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**Sent:** Thu, 16 Sep 2021 10:59:48 +1000  
**To:** "Contact Us" <contactus@launceston.tas.gov.au>  
**Cc:** "Phil Leersen" <phil.leersen@utas.edu.au>; "Craig Davies" <craig.davies@utas.edu.au>; "Rodney Tremayne" <rodney.tremayne@utas.edu.au>  
**Subject:** Inveresk PPZ rep LPS  
**Attachments:** Inveresk PPZ rep LPS.pdf, Comparative Use Table 150921 - updated.pdf

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Please find attached representation to the Tasmanian Planning Scheme Launceston draft LPSs, on behalf of the University of Tasmania.

Regards  
Irene

Irene Duckett  
DIRECTOR, Planning Tas Pty Ltd  
FPIA CPP GAICD

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TASMANIA  
PLANNING INSTITUTE OF AUSTRALIA  
AWARDS FOR PLANNING EXCELLENCE 2020





16<sup>th</sup> September 2021

Chief Executive Officer  
City of Launceston  
PO Box 396  
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Tasmania 7250

By email: [contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au)

Dear Sir,

### **Representation to Launceston Local Provisions Schedule**

Please find enclosed representation to the Launceston Draft Launceston Provisions Schedule, on behalf of the University of Tasmania. The representation is made in relation to the Lau-P4.0 Particular Purpose Zone – Inveresk Site.

#### **Background**

The Inveresk Site has been the focus of relocation of the University of Tasmania from Newnham to Inveresk, as part of the Launceston City Deal. The University developed an initial Master Plan concept in 2017 for the purpose of testing capacity and to gain initial stakeholder and community feedback.

In July 2018, the University appointed John Wardle Architect as the principal consultant for the proposed campus expansion at the Inveresk Precinct. The initial Master Plan was reviewed, including the incorporation of community feedback, and further consultation with local, state and federal government was undertaken. The most recent revision of this, the Urban Design Framework (UTAS) 2020 reflects this in the following aspiration statement:

*The University of Tasmania will join a vibrant, city-connected precinct with dense activity concentrated along a central 'spine'. It upholds Inveresk's mixed use precinct which has unique historical, cultural, educational and sporting features.*

A number of development applications for campus buildings, student accommodation, landscaping and car parking have been developed, and the precinct has evolved. We believe that the PPZ Inveresk, which has been migrated to the LPS from the Launceston Interim Planning Scheme would benefit from a review which recognises the changing strategic direction of the Inveresk precinct.

## **Proposed Amendments**

### **1. Precinct Map and Boundaries**

#### **Extent of PPZ4**

The current Inveresk PPZ is restricted to the northern side of the North Esk River, however the University has since developed an extension of its campus at Willis Street, linked by a pedestrian bridge. As the functions and parking of the Willis St site are closely integrated to the Inveresk (northern) site, it is recommended that the site boundaries be extended to include the Willis Street site, as shown in figure 1.



**Figure 1 Proposed PPZ boundary**

The currently proposed precinct map is shown in figure 2.

