

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



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

The Glenorchy Local Provisions Schedule is amended as follows:

Land affected by this amendment:

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

The Planning Scheme maps are amended as follows:

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



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



The Planning Scheme ordinance is amended as follows:

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

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

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

\_\_\_\_\_ (date)

as authorised by the Planning Authority in the presence of:

\_\_\_\_\_

Council Delegate

## Annexure 1

### GLE-S14.0 Mill Lane Specific Area Plan

#### GLE-S14.1 Plan Purpose

The purpose of the Mill Lane Specific Area Plan is:

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

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

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

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

#### GLE-S14.2 Application of this Plan

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

GLE-S14.2.2 In the area of land this plan applies to, the provisions of the Specific Area Plan are in addition to and in substitution for the provisions of:

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

#### GLE-S14.3 Local Area Objectives

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

#### GLE-S14.4 Definition of Terms

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

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

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

**GLE-S14.5 Use Table**

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

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

	(b) located above ground floor level (excluding pedestrian or vehicular access and parking) or to the rear of a premises.
<b>Discretionary</b>	
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.
<b>Prohibited</b>	
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.	
<b>Acceptable Solutions</b>		<b>Performance Criteria</b>
<b>A1</b>		<b>P1</b>
The total gross floor area of General Retail and Hire and Food Services must be not more than 200m <sup>2</sup> 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.	
<b>A1</b>		<b>P1</b>
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: <ul style="list-style-type: none"> <li>(a) the number of apartments and likely demand for parking for bicycles or other personal mobility devices; and</li> <li>(b) the number of on-site car parking spaces provided for each apartment.</li> </ul>



**GLE-S14.7 Development Standards for Buildings and Works****GLE-S14.7.1 Building height**

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

Objective:	That building height:  (a) is compatible with the streetscape through the scale, bulk and proportion of buildings; and  (b) does not cause an unreasonable loss of residential amenity.	
<b>Acceptable Solution</b>		<b>Performance Criteria</b>
<b>A1</b>  Building height must be not more than:  (a) for a non-residential building: 10m; and  (b) for a building that includes residential use:  i. 10m, within 3m of a frontage; and  ii. 15m otherwise.		<b>P1</b>  Building height must be compatible with the streetscape and must not cause an unreasonable loss of residential amenity, having regard to:  (a) overshadowing and reduction in sunlight to publicly accessible areas or residential use;  (b) providing a transition in scale to adjacent buildings of lesser height if the difference in height is more than 4m; and  (c) visual impacts caused by the apparent scale, bulk or proportions of the building.

**GLE-S14.7.2 Design of apartment buildings**

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

Objective:	That apartment buildings provide a reasonable level of amenity for residents through design that:  (a) promotes resource efficiency and minimises energy consumption, by maximising solar access and natural ventilation;  (b) provides residents with adequate privacy, open space and storage; and  (c) mitigates noise impacts from adjacent uses and traffic.
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Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>An apartment building must be designed to achieve:</p> <p>(a) at least 70% of apartments (rounded up to the nearest whole number) receive a minimum of 3 hours direct sunlight on the 21st of June to a habitable room (other than a bedroom) or private open space; and</p> <p>(b) not more than 15% of apartments (rounded up to the nearest whole number) receive no direct sunlight to a habitable room (other than a bedroom) or private open space on the 21st of June.</p>	<p><b>P1</b></p> <p>An apartment building must be designed to maximise the number of apartments that receive direct sunlight to a habitable room (other than a bedroom) or private open space, having regard to:</p> <p>(a) the size, dimensions and orientation of the site;</p> <p>(b) whether south facing, single aspect apartments have been minimised and multiple aspect apartments have been maximised; and</p> <p>(c) the amount of direct sunlight to habitable rooms (other than bedrooms) through the depth and layout of apartments and window sizes.</p>
<p><b>A2</b></p> <p>Apartment windows to habitable rooms oriented between 30 degrees west of north and 30 degrees east of north must be provided with a window shading device with a width (perpendicular to the building facade) not less than 42% of the height from windowsill to lintel, as illustrated in Figure GLE-S14.1.</p>	<p><b>P2</b></p> <p>Apartment windows must have adequate shading from direct sunlight during summer, having regard to:</p> <p>(a) the orientation of the windows;</p> <p>(b) existing shading of the site; and</p> <p>(c) any measures to mitigate direct sunlight.</p>
<p><b>A3</b></p> <p>At least 60% of apartments must have windows and doorways that open in two or more external building facades.</p>	<p><b>P3</b></p> <p>Apartments are designed to provide for natural ventilation, having regard to:</p> <p>(a) building orientation relative to prevailing breezes;</p> <p>(b) the number, area and location of external openings;</p> <p>(c) internal layout to minimise obstructions to the breeze path between external openings; and</p>

