

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 15 APRIL 2024**



TABLE OF CONTENTS:

PLANNING

**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**

1: Amendment Documents 2

2: Explanatory Report..... 21

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

<p>The common seal of the Glenorchy City Council has been affixed on the</p> <p>_____ (date)</p> <p>as authorised by the Planning Authority in the presence of:</p> <p>_____</p> <p>Council Delegate</p>

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	P1	
The total gross floor area of General Retail and Hire and Food Services must be not more than 200m ² per site.	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	P1	
Not less than 1 on-site bicycle parking space, or equivalent space for other personal mobility devices, must be provided for each apartment.	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.	

