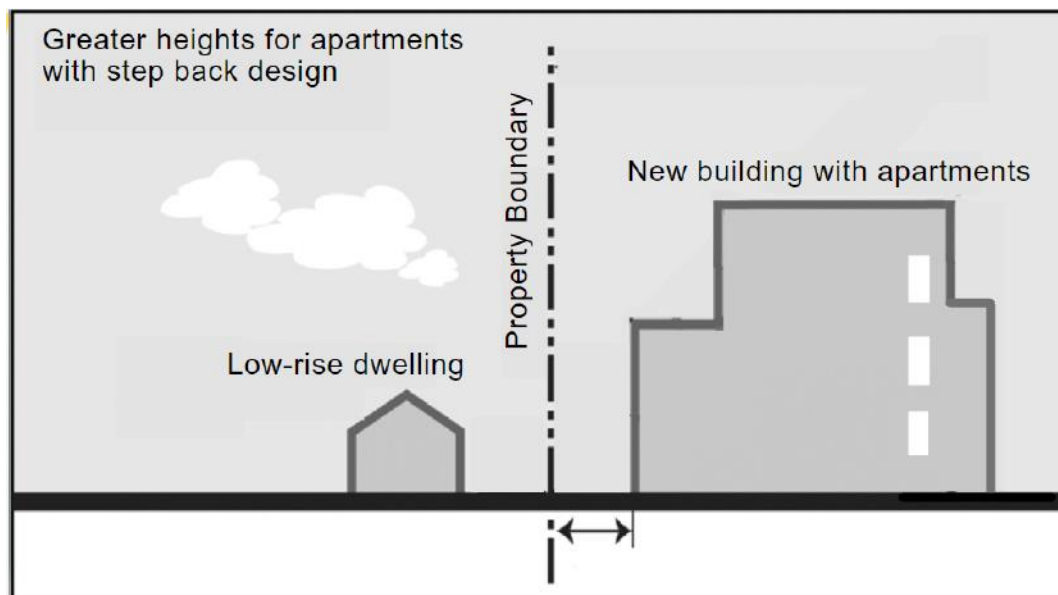


Figure 6: Concept illustration of step back built form from residential zone to protect adjacent residential amenity (image not to scale, for illustrative purposes only)

A building height of 10m currently applies to the Light Industrial Zone under the Acceptable Solution. This is maintained for non-residential uses under the Mill Lane SAP. The current standards also require the building height to be 9.5m within 10m of a residential zone, which is also proposed to be maintained for all uses. The Mill Lane SAP enables higher building heights for residential use for the portion of the building that is setback adequately, providing for a step-like built form. This reduced height along the frontage and along residential boundaries will minimise visual bulk impacts at the street level and provide for a transition in built form from adjoining residential buildings.

Greater heights can be sought under the Performance Criteria as part of a discretionary application by demonstrating that no unreasonable impacts are caused due to visual bulk or overshadowing of residential use, and that a transition in scale is provided between buildings on adjacent sites.

Building setbacks and design standards – as existing under the Urban Mixed-Use Zone

The Mill Lane SAP does not contain specific standards for building setbacks or visual design, and as such the standards under the UMUZ – Clause 13.4.2 Setbacks and Clause 13.4.3 Design will still apply to all developments, including residential apartments.

Apartment Design GLE-S14.7.2

To encourage more infill housing, well designed apartments need to be encouraged, both in terms of liveability for occupants and compatibility with surrounding areas. Planning controls to achieve an acceptable level of amenity and building design for apartments are proposed in addition to the UMUZ – Clause 13.4 Development Standards for Buildings and Works. The proposed apartment design standards are largely consistent with those under the NAC SAP and the PAC SAP within the Glenorchy LPS ensuring consistency across the various SAPs.

The apartment design controls aim to minimise conflicts between residential and non-residential uses so they can co-exist and function with minimal impact on each other. For example, apartments will be required to be designed to certain acoustic standards to reduce the noise impacts from nearby businesses on residential occupants. Similarly, the location of private open space and windows in each apartment will need to be designed so there are no direct views into nearby residential homes. The proposed controls are discussed below.

