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Subject: Attention to the Chief Executive Officer; Regarding the Coats Patons Complex at Thistle Street and the Esk Market
Attachments: Annexure 2 - Patons and Baldwins, Launceston Heritage Guidelines.pdf, L210906 - Planning Report - Zone amendment - Thistle Street; Coats Patons Complex.pdf, Annexure 1 - Parking locality Map.pdf

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Dear Mr Stretton

Please find attached, written representation to the draft Local Planning Provisions, as advertised, to the Particular Purpose Zone 2 – Coats Patons Complex.

I understand that the proponent, Brian Bennet has previously had discussions with Council regarding this.

Any correspondence regarding this matter can be directed to me at this address. Should you require further information regarding this please let me know.

With Regards

Michelle Schleiger

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Development Guidelines

PATONS & BALDWINS, LAUNCESTON

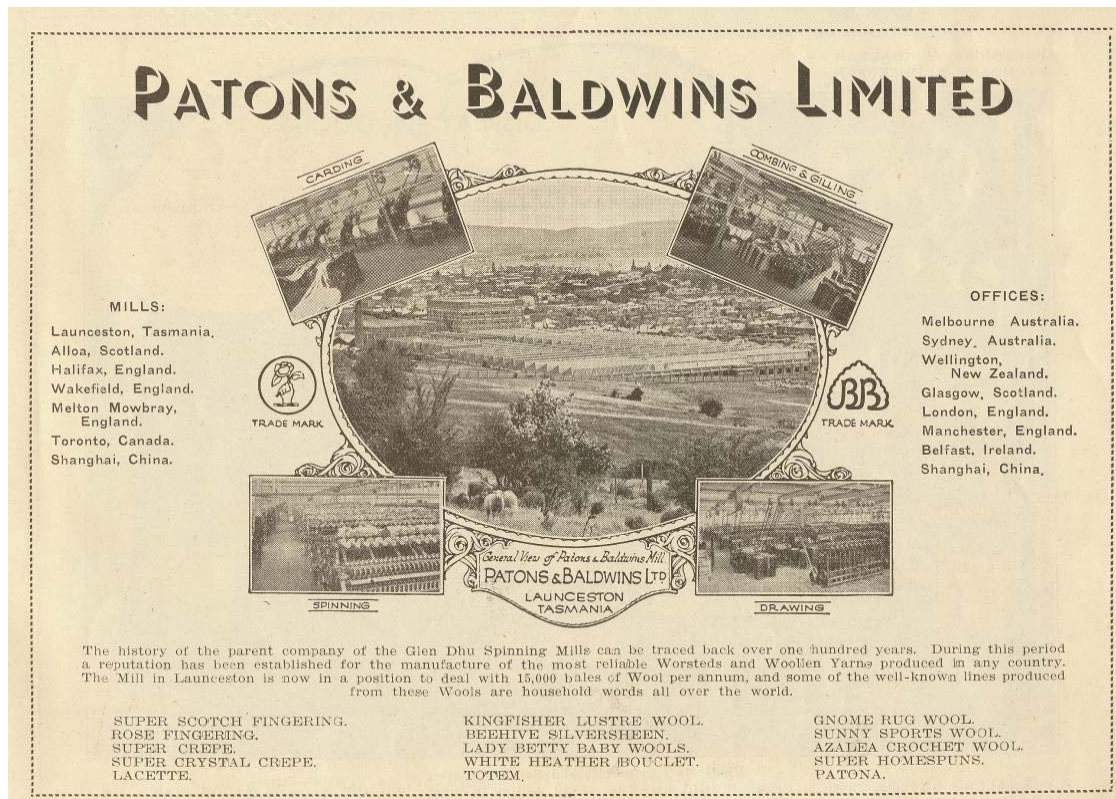
Established in Britain in 1920, the textile company Patons and Baldwins built its first overseas mill in Launceston in 1922.

The Patons and Baldwins complex is of historic cultural heritage significance as one of the largest industrial sites ever constructed and operated in Tasmania, and as a major built landmark on the key highway approach into the city.

The complex is of high historical significance in respect of the major economic and social benefits that the industry on the site brought to Launceston over a 70 year period.

The mill building is of architectural and engineering significance as a fine and particularly large example of an Inter-war Chicagoesque industrial building, in being the largest single building believed to have been constructed in Tasmania prior to the 1920s, and for the innovative way the mill was expanded by raising the roof in the 1930s.

The Patons and Baldwins complex is of social value to the northern Tasmanian community as it was a major employer in the region, in which multiple-generations of families, particularly women, were employed and social recreational networks were developed.



DEVELOPMENT GUIDELINES

Guiding Principle

Conservation of the place should be undertaken in accordance with the *Australia ICOMOS Burra Charter*, 1999, which has as a fundamental principle that all work be undertaken in a manner that has regard for and aims to protect the heritage values of the place.

A place entered into the Tasmanian Heritage Register is subject to the *Historic Cultural Heritage Act*, 1995 (the Act).

Zoning

To assist in management of the place, relative conservation values have been assigned to the different zones and key elements of the place.

High conservation value

- (i) The Glen Dhu Street and Thistle Street elevations of the Recreation Hall.
- (ii) The forecourt of the Recreation Hall.
- (iii) The main Glen Dhu Street elevation, north of the Pipeworks Road junction, including projecting ablutions blocks.
- (iv) The main Thistle Street elevations flanking the principal laneway, and the gardens with fences fronting these elevations.
- (v) The internal laneway with its branching laneway in the centre of the complex.
- (vi) The chimney and the water tower.
- (vii) The form of the sawtooth roofs.

Moderate conservation value

- (i) The western (rear) and northern elevations of the Recreation Hall.
- (ii) The western portion of the Thistle Street elevation (which is fronted by a carpark).
- (iii) The western elevation facing the second driveway off Thistle Street.
- (iv) Interiors of the main mill building at the corner of Thistle and Glen Dhu Streets.