	(d) use of other passive ventilation solutions.
<p><b>A4</b></p> <p>An apartment building must be designed to achieve internal noise levels in accordance with the requirements specified in Table GLE-S14.9.1.</p>	<p><b>P4</b></p> <p>An apartment building must be designed to mitigate noise impacts from adjacent uses and traffic to achieve a reasonable level of internal acoustic amenity for residents, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the characteristics of the site and adjoining properties;</li> <li>(b) measures in the design, layout and construction of the apartment building to eliminate, mitigate or manage effects of noise intrusion into apartments;</li> <li>(c) if the proposed design sound level is lower than the range specified in Table GLE-S14.9.1, maintaining a reasonable level of acoustic privacy: <ul style="list-style-type: none"> <li>(i) between apartments; and</li> <li>(ii) between apartments and common areas of the apartment building; and</li> </ul> </li> <li>(d) any advice from a suitably qualified person.</li> </ul>
<p><b>A5</b></p> <p>An apartment must have private open space that:</p> <ul style="list-style-type: none"> <li>(a) has a minimum area of 6 m<sup>2</sup> plus 2 m<sup>2</sup> per bedroom, and a minimum width of 2 m;</li> <li>(b) is directly accessible from a habitable room (other than a bedroom) of the apartment;</li> <li>(c) has visual and acoustic screening from: <ul style="list-style-type: none"> <li>(i) mechanical plant and equipment, service structures and lift motor rooms;</li> </ul> </li> </ul>	<p><b>P5</b></p> <p>An apartment must have adequate private open space that provides a reasonable level of amenity and opportunity for outdoor recreation for residents, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the area and dimensions of the space, excluding space occupied by mechanical plant and equipment;</li> <li>(b) the location of the space, relative to a habitable room (other than a bedroom) of the apartment;</li> <li>(c) the solar access, privacy, visual and acoustic qualities of the space; and</li> </ul>

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

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

<p>than 6m from the private open space or glazing to a habitable room of the other apartment or dwelling;</p> <p>(b) be offset, in the horizontal plane, not less than 1.5m from the edge of the private open space or glazing to a habitable room of the other apartment or dwelling;</p> <p>(c) have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of at least 1.7m above the floor level; or</p> <p>(d) have a permanently fixed external screen for the full length of the glazing, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	<p>fixed obscure glazing;</p> <p>(b) the area and sill height of the proposed glazing; and</p> <p>(c) the location of the proposed glazing relative to the private open space or and glazing to habitable rooms of adjacent apartments and dwellings.</p>
<p><b>A8</b></p> <p>An apartment must have a secure, individual storage area that:</p> <p>(a) has a minimum volume of 4m<sup>3</sup> plus 2m<sup>3</sup> per bedroom;</p> <p>(b) is located externally to the apartment;</p> <p>(c) is not co-located with waste and recycling storage; and</p> <p>(d) is screened or not visible from any apartment, dwelling, other non-residential use on the site or publicly accessible areas of the site.</p>	<p><b>P8</b></p> <p>An apartment building must have a secure common storage area that is suitable for storing residents' bulky household items, having regard to:</p> <p>(a) the area of the space;</p> <p>(b) the number of apartments in the building;</p> <p>(c) any provision of secure, individual external storage areas;</p> <p>(d) residents' convenience and security;</p> <p>(e) location and screening to minimise visual impacts to any apartment, dwelling, other non-residential use on the site or publicly accessible areas of the site; and</p> <p>(f) separation from any on-site storage area for shared waste and recycling.</p>
<p><b>A9</b></p> <p>A new apartment building containing 6 or more apartments must provide:</p>	<p><b>P9</b></p> <p>A new apartment building containing 6 or more apartments must provide a reasonable number of</p>