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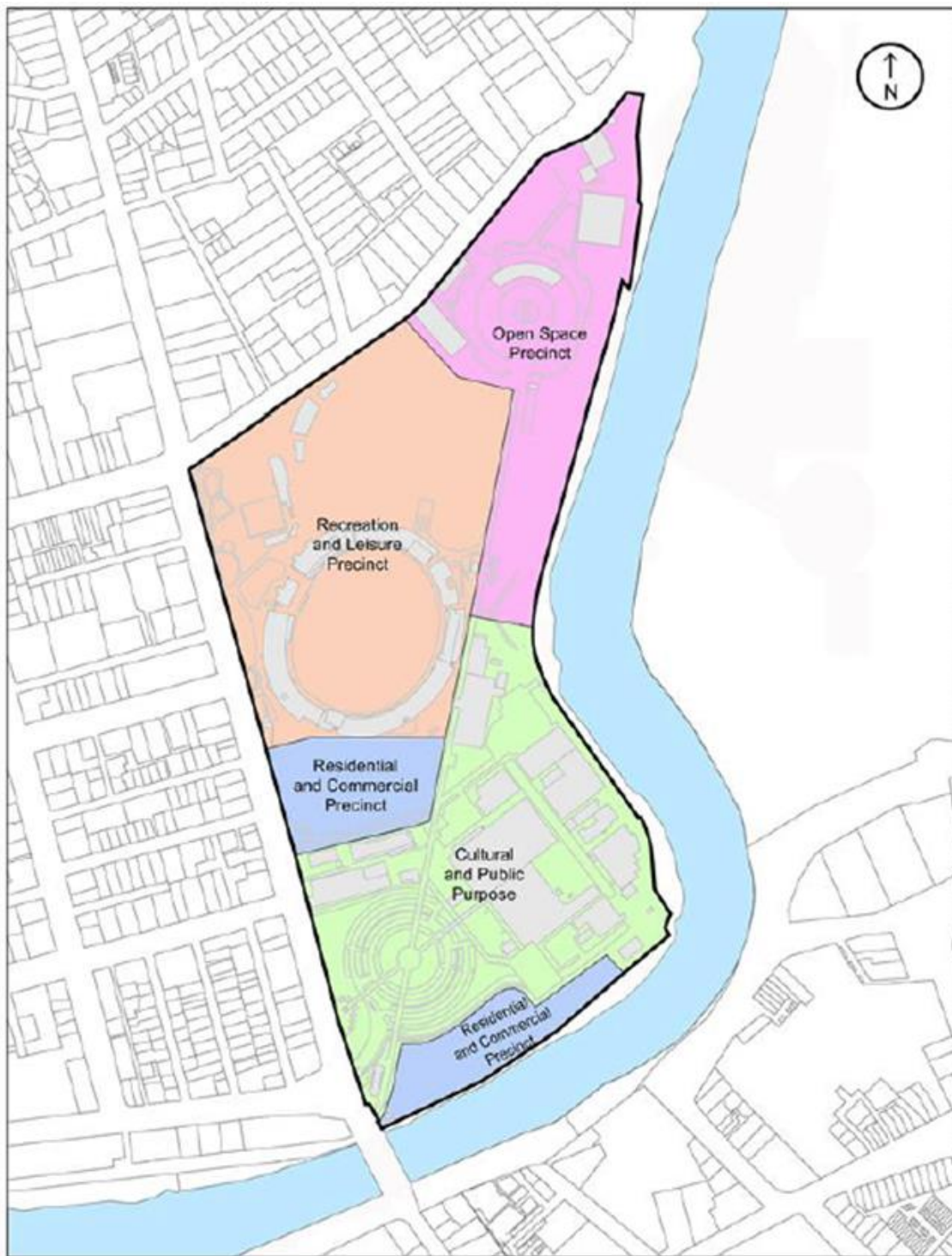


Figure LAU-P4.1 Precinct Map as required by clause LAU-P4.2

Figure 2 Existing PPZ boundary and precincts

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The existing Precinct Map does not recognise changed tenure and cadastral boundaries, and land use changes. The precincts also create segregations which do not accurately describe the nature of the functions on the site, where for example, commercial uses are integrated into existing cultural and public purpose functions. Residential (student housing) is integrated into the university functions, and the use and boundaries of the open space precinct has substantially evolved. Amendments would also be required to table LAU-P4.3 to reflect amended precincts.

It is proposed that the precinct map be replaced by the following:

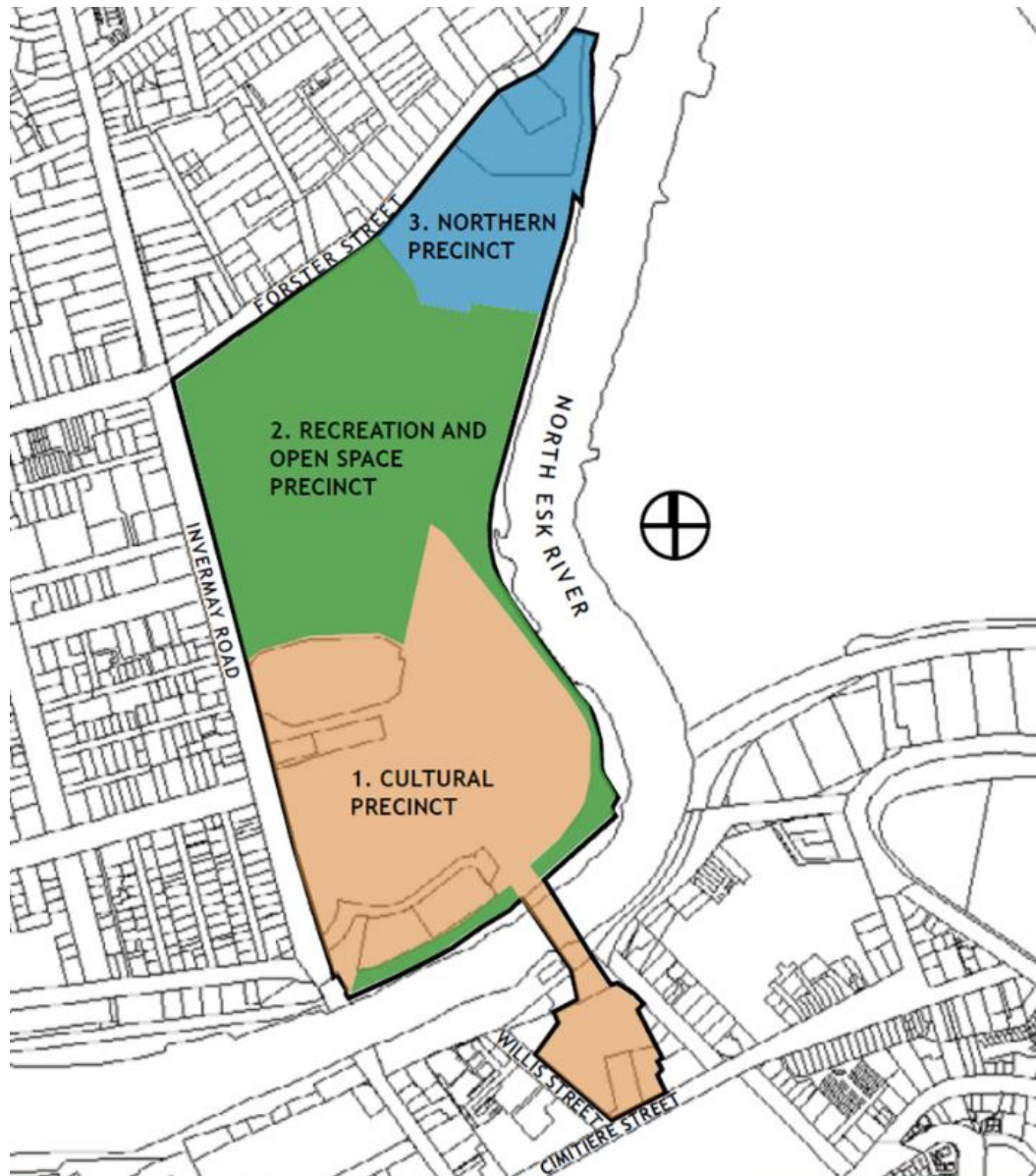


Figure 3 Proposed PPZ precincts

## 2. Objectives

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As the local area objectives refer to the previous precincts, it is proposed to replace existing local area objectives with the following:

Reference Number	Area Description	Local Area Objectives
	Precinct A – Cultural Precinct	<p>The Local Area Objectives for Precinct A are to:</p> <ul style="list-style-type: none"> <li>a) Recognise and protect the cultural heritage values of the buildings and significant site features through conservation, adaptation and reuse;</li> <li>b) Recognise the University of Tasmania’s Urban Design Framework 2020 as a masterplan for the site, and make provision for building height, scale and form responsive to functional requirements;</li> <li>c) Facilitate development of a safe and vibrant environment for visitors, students, and staff;</li> </ul>
	Precinct B – Recreation and Open Space Precinct,	<p>The Local Area Objectives for Precinct B are to:</p> <ul style="list-style-type: none"> <li>a) Provide for recreation activities that service the region;</li> <li>b) Provide buildings that support recreational use of the land; and</li> <li>c) Allow limited development on levee walls consistent with the use of the area for public recreation.</li> </ul>
	Precinct C – Northern Precinct,	<p>The Local Area Objectives for Precinct C are to:</p> <ul style="list-style-type: none"> <li>a) Facilitate car parking in accordance with an approved parking precinct plan, and parking requirements of this zone.</li> <li>b) Provide for ancillary educational purposes.</li> </ul>

### 3. Table of uses:

A number of established and emerging uses on the site have outgrown the provisions envisaged for use, including commercial activities related to the primary uses. The following table of uses is proposed to replace LAU-P4.4. Appendix A provides a comparative use table identifying the changes to each precinct.