Low conservation value

- (i) The southernmost portion of the Glen Dhu Street elevation.
- (ii) The southern elevation, and carparking / landscape areas at the southern end of the site.
- (iii) Interiors other than those of the main mill building referred to above.

Intrusive elements

No zones or fabric are identified.



Projecting ablutions blocks on Glen Dhu Street

Appropriate conservation actions

Generally, areas of *high* conservation value should be retained with minimal changes, and actively maintained to protect the significant fabric from deterioration. New development should be limited and carefully managed to avoid impacts on the place's heritage values.

Generally, in areas of *moderate* conservation value should be retained with minimal changes, and actively maintained to protect fabric from deterioration. New development should be carefully managed to avoid impacts on the place's heritage values.

Generally, in areas of *low* conservation value, a high level of adaptation, alteration and new development may be acceptable provided that it does not detract from the broader character of the place, intrude on or conceal significant features, or otherwise erode the heritage values of the place.

Fabric or zones that are *intrusive* can be redeveloped, altered or adapted as required to meet current or projected requirements. New development in these zones or affecting this fabric should not detract from the broader character of the place.

External industrial character

Development should be managed to retain the external industrial character of the place, particularly in areas of *high* conservation value.

Face brickwork: Face brickwork should not be painted. Maintenance work involving the pointing of mortar joints or replacement of brick units should be undertaken by skilled tradesperson using materials and colours/finishes matching the existing work. New openings should not be formed in walls that are in zones of *high* or *moderate* conservation value.

Reinforced concrete and cement render:

Concrete and cement rendered surfaces should not be painted unless this work is necessary due to disfigurement (eg severe rust stains or ill-matched repairs) or waterproofing.

Where painting is required, the paint colour should be matched to the dominant colour of the original render work and the area painted should be kept to a minimum. Heritage Tasmania should be consulted before any such painting work is undertaken.



Part of the Glen Dhu Street elevation: steel fire stair, face brickwork with concrete lintels, steel framed windows, and recessed downpipes

Windows: Existing timber and iron windows should be maintained. Timberwork should be repainted with oil paints (oil primer, undercoat, and top coats) with a frequency of once approximately every five years.

Iron windows should be repainted with oil or epoxy paints. The existing colours (predominantly white for windows and green for doors in work areas) should continue to be used, to maintain the existing unified character of the place.

Where any door or window component is defective and irreparable, the replacement should be of like material and design. Aluminium windows or doors should not be used for existing or new openings in areas of high conservation value.

Sawtooth roofs: The existing sawtooth roofs that impart a distinctive early 20th Century industrial character to the site should be retained, and not remodelled to create alternate roof forms.

Pop-up roofs or other raised structures that disrupt the sawtooth profile of the roof should be avoided; however, additions of this type could be considered where it is essential to achieve a satisfactory adaptive re-use of a space.

The sawtooth roofs may be re-clad. New cladding materials should be either corrugated cement sheet or corrugated galvanised steel sheeting. Sheeting of modern ribbed profiles, painted finishes or Zinalume material should be avoided.

Glazing in the sawtooth roofs should be retained where feasible.

Rainwater heads and downpipes: The rainwater heads are architectural elements that contribute to the external character of the complex, as well as being of functional importance. These elements should be maintained, and where repair is no longer feasible, damaged rainwater heads should be replaced with new heads that match the form and detail of the original.

The rectangular downpipes that are housed into the face of the wall are also important elements in terms of function and design. They should be maintained or replaced with new of like profile if defective and irreparable.

Faulty rainwater goods should be repaired as soon as practicable so as to avoid permanent damage to the surrounding masonry.

Remnant equipment, mechanical plant, fixtures and signage relating to former mill operations: Any remnant equipment, mechanical plant, fixtures and signage relating to former mill operations should be retained, protected from avoidable damage, and maintained where possible to do so. Repainting historic signage should only be undertaken following consultation with Heritage Tasmania.

Water tower: The water tower is a distinctive and highly visible element of the complex. It is strikingly industrial in its character and of significant value as an engineered structure that was technologically advanced for its time.

Its retention is important to maintain the heritage values of the place.



Distinctive skyline elements – chimney and water tower

The tower should not be painted. Essential maintenance should be carried out periodically to ensure that the structure remains in structurally sound and safe condition. Concrete spalls should be repaired in a timely manner.

There is scope to illuminate the tower and the options should be discussed with a heritage advisor to ascertain whether a certificate of exemption is possible or a development application will need to be lodged.

Chimney: The brick chimney is a distinctive and highly visible element of the complex. It is strikingly industrial in its character and a rare form of brick structure (there are fewer than ten other brick chimneys of this scale remaining in Tasmania). Its retention is important to maintain the heritage values of the place.

The chimney should not be painted.

Essential maintenance should be carried out periodically to ensure that the structure remains in structurally sound and safe condition.

Maintenance work involving the pointing of mortar joints or replacement of brick units should be undertaken by skilled tradesperson using materials and colours/finishes matching the existing work.

Landscaping

Original or early landscaping features should be retained, including fences, garden beds, trees

and other plantings, path and road alignments, and surface treatments.

The landscaping on the Thistle Street frontage of the mill buildings should be maintained in its existing form. The five mature trees should be maintained and replaced with like species in similar locations if ever the existing trees need to be removed.

The rose beds along the fence and other garden beds should be actively maintained, and new bushes of the same species planted to replace those that are senescent or missing. The fence of reinforced concrete, iron and chain mesh should be maintained and the ironwork painted green to matching the existing colour.

The forecourt area of the Recreation Hall should remain open and unobstructed by new development.



