

Planning Scheme Amendment

APPLICATION NUMBER:	PLAM-22/08
PROPOSAL:	Request to modify the provisions of GLE-P2.0 Particular Purpose Zone – Technopark.
AFFECTED PROPERTIES:	1-3, 5 and 33A Longreach Avenue, Dowsing Point 29, 30-38, 31, 33, 35, 40-44 and 52-54 Innovation Drive, Dowsing Point the Innovation Drive reserves and footpaths in CT:129313/1, CT: 32472/5 and CT: 32472/6 at Dowsing Point
ADVERTISING START DATE:	Monday 24 July 2023
ADVERTING END DATE:	Monday 21 August 2023

The decision to prepare the amendment and grant the permit was made at the 10 July 2023 Glenorchy Planning Authority meeting and can be accessed here:

http://glenorchy.infocouncil.biz/Open/2023/07/PA_10072023_AGN.PDF

Planning Scheme Amendment documentation is available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8:30am and 5:00pm, Monday to Friday (excluding public holidays or when Council offices are closed).

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 11:59pm on Monday 21 August 2023.

Land affected by the amendment – PLAM-22/08.



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

The Glenorchy Local Provisions Schedule is amended as follows:

Land affected by this amendment:

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

The Planning Scheme Ordinance is amended by:

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



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

14/7/2023 (date)

as authorised by the Planning Authority in the presence of:

Council Delegate

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

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

The Planning Authority:


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



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

14/7/2023 (date)

as authorised by the Planning Authority in the presence of:


Council Delegate

GLE-P2.0 Particular Purpose Zone – Technopark

GLE-P2.1 Zone Purpose

The purpose of the Technopark Particular Purpose Zone is:

GLE-P2.1.1	To provide land for use and development with a high technology, science, innovation or communications focus, of a business park for technology, innovation, research and development, advanced manufacturing, science and communications.
GLE-P2.1.2	To support a range or compatible land uses focused on high technology, science, innovation or communications, use or development that enhances and does not impact adversely on the character and operation of Technopark, and that of adjacent land uses within the Prince of Wales Bay.
GLE-P2.1.3	To facilitate business incubation opportunities or support activities associated with high technology, science, innovation or communications.
GLE-P2.1.4	To prevent use or development that would detract from the character of the area or inhibit the operation of other uses established in the area.
GLE-P2.1.5	To ensure that the design of use and development enhances the appearance of the site and “business park” character of the area.

GLE-P2.2 Local Area Objectives

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

GLE-P2.3 Definition of Terms

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

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

<u>Term</u>	<u>Definition</u>
<u>advanced business model</u>	means a focus on: a) <u>niche, customised or high-value goods or services; or</u> b) <u>collaboration and linkages with other organisations.</u>
<u>advanced manufacturing</u>	<u>means manufacturing characterised by advanced knowledge, advanced processes or advanced business models</u>

<u>advanced process</u>	<u>means a process that uses:</u> <u>a) substantial automation; or</u> <u>b) complex, highly specialised or innovative technology.</u>
<u>Training centre:</u>	<u>means the use of land to provide vocational skills, education, and training.</u>

GLE-P2.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	If for a high technology, innovation or communications purpose. If for: <u>(a) a technology, innovation, science, or communications activity; or</u> <u>(a)(b) business and professional services associated with research and development or advanced manufacturing.</u>
Manufacturing and Processing	If for a high technology, innovation or communications purpose. If for advanced manufacturing, processes that use <u>innovative technology, or are associated with science, engineering, or communication.</u>
Research and Development	
Discretionary	
Educational and Occasional Care	If for an employment training centre or tertiary institution. If for: <u>(a) a training centre;</u> <u>(b) tertiary institution; or</u> <u>(a)(c) a local childcare centre to support local</u>

	<u>businesses and workers.</u>
Food Services	
Passive Recreation	
<u>Resource Processing</u>	<u>If for the processing of materials or resources using advanced processing.</u>
<u>Service Industry</u>	<u>If directly associated with technology, innovation, research and development, advanced manufacturing, science, or communications industries.</u>
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Prohibited	
All other uses	

GLE-P2.5 Use Standards

GLE-P2.5.1 Noise

Objective:	
That noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Noise emissions measured at the boundary of a residential zone must not exceed the following:</p> <p>(a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;</p> <p>(b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; and</p> <p>(c) 65dB(A) (LAmax) at any time.</p> <p>Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, 2nd Edition, July 2008, including adjustment of noise levels for tonality and impulsiveness.</p>	<p>A2</p> <p>Noise emissions measured at the boundary of a residential zone must not cause or be likely to cause environmental harm within the residential zone.</p>

Noise levels are to be averaged over a 15 minute time interval.	
A2 External amplified loud speakers or music must not be used within 50m of a residential zone.	P2 No Performance Criterion.