#### F 11.5.1 Use Table

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	Only if minor utilities
<b>Permitted</b>	
Community meeting and entertainment	

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Educational and Occasional Care	Only if in Cultural Precinct, and excluding infant, primary and secondary school.
Food Services	
Research and Development	
Sports and Recreation	
Vehicle Parking	If in areas identified in the Parking Precinct Plan.
<b>Discretionary</b>	
Business and Professional services	
Educational and Occasional Care	Excluding permitted uses, infant, primary and secondary school; excluding CT 156282/1 4 Invermay Road, where secondary school is discretionary.
General retail and hire	
Hotel Industry	
Manufacturing and processing	
Recycling and Waste Disposal	If for on-site recycling and/or composting.
Residential	Only if associated with educational activities within the precinct; excluding CT 245339/1 6 Invermay Road, where assisted housing is discretionary.
Resource Development	If for kitchen or community garden.
Resource Processing	If for brewery, distillery, or food processing only in the Cultural Precinct.
Tourist Operation	
Transport Depot and Distribution	Only in relation to commuter transit services
Utilities	Excluding no permit required.
Vehicle parking	Excluding if permitted.
Visitor Accommodation	Only if associated with educational activities within the precinct
<b>Prohibited</b>	
All other uses	

#### 4. Use Standards

Current Clause	Comment	Proposed
<p><b>LAU-P5.2 Noise Levels</b>  <i>P1 Noise levels generated by a Use specified in table LAU-P4.8.1 on the site must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</i></p> <ul style="list-style-type: none"> <li><i>a) The nature and intensity of the use;</i></li> <li><i>b) The characteristics of the noise emitted;</i></li> <li><i>c) The topography of the site;</i></li> <li><i>d) The separation between the noise emission and the sensitive use;</i></li> <li><i>e) The degree of screening between the noise source and the adjoining sensitive uses; and</i></li> <li><i>f) The characteristics of the surrounding area.</i></li> </ul>	<p>The Inveresk precinct has been developed with a mix of uses, with potential for sensitive uses associated with the principle uses, such as student residential accommodation, and student/ staff childcare.</p> <p>Notwithstanding the provisions and protection offered by EMPCA, the PPZ should recognize that a mix of uses exist on the site, without constraining the activities of potentially noise generating activities on the site.</p> <p>It is recommended that the provisions be modified to provide protection to the nearest residential zone boundary, acknowledging that the mixed use nature of the Inveresk precinct itself creates some tolerance for noise and activity within the site.</p>	<p><b>P1</b>  Noise emissions measured at the boundary of a Residential Zone must not cause or be likely to cause environmental harm within that Residential Zone.</p> <p><b>P2</b>  New uses with the potential to generate must not cause or be likely to cause environmental harm within a Residential Zone.</p>

#### 5. Carparking

Current Clause	Comment	Proposed
<p><b>LAU P4.6.3 Car Parking</b>  <i>A1 Car parking must be located within the building.</i>  <i>P1 Car Parking must be located to minimize its visibility having regard to:</i></p> <ul style="list-style-type: none"> <li><i>a) The character of the local area precinct;</i></li> <li><i>b) The location of the car parking;</i></li> <li><i>c) Vehicle and pedestrian traffic safety;</i></li> <li><i>d) Any measures to screen parking; and</i></li> <li><i>e) Any landscaping proposed.</i></li> </ul>	<p>The Inveresk UTAS parking plan has consolidated and relocated parking to the northern precinct. An integrated sustainable transport approach seeks to minimize onsite parking to the minimum required for the use, whilst encouraging the adoption and uptake of sustainable active or public transport options.</p>	<p><b>A1</b>  The location of new parking on the site must:</p> <ul style="list-style-type: none"> <li>(a) Avoid conflict with pedestrian or community spaces; and</li> <li>(b) Be located in the Northern Precinct.</li> </ul> <p><b>P1</b>  The provision of parking on site is to demonstrate that it is compatible with the location having regard to:</p> <ul style="list-style-type: none"> <li>(c) the plan purpose and relevant Local Area Objectives;</li> <li>(d) detail of materials and finishes;</li> <li>(e) inclusion of landscaping within the parking area;</li> </ul>