Solar Access

This control requires a reasonable number of dwellings within the apartment building to have good access to direct sunlight. The Acceptable Solution in the SAP requires at least 70% of apartments receive at least 3 hours of sunlight on 21st June (mid-winter) to living rooms or private open spaces, and not more than 15% receive no direct sunlight to living rooms or private open spaces on this day. Where the Acceptable Solution cannot be met, the Performance Criteria considers the size and orientation of the site, number of south facing or multiple aspect apartments, depth and layout of apartments and window sizes, to determine whether the design maximises the number of apartments that receive direct sunlight in mid-winter.

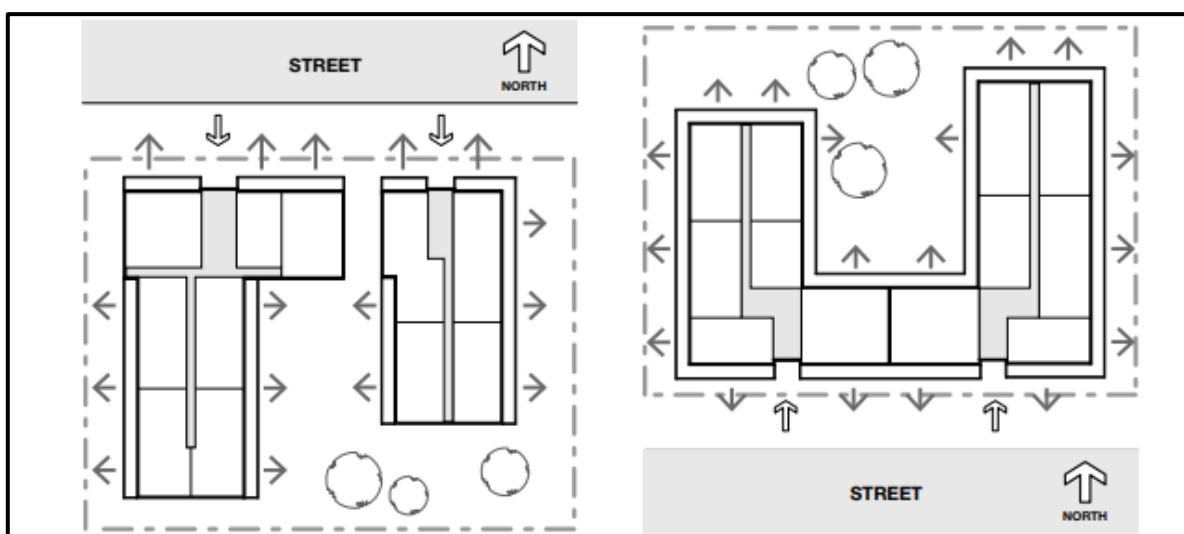


Figure 7: Apartment design to optimise the area of direct solar access to the dwellings
(Image source: Apartment Design Guidelines for Victoria)

Solar Shading

Shading for dwellings, particularly windows and other forms of glazing, can have a significant impact on summer comfort and energy costs. Appropriate shading designs and structures help block unwanted sun in summer while still allowing solar access in winter. The SAP requires window shading for north-facing apartment windows, based on the federal government’s *Your Home* guide (<https://www.yourhome.gov.au/passive-design/shading>).

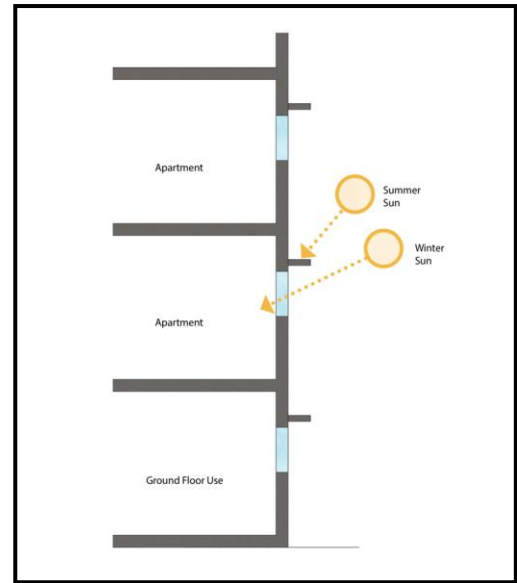


Figure 8: Window shading to north-facing apartments (Image source: GCC)

