

From: "Ian Abernethy" <ian.abernethy@hotmail.com>
Sent: Mon, 30 Aug 2021 11:17:58 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Submission to LPS - 76 and 78 Cimitiere St, Launceston
Attachments: Submission to LPS.pdf

FAO Pip Glover

Hi Pip,

Here is the submission we discussed last week.

your suggestion to discuss with UTAS bore much fruit. I spoke to a Rod Tremain of the Launceston Transformation Project (0400730386 if you want to discuss with him). He in turn discussed the zoning with Irene Duckett (acting as Planning consultants on UTAS behalf). In short they support the suggested rezoning and requested we include their land in the submission.

Over to you guys.....

IAN



**Submission to the Launceston Local
Planning Scheme**

at

76 and 78 Cimitiere St, Launceston

for

**Osborne Investments Pty Ltd (and with
the endorsement of the UTAS
Transformation Project)**

Prepared by Ian Abernethy

August 2021

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Explanatory Comments

In lodging this application on behalf of Osborne Investments Pty Ltd discussion was held with members of the UTAS Transformation Project and their Planning advisors.

This was felt necessary in so far as the subject site (76 Cimitiere St) was adjacent to land owned by UTAS (78 Cimitiere St). It was felt early discussion with UTAS may assist the outcomes Osborne Investments sought for their subject site.

UTAS confirmed they would not oppose the suggested rezoning – indeed they support the idea to the point where they requested that 78 Cimitiere St be included in the submission.

Proposal in Brief

That the property 76 and 78 Cimitiere St be rezoned from Commercial use to Urban Mixed use to reflect the zoning on the city block previously known as the Willis St car park.

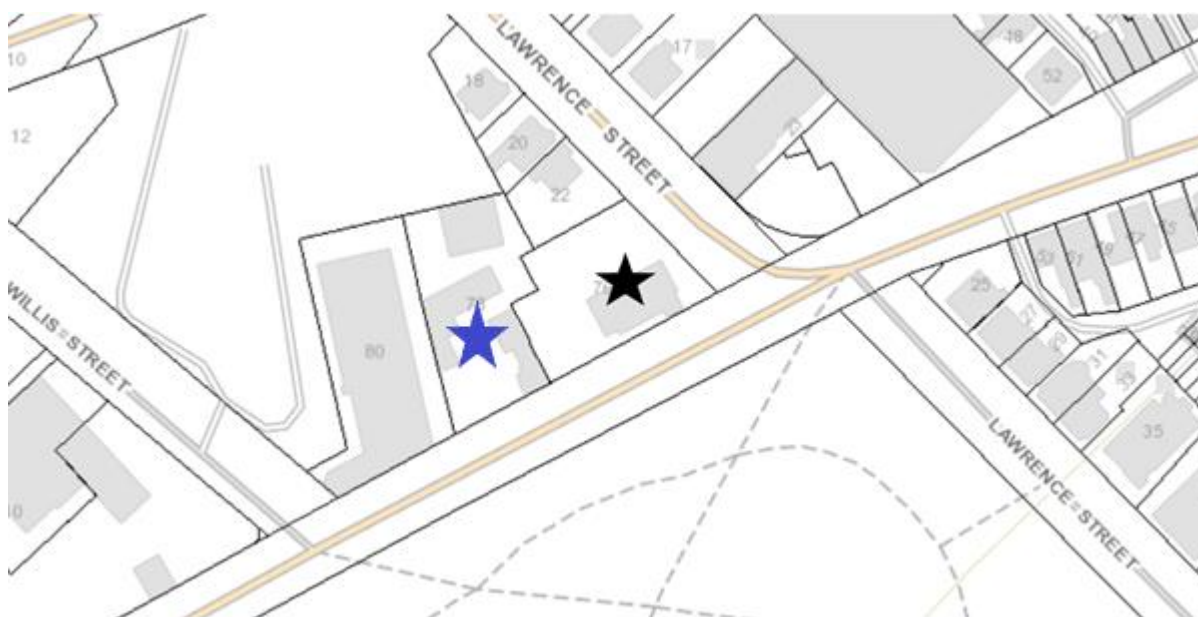
Title and Site Details

The site is legally known as:

Property Address	'TINT A CAR' - 76 CIMITIERE ST LAUNCESTON TAS 7250
Property ID	2591369
Title Reference	141649/3 BLACK STAR

Property Address	78 CIMITIERE ST LAUNCESTON TAS 7250
Property ID	2591377
Title Reference	141649/1
Authority	University of Tasmania BLUE STAR

It is shown graphically below:





Current use of site and surrounding lands

The site of 76 Cimitiere St is currently used for a battery service. This use would be defined as Service Industry under the Planning Scheme. What was the National Motor Museum has been cleared and is being redeveloped as part of the UTAS development at Inveresk. The Gunners Arms is a popular licensed premises with an established clientele. There are a number of older dwellings north of the subject site. City Park is a major recreation area south of the subject site. The UTAS owned 78 Cimitiere St was a car detailing premises and is now a temporary site office complex for the Transformation Project contractors.