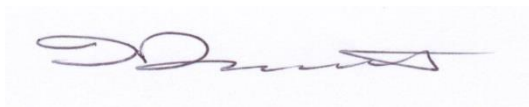


		<p>(f) the relationship to existing uses and development on site; and</p> <p>requirements for accessibility, servicing and functional requirements.</p> <p>A2</p> <p>Parking is to be provided in accordance with the following:</p> <p>a) In the Northern Precinct, a minimum of 852 spaces is to be provided;</p> <p>P2</p> <p>The number of parking spaces to meet the reasonable needs of the use, having regard to:</p> <p>(a) the availability of off-road public car parking spaces within reasonable walking distance;</p> <p>(b) the ability of multiple users to share spaces because of:</p> <p>i) variations in car parking demand over time; or</p> <p>ii) efficiencies gained by consolidation of car parking;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(e) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(f) an assessment of the actual car parking demand determined in light of the nature of the use and development;</p> <p>(g) the effect on streetscape; and</p> <p>(h) the recommendations of any traffic impact assessment prepared for the proposal.</p>
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These recommendations have arisen through the body of work which formed the basis for a Specific Area Plan for the site. As the current SPP and LPSs will now deal with the changes required, it may be that the SAP would no longer be required if these amendments were to be integrated into the PPZ. If you require further detail or reasoning behind these changes they can be provided.

Please contact me should you have any further questions.

Yours faithfully

A handwritten signature in purple ink, appearing to read 'Irene Duckett', is written over a light blue horizontal line.

Irene Duckett  
Director  
Planning Tas Pty Ltd

Obo UTAS

## COMPARATIVE USE TABLE

NPR = No Permit Required

P = Permitted

D = Discretionary

X = Prohibited

USE CLASS Definitions included where relevant	EXISTING ON LAND	OPEN SPACE ZONE	INVERESK PPZ Recreational and Leisure	INVERESK PPZ Cultural and public pur- pose	INVERESK PPZ Residential and commer- cial	RECREATION	URBAN MIXED USE	ENVIRONMEN- TAL MANAGE- MENT	Open Space and Recre- ation	Cultural	Northern Pre-cinct	COMMENTS
<b>Bulky Goods Sales</b>												
<b>Business and Profes- sional Services</b> use of land for administration, clerical, technical, professional or similar activities. Examples include a bank, call centre, consulting room, funeral parlour, medical centre, office, post office, real estate agency, travel agency and veterinary centre.		X	X	P	P	X	NPR - If above ground floor and where access does not require removal of any ground floor use. Otherwise D	X	D	D	D	Qualification in Local Area Objectives
<b>Custodial Facility</b>												N/A
<b>Community Meeting and Entertainment</b> use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, church, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre.	QVMAG iChurch Autmobile Museum Tramsheds Function Centre Launceston Tramway Museum	D	X	P	P	D	D	X	P	P	P	UTAS Stadium - Non sporting events are prohibited
<b>Crematoria and cemeter- ies</b>						D - if for existing crematoria or cemeteries			X	X	X	N/A
<b>Domestic animal breed- ing, boarding and train- ing</b>												N/A
<b>Emergency Services</b>												N/A
<b>Educational and Occa- sional Care</b> use of land for educational or short-term care purposes. Examples include a childcare centre, day respite facility, employment training centre, kindergarten, primary school, secondary school and tertiary institution.	University of Tasmania	D	D	D	D	X	D	X	D - except if permitted, and excluding infant, primary and secondary school, except CT 156282/1 4 Invermay Road, where secondary school is discretionary	P - excluding infant, primary and secondary school	D - except if permitted, and excluding infant, primary and secondary school, except CT 156282/1 4 Invermay Road, where secondary school is discretionary	Permitted in Cultural Precinct
<b>Extractive Industry</b>												