Cross Ventilation

Cross ventilation via openable windows or doors to achieve natural air flow is important in good apartment design. While the current Building Regulations control the need for natural ventilation, they do not address air flow through the building. It is important to locate and design windows that are on different orientations of a dwelling to provide cross ventilation with optimal breeze paths. The SAP requires under the Acceptable Solution, at least 60% of apartments to have external openings in different elevations providing natural cross-ventilation. Associated Performance Criteria will enable assessment when the Acceptable Solution cannot be met, to consider building orientation, number and area of external openings proposed, internal layout, and provision of other passive ventilation solutions.

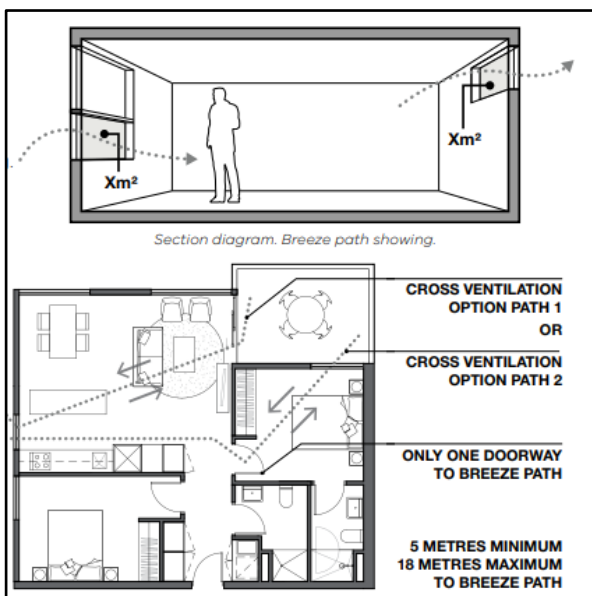


Figure 9: Examples of apartment design with consideration to cross ventilation (Image source: Apartment Design Guidelines for Victoria)

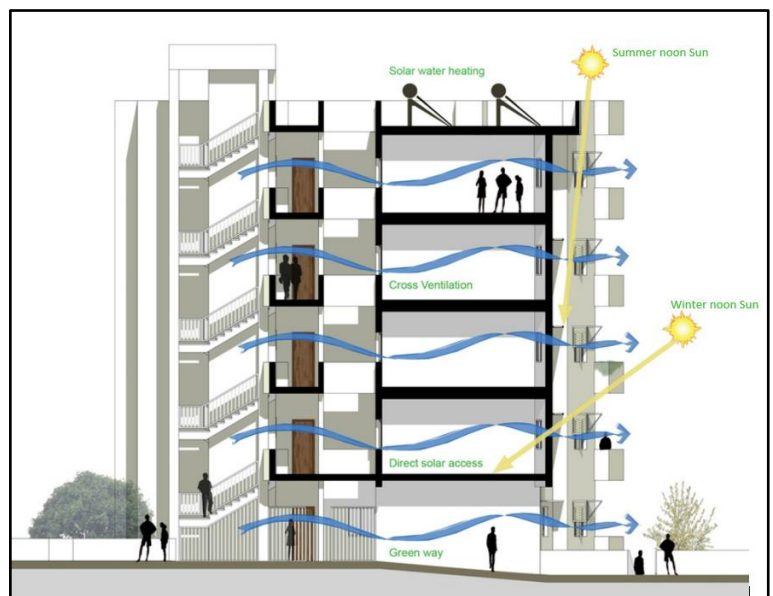


Figure 10: A Model of Energy-Efficient Affordable Apartment Building in Abu Alanda, Jordan (Source Google)