Thistle Street front of the main block

Signage

An effort should be made to use a unified design language for the signage throughout the complex. This will ensure that divergent design forms of signage for the individual tenancies does not erode the visual coherence of the mill complex.

Signage should not be placed where it will obscure or detract from the architectural character or detail of the buildings. Signage should generally be consistent with the Tasmanian Heritage Council's *Works Guidelines*.

The boiler house chimney and water tower may be used for the display of signage, provided that any long term signage is subservient to and sympathetic to the form of the historic structure and its fixings will not cause damage.

Temporary signage for short term display (eg less than 30 days) may be erected with a certificate of exemption provided that the signage does not damage the structure.

Permanent signage will require the approval of the Tasmanian Heritage Council and should be discussed with a heritage advisor to ascertain whether a certificate of exemption is possible or a development application must be lodged.

There is scope to illuminate the chimney and water tower. The options should be discussed with a heritage advisor to ascertain whether a certificate of exemption is possible or a development application will need to be lodged.

Air conditioning plant and other utilities

Air conditioning plants and other utilities should be concealed from principal elevations and from public view in areas of high or moderate conservation value.

New installations should be consistent with the Tasmanian Heritage Council's *Works Guidelines*.

Demolition and redevelopment

At a meeting on 18 April 2011, it was agreed to develop a Memorandum of Understanding so that replacement value for insurance purposes for the Door of Hope Christian Church Inc property (the former Patons and Baldwins Mill) could be established.

Excerpts from the signed Memorandum of Understanding follow. A copy of the signed Memorandum of Understanding is appended to the Patons and Baldwins entry in the Tasmanian Heritage Register.

Method of Construction

It was agreed that in the event of a partial or complete loss, the Tasmanian Heritage Council would not require exact replica replacement or repair, but would accept modern equivalent replacement in both a partial or complete loss setting, given that the heritage value of the destroyed portion would be lost. Substantially the same footprint, height and building volume would be required with design sensitive to the rest of the site.

Method of Valuation

It was agreed that the valuation of the property, for insurance purposes, could be made on the

basis of modern equivalent insurance replacement, which is the cost necessary to replace, repair, rebuild or restore the building, new for old, to a reasonably equivalent appearance and capacity using the original design and suitably equivalent materials.

Agreement

It was agreed between the Tasmanian Heritage Council and Door of Hope Christian Church Inc that in the event of partial or complete loss of the Door of Hope Christian Church Inc property that modern equivalent (new for old) property replacement would be undertaken and fully acceptable to both parties, and the insurance valuation of the basis of modern equivalent (new for old) is the agreed basis, for valuing the property for insurance purposes.

WORKS APPROVAL PROCESS

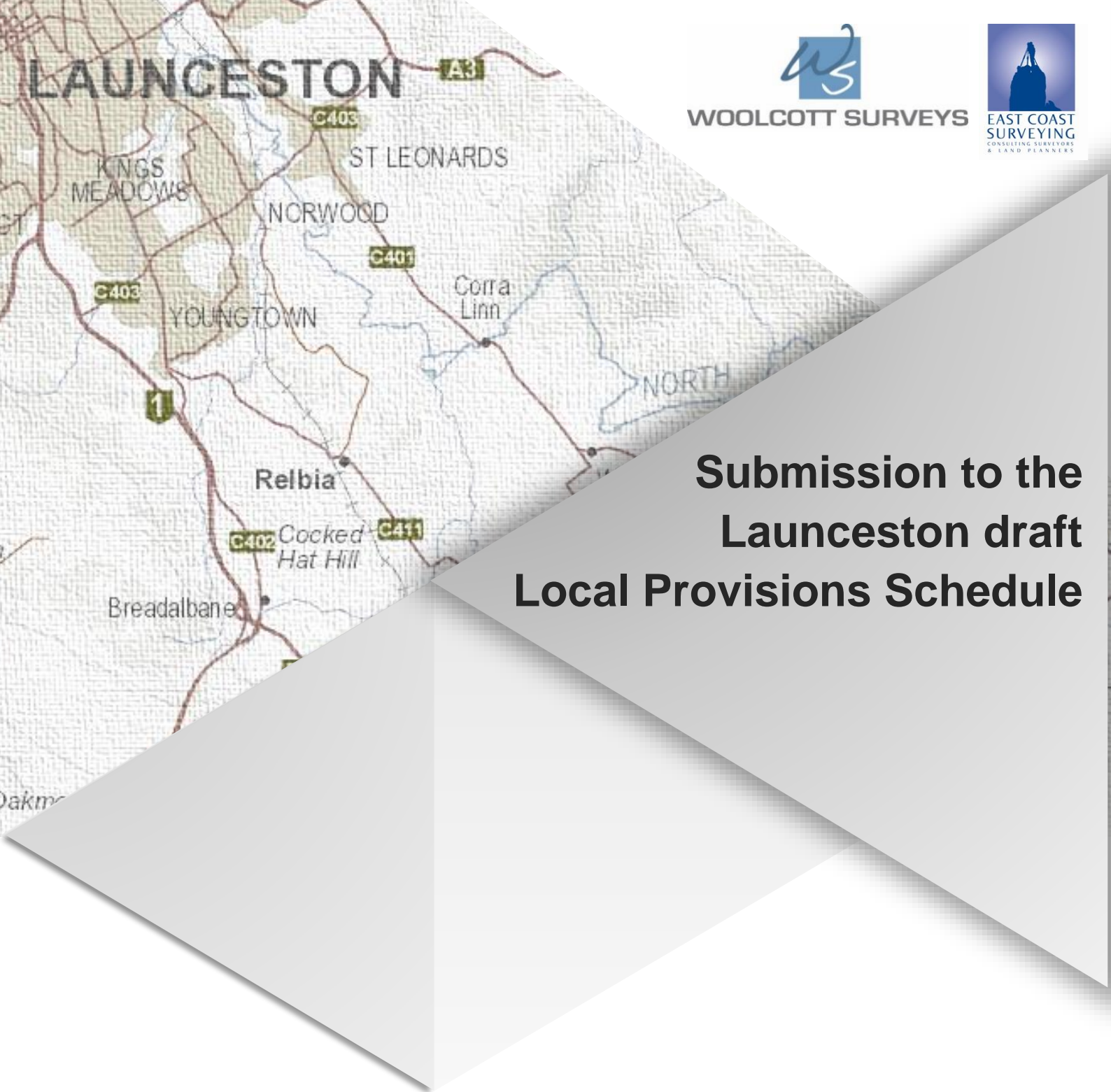
Under Part 6 of the *Historic Cultural Heritage Act 1995*, approval from the Tasmanian Heritage Council is required for any works to a place entered on the Tasmanian Heritage Register. Approval may be in the form of a certificate of exemption or a permit.

