GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 10 JULY 2023

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PLANNING

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1: GPA Attachment - 72 and 74 Main Road, Claremont 2

6. REPORT ON REPRESENTATIONS TO – ARCHAEOLOGICAL HERITAGE AMENDMENT PLAM-23/01 – 60 CREEK ROAD, NEW TOWN, 26 CADBURY ROAD AND 36 CADBURY ROAD, CLAREMONT

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72 and 74 Main Rd, Claremont

3-Jul-2023

The graphic information on this map is produced by Glenorchy City Council. As errors or omissions may occur please verify data before any projects are commenced. The representation of roads or tracks is no evidence of right of way. This map is not to be used as a site plan for making an application to council.

20 m

PROPOSED 13 UNITS DEVELOPMENT & 1 LOT SUBDIVISION

72-74 MAIN ROAD, CLAREMONT, TAS

ARCHITECTURAL & ENGINEERING DRAWING

DRAWINGS NO.	DRAWING NAME
DA00	COVER
DA01	SITE PLAN_LEVEL GROUND
DA02	SITE PLAN_LEVEL 1
DA03	SITE ELEVATIONS
DA04	SITE ELEVATIONS
DA05	SITE ELEVATIONS
DA06	SITE SECTIONS
DA20	UNIT 1-6 (A)_PLANS
DA40	UNIT 7-8 (B)_PLANS
DA60	UNIT 9-12 (C)_PLANS
DA80	UNIT 13 (D)_PLANS

AREA SCHEDULE-

UNIT 1-6 (SINGLE STOREY)
- LEVEL GROUND - 86.50 SQ.M.

UNIT 7-8 (DOUBLE STOREYS)
- LEVEL GROUND - 41.61 SQ.M.
- LEVEL 1 - 39.63 SQ.M.
TOTAL - 81.24 SQ.M.

UNIT 9-12 (DOUBLE STOREYS)
- LEVEL GROUND - 45.81 SQ.M.
- LEVEL 1 - 43.75 SQ.M.
TOTAL - 89.56 SQ.M.

LEVEL 13 (SINGLE STOREY)
-LEVEL GROUND - 88.21 SQ.M.

PRIVATE GARDEN SPACE
UNIT 1 - 61.75 sq.m> 40 sq.m.

UNIT 2 - 45.64 sq.m. > 40 sq.m.

UNIT 3 - 43.71 sq.m. > 40 sq.m.

UNIT 4 - 43.61 sq.m. > 40 sq.m.

UNIT 5 - 43.71 sq.m. > 40 sq.m.

UNIT 6 - 53.38 sq.m. > 40 sq.m.

UNIT 7 - 44.21 sq.m. > 40 sq.m.

UNIT 8 - 61.34 sq.m. > 40 sq.m.

UNIT 9 - 39.47 sq.m. + 16.25 sq.m. (BALCONY) = 55.72 sq.m. > 40 sq.m.

UNIT 10 - 38.16 sq.m. + 16.25 sq.m. (BALCONY) = 54.41 sq.m. > 40 sq.m.

UNIT 11 - 37.85 sq.m. + 16.25 sq.m. (BALCONY) = 54.10 sq.m. > 40 sq.m.

UNIT 12 - 43.07 sq.m. + 16.25 sq.m. (BALCONY) = 59.32 sq.m. > 40 sq.m.

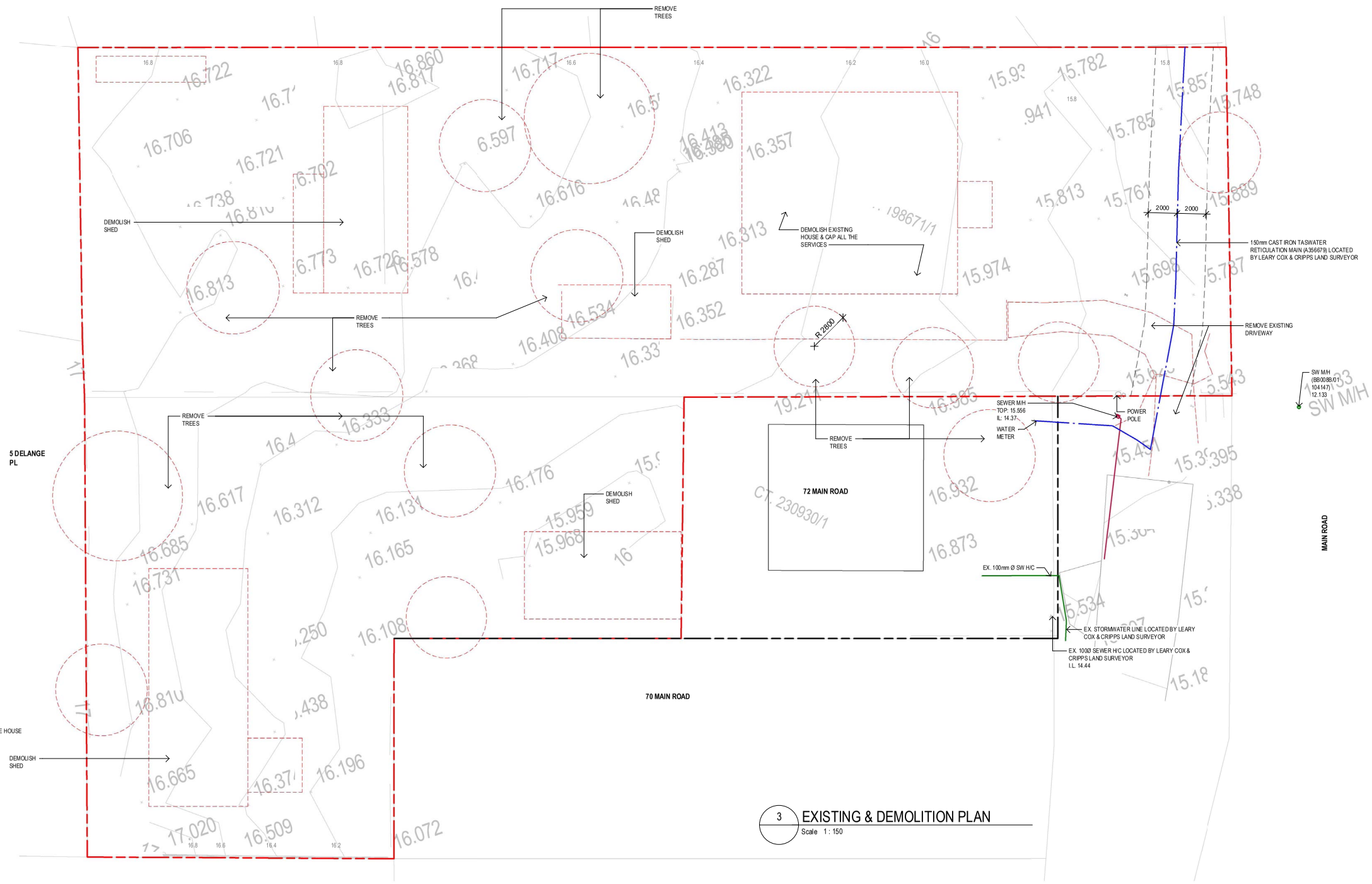
UNIT 13 - 97.85 sq.m.

SITE INFORMATION

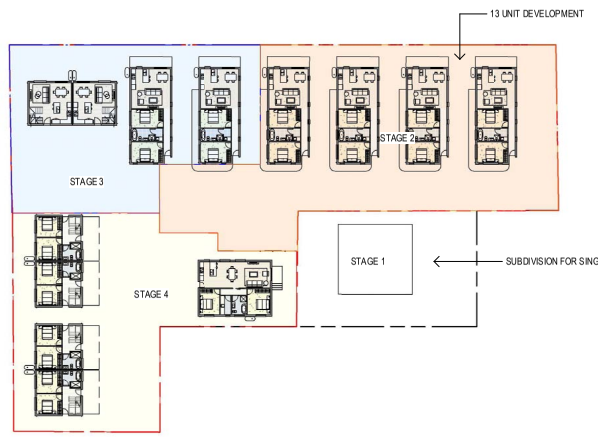
TITLE REF	230930/1 & 198671/1
PROPERTY ID	5330308 & 5330316
13 UNITS AT 74 MAIN ROAD	
SITE AREA - 13 UNITS	2927 sq.m
DENSITY	13 / 2927 sq.m = 225.15 > 200 sq.m
SITE COVERAGE	873.67 sq.m / 2927 sq.m = 29.85%
SINGLE HOUSE AT 72 MAIN ROAD	
SITE AREA -	436 sq.m

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-23-015
DATE RECEIVED 07/06/2023

SITE CONTEXT PLAN



3 EXISTING & DEMOLITION PLAN
Scale 1 : 150



2 STAGING PLAN.
Scale 1 : 500

ISSUE	REVISION	DRN	CHK / APP	DATE
1	DEVELOPMENT APPLICATION	DA	DA	25.01.2023
2	RESPONSE TO COUNCIL RFI	DA	DA	16.04.2023
3	RESPONSE TO COUNCIL RFI	DA	DA	06.06.2023

MinD. ARCHITECTS
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WEBSITE [redacted] MINDARCHITECTS.COM.AU

DMC DREW MOORE CONSTRUCTIONS

CONSULTANTS:

REASON FOR ISSUE
APPROVAL

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALED DIMENSIONS. ALL SCALE DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

PROJECT No.: 2248

NORTH:

PROJECT: PROPOSED 13 UNITS DEVELOPMENT & 1 LOT SUBDIVISION
PROJECT ADDRESS: 72-74 MAIN ROAD, CLAREMONT
CLIENT: DREW MOORE CONSTRUCTION

DRAWING TITLE: COVER

SCALE: As indicated @ A1
PROJECT DATE: SEPT 2019
DRAWING No.: DA00
REVISION: 3

Attachments - Glenorchy Planning Authority - 10 July 2023

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-23-015
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1 LEVEL GROUND
Scale 1 : 150

AREA SCHEDULE-

UNIT 1-6 (SINGLE STOREY)
- LEVEL GROUND - 86.50 SQ.M.

UNIT 7-8 (DOUBLE STOREYS)
- LEVEL GROUND - 41.61 SQ.M.
- LEVEL 1 - 39.63 SQ.M.
TOTAL - 81.24 SQ.M.

UNIT 9-12 (DOUBLE STOREYS)
- LEVEL GROUND - 45.81 SQ.M.
- LEVEL 1 - 43.75 SQ.M.
TOTAL - 89.56 SQ.M.

LEVEL 13 (SINGLE STOREY)
-LEVEL GROUND - 88.21 SQ.M.

MULCHED AND PLANTED GARDEN BED
TIMBER FENCE TF
FROSTED GLASS FG
SLIDING DOOR SD
RAIN WATER TANK RWT
BOLLARD LIGHT (SOLAR POWERED) BL
WALL MOUNT SENSOR LIGHT WL (WIRE BACK TO THE UNIT) TO COMPLY WITH CLAUSE 3.1 BASICS OF DESIGN AND CLAUSE 3.6 CAR PARKS IN AS/NZS 1158.1:2005 LIGHTING FOR ROADS AND PUBLIC SPACES PART 3.1: PEDESTRIAN AREA (CATEGORY P) LIGHTING & AS/4282-1997 CONTROL OF OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING
WATER SUB-METER

BIN LEGEND
G - GARBAGE
FO - FOGO
RE - RECYCLING

ISSUE	REVISION	DRN	CHK/APP	DATE
1	DEVELOPMENT APPLICATION	DA	DA	25/1/2022
2	RESPONSE TO COUNCIL RFI	DA	DA	16/4/2022
3	RESPONSE TO COUNCIL RFI	DA	DA	09/5/2022
4	RESPONSE TO COUNCIL RFI	DA	DA	05/6/2022

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DMC DREW MOORE CONSTRUCTIONS

CONSULTANTS:

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PROJECT No.: 2248

NORTH

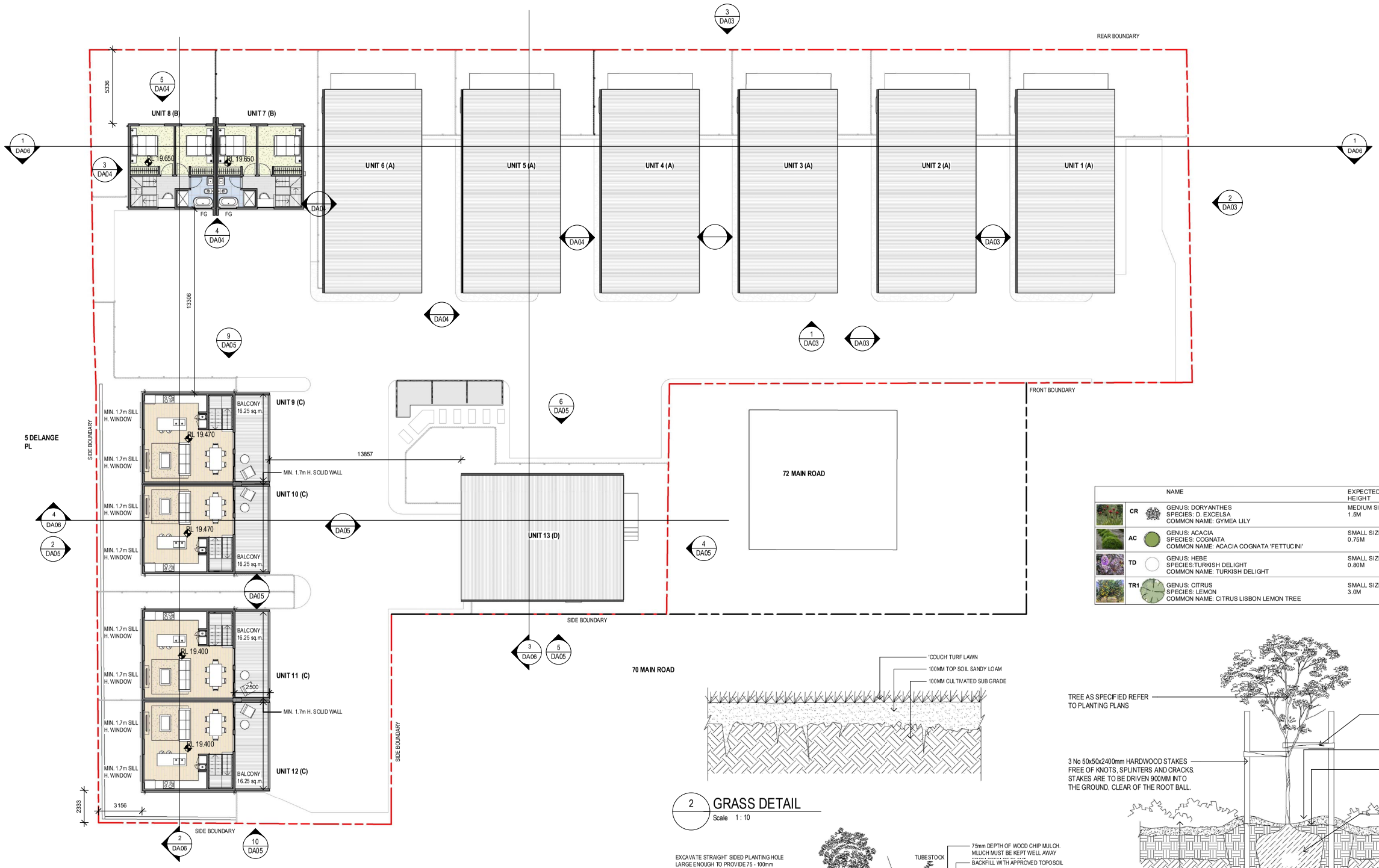
PROJECT:
PROPOSED 13 UNITS DEVELOPMENT & 1 LOT SUBDIVISION
PROJECT ADDRESS:
72-74 MAIN ROAD, CLAREMONT
CLIENT:
DREW MOORE CONSTRUCTION