Noise mitigation

Residential uses will be required to adapt to the current context of the area, so they do not constrain or cause conflict with non-residential uses. For example, a new apartment must be designed to minimise the potential for future residents to complain about noise impacts from the existing motor repairs business (Service Industry use) within the precinct. Therefore, specific controls to achieve internal noise levels consistent with *AS2107:2016 – Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)* are proposed under Table GLE-S14.9.1 of the SAP. Performance Criteria are also included to provide flexibility in line with the Australian Standards. The table specifies the locations where each design sound level applies; these locations would need to be shown on any floor plans for apartment development proposals.

Private open space

Access to functional and usable private open space, such as balconies, allows occupants to extend their living spaces outdoors to enjoy a range of recreations. The SAP has specific controls under the Acceptable Solution for the provision of private open space depending on the number of bedrooms in an apartment. It regulates the size of the private open space, accessibility from the living space, screening from mechanical plant, public places and other uses (both on-site and nearby), and screening of clothes drying areas from public view (if provided within the private open space). Performance Criteria will enable assessment when the Acceptable Solution cannot be met, to ensure that apartment design provides for adequate area and screening of private open space for the reasonable recreation and service needs of residents. Positioning or screening of private open space to minimise overlooking impacts on existing dwellings/apartments is dealt with under a separate standard for privacy.

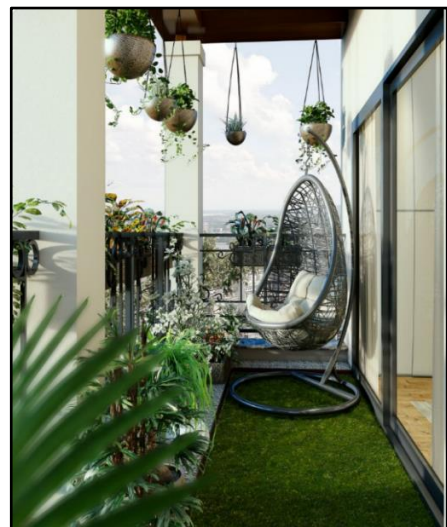


Figure 11: Balcony outdoor space in an apartment

Shared open space

Shared or communal open space supports the health and wellbeing of occupants and provides for a range of informal and recreational uses. It is important that apartment buildings provide for a 'hang out' space outside of the residents' homes. Shared open spaces can be in the form of rooftop spaces, courtyards, podium areas and terraces that are landscaped and may have furniture fixtures such as benches, tables or communal BBQ areas, that provide residents with a larger outdoor space for socialising and enjoyment.

The SAP requires shared open space for apartment buildings consisting of 10 or more apartments. The Acceptable Solution requires a minimum area and dimensions, allocation of space for 'plantings' (landscaping), easy access, privacy and acoustic screening, and specifies the minimum amount of direct sunlight. Associated Performance Criteria will enable assessment when the Acceptable Solution cannot be met to ensure that shared open space is accessible, practical, landscaped, has access to sunlight, and is appropriately screened. The shared open space area requirements are listed under Table GLE-S14.9.2. Positioning or screening of the shared open space to minimise overlooking impacts on existing dwellings/apartments is dealt with under the following standard for privacy.