USE CLASS Definitions included where relevant	EXISTING ON LAND	OPEN SPACE ZONE	INVERESK PPZ Recreational and Leisure	INVERESK PPZ Cultural and public pur- pose	INVERESK PPZ Residential and commer- cial	RECREATION	URBAN MIXED USE	ENVIRONMEN- TAL MANAGE- MENT	Open Space and Recre- ation	Cultural	Northern Pre-cinct	COMMENTS
<b>Food Services</b> use of land for preparing or selling food or drink for consumption on or off the premises. Examples include a cafe, restaurant and take-away food premises.	Railway Cafe	X	X	P	P	D	NPR	X	P	P	P	Cafe, restaurant etc prohibited in the Open Space Zone and Recreation and Leisure if not ancillary.
<b>General retail and hire</b> use of land for selling goods or services, or hiring goods. Examples include an adult sex product shop, amusement parlour, beauty salon, betting agency, commercial art gallery, department store, hairdresser, market, primary produce sales, shop, shop front dry cleaner, supermarket and video shop		D - local shop and market only, otherwise prohibited	D - local shop and market only, otherwise prohibited	D - local shop and market only, otherwise prohibited	D - local shop and market only, otherwise prohibited	D - If for a market	P <250m2 D <1,400m2 or a supermarket Otherwise X	X	D	D	D	Inconsistent with QVMAG/ UTAS Stadium/ UTAS plans Ground floor footprint of Willis Street approx. 9,600m2
<b>Hospital Services</b>												N/A
<b>Hotel Industry</b> use of land to sell liquor for consumption on or off the premises. If the land is so used, the use may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines and gambling. Examples include a hotel, bar, bottle shop, nightclub and tavern.		X	X	X	X	X	P	X	D	D	D	Allow for a bar/ pub associated with the University
<b>Manufacturing and pro- cessing</b> use of land for manufacturing, assembling or processing products other than Resource processing. Examples include boat building, brick making, cement works, furniture making, glass manufacturing, metal and wood fabrication, mineral processing and textile manufacturing.		X	X	X	X	X	D	X	D	D	D	Any furniture making activities where it could be clustered with the furniture school. Existing Railyard sheds and works shops prohibited? Discretionary within University Farm Precinct consistent with underlying zone.
<b>Motor racing facility</b>												N/A
<b>Natural and cultural val- ues management</b> use of land to protect, conserve or manage ecological systems, habitat, species, cultural sites or landscapes.		NPR	NPR	NPR	NPR	NPR	NPR	NPR	NPR	NPR	NPR	No change proposed

USE CLASS Definitions included where relevant	EXISTING ON LAND	OPEN SPACE ZONE	INVERESK PPZ Recreational and Leisure	INVERESK PPZ Cultural and public pur- pose	INVERESK PPZ Residential and commer- cial	RECREATION	URBAN MIXED USE	ENVIRONMEN- TAL MANAGE- MENT	Open Space and Recre- ation	Cultural	Northern Pre-cinct	COMMENTS	
<b>Passive Recreation</b> use of land for informal leisure and recreation activities principally conducted in the open. Examples include public parks, gardens and playgrounds, and foreshore and riparian reserves.	Levee paths Elizabeth Gardens	NPR	NPR	NPR	NPR	NPR	NPR	NPR	NPR	NPR	NPR	No change proposed	
<b>Pleasure boat facility</b>												N/A	
<b>Port and shipping</b>												N/A	
<b>Recycling and waste disposal</b> use of land to collect, dismantle, store, dispose of, recycle or sell used or scrap material. Examples include a recycling depot, refuse disposal site, scrap yard, vehicle wrecking yard and waste transfer station.		X	X	X	X	X	D	X	D - if for on-site recycling and/or composting	D- if for on-site recycling and/or composting	D- if for on-site recycling and/or composting	May preclude on-site recycling/ installations/ composting With qualification	
<b>Research and develop- ment</b> use of land for electronic technology, biotechnology, or any other research and development purposes, other than as part of an educational use.		P	P	P	P	X	P - if above ground level and where access does not require removal of any ground floor use, otherwise X	X	P	P	P	Qualification should be removed from Launceston land	
<b>Residential</b> use of land for self contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.	Inveresk Apartments Youth Futures	X	X	P - if in association with educational uses	P - if in association with educational uses	X	P - if above ground level and where access does not require removal of any ground floor use, otherwise D	D - If for: (a) a single dwelling; or (b) a home based business	D - only if associated with educational activities within the precinct, and not in University Farm Precinct; except CT 245339/1 6 Invermay Road, where assisted housing is discretionary	D - only if associated with educational activities within the precinct, and not in University Farm Precinct; except CT 245339/1 6 Invermay Road, where assisted housing is discretionary	D - only if associated with educational activities within the precinct, and not in University Farm Precinct; except CT 245339/1 6 Invermay Road, where assisted housing is discretionary	May fetter other noise generating activity - potential conflict. No change for Launceston land	
<b>Resource development</b> use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, bee keeping, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry and turf growing.		X	X	X	X	X	X	D - If floor area does not increase by more than 30%	D - if for kitchen or community garden, otherwise X	D - if for kitchen or community garden, otherwise X	D - if for kitchen or community garden, otherwise X	Kitchen gardens prohibited	