GLE-P2.5.2 Dust, smell, fumes and other emissions

Objective:	
That dust, smell, fumes and other emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone.	
Acceptable Solutions	Performance Criteria
A1 A use must not emit dust or other particles, smell or fumes beyond the boundaries of its site.	P1 The emission of dust or other particles, smell or fumes must not have unreasonable impact on the amenity and safety of any other property taking into account all of the following: (a) — the hours of operation; (b) — the frequency of the emission; (c) — the nature of the emission and the degree of its impact on other land, including whether such land is in a residential zone; (d) — whether the emission contains any harmful substance; and (e) — whether surrounding land contains uses with similar emissions.

GLE-P2.5.1 Discretionary uses

Objective:	
That uses listed as Discretionary support the operation of business park activities.	
Acceptable Solution	Performance Criteria
A1 <u>No Acceptable Solution.</u>	P1 <u>A use listed as Discretionary must support local businesses and workers, or promote collaboration, innovation, and competitiveness within the business park and having regard to:</u> <u>(a) the hours of operation, size and scale of the proposed use;</u>

	<p><u>(b) the function of the business park area; and</u></p> <p><u>(c) traffic generation and parking location.</u></p>
<p>A2</p> <p><u>No Acceptable Solution</u></p>	<p>P2</p> <p><u>The use must not have an unreasonable impact on the amenity or operation of other uses within the Particular Purpose Zone, having regard to:</u></p> <p><u>(a) emissions of noise, lighting, particulates, vibrations, gases, dust or odour;</u></p> <p><u>(b) background levels of emissions; and</u></p> <p><u>(c) measures proposed to:</u></p> <p><u>(i) manage on-site emissions or</u></p> <p><u>(ii) mitigate negative amenity impacts from off-site emissions.</u></p>

GLE-P2.6 Development Standards for Buildings and Works

GLE-P2.6.1 Building height

Objective:	
That building height:	
<p><u>(a) -contributes positively to the streetscape-; and</u></p> <p><u>(b) develops the function and character of the business park.</u></p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than <u>8m12m.</u></p>	<p>P1</p> <p><u>Building height must satisfy all of the following:</u></p> <p><u>(a) be compatible with the scale of nearby buildings;</u></p> <p><u>(b) not unreasonably overshadow adjacent public space;</u></p> <p><u>(c) allow for a transition in height between adjoining buildings, where appropriate; and</u></p> <p><u>(d) be no more than 12m.</u></p> <p><u>Building height must contribute positively to the streetscape and function of the business park, having regard to:</u></p> <p><u>(a) the topography of the site;</u></p>

	<p>(b) <u>the height, bulk and form of existing buildings on the site and adjacent properties;</u></p> <p>(c) <u>the apparent height when viewed from the adjoining road and public places; and</u></p> <p>(d) <u>any overshadowing of public places.</u></p>
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GLE-P2.6.2 Setback

Objective:	
That building setback contributes positively to the streetscape.;	
<p><u>(a) is compatible with the streetscape; and</u></p> <p><u>(b) develops the business park character.</u></p>	
Acceptable Solutions	Performance Criteria
A1	P1
<p>Buildings must have a setback from a frontage which is of:</p> <p>(a) parallel to the frontage; and</p> <p>(b) not less than 4.5m,</p> <p>if fronting Innovation Drive or Longreach Avenue.</p> <p><u>(a) not less than 4.5m;</u></p> <p><u>(b) not less than existing buildings on the site; or</u></p> <p><u>(c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.</u></p>	<p>Building setback from frontage must satisfy all of the following:</p> <p>(a) be compatible with the setback of adjoining buildings, generally maintaining a continuous building line if evident in the streetscape;</p> <p>(b) enhance the characteristics of the site, adjoining lots and the streetscape; and</p> <p>(e)(a) provide adequate opportunity for parking.</p> <p><u>Buildings must have a setback from a frontage that is compatible with the streetscape, having regard to:</u></p> <p><u>(a) the topography of the site;</u></p> <p><u>(b) the setback of buildings on adjacent properties;</u></p> <p><u>(c) the safety of road users; and</u></p> <p><u>(d) the area available for vehicle access, parking and landscaping.</u></p>