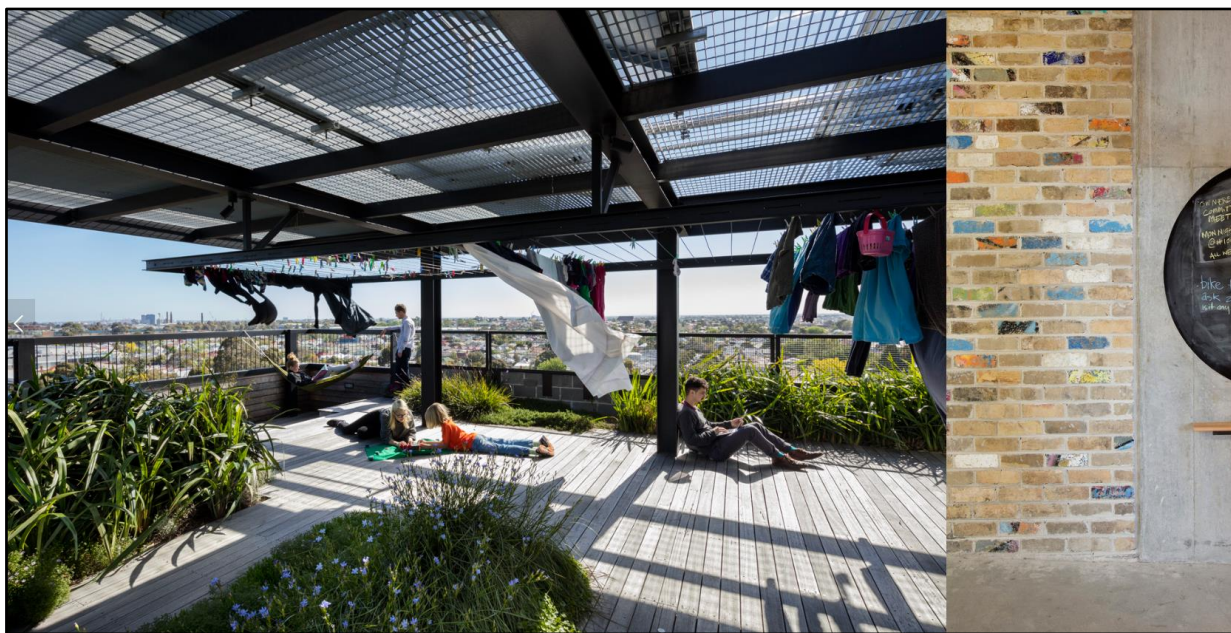


Figure 12: The Commons, Melbourne- maximising land utilisation by providing shared rooftop space with communal garden and shared clothes drying area for residents in higher density settings (Source: Google images)

Privacy

The built form of the apartment must respect the existing or future residential uses and be designed to limit overlooking into habitable room windows and private open space of other dwellings and apartments. The SAP is proposed to have specific privacy controls under the Acceptable Solution that apply to location or screening of private open space, shared open space and glazing to habitable rooms (i.e., windows/glazed doors) of apartments to minimise impacts of overlooking onto other residences. Where the Acceptable Solution cannot be met, the SAP provides for a merit-based assessment under the Performance Criteria.

Example on the right (Figure 13) shows privacy screening integrated into apartment building design to create an interesting element of the built form while also being functional.



Figure 13: Privacy treatment integrated in the building design to mitigate privacy impacts (Source: Google)

External storage space

Having access to convenient, accessible and secure storage improves the functionality of apartments. The Acceptable Solution requires a secure storage area that is suitable for storing residents' bulky household items located external to the apartment, of a size based on the number of bedrooms in the apartment, and screened from other uses on-site and public view. Storage areas may be provided in basements and car parking areas. Associated Performance Criteria will enable assessment when the Acceptable Solution cannot be met, to ensure an appropriate external storage area is provided in a common area, having regard to convenience, security, minimal impacts on all other uses on-site and adjacent sites and separation from waste storage facilities.

Livable Housing

Livable housing, also known as universal or accessible housing, is defined under the SAP as "*housing designed to cater for people with disability, ageing in place or families with young children*". This type of housing incorporates features that allow people with mobility limitations or those transitioning through different life stages (including ageing, families with young children or people with temporary injuries) to use the dwelling safely and conveniently. A simple example of a liveable housing design feature is step-free access.

Livable Housing Design (LHD) Guidelines provide three levels of accessibility performance and recommended features that can be incorporated in housing design and construction. The National Construction Code (NCC) requires a base level of accessibility requirements for dwelling (based on the Silver level of the LHD Guidelines – including step-free access).