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

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

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

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

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

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



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

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

This clause is not used in this specific area plan.

#### GLE-S14.9 Tables

**Table GLE-S14.9.1 Design sound levels**

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

**Table GLE-S14.9.2 Shared open space for apartments**

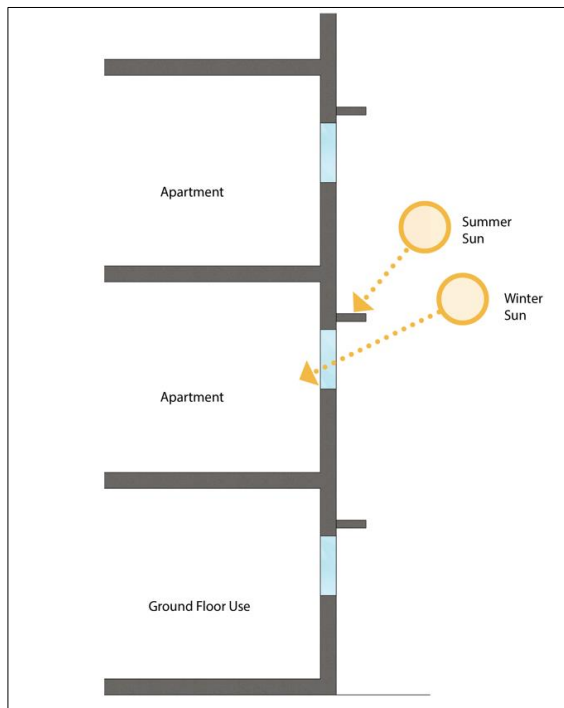
Number of apartments	Minimum area of shared open space
1-9	Nil
10-19	120 m <sup>2</sup> plus 4 m <sup>2</sup> per apartment, after the first 10 apartments
20 or more	160 m <sup>2</sup> plus 6 m <sup>2</sup> per apartment, after the first 20 apartments

**Table GLE-S14.9.3 Livable housing elements**

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

Level external landing area adjoining the entrance door – minimum dimensions	1.35m x 1.35m	1.5m x 1.5m
Internal doorways – minimum clear opening width	0.85m	0.9m
Internal corridors/passageways – minimum width	1.2m	1.2m
Toilet area – minimum clear width: <ul style="list-style-type: none"> <li>- between the walls of the bathroom if located in a separate room, or</li> <li>- between amenities if located in a combined bathroom</li> </ul>	1.2m	1.2m
Shower recess – minimum dimensions (width x length)	0.9m x 0.9m	1.16m x 1.1m
Shower recess – minimum clear space forward of the shower recess entry (width x length)	1.2m x 1.2m	1.6m x 1.4m
Fixed bench, appliance and wardrobe recesses – minimum depth	0.6m	0.6m
Kitchen and laundry – minimum clearance in front of fixed bench and appliance recesses	1.2m	1.55m
Entry level bedroom – minimum circulation area clear of wardrobe recesses, skirtings and wall lining	10m <sup>2</sup>	10m <sup>2</sup>
Living room – minimum free space (clear of area allocated for furniture)	NA	2.25m diameter
Windows to habitable rooms – sill height above the finished floor level	NA	Not greater than 1m

Figure GLE-S14.1 Window shading





**EXPLANTORY REPORT**  
**March 2024**

## 1 Mill Lane Precinct review



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## 2 Mill Lane Precinct review



## 1. Introduction

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

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

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

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



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

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

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## 1.2 What is this Planning Scheme Amendment about?