GLE-P2.6.3 Design

Objective:
That building design:
<p><u>(a) -contributes positively to the streetscape and the amenity and safety of the public;</u></p> <p>and</p> <p><u>(a)(b) enhances the appearance of the site and the business park character of the</u></p>

area.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building design must address the street by complying with all of the following:</p> <p><u>New buildings or alterations to an existing façade must be designed to:</u></p> <ul style="list-style-type: none"> (a) provide the main pedestrian entrance to the building at the frontage; (b) for new building or alterations to an existing façade, provide windows and door openings at ground floor level in the front façade no less than 20% of the surface area of the ground floor level facade; (c) ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces does not exceed 30m²<u>30%</u>; (d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; and (f) not include security shutters over windows or doors with a frontage to a street or public place. 	<p>P1</p> <p>Building design must enhance the streetscape by satisfying all of the following:</p> <p><u>New buildings or alterations to an existing façade, must be designed to enhance the streetscape having regard to:</u></p> <ul style="list-style-type: none"> (a) provide<u>providing</u> the main access to the building in a way that is visible from the street or other public space boundary; (b) provide<u>providing</u> windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treating<u>ing</u> very large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space; (d) ensure<u>ensuring</u> the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is limited when viewed from the street; and (e) ensure<u>ensuring</u> roof-top service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact.; and (e)(f) <u>minimising the visual impact of security shutters or grilles on a façade facing a frontage or other public place.</u>
<p>A2</p> <p>Building design must enhance the appearance of the site and the “business park” character of the area by satisfying all of the following:</p> <p><u>New buildings must be designed to:</u></p> <ul style="list-style-type: none"> (a) have external wall materials must 	<p>P2</p> <p>Building design must enhance the appearance of the site and the “business park” character of the area by presenting a unified corporate image for the site that complements the high quality architectural standard of the area, having regard to:</p> <ul style="list-style-type: none"> (a) quality of materials used;

<p>be of one or more of the following:</p> <ul style="list-style-type: none"> (i) off-form concrete or sandwich panels with paints or applied spray finish; (ii) face brick or block work with a render or paint finish; <p>(b) restrict metal cladding is restricted to use as a roofing material and which is painted;</p> <p>(c) roof construction must behave low-pitched, roofs of 7.5 degrees or less, with boxed gutters concealed behind flush fascias; and</p> <p>(d) have external surfaces of all buildings on a site must use of a single colour scheme in accordance with all of the following where:</p> <ul style="list-style-type: none"> (i) the colour palette must be unique to the site within the zone; (ii) the colour palette must highlight architectural features of the building; and (iii) the colour palette must use a minimum of 3 colours and a maximum of 5 colours. 	<ul style="list-style-type: none"> (b) roof pitch and quality of roof detailing; and (c) quality of the colour scheme.
<p><u>A3</u></p> <p><u>Car parks and pedestrian paths must be provided with lighting in accordance with Clause 3.1 "Basis of Design" and Clause 3.6 "Car Parks" in Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements.</u></p>	<p><u>P3</u></p> <p><u>External car parking areas and pathways must be suitably lighted for the safety and security of users, having regard to:</u></p> <ul style="list-style-type: none"> <u>a) minimising potential for conflicts involving pedestrians, cyclists and vehicles;</u> <u>b) minimising opportunities for crime or anti-social behaviour though the creation of concealment spaces;</u> <u>c) any unreasonable impact on the amenity of adjoining properties through light overspill;</u> <u>d) the hours of operation of the use; and</u> <u>(e) any relevant Council policy.</u>
<p><u>A4</u></p> <p><u>New buildings or alterations to an existing façade must:</u></p> <ul style="list-style-type: none"> <u>(a) provide separate pedestrian access for any sensitive use within a site; and</u> 	<p><u>P4</u></p> <p><u>New buildings or alterations to an existing façade must be designed to maintain the amenity of all users having regard to:</u></p>

<u>(b) screen outdoor spaces associated with sensitive uses from other uses on site and adjoining land.</u>	<u>(a) the pedestrian access requirements of different users of a site; and</u>
	<u>(b) the amenity of outdoor spaces on site and adjoining land.</u>
A5 <u>Outdoor storage areas must not be visible from any road or public open space adjoining the site.</u>	P5 <u>outdoor storage areas must be located, treated, or screened to not cause an unreasonable loss of visual amenity.</u>