With higher density-built forms, it is important that a variety of housing choices are delivered through the planning mechanisms to meet the needs of the community. The SAP requires new apartment buildings with 6 or more apartments to include a percentage of apartments that meet a higher level of accessibility, in accordance with the LHD Guidelines. The LHD requirements are specified under Table GLE-14.9.3 of the SAP and the control requires no less than 30% of the apartments meeting the Gold level, or 5% of the apartments meeting the Platinum level. Associated Performance Criteria will enable assessment when the Acceptable Solution cannot be met, by considering the size and scale of the development, any other liveable housing design features proposed (beyond those required under the *Building Act 2016*) and any Council Policies.

Waste storage and collection for apartments – GLE-S14.7.3

Apartment developments with good waste management and storage facilities minimise the impacts of waste on the health and wellbeing of occupants and the amenity of the public. Given the mix of uses, residential bin storage and associated collection requires careful consideration. Logistical challenges can emerge when waste management is not adequately considered at the planning stage.

Council has a *Waste Services Policy* that incorporates *Waste Management Standards for new Multiple Dwelling Unit Developments*. The policy and standards provide flexibility for waste management for multiple dwellings and also applies to apartment development.

The SAP has no Acceptable Solution relating to waste storage and collection. This enables these matters to be carefully considered under the Performance Criteria. The Performance Criteria is proposed to consider the waste storage and collection requirements for apartment buildings to be in accordance with the Council policy, having regard to location of waste storage area to minimise odour and noise impacts, separation from non-residential waste storage, bin collection and manoeuvring, mitigation measures to minimise impacts on the other uses on-site and adjacent lands and any conflicts with traffic flow. Also, due to the narrow width of Mill Lane, where possible, the SAP requires waste collection to occur onsite in an accessible location.

Access, Parking and Sustainable Transport – GLE-S14.7.4

Safe access and movement where there are commercial vehicles

Sites with apartment buildings and commercial vehicles (including waste collection vehicles) entering the property will need to have appropriate access and vehicular circulation areas for the safety of the users of the site. As such there is no Acceptable Solution where commercial vehicles will be entering a site with an apartment building. The assessment will rely on Performance Criteria to ensure separation of parking and loading/unloading areas for the commercial vehicles, the location of parking for all other vehicles, minimising any disruptions to other non-residential uses on site and advice from the road authority.

The timing of commercial vehicle movements is controlled through the UMUZ 'All uses' standard, which considers impacts on the Inner Residential Zone.

Opportunities for active transport

More people are discovering the health, economic and environmental benefits of riding bikes to work and for recreation. With increasing urban density, traffic congestion and the pressure on public transport and roads, there is increased bike usage for transport. Providing secure bicycle parking will improve the appearance of the apartment building and declutter common areas. Therefore, specific controls are proposed relating to the provision of secure and safe bike parking, or equivalent spaces for other personal mobility devices (PMDs), including consideration of location, dimensions, access, lighting and other relevant standards with regard to the Australian Standards. These standards are consistent with those in the planning scheme that currently apply to other zones. Associated Performance Criteria will enable assessment when the Acceptable Solution cannot be met, to ensure provision of parking for bikes, or other PMDs, is appropriate.

