

GLENORCHY PLANNING AUTHORITY MEETING
AGENDA
MONDAY, 15 APRIL 2024



GLENORCHY CITY COUNCIL

- * Aldermen with an interest or concern in relation to a particular item on this Agenda, are invited to attend the meeting.
- * All application information is available to Aldermen for inspection upon request to the relevant Planning Officer.

Chairperson: Alderman Sue Hickey

Hour: 3.30 p.m.

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1. PLANNING AUTHORITY DECLARATION

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

2. APOLOGIES/LEAVE OF ABSENCE

3. PECUNIARY INTERESTS

4. CONFIRMATION OF MINUTES

That the minutes of the Glenorchy Planning Authority Meeting held on 18 March 2024 be confirmed.

**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.

Environmental values & other overlays

Natural Assets Code: The Mill Lane Precinct is adjoined by the Humphreys Rivulet to the west, and a small portion along the western boundary is within the waterway and coastal protection area overlay (see *Figure 2* below). Other than some minor trees along this boundary, the area is not characterised by any vegetation recorded in TASVEG or Council databases as being within a vegetation community. There is adequate site area to develop these properties while minimising any impacts on the waterway and coastal protection area.

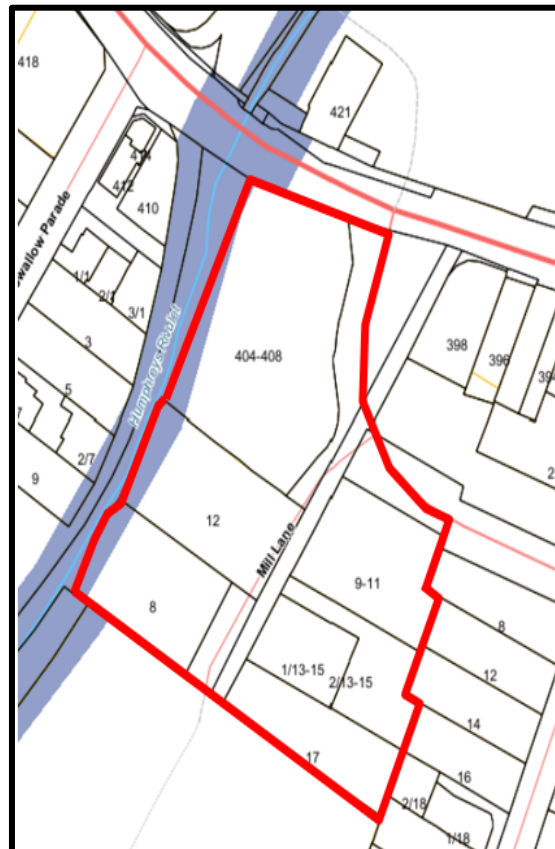


Figure 2: Waterway and coastal protection areas (blue)

Landslip Hazard Code: A very small portion in the corner of the sites at 404- 408 Main Road, and 12 Mill Lane, Glenorchy are marked with the Low Landslip Hazard Band (see *Figure 3* below). However, these areas are minor and are not expected to constrain the sites for redevelopment.



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.

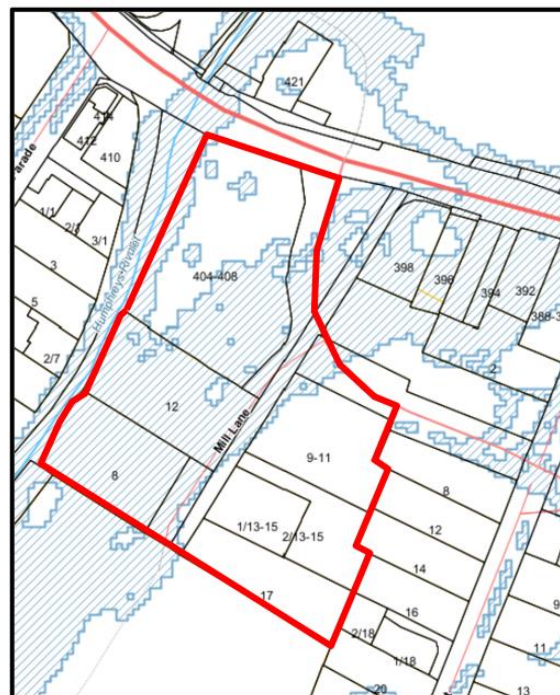


Figure 4: Flood-prone hazard areas hatched

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.