DRAWING TITLE:
SITE PLAN_LEVEL GROUND

SCALE: 1 : 150 @ A1
PROJECT DATE: SEPT 2019
DRAWING No.: DA01
REVISION: 4

Attachments - Glenorchy Planning Authority - 10 July 2023

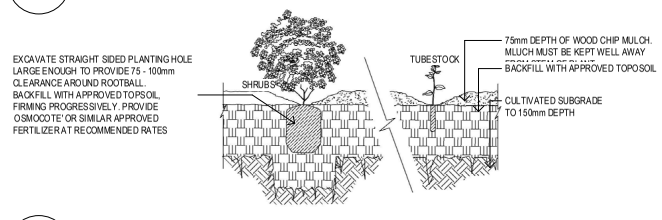
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-23-015
DATE RECEIVED 07/06/2023



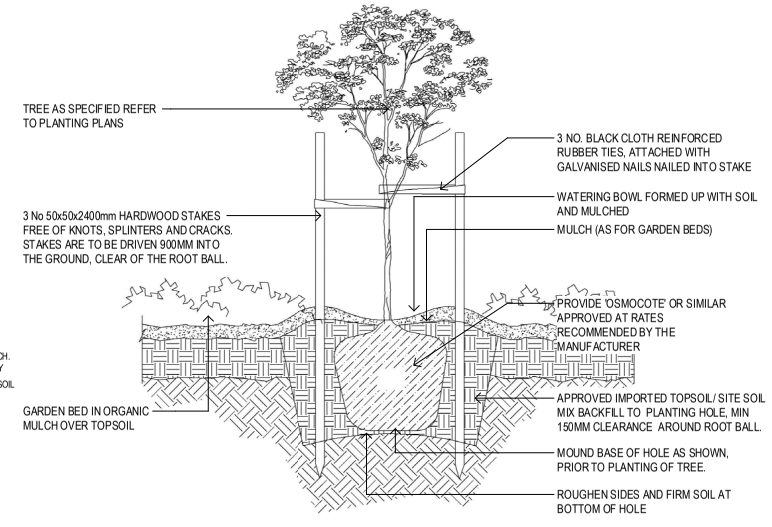
1 L1
Scale 1 : 150

NAME		EXPECTED MATURE HEIGHT	PLANT SIZE	QUANTITY
CR	GENUS: DORYANTHES SPECIES: D. EXCELSA COMMON NAME: GYMEA LILY	MEDIUM SIZED SHRUB 1.5M	1.5M WIDE	- NO.
AC	GENUS: ACACIA SPECIES: COGNATA COMMON NAME: ACACIA COGNATA 'FETTUCINI'	SMALL SIZED SHRUB 0.75M	1.0M WIDE	- NO.
TD	GENUS: HEBE SPECIES:TURKISH DELIGHT COMMON NAME: TURKISH DELIGHT	SMALL SIZED SHRUB 0.80M	0.8M WIDE	- NO.
TR1	GENUS: CITRUS SPECIES: LEMON COMMON NAME: CITRUS LISBON LEMON TREE	SMALL SIZED TREE 3.0M	4M WIDE	- NO.

2 GRASS DETAIL
Scale 1 : 10



3 SHRUB PLANTATION DETAIL
Scale 1 : 20



4 TREE PLANTING DETAIL
Scale 1 : 20

ISSUE	REVISION	DRN	CHK / APP	DATE
1	DEVELOPMENT APPLICATION	DA	DA	25.01.2023
2	RESPONSE TO COUNCIL RFI	DA	DA	16.04.2023
3	RESPONSE TO COUNCIL RFI	DA	DA	06.05.2023

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DMC DREW MOORE CONSTRUCTIONS

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PROJECT No.: 2248

NORTH:

PROJECT:
PROPOSED 13 UNITS DEVELOPMENT & 1 LOT SUBDIVISION
PROJECT ADDRESS:
72-74 MAIN ROAD, CLAREMONT

CLIENT:
DREW MOORE CONSTRUCTION

DRAWING TITLE:
SITE PLAN_LEVEL 1

SCALE: As indicated @ A1

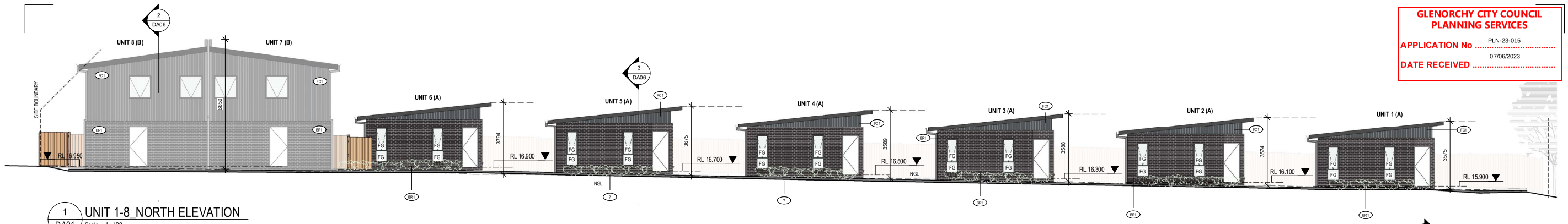
PROJECT DATE: SEPT 2019

DRAWING No.: DA02

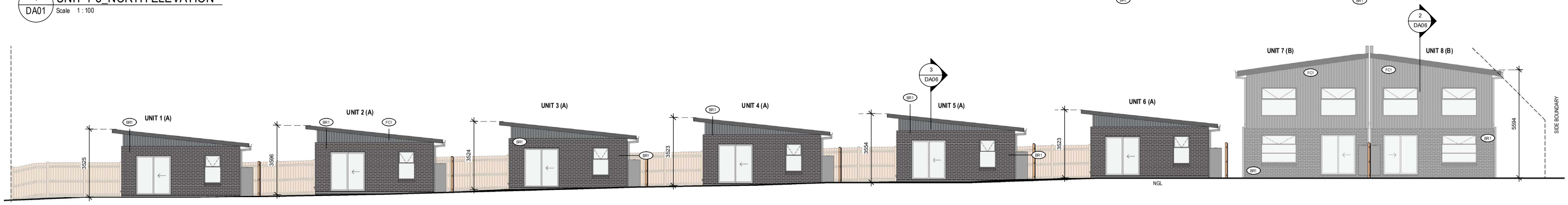
REVISION: 3

Attachments - Glenorchy Planning Authority - 10 July 2023

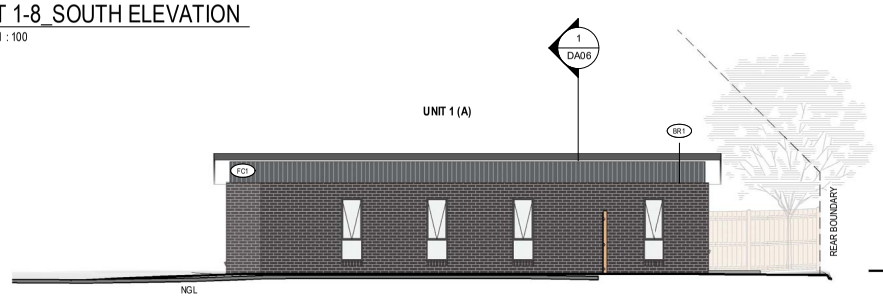
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-23-015
DATE RECEIVED 07/06/2023



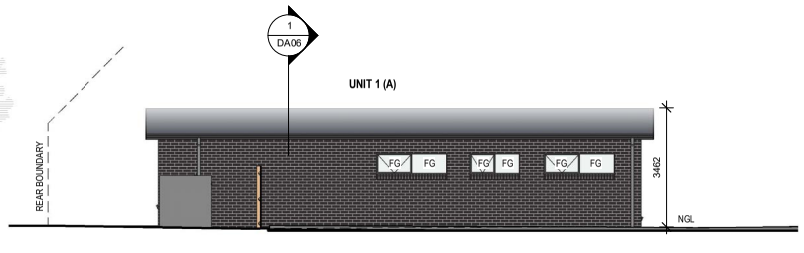
1 DA01 UNIT 1-8_NORTH ELEVATION
Scale 1 : 100



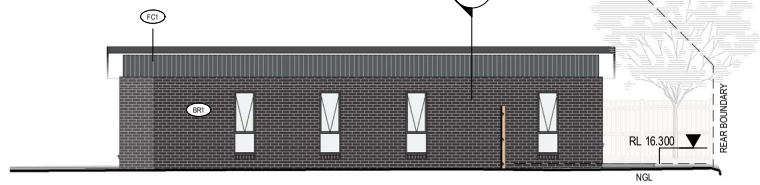
3 DA01 UNIT 1-8_SOUTH ELEVATION
Scale 1 : 100



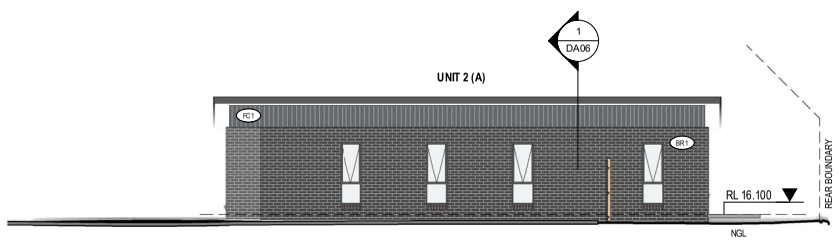
2 DA01 UNIT 1_EAST ELEVATION
Scale 1 : 100



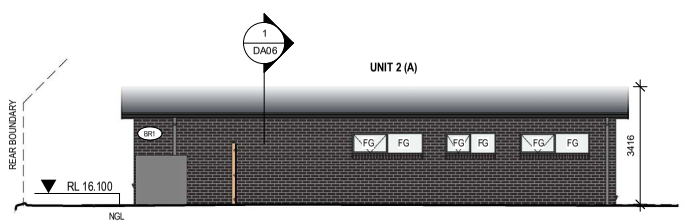
5 DA01 UNIT 1_WEST ELEVATION
Scale 1 : 100



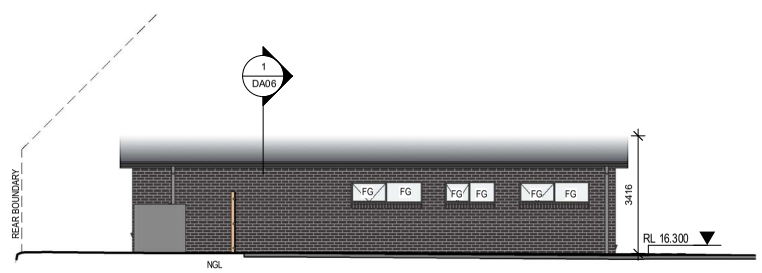
4 DA01 UNIT 3_EAST ELEVATION
Scale 1 : 100



6 DA01 UNIT 2_EAST ELEVATION
Scale 1 : 100



7 DA01 UNIT 2_WEST ELEVATION
Scale 1 : 100



8 DA01 UNIT 3_WEST ELEVATION
Scale 1 : 100

MATERIAL LEGEND-
BR1 - BRICK VENEER
FC1 - JAMES HARDIE AXON 133 - PAINT FINISH

ISSUE	REVISION	DRN	CHK / APP	DATE
1	DEVELOPMENT APPLICATION	DA	DA	25.01.2023
2	RESPONSE TO COUNCIL RFI	DA	DA	16.04.2023
3	RESPONSE TO COUNCIL RFI	DA	DA	16.05.2023

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DMC DREW MOORE CONSTRUCTIONS

MATERIAL LEGEND-
BR1 - BRICK VENEER
FC1 - JAMES HARDIE AXON 133 - PAINT FINISH

REASON FOR ISSUE
APPROVAL

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALED DIMENSIONS. ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

PROJECT No.: 2248

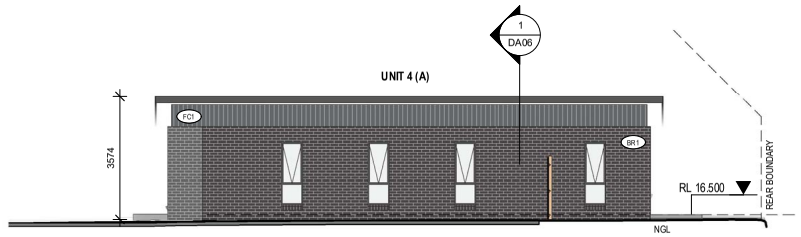
PROJECT: PROPOSED 13 UNITS DEVELOPMENT & 1 LOT SUBDIVISION
PROJECT ADDRESS: 72-74 MAIN ROAD, CLAREMONT
CLIENT: DREW MOORE CONSTRUCTION

DRAWING TITLE: SITE ELEVATIONS

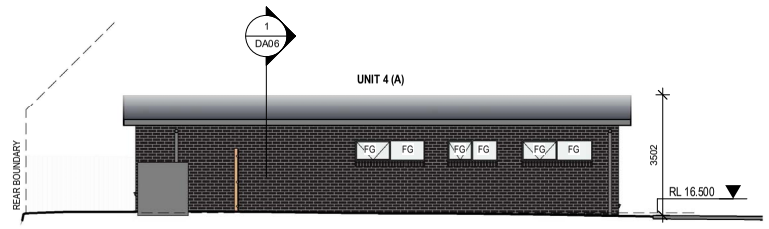
SCALE: 1 : 100 @ A1
PROJECT DATE: SEPT 2019
DRAWING No.: DA03
REVISION: 3

Attachments - Glenorchy Planning Authority - 10 July 2023

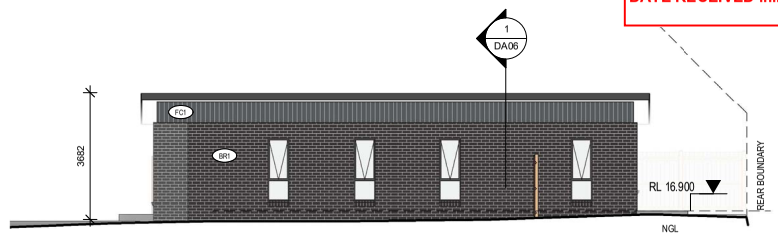
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-23-015
DATE RECEIVED 07/06/2023



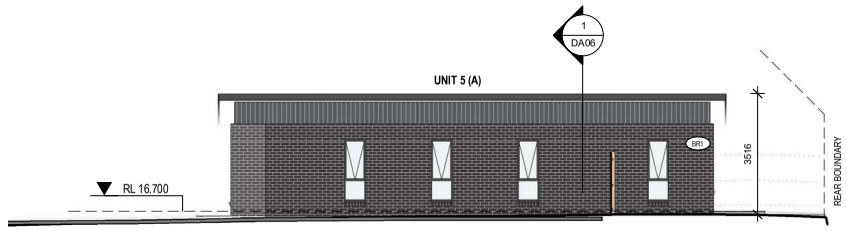
1 DA01 UNIT 4_EAST ELEVATION
Scale 1 : 100



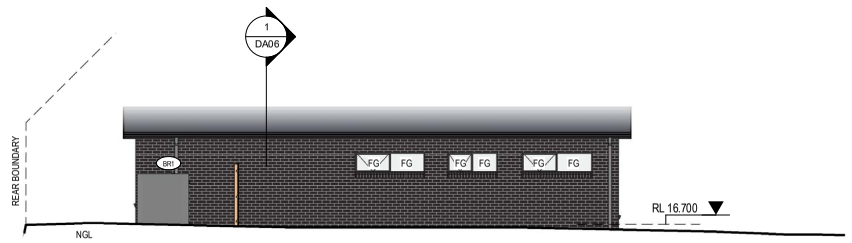
7 DA01 UNIT 4_WEST ELEVATION
Scale 1 : 100



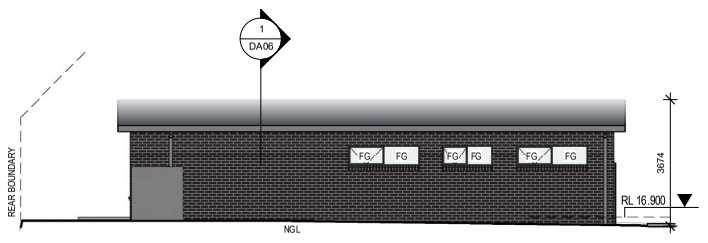
10 DA01 UNIT 6_EAST ELEVATION
Scale 1 : 100