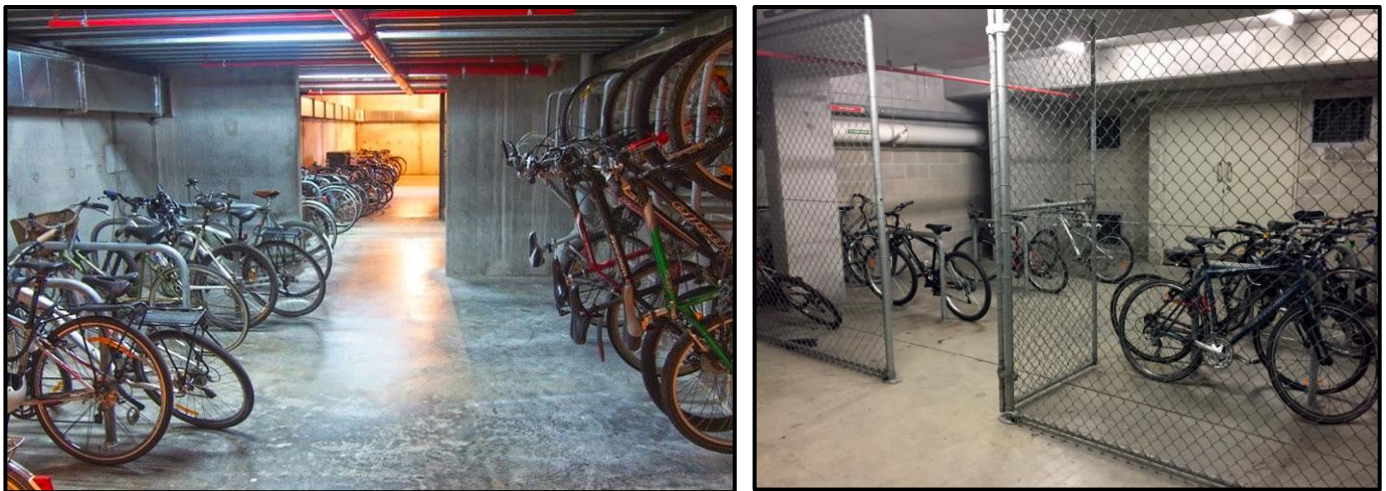


Figure 14: Examples of Secure bike parking in the basement of an apartment development

4. Conclusion

The seven sites within the Mill Lane Precinct are zoned Light Industrial and Commercial. The current zoning of the sites does not allow for housing and is no longer suitable next to the Glenorchy CBD and residential area due to the impacts of uses allowed in the Light Industrial Zone. The existing uses within the Precinct are generally not typical uses of the Light Industrial and Commercial zones. Therefore, a planning scheme amendment is proposed to rezone the land to a more appropriate zone, being the Urban-Mixed Use Zone, which supports the Glenorchy CBD area, enables the existing businesses to stay, and provides for housing opportunities.

Greater Hobart has seen significant growth in recent years which brings with it issues of traffic, housing affordability and planning for future growth. This planning initiative will support several regional and local strategic visions and goals for providing more housing in the Greater Hobart region.

Appendix 1

Frequently asked questions on Council's car park

The 'Mill Lane Precinct' is the area containing 7 sites highlighted in red under *Figure 1* below.

1. Does Council plan to sell its public car park at 9- 11 Mill Lane, Glenorchy?

No, currently there are no plans to sell the Council car park at 9-11 Mill Lane, Glenorchy.

2. If not for sale, then why is the Council car park at 9 – 11 Mill Lane, Glenorchy included in the 'Mill Lane Precinct' currently being reviewed?

The current Commercial and Light Industrial zoning of the 'Mill Lane Precinct' is not suitable as it is so close to the Glenorchy CBD and surrounding residential land. The Mill Lane Precinct has the potential to be a vibrant precinct with mixed-use opportunities, including for housing, that would support the Glenorchy CBD. While Council has no intention of selling the land or using it for other purposes, it would not be a good planning approach to leave the Council car park out of the review of the sites around it. Leaving a stand-alone site in the Light Industrial Zone could have negative impacts on future housing opportunities for surrounding land and may not be supported by the Tasmanian Planning Commission. This project is only reviewing planning controls to provide opportunities for the future. No development is being considered at this stage.

3. If there was a zoning change to the Council car park at 9-11 Mill Lane, Glenorchy, does that mean that it cannot be used as a car park?

There is currently no plan to sell the Council car park or change its use. If new planning controls are approved for the sites, the Council car park will still remain. The new controls could also allow for opportunities to keep the car park at ground level and have apartments on the top of the car park. This project is only reviewing planning controls to provide opportunities for the future. No development is being considered at this stage. Any future planning applications must go through a formal planning approvals process which may include public advertising.

4. Can the Council car park at 9 – 11 Mill Lane, Glenorchy currently be sold with the current zoning?

Yes. The Council car park at 9-11 Mill Lane, Glenorchy currently zoned for Light Industrial could be sold or developed for another use without a rezoning. However, Council does not have plans to dispose of this land.