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

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

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

It is proposed to amend the planning scheme to:

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

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

## 1.3 Current Context - Mill Lane Precinct

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

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

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

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



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



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

#### 1.4 Why do we need a new zone?

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

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

#### 1.5 Why do we need a new specific area plan?

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

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

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

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

## 2. Background

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

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

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

### 2.2 What is infill housing?



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

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

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

### 2.3 Need for more housing opportunities as identified in strategic directions

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

<sup>1</sup> Towards Infill Housing Development, Prepared for the Tasmanian Department of State Growth (link: [https://www.stategrowth.tas.gov.au/data/assets/pdf\\_file/0019/216172/Toward\\_Infill\\_Housing\\_Development.pdf](https://www.stategrowth.tas.gov.au/data/assets/pdf_file/0019/216172/Toward_Infill_Housing_Development.pdf))

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### Southern Regional Land Use Strategy (STRLUS)

The STRLUS identifies Greater Glenorchy is responsible for the 'lion's share' of infill development, providing 40% of the total target in the southern region with a total of 5,300 additional dwellings between 2010 and 2035.<sup>2</sup> Glenorchy's targets are the highest identified amongst the other southern municipalities.

### Hobart City Deal

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

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

### Northern Suburbs Transit Corridor (NSTC)

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

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

### Greater Glenorchy Plan (GGP)

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

## 2.4 What could the built form look like?

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

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

<sup>3</sup> 30 – Year Greater Hobart Plan (link: [https://www.greaterhobart.tas.gov.au/30-year\\_greater\\_hobart\\_plan](https://www.greaterhobart.tas.gov.au/30-year_greater_hobart_plan))

<sup>4</sup> Activating the Northern Suburbs Transit Corridor (link: [https://www.hobartcitydeal.com.au/activating\\_the\\_northern\\_suburbs\\_transit\\_corridor](https://www.hobartcitydeal.com.au/activating_the_northern_suburbs_transit_corridor))



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

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

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



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

### 3. Proposed Planning Scheme Amendment

The proposed planning scheme amendment contains two components:

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

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

#### 3.1 Proposed Urban Mixed-Use Zone

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

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

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

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

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

The Mill Lane SAP is made up of several elements:

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

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

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

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

#### **GLE-S14.1 Plan Purpose**

*The purpose of the Mill Lane Specific Area Plan is:*

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

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

### 3.2.2 Definition of Terms – GLE-S14.4

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

### 3.2.3 Use Table – GLE-S14.5

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

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

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

### 3.2.4 Use Standards- GLE-S14.6

#### Retail & Food Services Impact - GLE-S14.6.1

A new standard is proposed to limit General Retail and Hire (such as shops) and Food Services (such as cafes and restaurants) uses to be a maximum gross floor area of 200 m<sup>2</sup> in total per site within the Mill Lane Precinct. This standard would replace the Retail Impact standard under Clause 13.3.3 of the UMUZ that limits General Retail and Hire and Bulky Goods Sales uses. This standard aims to keep the larger retail and food service activities within the CBD area rather than spreading out into the Mill Lane Precinct.