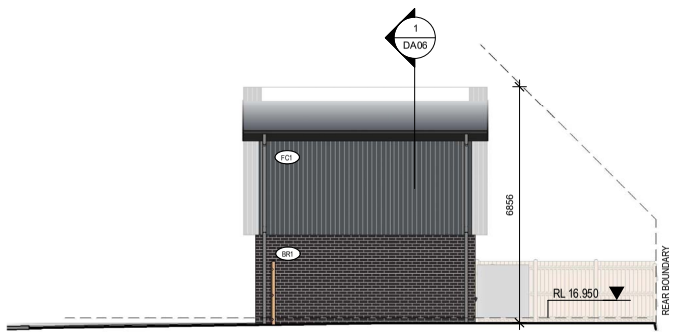
8 DA01 UNIT 5_EAST ELEVATION
Scale 1 : 100



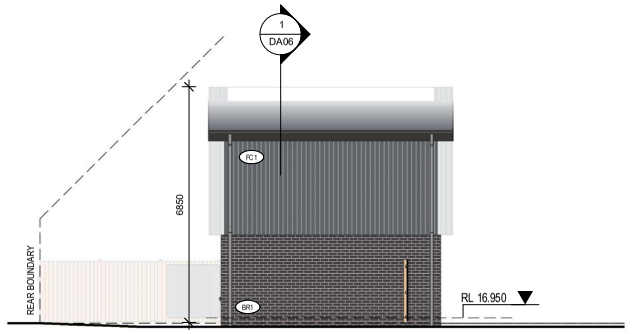
9 DA01 UNIT 5_WEST ELEVATION
Scale 1 : 100



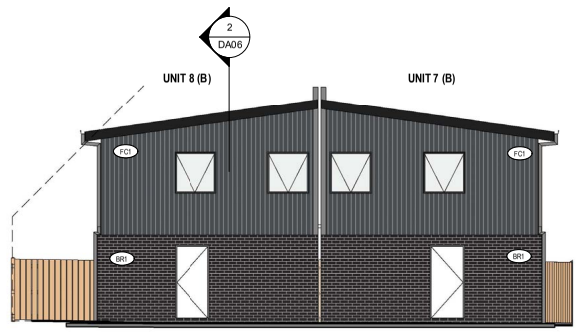
11 DA01 UNIT 6_WEST ELEVATION
Scale 1 : 100



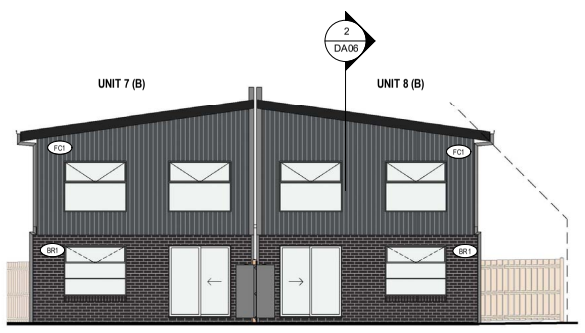
2 DA01 UNIT 7_EAST ELEVATION
Scale 1 : 100



3 DA01 UNIT 8_WEST ELEVATION
Scale 1 : 100



4 DA01 UNIT 7-8_SOUTH ELEVATION
Scale 1 : 100



5 DA01 UNIT 7-8_NORTHELEVATION
Scale 1 : 100

MATERIAL LEGEND-
BR1 - BRICK VENEER
FC1 - JAMES HARDIE AXON 133 - PAINT FINISH

ISSUE	REVISION	DRN	CHK / APP	DATE
1	DEVELOPMENT APPLICATION	DA	DA	25-01-2023
2	RESPONSE TO COUNCIL RFI	DA	DA	06-05-2023

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DMC DREW MOORE CONSTRUCTIONS

CONSULTANTS:

REASON FOR ISSUE
APPROVAL

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PROJECT No.: 2248

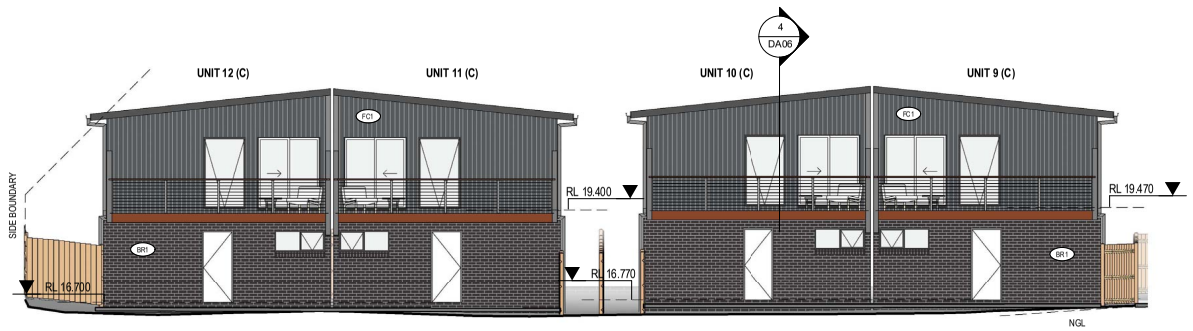
PROJECT:
PROPOSED 13 UNITS DEVELOPMENT & 1 LOT SUBDIVISION
PROJECT ADDRESS:
72-74 MAIN ROAD, CLAREMONT
CLIENT:
DREW MOORE CONSTRUCTION

DRAWING TITLE:
SITE ELEVATIONS

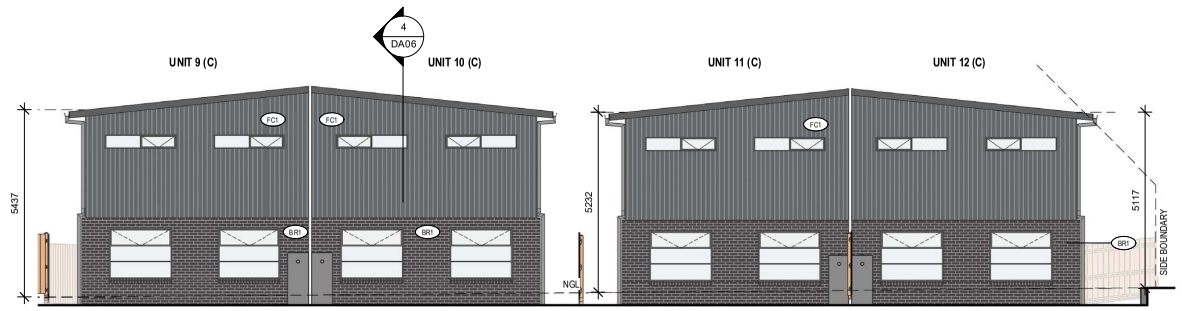
SCALE: 1 : 100 @ A1
PROJECT DATE: SEPT 2019
DRAWING No.: DA04
REVISION: 2

Attachments - Glenorchy Planning Authority - 10 July 2023

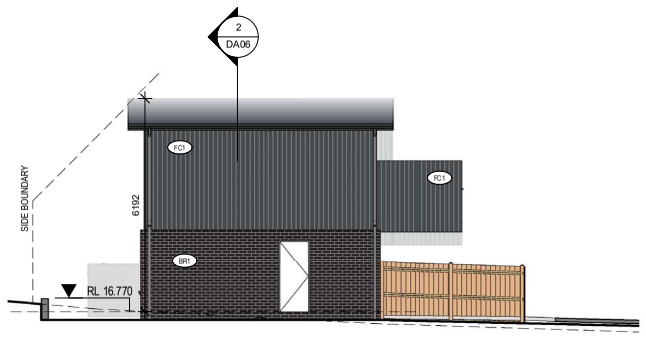
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-23-015
DATE RECEIVED 07/06/2023



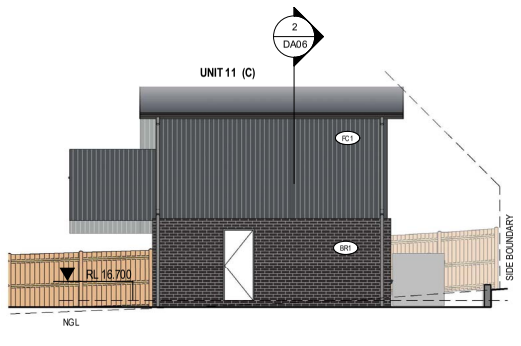
1 DA01 UNIT 9-12_EAST ELEVATION
Scale 1 : 100



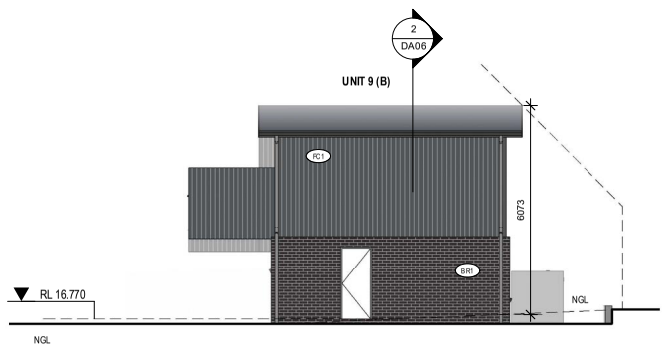
2 DA01 UNIT 9-12_WEST ELEVATION
Scale 1 : 100



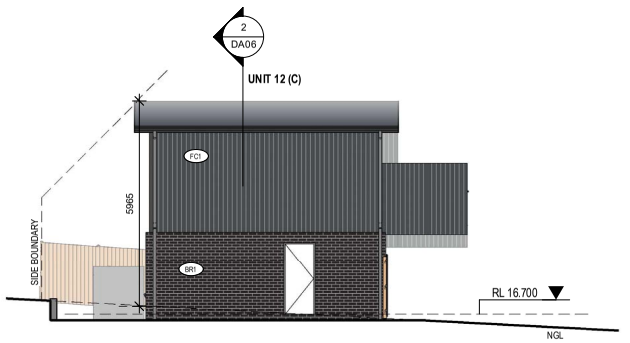
7 DA01 UNIT 10_SOUTH ELEVATION
Scale 1 : 100



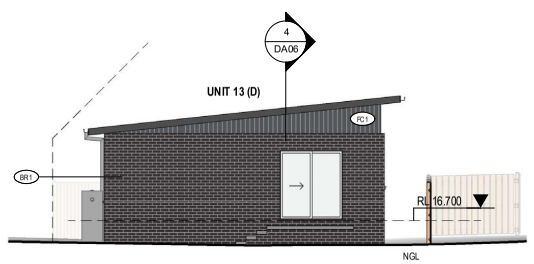
8 DA01 UNIT 11_NORTH ELEVATION
Scale 1 : 100



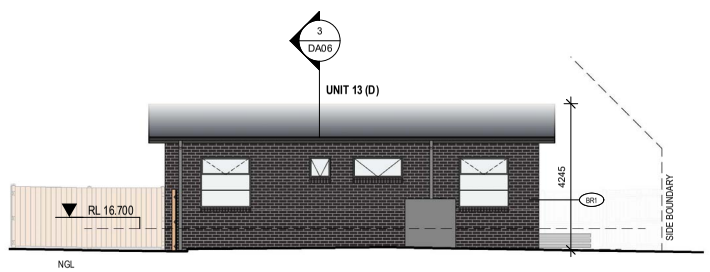
9 DA01 UNIT 9_NORTH ELEVATION
Scale 1 : 100



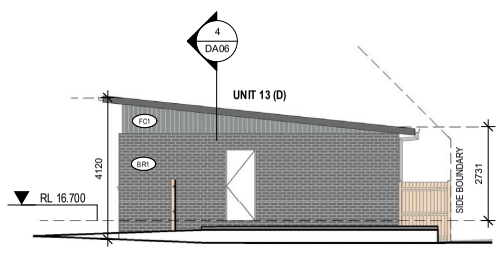
10 DA01 UNIT 12_SOUTH ELEVATION
Scale 1 : 100



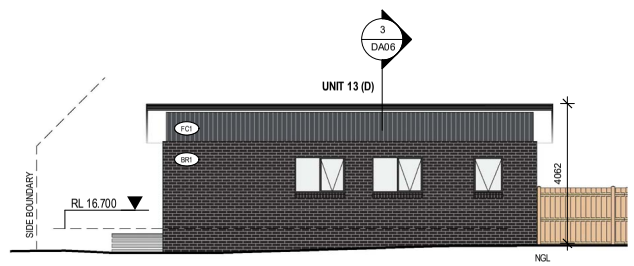
4 DA01 UNIT 13_EAST ELEVATION
Scale 1 : 100



5 DA01 UNIT 13_SOUTH ELEVATION
Scale 1 : 100



3 DA01 UNIT 13_WEST ELEVATION
Scale 1 : 100



6 DA01 UNIT 13_NORTH ELEVATION
Scale 1 : 100

MATERIAL LEGEND:
BR1 - BRICK VENEER
FC1 - JAMES HARDIE AXON 133 - PAINT FINISH

ISSUE	REVISION	DRN	CHK / APP	DATE
1	DEVELOPMENT APPLICATION	DA	DA	25.01.2023
2	RESPONSE TO COUNCIL RFI	DA	DA	16.04.2023
3	RESPONSE TO COUNCIL RFI	DA	DA	06.05.2023

MinD. ARCHITECTS
ARCHITECT [redacted] DAVID WAI HO AU
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EMAIL [redacted] DAVIDAU1980@GMAIL.COM
WEBSITE [redacted] MINDARCHITECTS.COM.AU

DMC DREW MOORE CONSTRUCTIONS

CONSULTANTS:

REASON FOR ISSUE
APPROVAL

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALED DIMENSIONS. ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

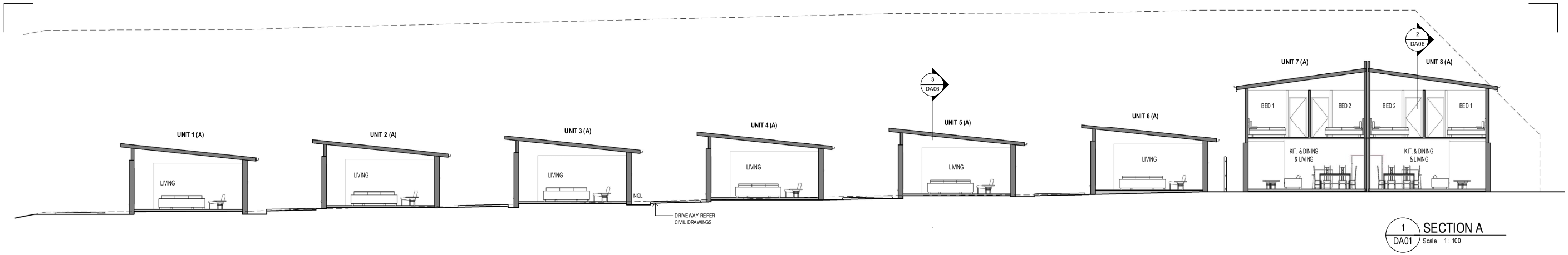
PROJECT No.: 2248

PROJECT:
PROPOSED 13 UNITS DEVELOPMENT & 1 LOT SUBDIVISION
PROJECT ADDRESS:
72-74 MAIN ROAD, CLAREMONT
CLIENT:
DREW MOORE CONSTRUCTION