Where your proposed works are minor and won't affect the significance of the place, the Heritage Council may provide you with a certificate of exemption so you do not need to submit a development application. Please contact Heritage Tasmania to check whether your works would be exempt.

If you do not have a certificate of exemption from the Heritage Council, you will need to lodge a development application with your local council. Your local council will forward your application to the Heritage Council to assess any impacts on the historic heritage values of the place.

How long before I receive a decision? The development application process may take up to 42 days from the date it is lodged with the local council. If you do not provide enough information with your application, it may take longer. Please contact Heritage Tasmania to check what information you need to lodge with your application.

Are there any penalties for not abiding by the Act? Yes. However the Heritage Council tries to work proactively with owners to resolve issues through discussion and mediation, rather than by conflict, objection and using penalties.



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Submission to the Launceston draft Local Provisions Schedule

Representation to insert 'market' as a qualified use to
33.0 Zone 2 – Coats Patons Complex

September 2021

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Rev. no	Description	Date
1	Draft	9 August 2021
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3		

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1. Introduction

This report has been prepared as a representation to the Launceston draft LPS with regard to the Particular Purpose Zone 2 – Coats Patons Complex, under Section 35E of the *Land Use Planning and Approval Act 1993* (the Act).

1.1 Summary

The following is a summary of the representation information:

Address	50 Glen Dhu St South Launceston TAS 7249
Property ID	3093337
Title:	161512/2
Current zone	Particular Purpose Zone 2 – Coats and Patons Complex
Proposal	To insert into the use class of General Retail and Hire in the Use Table of Clause 33.2 the Qualification, 'If for a market' as a Discretionary use.
Planning Authority	Launceston City Council (the 'Council')

1.2 The proposal

This representation proposes that the Use Table under 33.2 be modified to include General Retail and Hire – If for a market.

The Use Table under the 33.0 Particular Purpose Zone 2 – Coats and Patons Complex (PPZ-CPC) currently does not allow for a community market on the site. It is submitted that this be included as a Discretionary use.

Potential proponents wish to develop a community market at the site and the operators often have requests for markets to be held at the site as it has excellent possibilities for this use within the complex. The area proposed for this use is indicated (approximately) by the green shading in Figure 1. The area would be partially outdoor (but internal to the complex) and partially indoor. The complex accommodates a range of uses currently, which are focused towards the southern end of the complex, however, the building development is progressing to include more functions and businesses within, as the complex expands.

The market would have the advantage of being undercover making inclement weather less of a disadvantage to operation. The indoor/outdoor set up would ensure that the market would be regarded as such, and not confused with a retail complex. Market operations would be set up for each event and taken down again at the close of each event (bump in and bump out) although some on site storage would be available to stall holders.

If the use was to proceed, the market would have a capacity of 78 3m x 2m stalls (estimated) with food vans to be located in the outside area (internal courtyard) and market stalls inside the building (See Figures 1, 9, 13 & 14). Stall holders would use the access from Thistle Street West for bump in and would use the car park area at Thistle Street West during market hours. This would keep the operational side separated from the patronage, which would access through the main building from Glen Dhu Street or the rear car park area and entrance at the west side of the building (see Figures 1, 5, 7, 11, & 12). A car parking plan is provided as Annexure 1.



Figure 1 – The subject site of 298-300 Hobart Road YOUNGTOWN (Source: LISTMap).

1.3 Background

The Launceston Esk Market had been operating for approximately 20 years from the Showgrounds site in Forster Street, Invermay. The market closed in October 2020 due to the University of Tasmania redevelopment. The market enjoys healthy attendance numbers and a strong patronage and offers a broad range of stall holders and items for sale including hot food, fresh food, collectables and crafts. The building is currently operated by the 'Door of Hope' church and contains a range of business operations within the complex.

2. Subject Site

2.1 Site location and characteristics

The site is located on the western side of Glen Dhu Street and occupies the corner of Thistle Street West in South Launceston.

The building is a contained complex that has been repurposed from a woollen mill. The building itself is listed with the Tasmanian Heritage Council and the Development Guidelines are attached as Annexure 2 to this report.



Figure 2 – The Coats Patons Complex - eastern elevation; Glen Dhu Street.

The site has been developed to accommodate a range of uses and operations including: church, conference centre, storage facility, gym and café. The building has been renovated internally to facilitate this and works continue to include more operations.

2.2 Land form hazards and constraints

The site is free from land form hazards such as landslip and any other erosion hazard factors. The site is not constrained by the presence of natural values. Heritage values are not affected by this proposal.