#### Bicycle Parking Numbers - GLE-S14.6.2

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

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

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

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

#### Building Height – GLE-S14.7.1

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

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

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

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

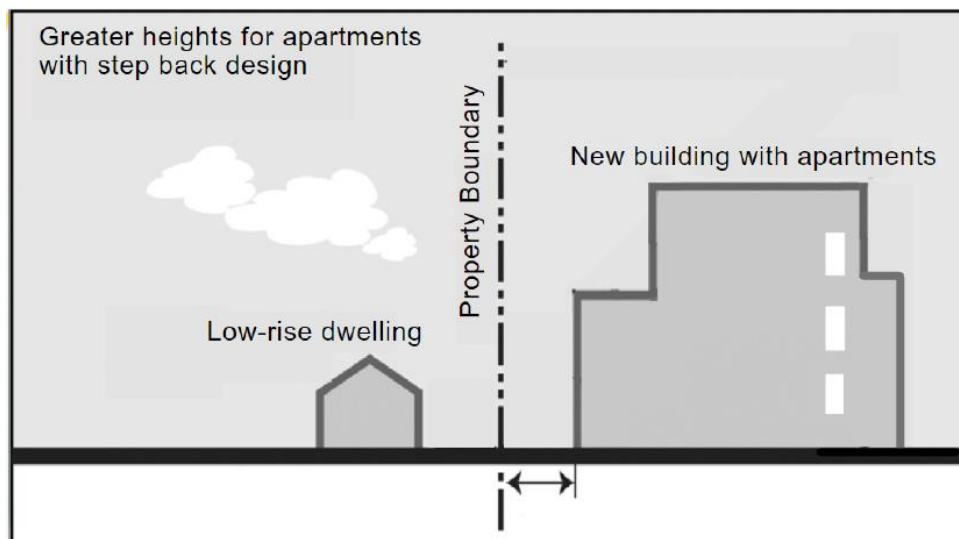


Figure 6: Concept illustration of step back built form from residential zone to protect adjacent residential amenity (image not to scale, for illustrative purposes only)

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

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

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

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

### Apartment Design GLE-S14.7.2

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

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

### Solar Access

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

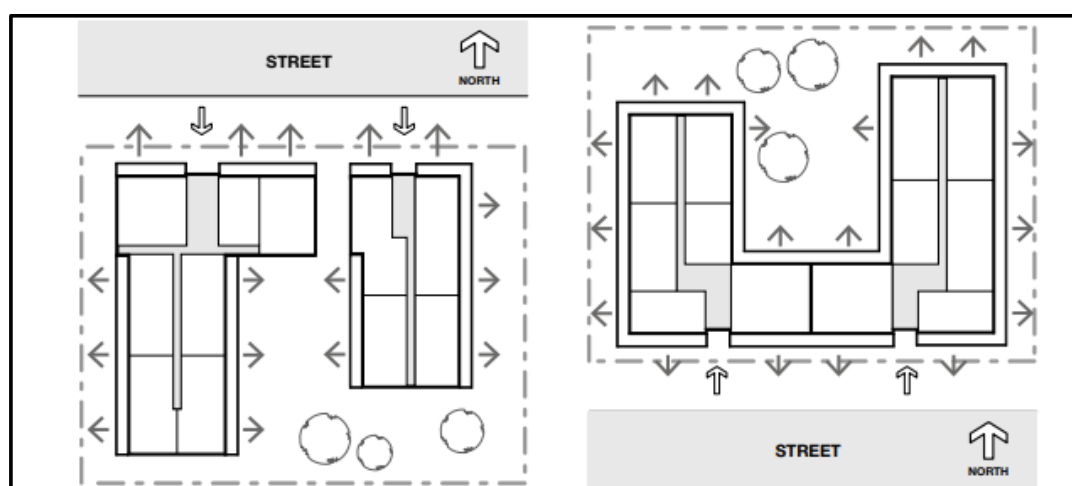


Figure 7: Apartment design to optimise the area of direct solar access to the dwellings  
(Image source: Apartment Design Guidelines for Victoria)



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### Solar Shading

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

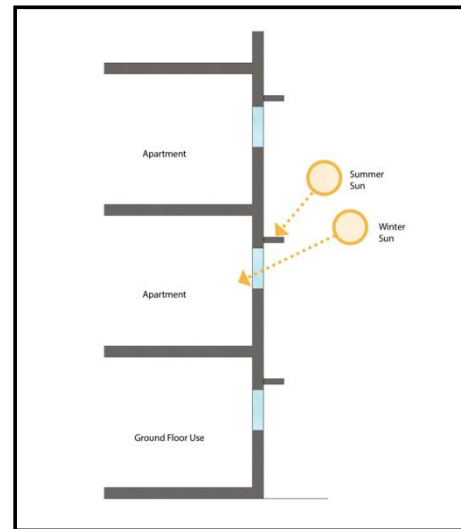


Figure 8: Window shading to north-facing apartments  
(Image source: GCC)