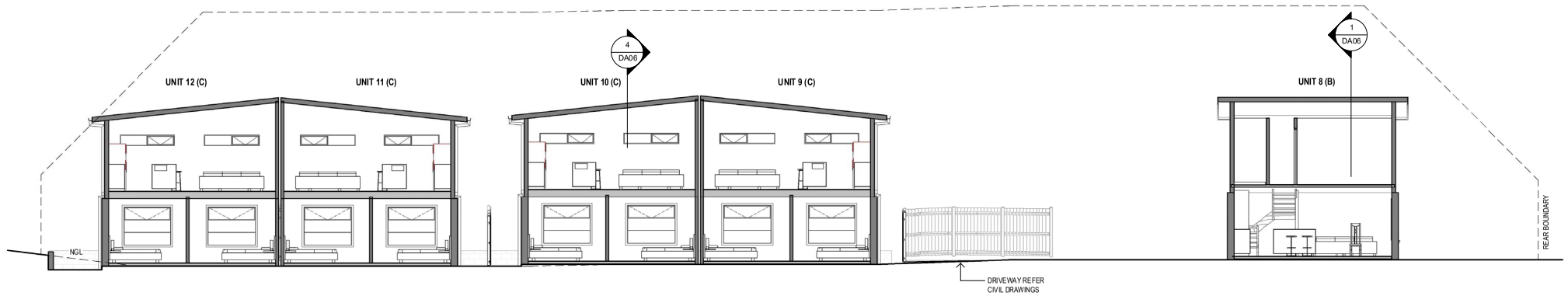
DRAWING TITLE:
SITE ELEVATIONS

SCALE: 1 : 100 @ A1
PROJECT DATE: SEPT 2019
DRAWING No.: DA05
REVISION: 3

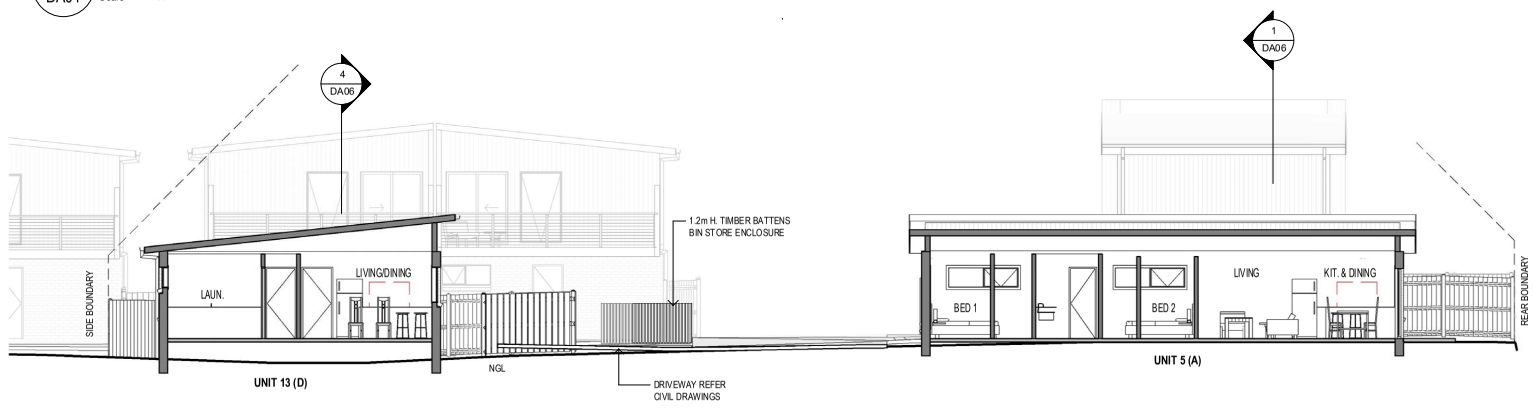
Attachments - Glenorchy Planning Authority - 10 July 2023



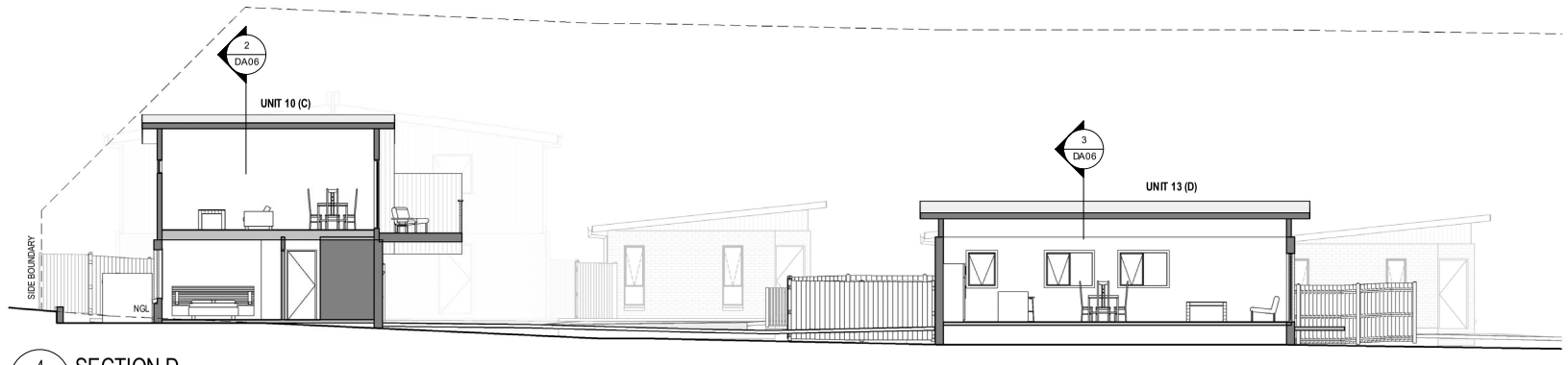
1 DA01 SECTION A
Scale 1 : 100



2 DA01 SECTION B
Scale 1 : 100



3 DA01 SECTION C
Scale 1 : 100



4 DA01 SECTION D
Scale 1 : 100

ISSUE	REVISION	DRN	CHK / APP	DATE
1	RESPONSE TO COUNCIL RFI	DA	DA	16/04/2023
2	RESPONSE TO COUNCIL RFI	DA	DA	06/05/2023

MinD. ARCHITECTS
ARCHITECT: DAVID WAI HO AU
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DMC DREW MOORE CONSTRUCTIONS

CONSULTANTS:

REASON FOR ISSUE
APPROVAL

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PROJECT No.: 2248

PROJECT:
PROPOSED 13 UNITS DEVELOPMENT & 1 LOT SUBDIVISION
PROJECT ADDRESS:
72-74 MAIN ROAD, CLAREMONT
CLIENT:
DREW MOORE CONSTRUCTION

DRAWING TITLE:
SITE SECTIONS

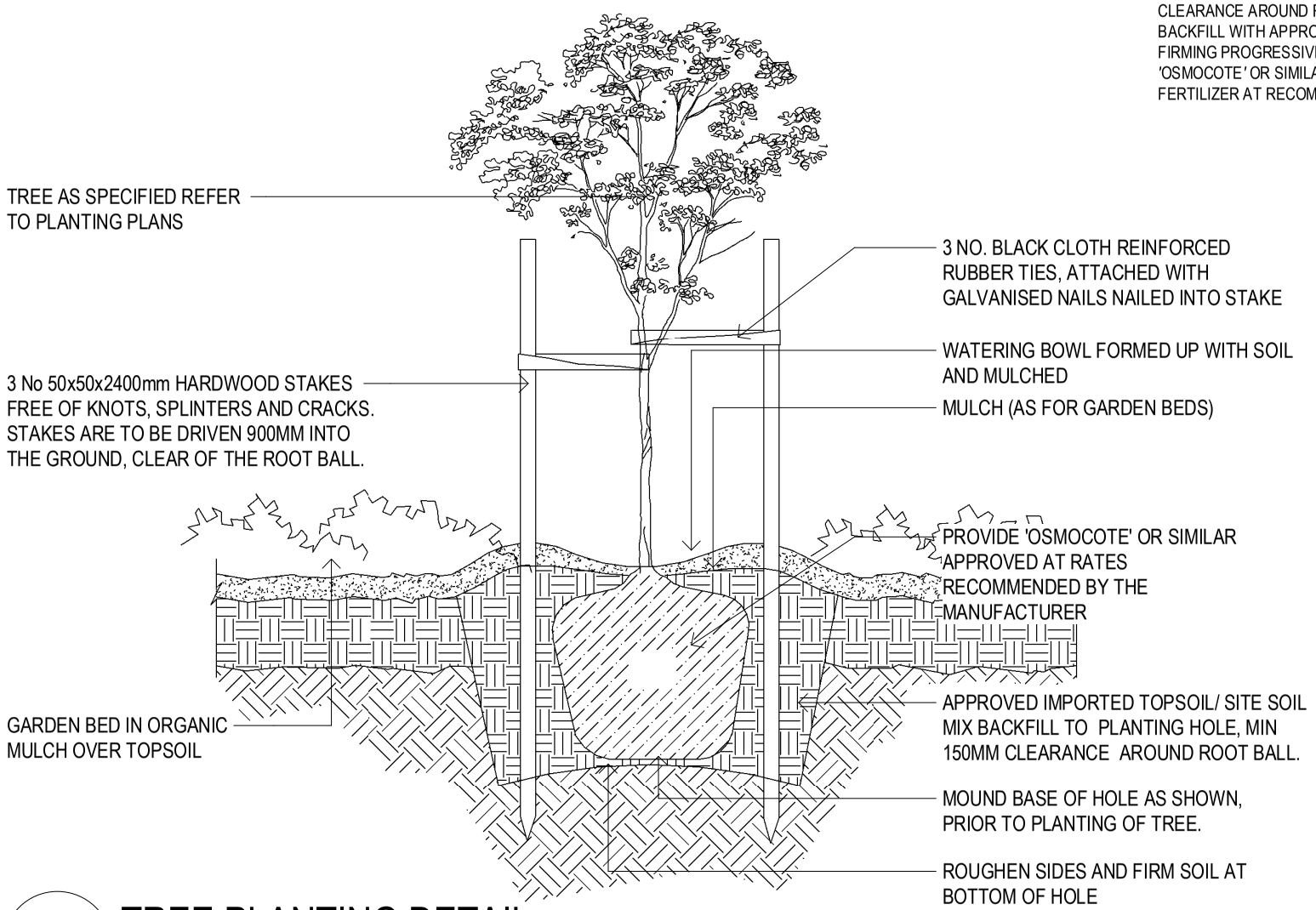
SCALE: 1 : 100 @ A1
PROJECT DATE: SEPT 2019
DRAWING No.: DA06
REVISION: 2

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No .....PLN-23-015.....
DATE RECEIVED .....07/06/2023.....

Attachments - Glenorchy Planning Authority - 10 July 2023

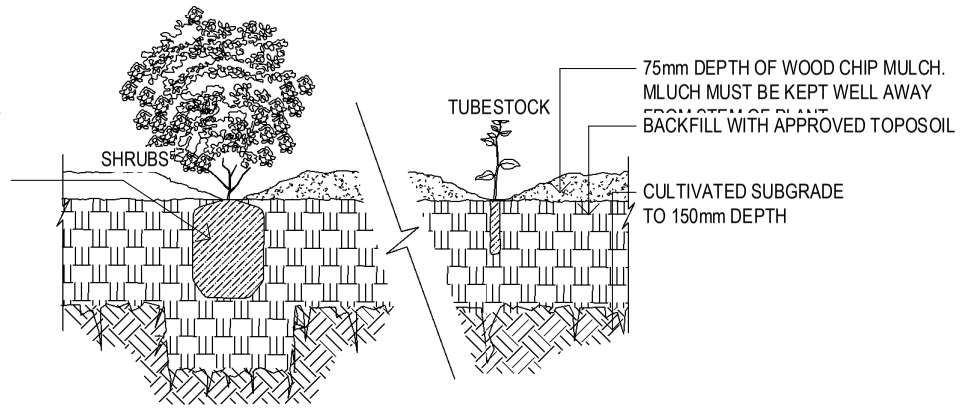
PLANNING SERVICES
APPLICATION No PLN-23-015
DATE RECEIVED 30/01/2023

		NAME	EXPECTED MATURE HEIGHT	PLANT SIZE	QUANTITY
	CR	GENUS: DORYANTHES SPECIES: D. EXCELSA COMMON NAME: GYMEA LILY	MEDIUM SIZED SHRUB 1.5M	1.5M WIDE	- NO.
	AC	GENUS: ACACIA SPECIES: COGNATA COMMON NAME: ACACIA COGNATA 'FETTUCINI'	SMALL SIZED SHRUB 0.75M	1.0M WIDE	- NO.
	TD	GENUS: HEBE SPECIES:TURKISH DELIGHT COMMON NAME: TURKISH DELIGHT	SMALL SIZED SHRUB 0.80M	0.8M WIDE	- NO.
	TR1	GENUS: CITRUS SPECIES: LEMON COMMON NAME: CITRUS LISBON LEMON TREE	SMALL SIZED TREE 3.0M	4M WIDE	- NO.

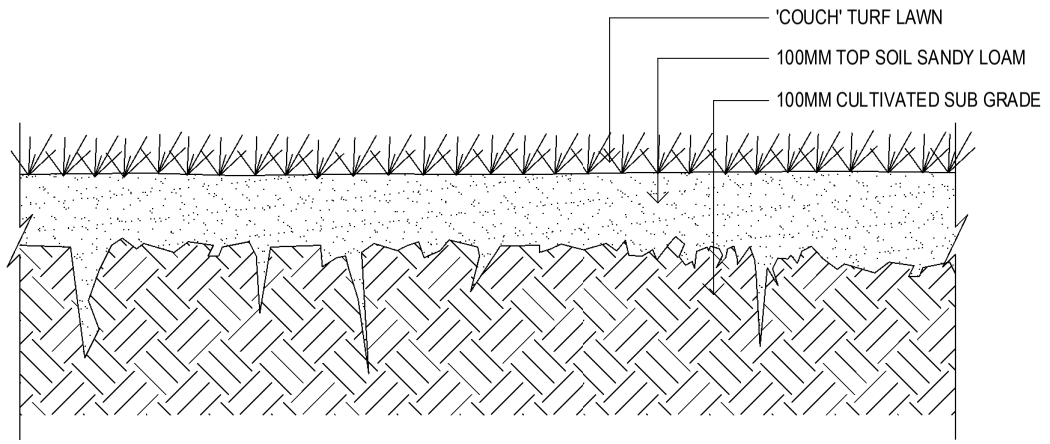


1 TREE PLANTING DETAIL
Scale 1 : 20

EXCAVATE STRAIGHT SIDED PLANTING HOLE LARGE ENOUGH TO PROVIDE 75 - 100mm CLEARANCE AROUND ROOTBALL. BACKFILL WITH APPROVED TOPSOIL, FIRMING PROGRESSIVELY. PROVIDE 'OSMOCOTE ' OR SIMILAR APPROVED FERTILIZER AT RECOMMENDED RATES



2 SHRUB PLANTATION DETAIL
Scale 1 : 20



3 GRASS DETAIL
Scale 1 : 10

ISSUE	REVISION	DRN	CHK / APP	DATE
1	DEVELOPMENT APPLICATION	DA	DA	25/01/2023

MinD. ARCHITECTS
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REASON FOR ISSUE
DEVELOPMENT APPROVAL

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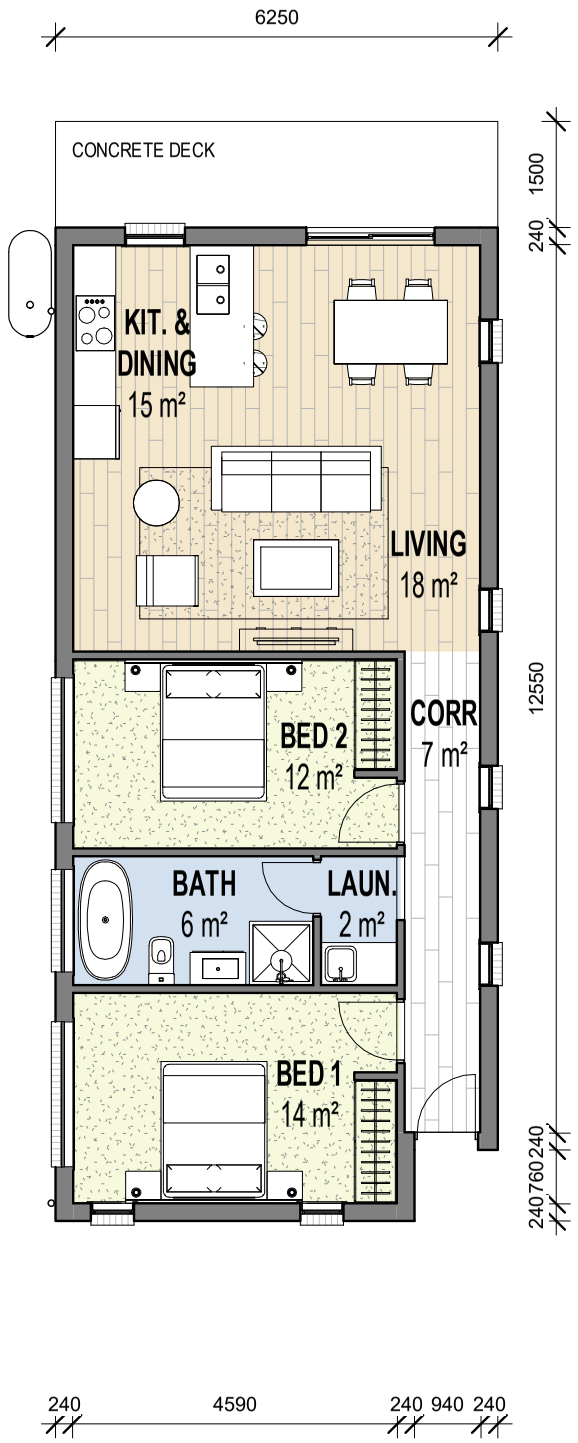
PROJECT:
PROPOSED 13 UNITS DEVELOPMENT & 1 LOT SUBDIVISION
PROJECT ADDRESS:
72-74 MAIN ROAD, CLAREMONT
CLIENT:
DREW MOORE CONSTRUCTION