2.3 Images

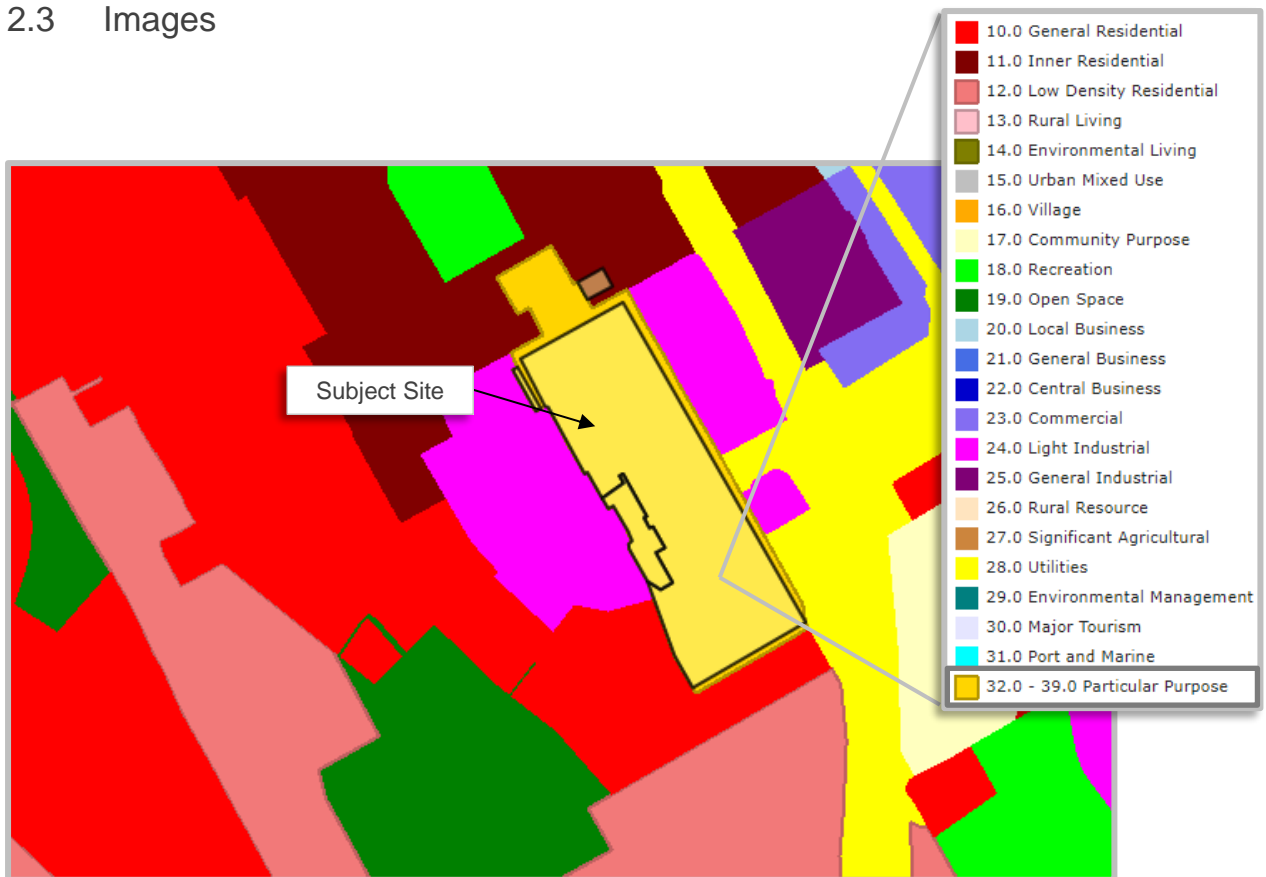


Figure 3 - The subject site is zoned Particular Purpose (Source: LISTMap)

The site is listed with the Tasmanian Heritage Council and has no other overlays.

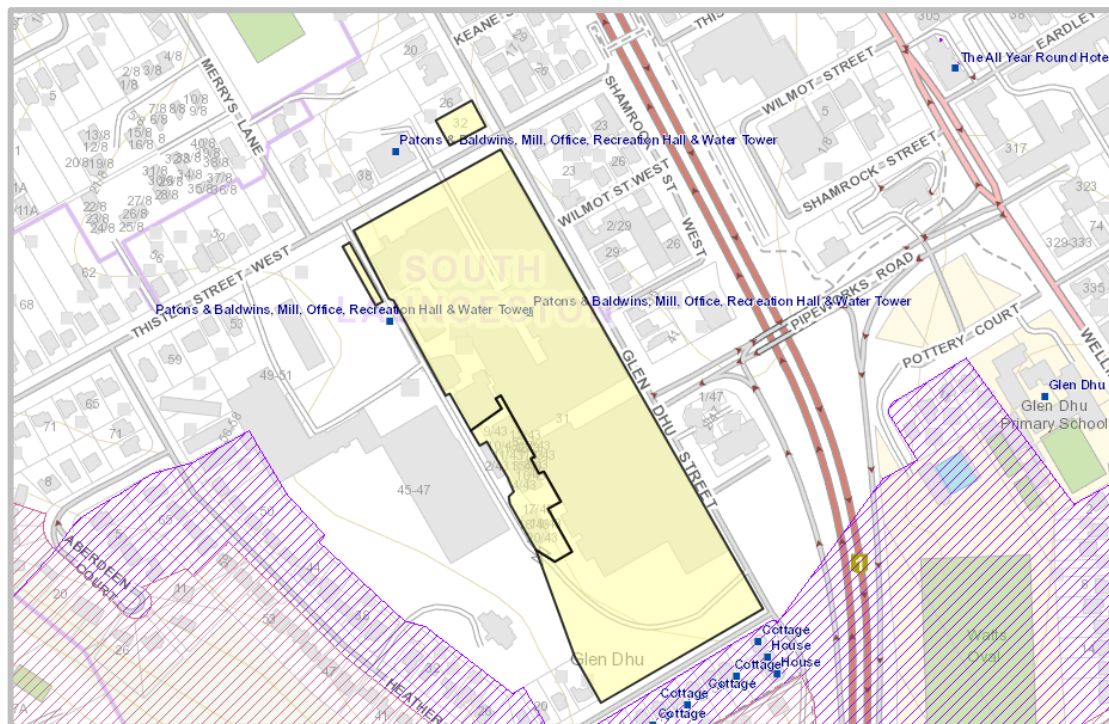


Figure 4 - Heritage listings and overlays in the surrounding area (Source: LISTMap)



Figure 5 East elevation of the subject site, Glen Dhu Street.