### Cross Ventilation

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

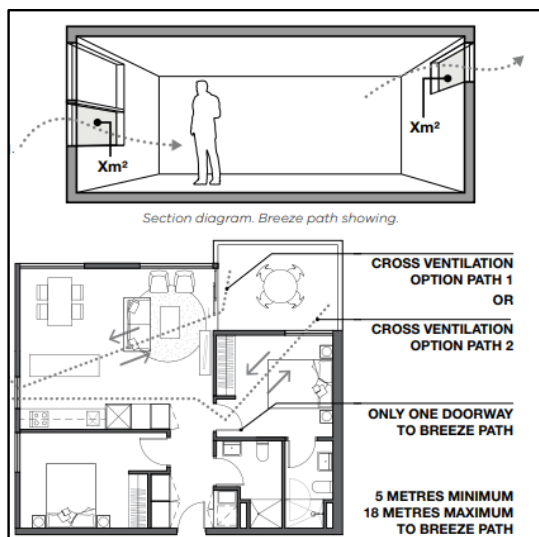


Figure 9: Examples of apartment design with consideration to cross ventilation (Image source: Apartment Design Guidelines for Victoria)

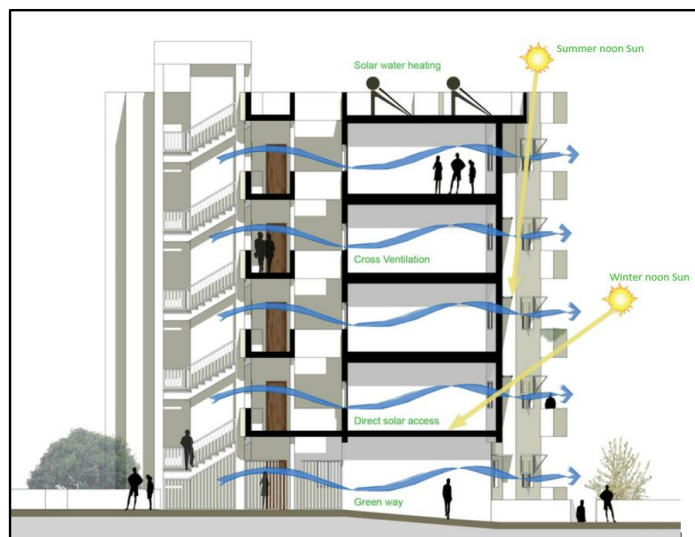


Figure 10: A Model of Energy-Efficient Affordable Apartment Building in Abu Alanda, Jordan (Source Google)