DRAWING TITLE:
LANDSCAPE DETAILS
PROJECT NO.:
2248

SCALE:
As indicated @ A3
DRAWING No.:
DA07
REVISION:
1

Attachments - Glenorchy Planning Authority - 10 July 2023

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-23-015
DATE RECEIVED 07/06/2023



ROOM SCHEDULE	
NAME	AREA
BED 2	12 m²
BATH	6 m²
LAUN.	2 m²
BED 1	14 m²
CORR	7 m²
LIVING	18 m²
KIT. & DINING	15 m²

1 / DA21 LEVEL GROUND
Scale 1 : 100

ISSUE	REVISION	DRN	CHK / APP	DATE
1	DEVELOPMENT APPLICATION	DA	DA	25/01/2023
2	RESPONSE TO COUNCIL RFI	DA	DA	16/04/2023

MinD. ARCHITECTS
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DMC DREW MOORE CONSTRUCTIONS

REASON FOR ISSUE
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NORTH:

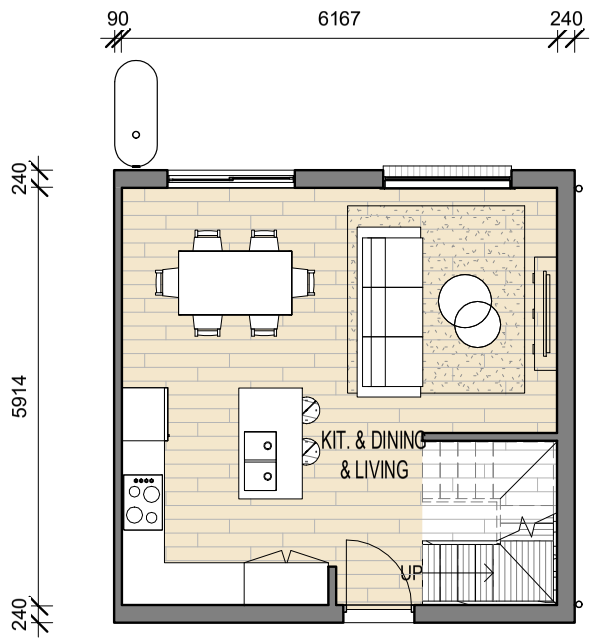
PROJECT:
PROPOSED 13 UNITS DEVELOPMENT & 1 LOT SUBDIVISION
PROJECT ADDRESS:
72-74 MAIN ROAD, CLAREMONT
CLIENT:
DREW MOORE CONSTRUCTION

DRAWING TITLE:
UNIT 1-6 (A)_PLANS
PROJECT NO.:
2248

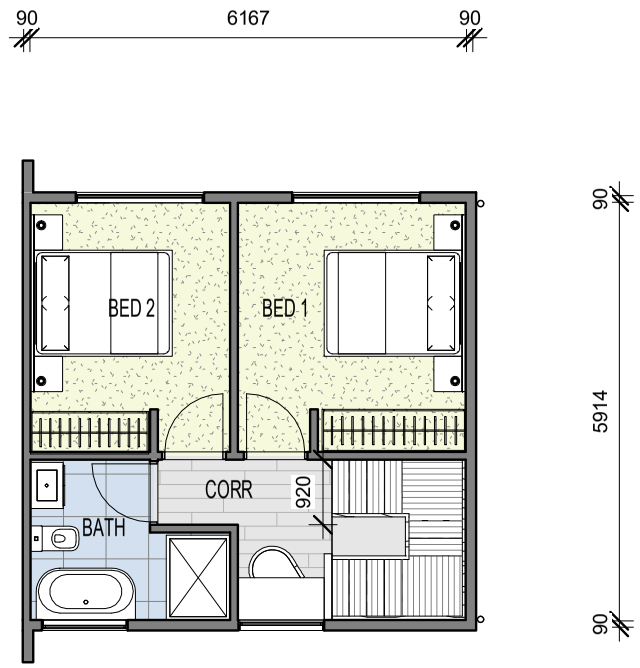
SCALE:
1 : 100 @ A3
DRAWING No.:
DA20
REVISION:
2

Attachments - Glenorchy Planning Authority - 10 July 2023

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-23-015
DATE RECEIVED 07/06/2023



2 LEVEL GROUND
Scale 1 : 100



1 L1
Scale 1 : 100

ROOM SCHEDULE	
NAME	AREA
KIT. & DINING & LIVING	32 m²
BED 2	10 m²
BED 1	11 m²
CORR	8 m²
BATH	5 m²

ISSUE	REVISION	DRN	CHK / APP	DATE
1	DEVELOPMENT APPLICATION	DA	DA	25/01/2023
2	RESPONSE TO COUNCIL RFI	DA	DA	16/04/2023

MinD. ARCHITECTS
DMC DREW MOORE CONSTRUCTIONS
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REASON FOR ISSUE
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NORTH:

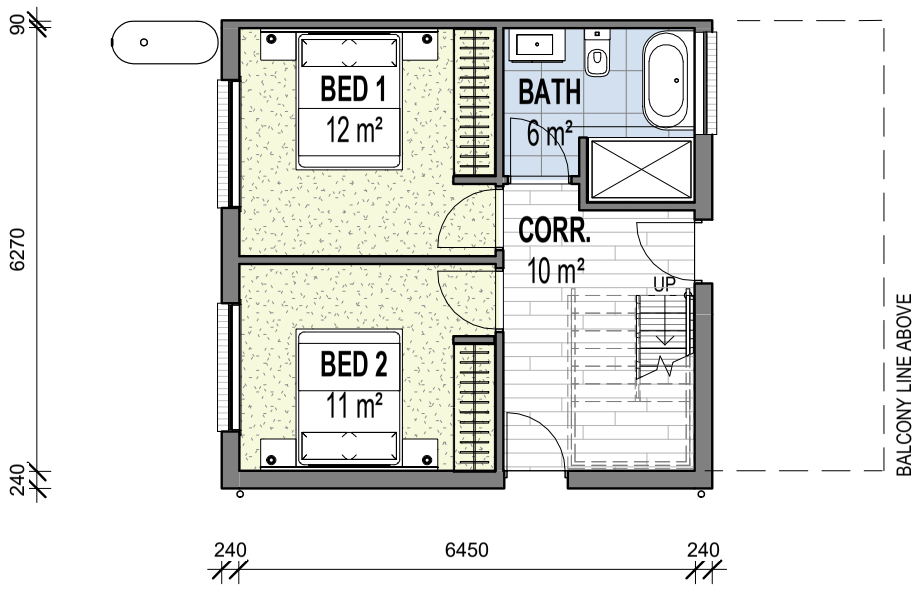
PROJECT:
PROPOSED 13 UNITS DEVELOPMENT & 1 LOT SUBDIVISION
PROJECT ADDRESS:
72-74 MAIN ROAD, CLAREMONT
CLIENT:
DREW MOORE CONSTRUCTION

DRAWING TITLE:
UNIT 7-8 (B)_PLANS
PROJECT NO.:
2248

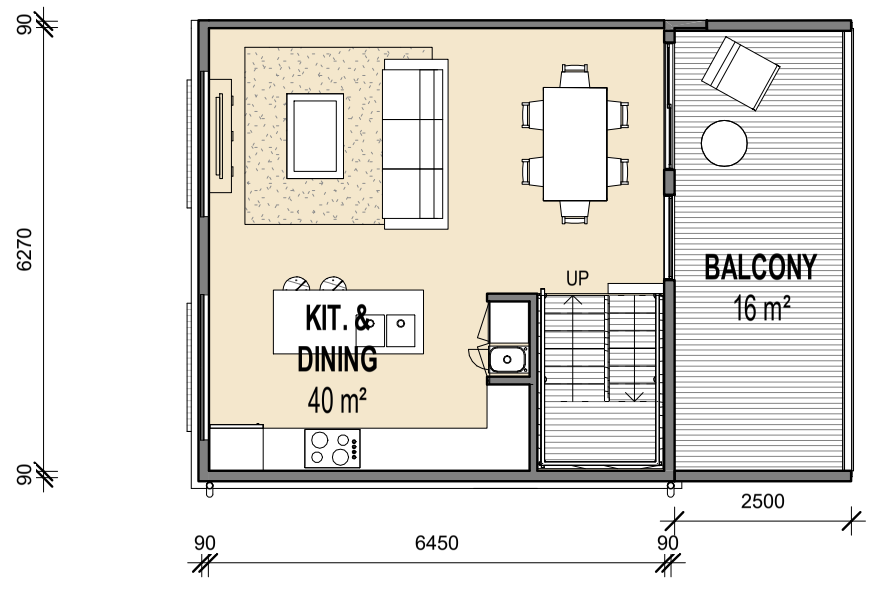
SCALE:
1 : 100 @ A3
DRAWING No.:
DA40
REVISION:
2

Attachments - Glenorchy Planning Authority - 10 July 2023

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-23-015
DATE RECEIVED 07/06/2023



1 / DA51 LEVEL GROUND
Scale 1 : 100



2 / DA51 L1
Scale 1 : 100

ROOM SCHEDULE	
NAME	AREA
BED 1	12 m²
BED 2	11 m²
CORR.	10 m²
KIT. & DINING	40 m²
BALCONY	16 m²
BATH	6 m²

ISSUE	REVISION	DRN	CHK / APP	DATE
1	DEVELOPMENT APPLICATION	DA	DA	25/01/2023
2	RESPONSE TO COUNCIL RFI	DA	DA	16/04/2023
3	RESPONSE TO COUNCIL RFI	DA	DA	06/05/2023

MinD. ARCHITECTS
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DMC DREW MOORE CONSTRUCTIONS

REASON FOR ISSUE
DEVELOPMENT APPROVAL

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NORTH:

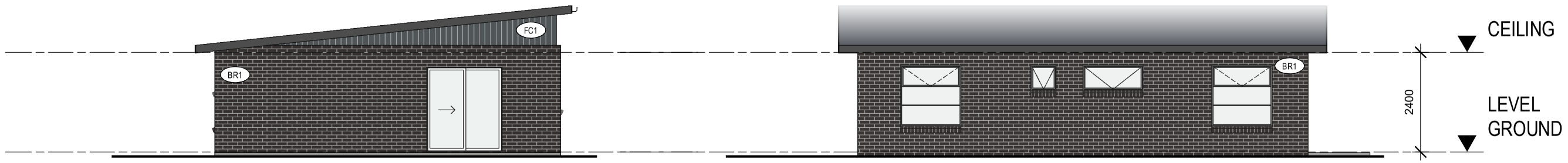
PROJECT:
PROPOSED 13 UNITS DEVELOPMENT & 1 LOT SUBDIVISION
PROJECT ADDRESS:
72-74 MAIN ROAD, CLAREMONT
CLIENT:
DREW MOORE CONSTRUCTION

DRAWING TITLE:
UNIT 9-12 (C)_PLANS
PROJECT NO.:
2248

SCALE:
1 : 100 @ A3
DRAWING No.:
DA60
REVISION:
3

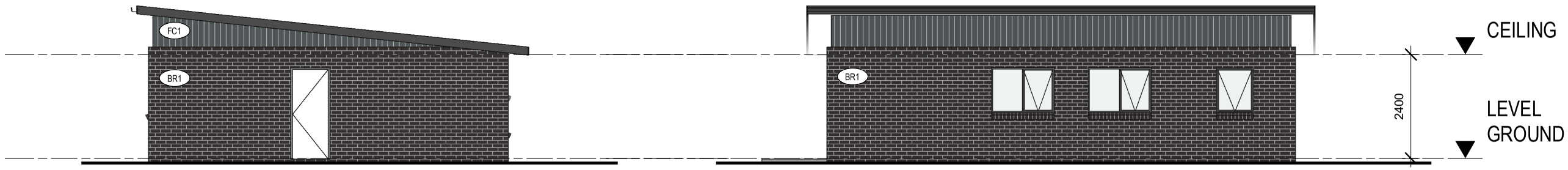
Attachments - Glenorchy Planning Authority - 10 July 2023

PLANNING SERVICES
APPLICATION No PLN-23-015
DATE RECEIVED 30/01/2023



1 / DA100 EAST ELEVATION
Scale 1 : 100

2 / DA100 SOUTH ELEVATION
Scale 1 : 100



3 / DA100 WEST ELEVATION
Scale 1 : 100

4 / DA100 NORTH ELEVATION
Scale 1 : 100

MATERIAL LEGEND:
BR1 - BRICK VENEER
FC1 - JAMES HARDIE AXON 133 - PAINT FINISH

ISSUE	REVISION	DRN	CHK / APP	DATE
1	DEVELOPMENT APPLICATION	DA	DA	25/01/2023

MinD. ARCHITECTS
DESIGNER 設計師 DAVID WAI HO AU
PHONE 電話 0410595465
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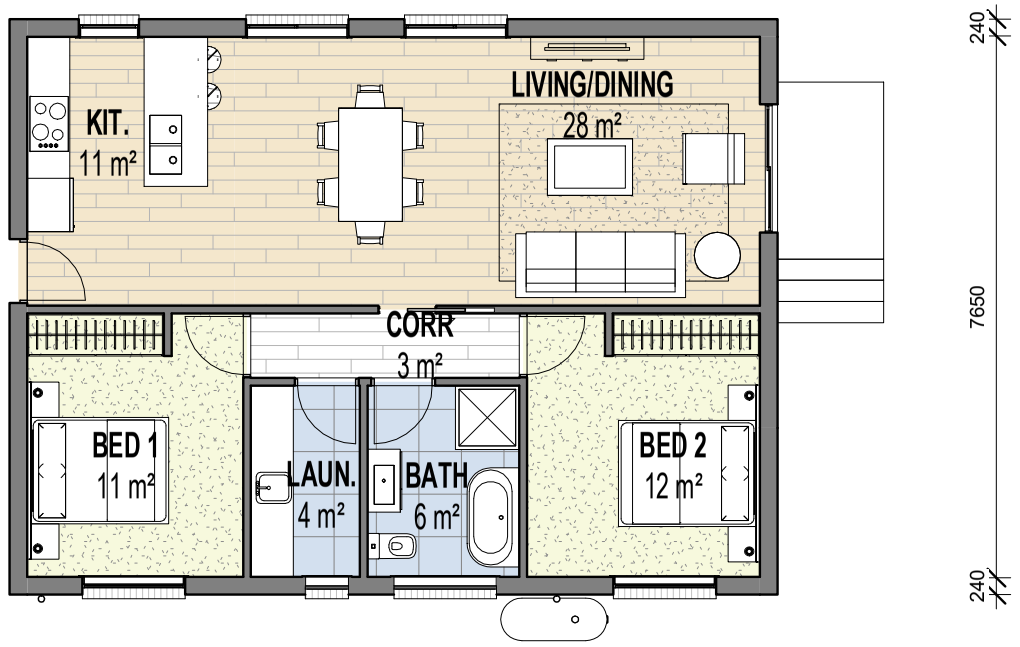
PROJECT:
PROPOSED 13 UNITS DEVELOPMENT & 1 LOT SUBDIVISION
PROJECT ADDRESS:
72-74 MAIN ROAD, CLAREMONT
CLIENT:
DREW MOORE CONSTRUCTION

DRAWING TITLE:
UNIT 13 (C)_ELEVATIONS
PROJECT NO.:
2248

SCALE:
1 : 100 @ A3
DRAWING No.:
DA101
REVISION:
1

Attachments - Glenorchy Planning Authority - 10 July 2023

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-23-015
DATE RECEIVED 07/06/2023



1
DA101
LEVEL GROUND
Scale 1 : 100

ROOM SCHEDULE	
NAME	AREA
BED 1	11 m²
BATH	6 m²
BED 2	12 m²
CORR	3 m²
KIT.	11 m²
LIVING/DINING	28 m²
PANTRY/LAUN.	Not Placed
LAUN.	4 m²

ISSUE	REVISION	DRN	CHK / APP	DATE
1	DEVELOPMENT APPLICATION	DA	DA	25.01.2023
2	RESPONSE TO COUNCIL RFI	DA	DA	16.04.2023

MinD. ARCHITECTS
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DMC DREW MOORE CONSTRUCTIONS

REASON FOR ISSUE
DEVELOPMENT APPROVAL

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- NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY FOUND HEREIN.