Figure 6 – Interior of the subject site, front reception area.



Figure 7 – Interior of the subject site, front entrance from west side.



Figure 8 – Internal (disused) driveway, used as courtyard area.



Figure 9 – Internal courtyard area (east of proposed market area) (food van set up).



Figure 10 – Internal courtyard (south of proposed market area) (outside dining area).



Figure 11 – Car parking area (south of main building).



Figure 12 – Car Parking area (west of main building).



Figure 13 – Interior of building proposed for market area



Figure 14 - Example of proposed market area used as exhibition area.

3. Planning Controls

3.1 Proposed changes to the zone under the LPS

Under the proposed change, the Use Table to the Particular Purpose Zone 2 – Coats Patons Complex, would be as follows:

3.2 Use Table

No Permit Required	
Use Class	Qualification
Natural and cultural values management	
Passive recreation	
Permitted	
Use Class	Qualification
Business and professional services	If less than 100m ² gross floor area and not directly part of another Business and professional services use on the site.
Community meeting and entertainment	
Educational and occasional care	
Research and development	
Residential	If not adjoining Manufacturing and processing.
Sport and Recreation	If not for outdoor recreation.
Storage	If for self storage, vehicle, caravan or boat storage
Utilities	If for minor utilities
Discretionary	
Use Class	Qualification
Business and professional services	
Food services	
General retail and hire	If for a local shop <u>If for a market</u>
Hospital Services	
Manufacturing and processing	
Residential	

Service industry	
Sport and recreation	
Storage	
Tourist operation	
Utilities	
Visitor accommodation	
Prohibited	
Use Class	Qualification
All other uses	

4. Zone Assessment

4.1 Zone application

Guideline No.1 Local Provisions Schedule (LPS) Zone and code application

The proposed zone, under the draft LPS is examined in the following section for any potential conflicts with the added use as proposed.

LAU-P2.1 Particular Purpose Zone 2 – Coats Patons Complex

The purpose of the Particular Purpose Zone – Coats Patons Complex is:

- LAU-P2.1.1 To provide for the reuse of the Coats Patons complex primarily for a mix of worship and community activities, providing for the social wellbeing or health of the community, including the carrying out or administration of community based services.
- LAU-P2.1.2 To provide for the continued use of light industrial activities, service industry activities, vehicle parking, hospital services and wood product manufacture, where these services do not adversely impact on the amenity of the surrounding area.
- LAU-P2.1.3 To provide opportunity for commercial or business activities at a scale where this will not threaten the established activity centre hierarchy.
- LAU-P2.1.4 To provide for residential uses capable of co-existing with the mix of non-residential uses permitted to operate within the zone.

The zone application guidelines are:

- PPZ 1 A Particular Purpose Zone (PPZ) may be applied to a particular area of land where the intended planning outcomes cannot be achieved through the application of one or more State Planning Provision zones. It may be applied to land that provides major facilities or sites which require a unique or tailored approach to both use and development standards, such as a university campus, or major hospital site.

Response:

The proposal is to insert the qualification of 'If for a market' the Discretionary Use of 'General Retail and Hire' to the Particular Purpose Zone 2 – Coat Patons Complex (PPZ-CPC). This use will constitute a community activity (LAU-P2.1.1) alongside the existing permissible activities; it will not impact surrounding manufacturing uses (LAU-P2.1.2) due to limitation on operation hours, operation areas and

low impact activities; and, will provide opportunity for market scale producers, both in volume and presence. The market will run for scheduled and allocated periods and will not compete with the activity centre hierarchy due to limited patronage as well as the volume and type of produce available (LAU-P2.1.3).

LAU-P2.5 Use Standards

LAU-P2.5.1 Hours of operation

Objective

That non-residential uses within a Use Class specified in Table LAU-P2.8.1 do not cause an unreasonable loss of amenity to nearby sensitive uses.

Acceptable Solutions

Performance Criteria

A1 Commercial vehicle operations for a use within a Use Class specified in Table LAU-P2.8.1 must be within the hours of 6:00am to 10:00pm

P1 Commercial vehicle operations for a use within a Use Class specified in Table LAU-P2.8.1 must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:

- a) The extent and timing of traffic generation;
- b) The hours of delivery and despatch of goods and materials; and
- c) The existing levels of amenity.

Response

The market operations can be confined to the hours prescribed in the Acceptable Solutions. Any market operations and associated activities (including bump in and bump out) would be required to coordinate with existing uses within the complex. The proposed market would be held on Sundays, after the service. Bump in would be after 6am and this would allow ample set up time.

As this would all be according to planned and scheduled timetables, there is no foreseeable reason for the acceptable solution not be met. The performance criteria means that exceptions can be assessed accordingly.

LAU-P2.5.2 Noise levels

Objective

That noise emissions from uses within a Use Class specified in Table LAU-P2.5.1 do not cause an unreasonable loss of amenity to adjoining sensitive uses.

Acceptable Solutions

Performance Criteria

A1 A Use Class that is specified in LAU-P2.8.1 that is listed as No Permit Required or Permitted in LAU-P2.4 Use Table.