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#### Noise mitigation

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

#### Private open space

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

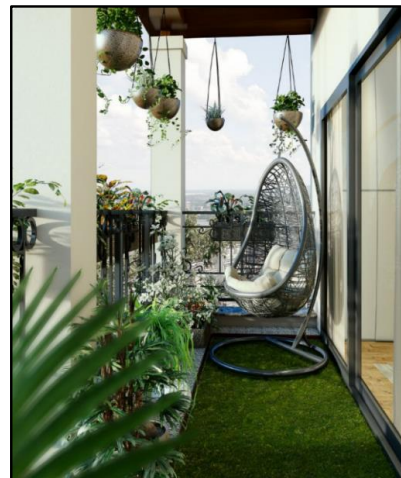


Figure 11: Balcony outdoor space in an apartment

#### Shared open space

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

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

## 4 Mill Lane Precinct review

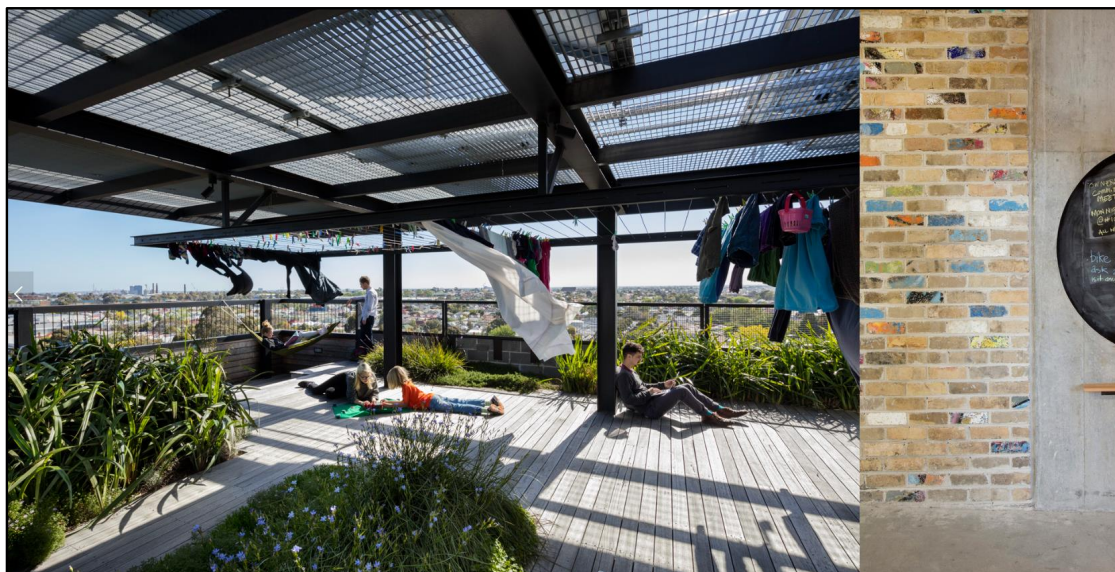


Figure 12: The Commons, Melbourne- maximising land utilisation by providing shared rooftop space with communal garden and shared clothes drying area for residents in higher density settings (Source: Google images)

### Privacy

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

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



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

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*External storage space*

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

*Livable Housing*

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

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

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

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

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

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

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



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

*Safe access and movement where there are commercial vehicles*

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

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

*Opportunities for active transport*

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

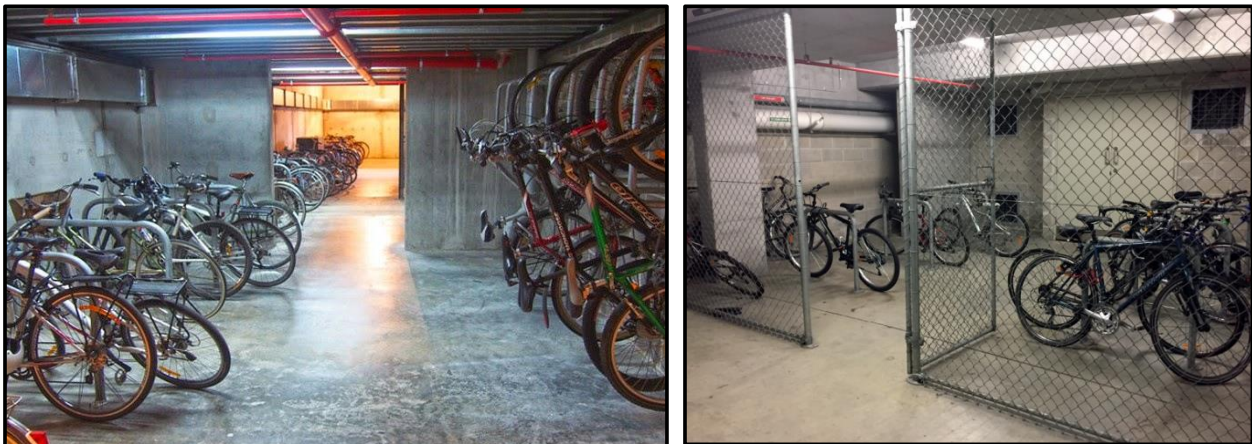


Figure 14: Examples of Secure bike parking in the basement of an apartment development

## 4. Conclusion

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

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