GLE-P2.6.4 Passive surveillance

Objective:	
That building design provides for the safety of the public.	
Acceptable Solutions	Performance Criteria
A1 Building design must comply with all of the following: (a) provide the main entrance or entrances to a building so that they are clearly visible from the street and well-lit at night; (b) provide windows with clear glazing no less than the following: (i) 20% of the facade at ground level of walls that front the street; and (ii) 10% of the facade at ground level of walls that face public space or a car park for the building; (c) avoid creating entrapment spaces around the building site, such as concealed alcoves near public spaces; (d) provide external lighting to illuminate car parking areas and pathways; and (e) provide well-lit public access at the ground floor level from any external car park.	P1 Building design must provide for passive surveillance of public spaces by satisfying all of the following: (a) provide the main entrance or entrances to a building so that they are clearly visible from nearby buildings and public spaces; (b) locate windows to adequately overlook the street and adjoining public spaces; (c) incorporate windows and doors for ground floor offices to look upon public access to the building; (d) locate external lighting to illuminate any entrapment spaces around the building site; (e) provide external lighting to illuminate car parking areas and pathways; (f) design and locate public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces; and (g) provide for sight lines to other buildings and public spaces.

GLE-P2.6.5 Landscaping

Objective:	
To provide a safe and attractive local native landscaping treatment that enhances the appearance of the site and area.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>There is existing local native landscaping provided at the site frontage and arrangements are in place to protect that landscaping in its entirety for the duration of construction.</p> <p>For a new building, or a change to the frontage setback of an existing building landscaping treatment must be provided along the length of the frontage (excluding vehicle or pedestrian access) using species from NRM South publication; Native Gardens – A Planting and Landscaping Guide for the Southern Region of Tasmania to a depth of not less than:</p> <p>(a) 2m; or</p> <p>(b) not less than the frontage of an existing building if it is a lesser distance.</p>	<p>P1</p> <p>Landscaping must be provided to satisfy all of the following</p> <p>For a new building, or a change to the frontage setback of an existing building, landscaping must be designed having regard to:</p> <p>(a) enhance <u>enhancing</u> the appearance of the development;</p> <p>(b) provide <u>providing</u> a range of local native plants of varying height and forms to create diversity, interest and amenity in accordance with the NRM South publication: <u>Native Gardens – A Planting and Landscaping Guide for the Southern Region of Tasmania</u>; and</p> <p>(c) not create concealed entrapment spaces <u>the avoidance of concealment spaces</u></p>
<p>A2</p> <p>New development does not require the removal or conversion of existing native vegetation.</p>	<p>P2</p> <p>Where existing native landscaping treatment cannot be retained, a landscape plan must be provided to demonstrate the suitable replacement of the landscape area with semi-mature species native to the area in accordance with the NRM South publication: Native Gardens – A Planting and Landscaping Guide for the Southern Region of Tasmania.</p>

GLE-P2.6.6 Outdoor storage areas

Objective:	
That outdoor storage areas for non-residential use do not detract from the appearance of the site or area.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Outdoor storage areas must:</p> <p>(a) be located behind the building line and the goods and materials</p>	<p>P1</p> <p>Outdoor storage areas must satisfy the following:</p> <p>(a) be located, treated or screened to</p>

<p>stored therein, screened from public view; and</p> <p>(b) not encroach upon car parking areas, driveways or landscaped areas.</p>	<p>avoid unreasonable adverse impact on the visual amenity of the area; and</p> <p>(b) not encroach upon car parking areas, driveways or landscaped areas.</p>
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GLE-P2.6.7.6 Fencing

Objective:	
That fencing:	
<p>(a) does not detract from the appearance of the site or the area <u>is compatible with the streetscape;</u> and</p> <p>(b) <u>provides for passive surveillance.</u></p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Fencing must comply with the following:</p> <p><u>A fence (including a freestanding wall) within 10m of the frontage must:</u></p> <p>(a) fences and gates greater than <u>not be more than 2.1m in height, must not be erected within 10m of the frontage;</u> and</p> <p>(b) fences along a frontage must be <u>5030% transparent above a height of 1.2m.¹</u></p>	<p>P1</p> <p>Fencing must contribute positively to the streetscape, having regard to:</p> <p><u>A fence (including a free standing wall) within 4.5m of a frontage must be designed to enhance the streetscape having regard to:</u></p> <p>(a) the height of the fence;</p> <p>(b) the degree of transparency of the fence;</p> <p>(c) the location and extent of the fence;</p> <p>(d) the design of the fence;</p> <p>(e) the fence materials and construction;</p> <p>(f) the nature of the use; and</p> <p>(g) the characteristics of the site, the streetscape and the area, including fences.</p>

Footnotes

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

GLE-P2.7 Development Standards for Subdivision

GLE-P2.7.1 Subdivision

Objective:	
To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose.	
Acceptable Solutions	Performance Criteria

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

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

GLE-P2.8 Tables

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