This is an area in transition from industry/car park and museum to student accommodation and related services.

Planning Scheme

Launceston Interim Planning Scheme 2015 (the Planning Scheme)

Zoning

The sites are zoned Commercial use (blue) under the Planning Scheme. This zone is picked up across Lawrence St with the “Gunners”. The rest of the Willis St block is zoned Urban Mixed use (grey). The row of houses to the north of The Gunners is zoned Inner City Residential (brown). City Park is zoned Open Space (green).



Overlays

There are currently no Overlays covering this site

Uses in the Zone

Within the zone are a series of defined uses of land which carry status from no permit required to prohibited

Use	Qualification
No Permit Required	
Passive recreation	
Natural and cultural values management	
Permitted	
Bulky goods sales	If for a single tenancy or multi tenancy with a gross floor area less than 2 000m ²
Equipment and machinery sales and hire	
Recycling and waste disposal	If not for a refuse disposal site or waste transfer station
Service industry	
Storage	
Transport depot and distribution	
Utilities	If for minor utilities
Vehicle fuel sales and service	
Discretionary	
Bulky goods sales	
Business and professional services	
Community meeting & entertainment	
Educational and occasional care	
Emergency services	
Food services	
General retail and hire	If for a local shop
Hotel industry	
Manufacturing and processing	
Research and development	

Residential	If for multiple dwellings at 45 Canning Street, Launceston (CT58444/2 (Flat 1))
Resource processing	Only for: milk or egg processing on CT 141884/1; and coffee processing on CT 106977/6.
Sport and Recreation	
Utilities	
Vehicle parking	
Visitor accommodation	
Prohibited	
All other uses	

COMMENT – When the Commercial zone was applied to these sites it would have been a reflection of the current uses of the sites and the thought at that time that some Service Industry hub in this block would be acceptable. The interest from UTAS in the major part of the block maybe makes this current zone a bit out of date. The Urban Mixed use zone covering most of the block would give some greater flexibility if a residential type use was being considered for the subject sites. More importantly, removing the Commercial zone reduces the risk of conflict between legitimate uses within differing zones.

The Residential use fits into two status areas in the Urban Mixed use zone – Permitted if the Residential use does not dislodge a commercial type use on the ground floor, or Discretionary if the Residential use is on the ground floor level.

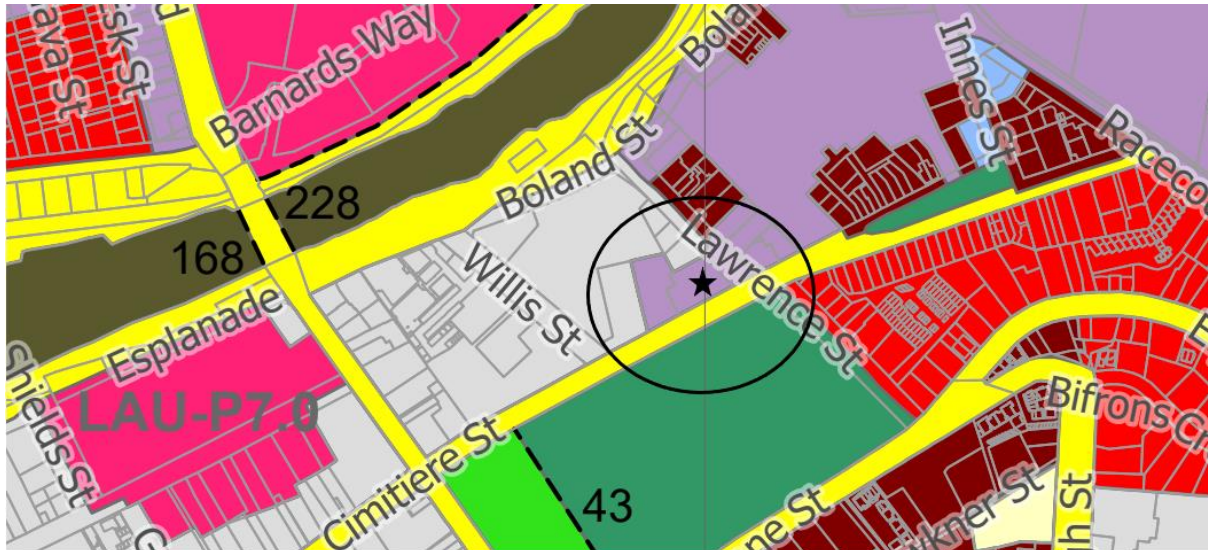
State Planning Scheme

Launceston City Council like all other Planning Authorities have to develop a new Planning Scheme (LPS) based on the approved State Planning Provisions (SPP's). As of August 2021 the Launceston LPS is out for public comment until mid Sept of the same year.