Any future disposal of this land would go through a public consultation process under the Disposal of Council Land Policy and the Local Government Act 1993.

5. Can the Council car park at 9 – 11 Mill Lane, Glenorchy currently be developed for another use within the current zoning?

Yes, the land can be developed for several uses under the Light Industrial Zone including for a warehouse, restaurant, take-away etc. However, Council does not have plans to sell the land or use it for any other purpose.

6. Why does the Greater Glenorchy Plan say Council car parks are to be used for parks or housing if this is not the case?

The Greater Glenorchy Plan (GGP), adopted by Council in February 2021, refers to reducing car movements and car parks and recommends considering converting the car parks at 9-11 Mill Lane and 8 Terry Street, Glenorchy to housing and 10 and 11 Tolosa Street, Glenorchy to pocket parks. However, the GGP is a vision document and while the GGP has been adopted, all the actions require full investigation and more community consultation before they could be progressed.

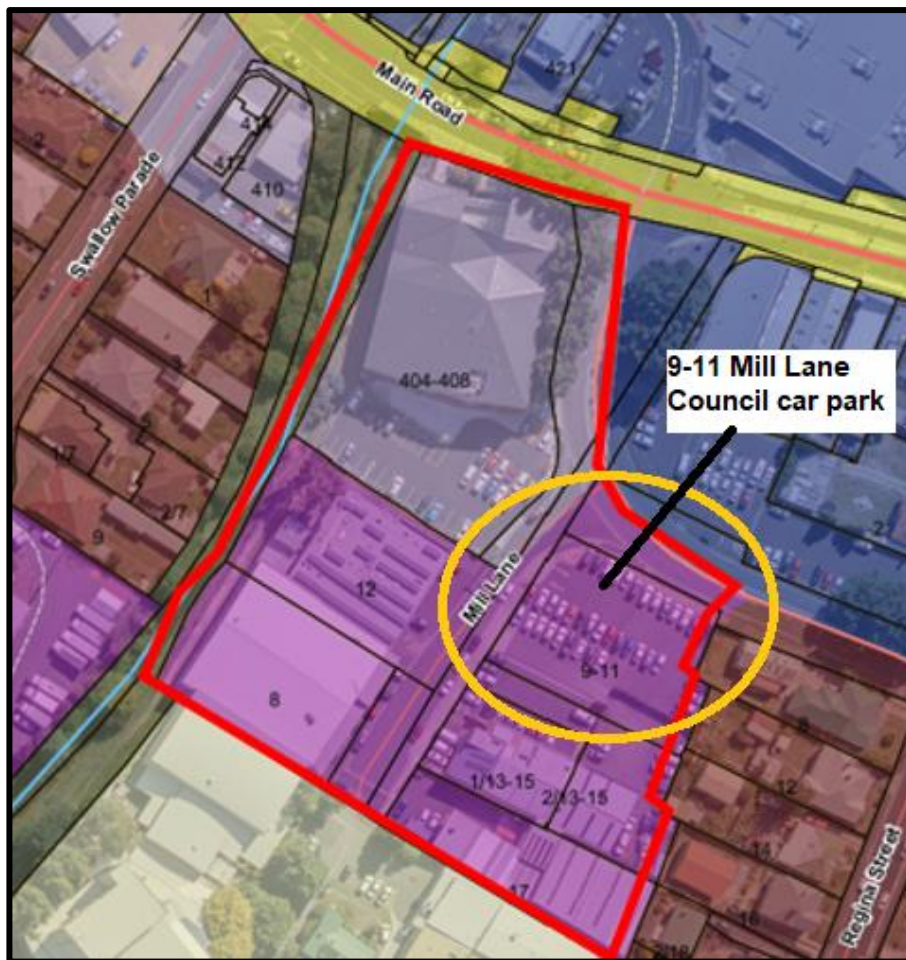


Figure 1: Aerial image of the Mill Lane Precinct highlighting the location of Council car park at 9 - 11 Mill Lane, Glenorchy