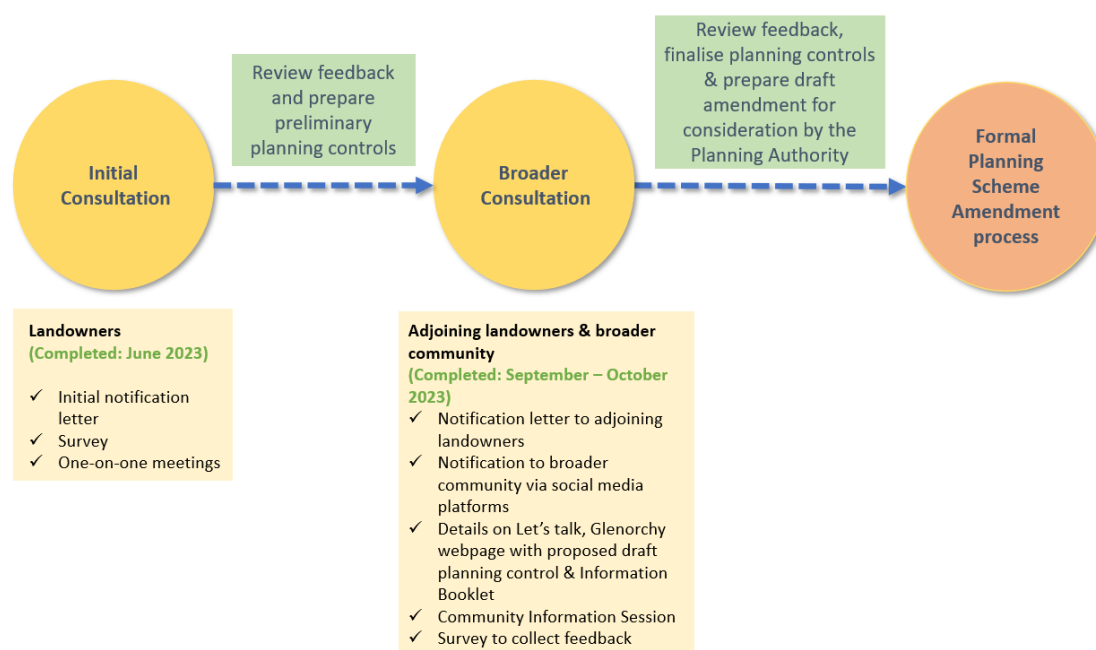


Figure 5: Informal consultation undertaken for the Mill Lane Precinct Review project

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><i>(a)</i> <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><i>(b)</i> <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>
(c) <i>to encourage public involvement in resource management and planning</i>	<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>
(d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	<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>
(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>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>

(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>	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.
(i) <i>to provide a planning framework which fully considers land capability.</i>	<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
<i>State Policy on the Protection of Agricultural Land 2000.</i>	The proposal does not involve the conversion of prime agricultural land to non-agricultural use, and reduces pressure on urban expansion.
<i>State Policy on Water Quality Management 1997</i> Specific outcomes to achieve water quality objectives are specified under the following divisions:	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.

<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. 	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><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. 	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:	
	<i>Principles</i>	<i>Response</i>
	Natural and Cultural values of the coast shall be protected.	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.
	The coast shall be used and developed in a sustainable manner.	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.
	Integrated management and protection of the coastal zone is a shared responsibility.	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><i>National Environmental Protection Measures</i></p> <p>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 Policies 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>

Settlement and Residential Development

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.

