

6 July 2023

Tasmanian Planning Commission  
Level 3, 144 Macquarie Street  
HOBART TAS 7001

Dear Sir/Madam

**PSA-LLP0002 & PERMIT DA0439/2022 - 9 ROSE LANE, SOUTH  
LAUNCESTON - RESPONSE TO FURTHER PARTICULARS**

Council is in receipt of the Commissions letter dated 15 June 2023 requesting further clarification on particular matters prior to the hearing commencement. Councils response to the requests are highlighted below.

**1. A submission that considers how the proposed amendment, as far as practicable, is consistent with the regional land use strategy, and specifically:**

**Creating land use patterns the maximise the efficient use of all transport modes (RSN-A15)**

Response:

*RSN-A15 Planning will be informed by the Northern Integrated Transport Plan (2013). Future iterations of the strategy are to require planning schemes provide appropriate zoning patterns and support land use activities by:*

- *Identifying transport demands and infrastructure required;*
- *Protecting key transport corridors from incompatible land uses; and*
- *Creating sustainable land use patterns that maximise efficient use of all future transportation modes i.e. road/rail, freight routes (including land and sea ports), and public transport, pedestrian and cyclists networks.*

The site is located approximately 100m from Westbury Road, a major thoroughfare between central Launceston and Prospect. The site is also within 150m of a public transport stop. The proposal includes a new pedestrian access to Westbury Road and its associated pedestrian and bicycle infrastructure. An upgraded Westbury Road / Rose Lane intersection is also proposed, which will allow safer vehicle movements for the anticipated traffic increase, as well as pedestrian safety.

Whilst additional traffic will be created due to the new use and development, it is anticipated that the surrounding road network will be able to handle the increase in traffic movements. The site is located within a suitable area that will ensure the existing transport corridors are not unduly disturbed.

**Minimise potential for decentralisation of functions outside of the Regional Activity Centres Network and reinforce the spatial hierarchy, role and function of centres (RAC-A12)**

Response:

*RAC-A12 Require any proposed 'out of centre' developments are to undertake a detailed economic impact assessment that addresses how the 'out of centre' proposal complies with the strategic directions and policies of the RLUS.*

It is acknowledged that no detailed economic assessment has been provided. However, RAC-A12 needs to be read in conjunction with RAC-P9, which states:

*RAC-P9 Discourage 'out-of-centre' development and provide for new development that supports the Regional Activity Centres Network and the integrated transport system. Development applications that are 'out of centre' will only be considered if all of the following criteria are adequately addressed:*

- *Community need;*
- *No adverse impact on existing activity centres; and*
- *Synergy with existing employment hubs (i.e. health, education, research). Overall, community benefit must be demonstrated through a social and economic impact assessment to reflect the strategic directions and policies of the RLUS*

The applicant has provided sufficient evidence that the proposed uses, being uses such as medical centre, veterinarian, and dentist, will assist with an aging population and decreasing workforce. The location of the site is suitable due to being an underutilised piece of land, and located between two highly utilised areas, being Prospect and central Launceston. Its location will allow surrounding residences to frequent the site and its uses, and being the services that they are, will allow for a community need that is currently missing. Being specialised services, it is not considered that there will be any impact of the existing activity centres, and will act more of a speciality hub rather than attracting patrons to uses that are better located within activity centres.

With this aspect in mind, the opportunities afforded by the new services will increase economic opportunity to a new hub without impacting on surrounding economic situations.

**Support effective access to a hierarchy of social facilities and amenities (RAC-P13)**

Response:

*RAC-P13 Support effective access to a hierarchy of social facilities and amenities.*

The proposed uses, such as medical centre, veterinarian, and dentist, will assist in supporting the local community by allowing access to these social facilities.

**Provide social infrastructure that is accessible and well-located to residential development, public transport services, employment and educational opportunities (SI-P02).**

Response:

*SI-P02 Provide social infrastructure that is accessible and well-located to residential development, public transport services, employment and educational opportunities.*

The proposed uses will assist with an aging population, and on a site that is well located to take advantage of a surrounding and existing pedestrian and cycle network. The site is unique in that it is currently underutilised but highly accessible to nearby developed residential land, as well as the suburbs of Launceston and Prospect, where employment and educational uses exist. The inclusion of the new pedestrian link to Westbury Road, as well as the upgrading on the Westbury Road / Rose Lane intersection, will ensure the site increases its accessibility.

**2. A submission on the compatibility between the proposed rezoning and the objectives of the Southern Gateway Specific Area Plan (SAP) and the boundaries of the SAP.**

Response:

*LAU-S14.0 Southern Gateway Specific Area Plan*

There are no local area objectives within the SAP, however the purpose of the SAP is to:

LAU-S14.1.1	<i>To protect the southern approach into Launceston city and municipality from intrusive or inappropriate development.</i>
LAU-S14.1.2	<i>To allow for inevident development that complements the existing undeveloped and rural character of the area.</i>
LAU-S14.1.3	<i>To maintain the vegetative screening alongside major roads.</i>

The SAP only applies to CT159336/1. This area contains tenancies 1 and 4, and portions of tenancies 2 and 5, as well as car parking and landscaping. The development will be largely screened by an existing row of trees and shrubbery currently bordering the highway. It is evident when driving on the southern approach into Launceston that the site is not highly visible, being on the eastern side of the highway and set well below the road.

Notwithstanding, the proposal in its current form, including textures and building bulk, as well as proposed landscaping, will ensure that it will be un-intrusive upon the approach, protecting the visual amenity of the area.

**3. A submission on how the development proposed in the application for a permit complies with the standards of the Southern Gateway SAP.**  
Response:

An assessment against all relevant clauses of the SAP has been undertaken in the Section 40T report. Notwithstanding, the following outlines the proposals compliance:

**LAU-S14.7.1 Visual impact**

*As the proposal is for new development, reliance on P1 is required and is addressed below.*

**P1**

*Development must not be intrusive and must be compatible with the existing treed and rural character of the southern approach, having regard to:*

- (a) the visual impact on skylines and vistas when viewed from a major road;*
- (b) the proximity of development to a major road;*
- (c) the bulk and form of buildings including materials and finishes;*
- (d) the potential for current or proposed vegetation to provide screening;*
- (e) the need to clear existing vegetation;*
- (f) the location of development to facilitate the retention of existing vegetation;*
- (g) the impact of any clearing required for hazard management or infrastructure; and*
- (h) any earthworks for cut or fill.*

Only the northern section of the site, being CT159336/1 is located within the scenic area. This area contains tenancies 1 and 4, and portions of tenancies 2 and 5, as well as car parking and landscaping. The Specific Area Plan is in place to protect the southern approach into Launceston.

The site is located approximately 20m east from the Southern Outlet, but is mostly screened by an existing row of large trees. The site also sits about 3m below the road. Accordingly, whilst its proximity is relatively close, and considering the 90km/h speed limit along the Southern Outlet, it is not a visually engaging site in terms of its location to the road, as it also sits below the skyline. There is no need to clear any vegetation within the SAP, and whilst earthworks will be occurring, the existing screening will assist in maintaining the visual qualities of the southern approach. New landscaping will assist the wood and concrete precast walls to blend into the background.

### **LAU-S14.7.2 Vegetation**

Not applicable.

### **LAU-S14.7.3 Signage**

A1

*There are no billboard, third party or illuminated signs proposed.*

No billboards, third party, or illuminated signs are proposed.

If you have any queries in relation to this application, please do not hesitate to contact me on 6323 3382 or [ian.more@launceston.tas.gov.au](mailto:ian.more@launceston.tas.gov.au).

Yours sincerely



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