USE CLASS Definitions included where relevant	EXISTING ON LAND	OPEN SPACE ZONE	INVERESK PPZ Recreational and Leisure	INVERESK PPZ Cultural and public pur- pose	INVERESK PPZ Residential and commer- cial	RECREATION	URBAN MIXED USE	ENVIRONMEN- TAL MANAGE- MENT	Open Space and Recre- ation	Cultural	Northern Pre-cinct	COMMENTS
<b>Resource Processing</b> use of land for treating, processing or packing plant or animal resources. Examples include an abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery and sawmilling.		X	X	X	X	X	X	X	X	D - if for brewery, distillery, or food processing	X	Brewery/ distillery/ other food processing currently prohibited. Qualification required.
<b>Service Industry</b> use of land for cleaning, washing, servicing or repairing articles, machinery, household appliances or vehicles. Examples include a car wash, commercial laundry, electrical repairs, motor repairs and panel beating.		X	X	X	X	X	X	D	X	X	X	Possible uses of tramway buildings
<b>Sports and Recreation</b> use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf course or driving range, gymnasium, outdoor recreation facility, public swimming pool, race course and sports ground.	University of Tasmania Stadium Mowbray Cricket Club Invermay Bowls and Community Club	P	P	P	P	P	D	D	P	P	P	
<b>Tourist Operation</b> use of land specifically to attract tourists, other than for accommodation. Examples include a theme park, visitors centre, wildlife park and zoo.	Tramway	X	X	X	X	D	P	D	D	D	D	Existing Tramway may be prohibited
<b>Transport Depot and Dis- tribution</b> use of land for distributing goods or passengers, or to park or garage vehicles associated with those activities, other than Port and shipping. Examples include an airport, bus terminal, council depot, heliport, mail centre, railway station, road or rail freight terminal and taxi depot.		X	X	X	X	X	P if for public transport related use	X	D - only if related to commuter transit services	D- only if related to commuter transit services	D- only if related to commuter transit services	Existing Tramway operations may be prohibited Existing Tiger bus may be prohibited

USE CLASS Definitions included where relevant	EXISTING ON LAND	OPEN SPACE ZONE	INVERESK PPZ Recreational and Leisure	INVERESK PPZ Cultural and public pur- pose	INVERESK PPZ Residential and commer- cial	RECREATION	URBAN MIXED USE	ENVIRONMEN- TAL MANAGE- MENT	Open Space and Recre- ation	Cultural	Northern Pre-cinct	COMMENTS
<b>Utilities</b> use of land for utilities and infrastructure including: (a) telecommunications; (b) electricity generation; (c) transmitting or distributing gas, oil, or power; (d) transport networks; (e) collecting, treating, transmitting, storing or distributing water; or (f) collecting, treating, or disposing of storm or floodwater, sewage, or sillage. Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.		D	NPR - Only if for minor utilities D - except in no permit required	NPR - Only if for minor utilities D - except in no permit required	NPR - Only if for minor utilities D - except in no permit required	D	P - if for minor utilities otherwise D	P - if for minor utilities otherwise D	NPR - Only if for minor utilities D - except in no permit required	NPR - Only if for minor utilities D - except in no permit required	NPR - Only if for minor utilities D - except in no permit required	Footbridge
<b>Vehicle fuel sales and services</b>												N/A
<b>Vehicle Parking</b> use of land for the parking of motor vehicles. Examples include single and multi-storey car parks.	Northern and southern tram circles	P	P	P	P	X	D	X	P - within area shown on Parking Precinct plan, otherwise D	P - within area shown on Parking Precinct plan, otherwise D	P - within area shown on Parking Precinct plan, otherwise D	Existing parking areas at Invermay
<b>Visitor accommodation</b> use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment.		X	X	X	X	D	D	D	D - only if associated with educational activities within the precinct	D - only if associated with educational activities within the precinct	D - only if associated with educational activities within the precinct	Student Accom- modation could be considered as Visitor Accommo- dation.