This is a good opportunity for residents and landowners to check the land use planning matters which may impact their land and to provide feedback to the Planning Authority.

Proposed New Zone

Under the LPS the subject site is identified as being within a Commercial zone, with all other zones remaining as currently approved.



Proposed Overlays

There are no Overlays proposed which would adversely impact on the site

New Zone uses

With the SPP zoning comes a difference in uses and their status within the zone.

Use Class	Qualification
No Permit Required	
Natural and Cultural Values management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Bulky Goods Sales	
Emergency Services	
Equipment and Machinery Sales and Hire	
Service Industry	
Storage	
Discretionary	
Business and Professional Services	
Community Meeting and Entertainment	
Educational and Occasional Care	
Food Services	
General Retail and Hire	
Hotel Industry	If for alterations or extensions to an existing Hotel Industry.
Manufacturing and Processing	
Research and Development	
Resource Processing	If for food or beverage production.
Sports and Recreation	
Transport Depot and Distribution	
Tourist Operation	
Utilities	
Vehicle Fuel Sales and Service	

Vehicle Parking	
Visitor Accommodation	If for alterations or extensions to existing Visitor Accommodation.

COMMENT – The “new” zone does little to assist the changes which are occurring in this area. Persisting with the Commercial zone in this area is really going against the way the whole block is developing. If we look at the way the subject site could develop (in the table above) there are some uses which would be counter intuitive to uses involving the UTAS vision for this area.

The Urban Mixed use in the “new” SPP zone maintains the Residential uses as described earlier.

Comment and Vision

Whilst the Commercial zoning and the related service type industries may have been appropriate when the whole block was predominantly industrial in use. Things have changed and thus the vision for the whole site should change. If we think some uses for the subject site which will complement the emerging use as a University campus then maybe the Urban Mixed Use gives the flexibility desired and reduces the potential for conflict between uses.

The uses within the Urban Mixed use zone from the SPP’s are produced below:

Use	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for home-based business.
Utilities	If for minor utilities.
Permitted	
Bulky Goods Sales	
Business and Professional Services	
Community Meeting and Entertainment	
Food Services	
General Retail and Hire	
Hotel Industry	
Research and Development	
Residential	If: (a) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises; and (b) not listed as No Permit Required.
Service Industry	If not for motor repairs or panel beating.
Tourist Operation	
Visitor Accommodation	If: (a) not a camping and caravan park or overnight camping area; and (b) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises.
Discretionary	
Custodial Facility	If for a remand centre.

Educational and Occasional Care	
Emergency Services	
Hospital Services	
Manufacturing and Processing	If for alterations or extensions to existing Manufacturing and Processing.
Residential	If not listed as No Permit Required or Permitted.
Resource Processing	If for food or beverage production.
Sports and Recreation	
Storage	
Transport Depot and Distribution	If for public transport facilities.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
Visitor Accommodation	If: (a) not a camping and caravan park or overnight camping area; and (b) not listed as Permitted
Prohibited	
All Other Uses	

Discussion

The proposed change of zone from Commercial use to Urban Mixed use is strategically a sensible move.

It reflects the zoning which covers the bulk of the “Willis St” site – reducing the potential for conflicting uses within differing zones.

It creates opportunities to integrate new uses on the subject site into the major part of the site.

In terms of 78 Cimitiere St the intent of UTAS is to consolidate three titles into one. Without the suggested zone change this would result in a site with a split zone (Commercial and Urban Mixed use). From a planning perspective this is an unworkable solution – causing confusion when trying to develop a site in a comprehensive manner.

In the overall planning of the City this is a very minor change and one which will have no adverse impact on any other party – indeed the rezoning would create greater certainty for other property owners in the city block and remove the opportunity for conflicting uses to be considered on a Commercial zoned lot.

Proposal in Conclusion

That the property 76 and 78 Cimitiere St be rezoned from Commercial use to Urban Mixed use to reflect the zoning on the city block previously known as the Willis St car park.