NORTH:

PROJECT:
PROPOSED 13 UNITS DEVELOPMENT & 1 LOT SUBDIVISION
PROJECT ADDRESS:
72-74 MAIN ROAD, CLAREMONT
CLIENT:
DREW MOORE CONSTRUCTION

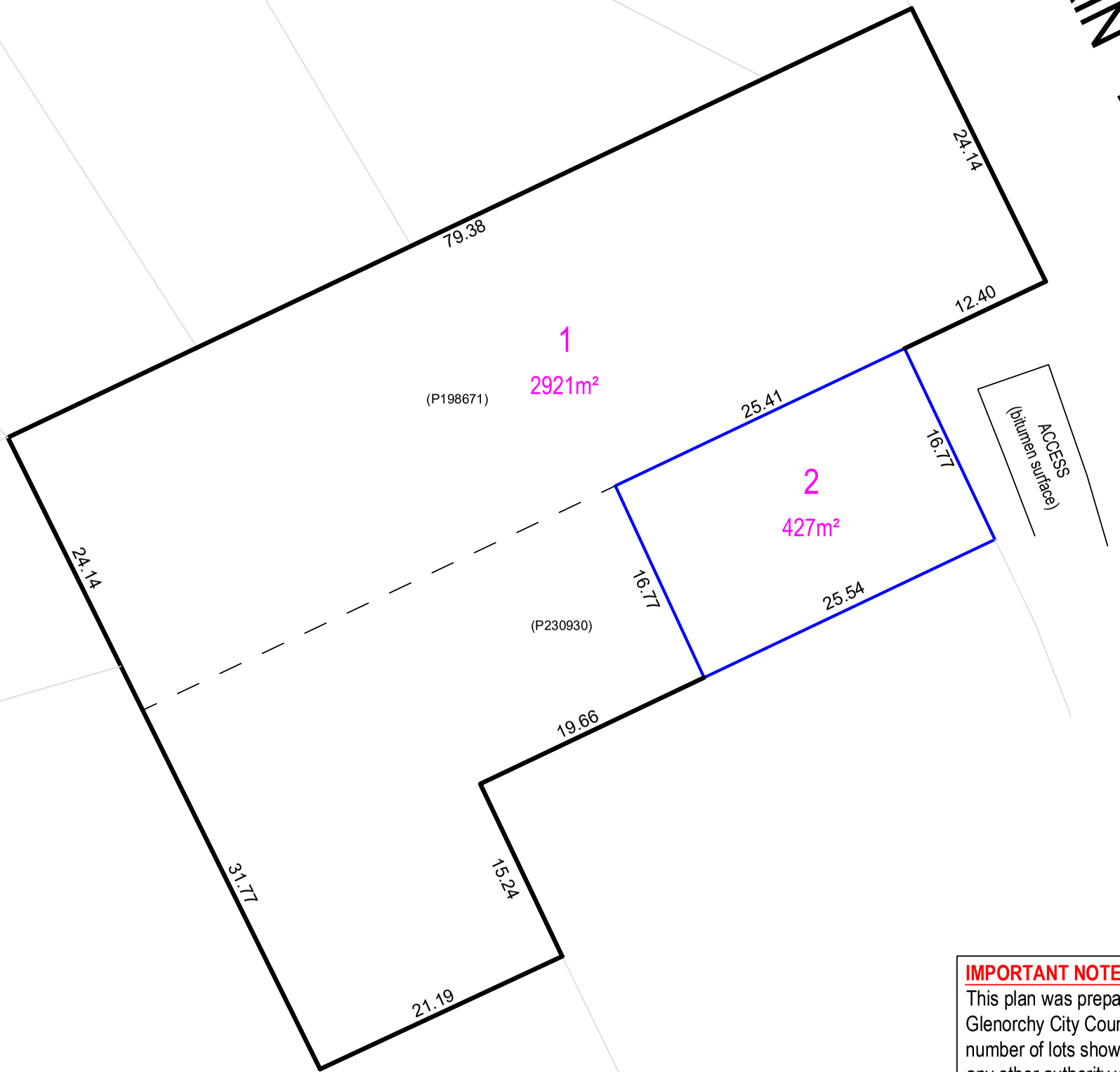
DRAWING TITLE:
UNIT 13 (D)_PLANS
PROJECT NO.:
2248

SCALE:
1 : 100 @ A3
DRAWING No.:
DA80
REVISION:
2

Attachments - Glenorchy Planning Authority - 10 July 2023

DELANGE PLACE

MAIN ROAD



GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-23-015

DATE RECEIVED 02/05/2023

MGA N

IMPORTANT NOTE:

This plan was prepared as a proposed subdivision to accompany a subdivision application to the Glenorchy City Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

AMENDMENTS

lo.	Revision/Issue	Date
A	disappearing boundary added	12/04

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS

Unit G04 40 Molle Street,
HOBART TAS 7000
P 03 6118 2030
E admin@lccsurvey.com

Project Name and Address
72 - 74 MAIN ROAD
CLAREMONT

Drawing Title
PLAN OF SUBDIVISION

Client
DM CONSTRUCTIONS
CT. 198671/1 & 230930/1

SCALE
0 5 10 15
1:400 at A3

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Contour Interval N/A

Date 27 / 03 / 23

SHEET 1 of 1

DRAWN ML

FILE REF: 13209

Geocivil Ref 1320901_deta

AutoCAD Ref 1320901_deta

DATUM Horz: MGA

Attachments - Glenorchy Planning Authority - 10 July 2023

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-23-015	**Council notice date**	7/02/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00140-GCC	**Date of response**	30/05/2023
TasWater Contact	Phil Papps **Phone No.**	0474 931 272	
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	72 MAIN RD, CLAREMONT	**Property ID (PID)**	5330308
Description of development	Proposed 1 lot subdivision and Multiple Dwellings x 13		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
MinD Architects	Site/Subdivision Plan / DA01	3	16/05/2023
MinD Architects	Water & Sewer Servicing / C04	1	16/04/2023

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. The development must be serviced for the proposed domestic and fire (if applicable) water demands by a suitably sized water supply with metered connection(s) to TasWater's satisfaction and in accordance with any other conditions in this permit.
2. The development must be serviced for the proposed sewerage demands by a suitably sized sewer property connection to TasWater's satisfaction and in accordance with any other conditions in this permit.
3. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
4. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

5. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
   Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
6. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions and requirements.
7. Prior to the issue of a Consent to Register a Legal Document from TasWater, the applicant must

submit a copy of the completed Transfer for the provision of a Pipeline and Services Easement to cover existing/proposed TasWater infrastructure as required by condition 6. All costs and expenses related to the transfer of easement(s)/lots to TasWater are to be paid by the developer.

8. Prior to the issue of a TasWater Certificate for Certifiable Work (Building) and/or (Plumbing) and/or Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:

    a. the exact location of the existing water infrastructure,

    b. the easement protecting that infrastructure.

    The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

STRUCTURES NEAR TASWATER INFRASTRUCTURE

9. Plans submitted with the application for Certificate(s) for Certifiable Work (Building) and/or (Plumbing) must, to the satisfaction of TasWater demonstrate that no prescribed structures (as defined in the Water and Sewerage Industry Act 2008) are to be located within a TasWater easement or over or within two metres of TasWater's water infrastructure.

TREES NEAR TASWATER INFRASTRUCTURE

10. Plans submitted with the application for Certificate(s) for Certifiable Work (Building) and/or (Plumbing) must, to the satisfaction of TasWater, show all trees that are located within two metres of TasWater infrastructure or a distance equal to the radius of the spread of the tree's canopy are to be contained within a suitable root barrier system to mitigate any potential damage to TasWater pipes caused by possible root intrusion into the pipe trench.

DEVELOPMENT ASSESSMENT FEES

11. The applicant or landowner as the case may be, must pay a development assessment fee of $376.68 and a Consent to Register a Legal Document fee of $239.90 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

    The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

Water Submetering

As of 1 July 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new strata developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

General

For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards

For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor

and/or a private contractor engaged at the developers cost to locate the infrastructure.
The location of this infrastructure as shown on the GIS is indicative only.

(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.

(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies.

(c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

GLENORCHY CITY COUNCIL

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

The Planning Authority has prepared the attached draft amendment, Amendment PLAM-23/01 to the Glenorchy Local Provisions Schedule.

The Planning Authority:

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

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

18/5/2023 **(date)**

as authorised by the Planning Authority in the presence of:

Council Delegate

GLENORCHY LOCAL PROVISIONS SCHEDULE

AMENDMENT PLAM-23/01

The Glenorchy Local Provisions Schedule is amended as follows:

Land affected by this amendment:

- 60 Creek Road, New Town;
- 36 Cadbury Road, Claremont; and
- 26 Cadbury Road, Claremont.

The Planning Scheme maps are amended by:

1. Modifying the Code Overlay Maps to delete the spatial application of "Place or precinct of archaeological potential" that currently applies on land at 36 Cadbury Road, Claremont as shown in Image 1 of Annexure 1.

2. Modifying the Code Overlay Maps to insert the spatial application of "Place or precinct of archaeological potential" on land at 26 and 36 Cadbury Road, Claremont as shown in Image 2 of Annexure 1.

3. Modifying the Code Overlay Maps to insert the spatial application of "Place or precinct of archaeological potential" on land at 60 Creek Road, New Town as shown in Image 3 of Annexure 1.

The Planning Scheme Ordinance is amended by:

1. Deleting entry GLE C6.4.1 under GLE-Table C6.4 Places or Precincts of Archaeological Potential.

2. Inserting entry GLE C6.4.1 under GLE-Table C6.4 Places or Precincts of Archaeological Potential as shown in Annexure 2.

3. Inserting entry GLE C6.4.6 under GLE-Table C6.4 Places or Precincts of Archaeological Potential as shown in Annexure 2.

GLENORCHY CITY COUNCIL - TASMANIA 1864

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

18/5/2023 **(date)**

as authorised by the Planning Authority in the presence of:

Council Delegate

Annexure 1 – Planning Scheme Maps

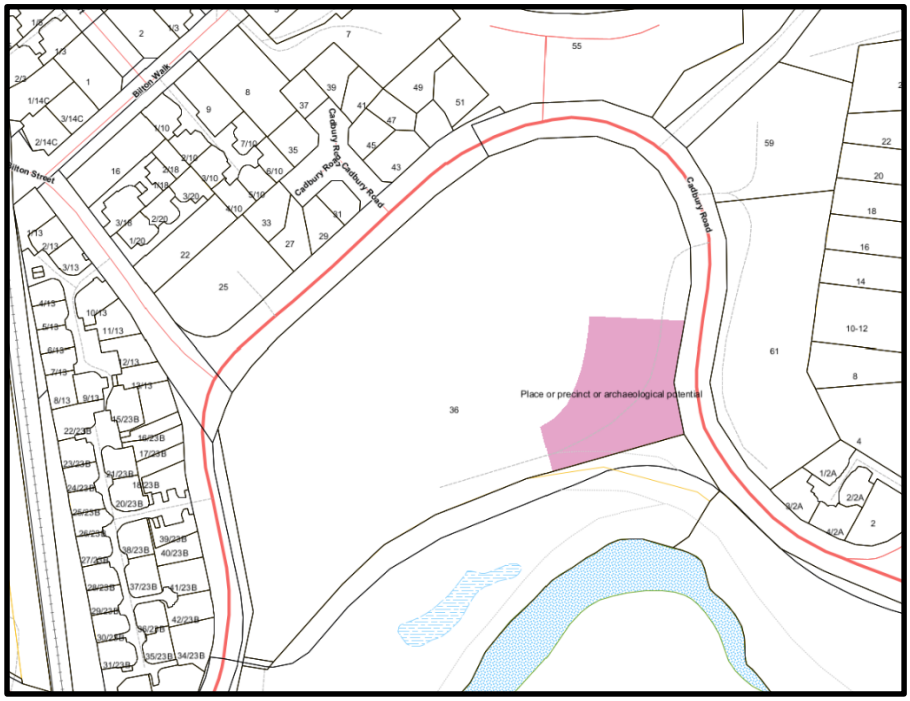

Image 1 – "Place or precinct of archaeological potential" Code Overlay that currently applies on land at 36 Cadbury Road, Claremont to be deleted.

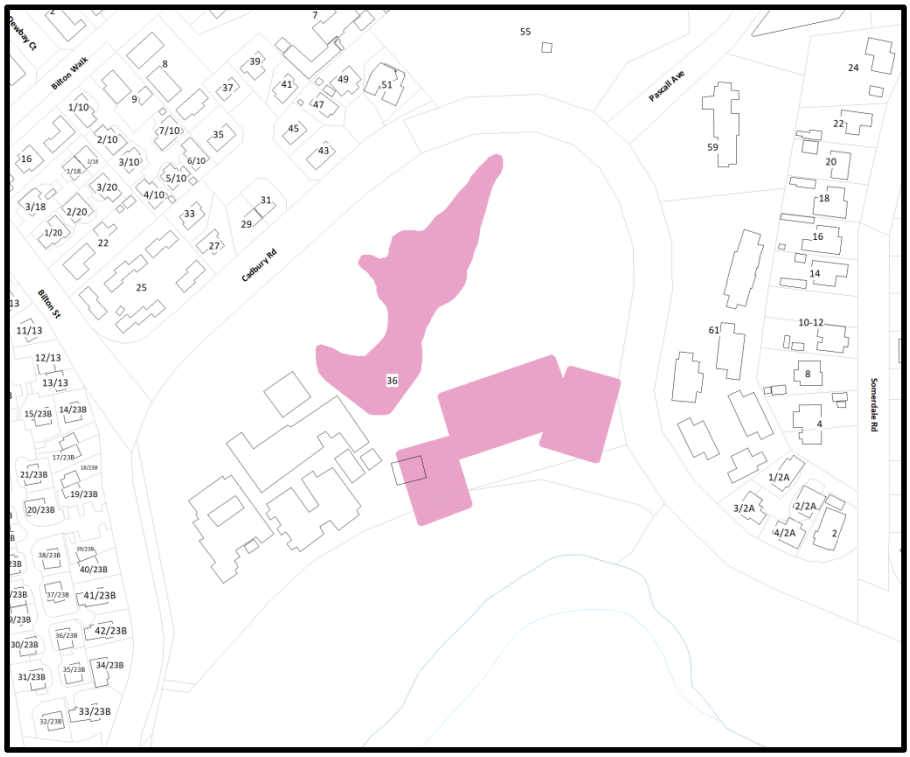

Image 2 – Insert "Place or precinct of archaeological potential" Code Overlay on land at 36 & 26 Cadbury Road, Claremont

Image 3 – Insert “Place or precinct of archaeological potential” Code Overlay on land at 60 Creek Road, Newtown

Annexure 2 – Amendments to Glenorchy Local Provisions

Insert new entries under GLE-C6.0 Local Historic Heritage Code as follows:

GLE-Table C6.4 Places or Precincts of Archaeological Potential

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
GLE C6.4.1	Claremont	36 Cadbury Road, 26 Cadbury Road	Part 179351/1, Part 139356/2, and Part 162283/1	*Description* Ashburton farm complex. *Specific Extent* All that part of the land outlined in red in Figure GLE-C6.4.1. Figure GLE-C6.4.1

			Archaeological Potential A site that has the potential to contain archaeological evidence in sub-surface contexts that will provide insight to the lifeways of Glenorchy's 19th century rural inhabitants and the WWI army camp at Claremont. Where not intensively disturbed, surviving attributes may include but not necessarily be limited to: footprints of the main building and a barn like structure, traces of timber vernacular structures, associated interior and exterior surfaces, artefact bearing contexts including underfloor deposits and refuse pits, subtle evidence of structural debris, fittings and finishes at the interface between demolition layers and intact underlying contexts, traces of plant material (including pollen) in lagoon deposits that may yield insights to the composition of the landscape over time.