P1 Noise levels generated by a use within a Use Class specified in Table LAU-P2.8.1 on the site must not cause an unreasonable loss of amenity to sensitive uses within the site and within the adjoining locality having regard to:

- a) The nature and intensity of the use;
- b) The characteristics of the noise emitted;
- c) The topography of the site;
- d) The separation between the noise

	<p>emission and the adjoining sensitive use;</p> <p>e) The degree of screening between the noise source and adjoining sensitive uses; and</p> <p>f) The character of the surrounding area.</p>
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Response

The use would be Discretionary and subject to the Performance Criteria. Given the operation would be internal to the building and would create ambient noise the noise impact to surrounding sensitive use amenity are expected to be negligible. As the area is already used for gatherings that would produce similar noise levels, the addition of a market is not expected to produce a significant change to the existing. A noise level report may be necessary and as it would be a Discretionary use, this could be a requirement with application.

LAU-P2.6 Development Standards for Buildings and Works

Buildings and works associated directly with this use would not be required as it would be using the existing structure.

Summary

The inclusion of 'If for a market' to the Discretionary Use of General Retail and hire to the PPZ-CPC would not be in conflict with the use provisions. As the use would be discretionary, supporting information for specific requirements could be requested by Council. There is little risk to the proposal when considered against the existing allowable uses and their impact to the surrounding amenity. Permitted Uses include Community Meeting and Entertainment which would be expected to produce similar outcomes from the effects of large gatherings of people and noise from entertainment. The noise levels are expected to be contained to the site and are not expected to be disruptive.

4.2 Northern Tasmania Regional Land Use Strategy

Introduction

The following is taken from the Northern Tasmania Regional Land Use Strategy (RLUS) from the Regional Planning Policies section. Regional Planning Policies address the management of regional growth under the following categories:

- E2 Regional Settlement Network Policy;
- E3 Regional Activity Centre Network Policy;
- E4 Regional Infrastructure Network Policy;
- E5 Regional Economic Development Policy;
- E6 Regional Infrastructure and Community Policy;
- E7 Regional Environment Policy

The relevant 'Specific policies and actions' under each category are addressed to demonstrate the suitability of the proposal.

According to Section D of the RLUS the subject site is included within the Priority Consolidation Area (see Figure 15) which is included within the Urban Growth Area.

Supporting Consolidation Areas comprise land in established urban areas focused on the Launceston Central Area. They support a range of urban use and development that provides improved access, services, amenity and liveability.

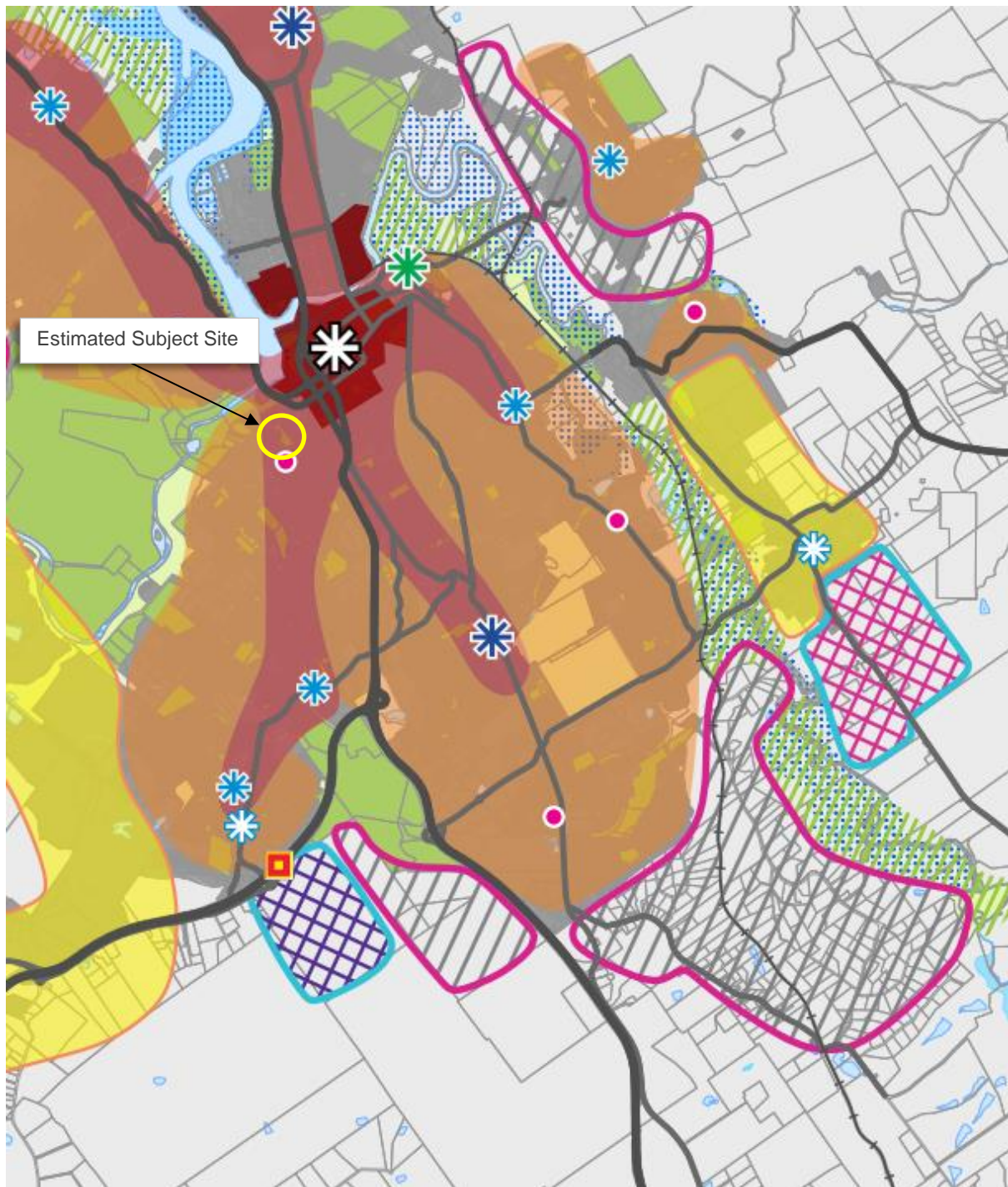


Figure 15 - Extracted from the Northern Tasmania Regional Land Use Strategy Map D.1 Regional Framework.