SRD 2.1 Ensure residential growth for Greater Hobart occurs through 50% infill development and 50% greenfield development.

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.

SRD 2.7 Distribute residential infill growth across the existing urban areas for the 25 year planning period as follows:

- 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)

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.

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 *Map 10: Residential Strategy for Greater Hobart – Residential Development Areas* 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.

(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.

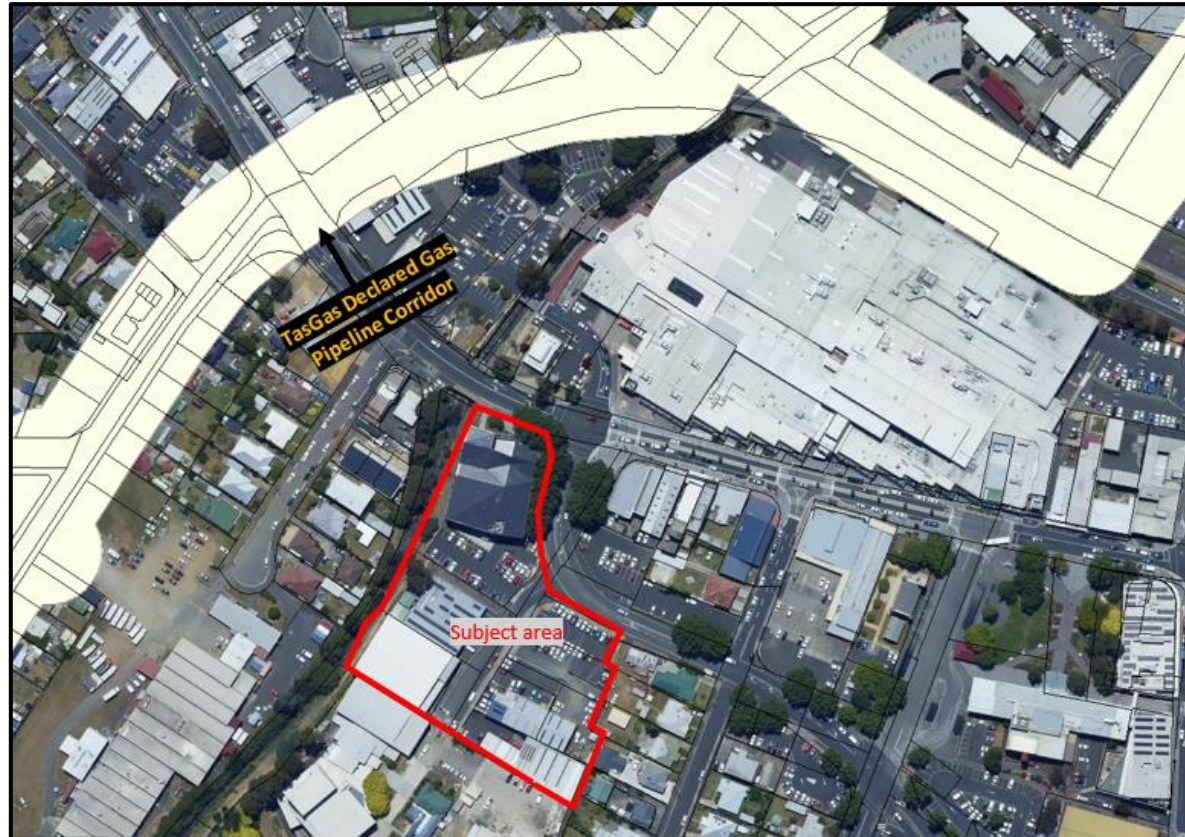


Figure 6: Map showing location of TasGas Declared Gas Pipeline Corridor in relation to the subject area (Source: LISTmaps, Extracted 7 March 2024)