GLE-Table C6.4 Places or Precincts of Archaeological Potential

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential
GLE C6.4.6	New Town	60 Creek Road	Part 113249/1	*Description* Calder's Albion Flour Mill site. *Specific Extent* All that part of the land outlined in red in Figure GLE-C6.4.6. Figure GLE-C6.4.6 *Archaeological Potential* A site that has the potential to contain low level structural remains and archaeological evidence in sub-surface contexts that may provide

				insight to the configuration of mid-19th century mill buildings, industrial processes (including how water was delivered and harnessed), and associated habitation (e.g., mill workers quarters).

GLENORCHY LOCAL PROVISIONS SCHEDULE

AMENDMENT PLAM-22/08

The Glenorchy Local Provisions Schedule is amended as follows:

Land affected by this amendment:

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

The Planning Scheme Ordinance is amended by:

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

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

_____ (date)

as authorised by the Planning Authority in the presence of:

_____

Council Delegate

GLENORCHY CITY COUNCIL

CERTIFICATION OF DRAFT AMENDMENT

UNDER SECTION 40F LAND USE PLANNING AND APPROVALS ACT 1993

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- in accordance with Section 40F (2) of the *Land Use Planning and Approvals Act 1993* certifies that the draft amendment so meets those requirements.

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

_____ (date)

as authorised by the Planning Authority in the presence of:

_____

Council Delegate

Annexure 1 – GLE-P2.0 Particular Purpose Zone – Technopark

GLE-P2.0 Particular Purpose Zone – Technopark

GLE-P2.1 Zone Purpose

The purpose of the Technopark Particular Purpose Zone is:

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

GLE-P2.2 Local Area Objectives

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

GLE-P2.3 Definition of Terms

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

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

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

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

GLE-P2.4 Use Table

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

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

GLE-P2.5 Use Standards

~~GLE-P2.5.1 Noise~~

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

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

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

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

GLE-P2.5.1 Discretionary uses

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

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

GLE-P2.6 Development Standards for Buildings and Works

GLE-P2.6.1 Building height

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

	(b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the apparent height when viewed from the adjoining road and public places; and (d) any overshadowing of public places.

GLE-P2.6.2 Setback

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

GLE-P2.6.3 Design

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

area.	
Acceptable Solutions	**Performance Criteria**
A1 ~~Building design must address the street by complying with all of the following:~~ New buildings or alterations to an existing façade must be designed to: (a) provide the main pedestrian entrance to the building at the frontage; (b) for new building or alterations to an existing façade, provide windows and door openings at ground floor level in the front façade no less than 20% of the surface area of the ground floor level facade; (c) ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces does not exceed ~~30m²~~30%; (d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; and (f) not include security shutters over windows or doors with a frontage to a street or public place.	**P1** ~~Building design must enhance the streetscape by satisfying all of the following:~~ New buildings or alterations to an existing façade, must be designed to enhance the streetscape having regard to: (a) ~~provide~~ providing the main access to the building in a way that is visible from the street or other public space boundary; (b) ~~provide~~ providing windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treating very large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space; (d) ~~ensure~~ ensuring the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is limited when viewed from the street; ~~and~~ (e) ~~ensure~~ ensuring roof-top service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact~~.~~; and ~~(e)~~(f) minimising the visual impact of security shutters or grilles on a façade facing a frontage or other public place.
A2 ~~Building design must enhance the appearance of the site and the "business park" character of the area by satisfying all of the following:~~ New buildings must be designed to: (a) have external wall materials ~~must~~	**P2** Building design must enhance the appearance of the site and the "business park" character of the area by presenting a unified corporate image for the site that complements the high quality architectural standard of the area, having regard to: (a) quality of materials used;

~~be~~of one or more of the following: (i) off-form concrete or sandwich panels with paints or applied spray finish; (ii) face brick or block work with a render or paint finish; (b) restrict metal cladding ~~is restricted~~ to use as a roofing material ~~and~~ which is painted; (c) ~~roof construction must be~~have low-pitched~~,~~ roofs of 7.5 degrees or less, with boxed gutters concealed behind flush fascias; and (d) have external surfaces of all buildings on a ~~site must use~~ of a single colour scheme ~~in accordance with all of the following~~where: (i) the colour palette must be unique to the site within the zone; (ii) the colour palette must highlight architectural features of the building; and (iii) the colour palette must use a minimum of 3 colours and a maximum of 5 colours.	(b) roof pitch and quality of roof detailing; and (c) quality of the colour scheme.
A3 Car parks and pedestrian paths must be provided with lighting in accordance with Clause 3.1 "Basis of Design" and Clause 3.6 "Car Parks" in *Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements.*	**P3** External car parking areas and pathways must be suitably lighted for the safety and security of users, having regard to: a) minimising potential for conflicts involving pedestrians, cyclists and vehicles; b) minimising opportunities for crime or anti-social behaviour though the creation of concealment spaces; c) any unreasonable impact on the amenity of adjoining properties through light overspill; d) the hours of operation of the use; and (e) any relevant Council policy.
A4 New buildings or alterations to an existing façade must: (a) provide separate pedestrian access for any sensitive use within a site; and	**P4** New buildings or alterations to an existing façade must be designed to maintain the amenity of all users having regard to:

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

~~GLE-P2.6.4 Passive surveillance~~

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

GLE-P2.6.5 Landscaping

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

~~GLE-P2.6.6 Outdoor storage areas~~

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

~~stored therein, screened from public view; and~~ ~~(b) not encroach upon car parking areas, driveways or landscaped areas.~~	~~avoid unreasonable adverse impact on the visual amenity of the area; and~~ ~~(b) not encroach upon car parking areas, driveways or landscaped areas.~~

GLE-P2.6.~~7~~ 6Fencing

Objective:	
That fencing: (a) ~~does not detract from the appearance of the site or the area~~is compatible with the streetscape; and (b) provides for passive surveillance.	
Acceptable Solutions	**Performance Criteria**
A1 ~~Fencing must comply with the following:~~ A fence (including a freestanding wall) within 10m of the frontage must: (a) ~~fences and gates greater than~~not be more than 2.1m in height~~, must not be erected within 10m of the frontage~~; and (b) ~~fences along a frontage must~~ be ~~50~~30% transparent above a height of 1.2m.[1]	**P1** ~~Fencing must contribute positively to the streetscape, having regard to:~~ A fence (including a free standing wall) within 4.5m of a frontage must be designed to enhance the streetscape having regard to: (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; and (g) the characteristics of the site, the streetscape and the area, including fences.

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

GLE-P2.7 Development Standards for Subdivision

GLE-P2.7.1 Subdivision

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

A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 1000m^2; (b) be required for public open space or a riparian reserve; or (c) be required for the provision of Utilities.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient area to accommodate development consistent with the Zone Purpose.
A2 Each lot, or a lot proposed in a plan of subdivision, must provide a minimum building area that is rectangular in shape and complies with all of the following: (a) clear of the frontage, side and rear boundary setbacks; (b) clear of easements; (c) clear of title restrictions that would limit or restrict the development of a commercial building; (d) has a slope no more than 1 in 10; and (e) is 20m x 20m in size.	**P2** Each lot, or a lot proposed in a plan of subdivision, must contain a building area able to satisfy all of the following: (a) be reasonably capable of accommodating use and development consistent with the Zone Purpose: (b) provides for sufficient useable area on the lot for on-site parking and manoeuvring, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; and (c) minimises the need for earth works, retaining walls, and cut and fill associated with future development.
A3 The frontage for each lot, or a lot proposed in a plan of subdivision, must be not less than 7m.	**P3** The frontage of each lot, or a lot proposed in a plan of subdivision, must be sufficient to accommodate development consistent with the Zone Purpose.
A4 No Acceptable Solution.	**P4** The arrangement of roads within a subdivision must satisfy all of the following: (a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot; (b) accords with any relevant road network plan adopted by the Council; (c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to

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

GLE-P2.8 Tables

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

GLE-P2.0 Particular Purpose Zone – Technopark

GLE-P2.1 Zone Purpose

The purpose of the Technopark Particular Purpose Zone is:

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

GLE-P2.2 Local Area Objectives

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

Reference Number	Area Description	Local Area Objectives
GLE-P2.2.1	Technopark, shown on an overlay map as GLE-P2.2.1 and in figure XX.	The local area objectives for Technopark are: (a) to provide land for use and development as a 'business park' including activities and facilities that support local businesses and workers, or which promote collaboration, innovation, and competitiveness within the business park; (b) to achieve use or development where off site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of amenity to, any other uses; and

		~~(a)~~(c) to enable a mix of uses and development that support the development of a 'business park' character for the zone.

GLE-P2.3 Definition of Terms

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

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

Term	**Definition**
Training centre:	means the use of land to provide vocational skills, education, and training.

GLE-P2.4 Use Table

Use Class	**Qualification**
No Permit Required	
Natural and Cultural Values Management	
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	~~If for a high technology, innovation or communications purpose.~~ If for a technology, innovation, science, or communications activity, or business and professional services associated with research and development, advanced manufacturing, or advanced maritime activities.
Manufacturing and Processing	~~If for a high technology, innovation or communications purpose.~~ If for advanced manufacturing, processes that use innovative technology, or are associated with science, engineering, or communication.
Research and Development	
Discretionary	
Educational and Occasional Care	~~If for an employment training centre or tertiary institution.~~

	If for a training centre, tertiary institution, or a local childcare centre to support local businesses and workers.
Food Services	
Passive Recreation	
Resource Processing	If for the high-level processing of materials or resources using advanced technologies or innovative methods.
Service Industry	If directly supporting technology, innovation, research and development, advanced manufacturing, science, or communications industries.
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Prohibited	
All other uses	

GLE-P2.5 Use Standards

~~GLE-P2.5.1 Noise~~

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

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

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

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

GLE-P2.5.1 Discretionary uses

Objective:	
That uses listed as Discretionary do not compromise the use or development of the land for 'business park' activities.	
Acceptable Solution	**Performance Criteria**
A1 No Acceptable Solution.	**P1** All uses listed as Discretionary must support local businesses and workers, or promote collaboration, innovation, and competitiveness within the business park

	and avoid environmental impacts having regard to: (a) the size and scale of the proposed use; (b) the function of the 'business park' area; (c) emissions of noise, particulates or odour; (d) any relevant Local Area Objectives.

GLE-P2.6 Development Standards for Buildings and Works

GLE-P2.6.1 Building height

Objective:	
~~That building height contributes positively to the streetscape.~~ That building height: (a) contributes positively to the streetscape; and (b) develops the function and character of the 'business park'.	
Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than ~~8m~~12m.	**P1** ~~Building height must satisfy all of the following:~~ ~~(a) be compatible with the scale of nearby buildings;~~ ~~(b) not unreasonably overshadow adjacent public space;~~ ~~(c) allow for a transition in height between adjoining buildings, where appropriate; and~~ ~~(d) be no more than 12m.~~ Building height must contribute positively to the streetscape and function of the 'business park', having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the apparent height when viewed from the adjoining road and public places; and (d) any overshadowing of public places.

GLE-P2.6.2 Setback

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

GLE-P2.6.3 Design

Objective:	
That building design contributes positively to the streetscape and the amenity and safety of the public and enhances the appearance of the site and the "business park" character of the area.	
Acceptable Solutions	**Performance Criteria**
A1 ~~Building design must address the street by complying with all of the following:~~ Buildings must be designed to satisfy all of the following:	**P1** ~~Building design must enhance the streetscape by satisfying all of the following:~~ Buildings must be designed to enhance the streetscape having regard to:

(a) provide the main pedestrian entrance to the building at the frontage; (b) for new building or alterations to an existing façade, provide windows and door openings at ground floor level in the front façade no less than 20% of the surface area of the ground floor level facade; (c) ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces does not exceed 30m^2; (d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; and (f) not include security shutters over windows or doors with a frontage to a street or public place.	(a) provide the main access to the building in a way that is visible from the street or other public space boundary; (b) provide windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treat very large expanses of blank wall in the front façade and facing other public space boundaries with architectural detail or public art so as to contribute positively to the streetscape and public space; (d) ensure the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is limited when viewed from the street; and (e) ensure roof-top service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact.
A2 ~~Building design must enhance the appearance of the site and the "business park" character of the area by satisfying all of the following:~~ Buildings must be designed to satisfy all of the following: (a) external wall materials must be one or more of the following: (i) off-form concrete or sandwich panels with paints or applied spray finish; (ii) face brick or block work with a render or paint finish; (b) metal cladding is restricted to use as a roofing material and is painted;	**P2** Building design must enhance the appearance of the site and the "business park" character of the area by presenting a unified corporate image for the site that complements the high quality architectural standard of the area, having regard to: (a) quality of materials used; (b) roof pitch and quality of roof detailing; and (c) quality of the colour scheme.

(c) roof construction must be low-pitched, 7.5 degrees or less, with boxed gutters concealed behind flush fascias; and (d) external surfaces of all buildings on a site must use a single colour scheme in accordance with all of the following: (i) the colour palette must be unique to the site within the zone; (ii) the colour palette must highlight architectural features of the building; and (iii) the colour palette must use a minimum of 3 colours and a maximum of 5 colours.	
A3 Buildings must be designed to satisfy all of the following: (a) provide external lighting to illuminate car parking areas and pathways; and (b) provide well-lit public access at the ground floor level from any external car park.	**~~P3~~** Buildings must be designed to enhance passive surveillance of public spaces having regard to: (a) the location of external lighting to illuminate any entrapment spaces around the building site; and (b) the design and location of public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces.
A4 Buildings must be designed to satisfy all of the following: (a) provide separate access for any sensitive use within a site; (b) adequately screen outdoor spaces associated with sensitive uses on site; and (c) outdoor storage areas must not be visible from any road or public open space adjoining the site.	**P4** Buildings must be designed to maintain the amenity of all users having regard to: (a) the access requirements of different users of a site; (b) the amenity of outdoor spaces on sites and adjoining land; and (c) outdoor storage areas must be located, treated, or screened to not cause an unreasonable loss of visual amenity.

~~GLE-P2.6.4 Passive surveillance~~

~~**Objective:**~~	
~~That building design provides for the safety of the public.~~	
~~**Acceptable Solutions**~~	~~**Performance Criteria**~~

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

GLE-P2.6.5 Landscaping

Objective:	
To provide a safe and attractive local native landscaping treatment that enhances the appearance of the site and area.	
Acceptable Solutions	**Performance Criteria**
A1 ~~There is existing local native landscaping provided at the site frontage and arrangements are in place to protect that landscaping in its entirety for the duration of construction.~~	**P1** ~~Landscaping must be provided to satisfy all of the following~~ Landscaping must be designed having regard to: (a) enhance the appearance of the development;

If a building is set back from a road, landscaping treatment must be provided along the frontage of the site using species from *NRM South publication; Native Gardens – A Planting and Landscaping Guide for the Southern Region of Tasmania*: (a) to a depth of not less than 2m; or (b) not less than the frontage of an existing building if it is a lesser distance.	(b) provide a range of local native plants of varying height and forms to create diversity, interest and amenity in accordance with the NRM South:*Native Gardens – A Planting and Landscaping Guide for the Southern Region of Tasmania*; and (c) ~~not create concealed entrapment spaces.~~the avoidance of concealment spaces
A2 New development does not require the removal or conversion of existing native vegetation.	**P2** Where existing native landscaping treatment cannot be retained, a landscape plan must be provided to demonstrate the suitable replacement of the landscape area with semi-mature species native to the area in accordance with the *NRM South publication: Native Gardens – A Planting and Landscaping Guide for the Southern Region of Tasmania*.