REGIONAL ACTIVITY CENTRE NETWORK POLICY

Strategy	Response
<p>RAC-P1</p> <p>Maintain and consolidate the Regional Activity Centres Network so future urban development consolidates and reinforces the spatial hierarchy of existing centres. This will be achieved through the reuse and redevelopment of existing buildings and land to integrate a mix of land uses including the coordinated</p>	<p>RAC-A2</p> <p>Due to limited and scheduled operation hours, the use of a market in the PPZ-CPC would not form a threat to the established hierarchy of activity centres but would create opportunities for producers that cannot participate in an established centre due to limited production or operational capacity.</p>

provision of residential development, retail, commercial, business, administration, social and community facilities, public and active transport provision and associated infrastructure.

REGIONAL ECONOMIC DEVELOPMENT POLICY

Strategy	Response
<p>ED-P1</p> <p>Promote increased innovation within the Northern Tasmanian economy, and encourage:</p> <ul style="list-style-type: none"> Increased agricultural potential by investment in irrigation schemes and irrigated lands; Innovation, which utilises and captures the region's water resources; Food and wine innovation; and A diversity of logistics in freight and port capacity 	<p>ED-A1</p> <p>The proposed allowance of markets to the zone will allow diversification of an existing operation to expand the scheduled services and offering to existing patrons as well as attracting new patrons to the site.</p> <p>The Population Growth Strategy seeks to enrich Tasmania's keen sense of community and invest in and develop creative industries and cultural attractions. While allowing a market at the site is a small contributor to these goals, it is in line with the objectives and makes a positive contribution.</p>
<p>ED-P2</p> <p>Provide for land use planning and infrastructure networks to support the development of:</p> <ul style="list-style-type: none"> High value agriculture and food products; Digital economy (including the NBN); Vibrant, creative and innovative activity centres as places of employment and lifestyle; and Diverse tourism opportunities 	<p>ED-A3</p> <p>This representation seeks suitable zoning for the market which will serve to support various economic opportunities that have direct and indirect effects in employment and economic activity.</p> <p>ED-A16</p> <p>The subject site is ideally placed to support tourism and visitor experience. The site itself is an important part of Launceston's heritage and a notable building in and of itself. The re-use of the building means it will continue to have lived meaning to future residents and visitors. The interior of the building has had extensive remodelling to allow re-use and this work continues.</p> <p>The location selected as suitable for a market comprises an indoor and outdoor area, all internal to the building confines. It makes use of what was once an internal road, likely used for deliveries, to be used as a courtyard, which adjoins a section of warehouse that can be used for market stalls. The market won't be disadvantaged from inclement weather. The indoor/outdoor set up ensures the market is still regarded as a market and not a retail complex. Market operations would be set up for each event and taken down again at the close of each event.</p> <p>The market aims to provide a community event that would be an attraction to local residents and to visitors, whether from other parts of Tasmania or from further afield, as such would be a valuable tourism addition to Launceston city.</p>
<p>ED-P12</p> <p>Avoid unnecessary restrictions on new tourism sector innovation in planning schemes and acknowledge that planning schemes cannot always predict future tourist sites/developments.</p>	<p>ED-A19</p> <p>For a small operation such as this market, a full planning scheme amendment or S.43a application would be an onerous and expensive task. Taking advantage of the advertising of the draft LPS consolidates previous discussions with Launceston Council regarding the suitability of the site for markets. Initial discussions have found agreement, that the site is well suited to a market and the use would not cause</p>

	<p>detriment.</p> <p>Support for the allowance of General retail and hire with the qualification of 'If for markets' to the PPZ-CPC, would mean practical support from the State and the City for this venture.</p>
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Summary

The insertion of the qualification to allow markets in the PPZ-CPC is in line with the broad strategic direction provided by the RLUS. The change will allow the development of a market that will have benefit to the community in providing an opportunity to socialise as well as a visitor experience. The market will also provide economic opportunities to stall holders, contributing to small scale economic activity and local trade. The proposed does not contradict the goals or activities presented by the RLUS.

5. Conclusion

Attracting existing and new patrons to the site will further support and utilise the re-use of the Coats Patons building as a well-known fixture of Launceston's urban fabric. The use of a market within the confines of the building would be conducive to other existing uses such as the conference centre, as a place for worship and the other events that take place there. The centre is well set up to receive large numbers of people at any one time and is equipped with amenities for patrons, indoor and outdoor areas that are sheltered and extensive parking with undercover parking areas and all abilities parking spaces. Market potential layout and operation has been considered with separated access and parking for stall holders (Thistle Street) and patrons being afforded access from the main doors at Glen Dhu Street or the rear of the building at this southern end.

The use is in line with the objectives of the RLUS and does not pose a conflict. In the same manner, the Use is in accordance with the objectives of the zone and poses no conflict. As a discretionary Use, Council would have opportunity to review the particular of any application to ensure that the amenity of the surrounding area is maintained.

As such, it is requested that Council consider this submission to insert the qualification to the use of General Retail and Hire of 'If for a market' to the Particular Purpose Zone – Coats Patons Complex.

Annexure 1 – Car parking plan

Annexure 2 – Tasmanian Heritage Council; Development Guidelines – Patons & Baldwins, Launceston



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Door of Hope Complex Parking Options (On-street & Off-street)