~~GLE-P2.6.6 Outdoor storage areas~~

~~**Objective:**~~	
~~That outdoor storage areas for non-residential use do not detract from the appearance of the site or area.~~	
~~**Acceptable Solutions**~~	~~**Performance Criteria**~~
~~**A1** Outdoor storage areas must: (a) be located behind the building line and the goods and materials stored therein, screened from public view; and (b) not encroach upon car parking areas, driveways or landscaped areas.~~	~~**P1** Outdoor storage areas must satisfy the following: (a) be located, treated or screened to avoid unreasonable adverse impact on the visual amenity of the area; and (b) not encroach upon car parking areas, driveways or landscaped areas.~~

GLE-P2.6.~~7~~ 6Fencing

Objective:
~~That fencing does not detract from the appearance of the site or the area and provides for passive surveillance~~ That fencing: (a) is compatible with the streetscape; and (b) provides for passive surveillance.

Acceptable Solutions	Performance Criteria
A1 ~~Fencing must comply with the following:~~ Fencing must be designed to satisfy all of the following: (a) fences and gates greater than 2.1m in height, must not be erected within 10m of the frontage; and (b) fences along a frontage must be 50% transparent above a height of 1.~~2m~~8m.	**P1** ~~Fencing must contribute positively to the streetscape, having regard to:~~ Fencing must be designed to enhance the streetscape having regard to: (a) the height of the fence; (b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; and (g) the characteristics of the site, the streetscape and the area, including fences.

GLE-P2.7 Development Standards for Subdivision

GLE-P2.7.1 Subdivision

Objective:	
To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose.	
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 1000m^2; (b) be required for public open space or a riparian reserve; or (c) be required for the provision of Utilities.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient area to accommodate development consistent with the Zone Purpose.
A2 Each lot, or a lot proposed in a plan of subdivision, must provide a minimum building area that is rectangular in shape and complies with all of the following: (a) clear of the frontage, side and rear boundary setbacks; (b) clear of easements;	**P2** Each lot, or a lot proposed in a plan of subdivision, must contain a building area able to satisfy all of the following: (a) be reasonably capable of accommodating use and development consistent with the Zone Purpose: (b) provides for sufficient useable area on

(c) clear of title restrictions that would limit or restrict the development of a commercial building; (d) has a slope no more than 1 in 10; and (e) is 20m x 20m in size.	the lot for on-site parking and manoeuvring, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; and (c) minimises the need for earth works, retaining walls, and cut and fill associated with future development.
A3 The frontage for each lot, or a lot proposed in a plan of subdivision, must be not less than 7m.	**P3** The frontage of each lot, or a lot proposed in a plan of subdivision, must be sufficient to accommodate development consistent with the Zone Purpose.
A4 No Acceptable Solution.	**P4** The arrangement of roads within a subdivision must satisfy all of the following: (a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot; (b) accords with any relevant road network plan adopted by the Council; (c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary; and (d) provides for acceptable levels of access, safety, convenience and legibility through a road function hierarchy.
A5 Each lot, or a lot proposed in a plan of subdivision, must be connected to services adequate to support the likely future use and development of the land.	**P5** No Performance Criterion.
A6 No Acceptable Solution.	**P6** Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.

GLE-P2.8 Tables

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

GLE-P2.0 Particular Purpose Zone – Technopark

GLE-P2.1 Zone Purpose

The purpose of the Technopark Particular Purpose Zone is:

GLE-P2.1.1	To provide land for use and development of a ~~'~~business park~~'~~ for technology, innovation, research and development, advanced manufacturing, science~~,~~ and communications~~, and advanced maritime activities~~.
GLE-P2.1.2	To support use or development that enhances and does not impact adversely on the character and operation of the Technopark~~zone~~, and that of ~~adjoining~~ adjacent land uses within the Prince of Wales Bay.
~~GLE-P2.1.3~~	~~To support use or development that enhances the appearance and design of the zone as a 'business park', and as part of the Prince of Wales Bay.~~

GLE-P2.2 Local Area Objectives

This subclause is not used in this particular purpose zone.

~~Reference Number~~	~~Area Description~~	~~Local Area Objectives~~
~~GLE-P2.2.1~~	~~Technopark, shown on an overlay map as GLE-P2.2.1 and in figure XX.~~	~~The local area objectives for Technopark are:~~ ~~(a) to provide land for use and development as a 'business park' including activities and facilities that support local businesses and workers, or which promote collaboration, innovation, and competitiveness within the business park;~~ ~~(b) to achieve use or development where off site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of amenity to, any other uses; and~~ ~~(c)~~(a) ~~to enable a mix of uses and development that support the development of a 'business park' character for the zone.~~

GLE-P2.3 Definition of Terms

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

Term	Definition
advanced business model	means a focus on: a) niche, customised or high-value goods or services; or b) collaboration and linkages with other organisations.
advanced manufacturing	means manufacturing characterised by advanced knowledge, advanced processes or advanced business models
advanced process	means a process that uses: a) substantial automation; or b) complex, highly specialised or innovative technology.
~~Training~~ training centre:	means the use of land to provide vocational skills, education, and training.

GLE-P2.4 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	If for: (a) a technology, innovation, science, or communications activity, or ~~(a)~~(b) business and professional services associated with research and development~~,~~ or advanced manufacturing~~, or advanced maritime activities~~.
Manufacturing and Processing	If for advanced manufacturing, processes that use innovative technology, or are associated with science, engineering, or communication.
Research and Development	
Discretionary	
Educational and Occasional Care	If for:

	(a) ~~-~~a training centre~~,~~ ; (b) tertiary institution~~,~~ ; or ~~(a)~~(c) a local childcare centre to support local businesses and workers.
Food Services	
Passive Recreation	
Resource Processing	If for the ~~high level~~ processing of materials or resources using advanced ~~technologies~~ processes~~or innovative methods~~.
Service Industry	If directly ~~supporting~~ associated with technology, innovation, research and development, advanced manufacturing, science, or communications industries.
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Prohibited	
All other uses	

GLE-P2.5 Use Standards

GLE-P2.5.1 Discretionary uses

Objective:	
That uses listed as Discretionary ~~do not compromise the use or development of~~support the operation of ~~the land for '~~business park~~'~~ activities.	
Acceptable Solution	**Performance Criteria**
A1 No Acceptable Solution.	**P1** ~~All uses~~A use listed as Discretionary must support local businesses and workers, or promote collaboration, innovation, and competitiveness within the business park ~~and avoid environmental impacts~~ having regard to: (a) the hours of operation, size and scale of the proposed use; (b) the function of the ~~'~~business park~~'~~ area; and

	(c) ~~emissions of noise, particulates or odour~~ traffic generation and parking location.~~;~~ (d) ~~any relevant Local Area Objectives.~~
A2 No Acceptable Solution	**P2** The use must not have an unreasonable impact on the amenity or operation of other uses within the Particular Purpose Zone, having regard to: (a) emissions of noise, lighting, particulates, vibrations, gases, dust or odour; (b) background levels of emissions; and (c) measures proposed to: (i) manage on-site emissions or (ii) mitigate negative amenity impacts from off-site emissions.

GLE-P2.6 Development Standards for Buildings and Works

GLE-P2.6.1 Building height

Objective:	
That building height: (a) contributes positively to the streetscape; and (b) develops the function and character of the 'business park'.	
Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 12m.	**P1** Building height must contribute positively to the streetscape and function of the 'business park', having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the apparent height when viewed from the adjoining road and public places; and (d) any overshadowing of public places.

GLE-P2.6.2 Setback

Objective:	
That building setback: (a) is compatible with the streetscape; and (b) develops the ~~'~~business park~~'~~ character.	
Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a setback from a frontage of: (a) not less than 4.5m; (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.	**P1** Buildings must have a setback from a frontage that is compatible with the streetscape, ~~provides adequate space for vehicle access, parking, and landscaping~~, having regard to: (a) the topography of the site; (b) the setback of buildings on adjacent properties; ~~and~~ (c) the safety of road users~~.~~; and (d) the area available for vehicle access parking and landscaping.

GLE-P2.6.3 Design

Objective:	
That building design: (a) ~~-~~contributes positively to the streetscape and the amenity and safety of the public; and ~~(a)~~(b) ~~-~~enhances the appearance of the site and the ~~"~~business park~~"~~ character of the area.	
Acceptable Solutions	**Performance Criteria**
A1 ~~Buildings~~ New buildings or alterations to an existing façade must be designed to ~~satisfy all of the following~~: (a) provide the main pedestrian entrance to the building at the frontage; (b) for new building or alterations to an existing façade, provide windows and door openings at ground floor level in the front façade no less than 20% of the surface area of the ground floor level facade;	**P1** ~~Buildings~~ new buildings or alterations to an existing façade must be designed to enhance the streetscape having regard to: (a) ~~provide~~ providing the main access to the building in a way that is visible from the street or other public space boundary; (b) ~~provide~~ providing windows in the front façade in a way that enhances the streetscape and provides for passive surveillance of public spaces; (c) treating very large expanses of blank wall in the front façade and facing other public space boundaries with

(c) ensure any single expanse of blank wall in the ground level front façade and facades facing other public spaces does not exceed ~~30m²~~30%; (d) screen mechanical plant and miscellaneous equipment such as heat pumps, air conditioning units, switchboards, hot water units or similar from view from the street and other public spaces; (e) incorporate roof-top service infrastructure, including service plants and lift structures, within the design of the roof; and (f) not include security shutters over windows or doors with a frontage to a street or public place.	architectural detail or public art so as to contribute positively to the streetscape and public space; (d) ~~ensure~~ ensuring the visual impact of mechanical plant and miscellaneous equipment, such as heat pumps, air conditioning units, switchboards, hot water units or similar, is limited when viewed from the street; ~~and~~ (e) ~~ensure~~ ensuring roof-top service infrastructure, including service plants and lift structures, is screened so as to have limited visual impact~~.~~; and ~~(e)~~(f) minimising the visual impact of security shutters or grilles on a façade facing a frontage or other public place.
A2 New ~~Buildings~~ buildings must ~~be designed to: satisfy all of the following~~: (a) have external wall materials ~~must be~~of one or more of the following: (i) off-form concrete or sandwich panels with paints or applied spray finish; (ii) face brick or block work with a render or paint finish; (b) restrict metal cladding ~~is restricted~~ to use as a roofing material ~~and~~ which is painted; (c) ~~roof construction must be~~have low-pitched roofs of~~,~~ 7.5 degrees or less, with boxed gutters concealed behind flush fascias; and (d) have external surfaces of all buildings on a site ~~must use~~of a single colour scheme ~~in accordance with all of the following:~~where: (i) the colour palette must be unique to the site within the zone; (ii) the colour palette must highlight architectural features of the building; and	**P2** Building design must enhance the appearance of the site and the "~~"~~business park~~"~~" character of the area by presenting a unified corporate image for the site that complements the high quality architectural standard of the area, having regard to: (a) quality of materials used; (b) roof pitch and quality of roof detailing; and (c) quality of the colour scheme.

(iii) the colour palette must use a minimum of 3 colours and a maximum of 5 colours.	
A3 ~~Buildings must be designed to satisfy all of the following:~~ ~~(a) provide external lighting to illuminate car parking areas and pathways; and~~ ~~(b) provide well-lit public access at the ground floor level from any external car park.~~ Car parks and pedestrian paths must be provided with lighting in accordance with Clause 3.1 "Basis of Design" and Clause 3.6 "Car Parks" in *Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements*.	**P3** ~~Buildings must be designed to enhance passive surveillance of public spaces having regard to:~~ ~~(a) the location of external lighting to illuminate any entrapment spaces around the building site; and~~ ~~(b) the design and location of public access to provide high visibility for users and provide clear sight lines between the entrance and adjacent properties and public spaces.~~ External car parking areas and pathways must be suitably lighted for the safety and security of users, having regard to: a) minimising potential for conflicts involving pedestrians, cyclists and vehicles; b) minimising opportunities for crime or anti-social behaviour though the creation of concealment spaces; c) any unreasonable impact on the amenity of adjoining properties through light overspill; d) the hours of operation of the use; and ~~a)~~**e)** any relevant Council policy.
A4 ~~Buildings~~ New buildings or alterations to an existing façade must ~~be designed to satisfy all of the following~~: (a) provide separate pedestrian access for any sensitive use within a site; and (b) ~~adequately~~ screen outdoor spaces associated with sensitive uses from other uses on site and adjoining land. ~~; and~~ (c) ~~outdoor storage areas must not be visible from any road or public open space adjoining the site.~~	**P4** ~~Buildings~~ New buildings or alterations to an existing façade must be designed to maintain the amenity of all users having regard to: (a) the pedestrian access requirements of different users of a site; and (b) the amenity of outdoor spaces on sites and adjoining land~~; and~~. (c) ~~outdoor storage areas must be located, treated, or screened to not cause an unreasonable loss of visual amenity.~~
A5 Outdoor storage areas must not be visible from any road or public open space adjoining the site.	**P5** Outdoor storage areas must be located, treated, or screened to not cause an unreasonable loss of visual amenity.

GLE-P2.6.5 Landscaping

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

GLE-P2.6.6 Fencing

Objective:	
That fencing: (a) is compatible with the streetscape; and (b) provides for passive surveillance.	
Acceptable Solutions	**Performance Criteria**
A1 ~~Fencing~~ A fence (including a free standing wall) within 10m of the frontage must ~~be designed to satisfy all of the following~~: (a) ~~fences and gates greater than~~not	**P1** ~~Fencing~~ A fence (including a free standing wall) within 4.5m of a frontage must be designed to enhance the streetscape having regard to: (a) the height of the fence;

be more than 2.1m in height~~, must not be erected within 10m of the frontage~~; and (b) ~~fences along a frontage must~~ be ~~50~~30% transparent above a height of 1.~~8m~~2m. [1]	(b) the degree of transparency of the fence; (c) the location and extent of the fence; (d) the design of the fence; (e) the fence materials and construction; (f) the nature of the use; and (g) the characteristics of the site, the streetscape and the area, including fences.

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

GLE-P2.7 Development Standards for Subdivision

GLE-P2.7.1 Subdivision

Objective:	
To provide for lots with appropriate area, dimensions, services, roads and access to public open space to accommodate development consistent with the Zone Purpose.	
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 1000m^2; (b) be required for public open space or a riparian reserve; or (c) be required for the provision of Utilities.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient area to accommodate development consistent with the Zone Purpose.
A2 Each lot, or a lot proposed in a plan of subdivision, must provide a minimum building area that is rectangular in shape and complies with all of the following: (a) clear of the frontage, side and rear boundary setbacks; (b) clear of easements; (c) clear of title restrictions that would limit or restrict the development of a commercial building; (d) has a slope no more than 1 in 10; and (e) is 20m x 20m in size.	**P2** Each lot, or a lot proposed in a plan of subdivision, must contain a building area able to satisfy all of the following: (a) be reasonably capable of accommodating use and development consistent with the Zone Purpose: (b) provides for sufficient useable area on the lot for on-site parking and manoeuvring, unless adequate arrangements are made for suitable alternative solutions to future likely demand generated by the development potential of the lot; and (c) minimises the need for earth works,

	retaining walls, and cut and fill associated with future development.
A3 The frontage for each lot, or a lot proposed in a plan of subdivision, must be not less than 7m.	**P3** The frontage of each lot, or a lot proposed in a plan of subdivision, must be sufficient to accommodate development consistent with the Zone Purpose.
A4 No Acceptable Solution.	**P4** The arrangement of roads within a subdivision must satisfy all of the following: (a) the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot; (b) accords with any relevant road network plan adopted by the Council; (c) facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary; and (d) provides for acceptable levels of access, safety, convenience and legibility through a road function hierarchy.
A5 Each lot, or a lot proposed in a plan of subdivision, must be connected to services adequate to support the likely future use and development of the land.	**P5** No Performance Criterion.
A6 No Acceptable Solution.	**P6** Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.

GLE-P2.8 Tables

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