

From: "Vili" <vilipsiale@gmail.com>
Sent: Wed, 21 Jul 2021 13:15:53 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Cc: "Michael White" <mwmjw@icloud.com>; "rogerfreeman6" <rogerfreeman6@bigpond.com>; "Mariah Cooke" <mariahmfreeman@gmail.com>
Subject: Re: Exhibition – City of Launceston - Draft Local Provisions Schedule
Attachments: Request For Change In Planning Zone.pdf

Dear Iain,

Thank you for your email regarding the above matter.

Following a review of the draft zoning, we, the Potters House Christian Fellowship at 2-6 Hobart Road, are requesting for a change in our zoning from Inner Residential to Community Purpose.

This request is according to the advice we have been given by your office on behalf of the Launceston City Council and supported by the attached document.

I look forward to hearing from you. If you have any queries regarding this matter please do not hesitate to contact me.

Kind Regards

Vili Siale

Church Council Member

On Fri, Jul 16, 2021 at 12:43 PM Local Provisions Schedule <LPS@launceston.tas.gov.au> wrote:

Dear Vili,

I am following on from previous correspondence you have had with Council regarding the formal exhibition of the Launceston Draft Local Provisions Schedule (LPS).

This email is to give you notice of the public exhibition of the relevant exhibition documents in relation to Launceston draft Local Provisions Schedule (LPS). The Tasmanian Planning Commission (the Commission) has directed the planning authority to publicly exhibit the relevant exhibition documents in relation to the Launceston draft LPS under section 35B of the Land Use Planning and Approvals Act 1993 (the Act).

The relevant exhibition documents in relation to the Launceston draft LPS and relevant supporting documents, including the State Planning Provisions (SPPs) and list of provisions required to transition from the Launceston Interim Planning Scheme, will be available for viewing during normal business hours during the exhibition period at the:

- City of Launceston offices from 8.30am until 5pm Monday to Friday at Town Hall, 18-28 St John Street, Launceston; and
- The Tasmanian Planning Commission's offices from 9am until 5pm, Monday to Friday at Level 3, 144 Macquarie Street, Hobart.

These documents may also be viewed and downloaded from the City of Launceston's website at <https://www.launceston.tas.gov.au> and the Commission website at

www.planning.tas.gov.au, during the exhibition period.

Representations can be made in writing to the City of Launceston from **Wednesday 21st July 2021 until midnight Saturday 18th September 2021**.

If you have any questions please email lps@launceston.tas.gov.au

If you wish to lodge a representation please email contactus@launceston.tas.gov.au or post to:

The Chief Executive Officer

PO Box 396

LAUNCESTON TAS 7250

Yours sincerely,

Iain More | Town Planner | City Development | City of Launceston
T 03 6323 3382 | www.launceston.tas.gov.au



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PROPOSED REZONING OF 2-6 HOBART ROAD

From INNER RESIDENTIAL ZONE
to COMMUNITY PURPOSE ZONE



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1. St Mark's on The Hill – A brief history

It was the vision of Rev. George Rowe to establish a spiritual light on the hill at Sandhill for Launceston in 1921. The land chosen for this endeavour was the parcel of land donated to the church for this purpose by the Cleveland family (William Cleveland) at the Five Ways (corner of Normanstone and Hobart Roads). Consequently, the Mission Hall was constructed in 1923 and opened in 1924 and later on a bigger church building was constructed in 1961 to allow for growth. The new church building included the 'Warrior Chapel', which was dedicated to servicemen who have served in the wars, including the 'Rats of Tobruk'.



2. The Potters House Launceston Inc – purchased of the property

Unfortunately, the St Mark's on The Hill was identified for sales as part of the Anglican Church Redress Process in 2018.

The Potters House Launceston Inc. has a burden to be a light for our city of Launceston, similar to the founding vision of St Mark's on The Hill. Upon learning of the history of St Mark's on The Hill and the news of sales, the Potters House Launceston Inc. negotiated with the Anglican Church for the purchase of the property and continuing the founding vision of this dedicated parcel of land. The sale was settled in June 2019.

3. The Potters House Launceston Inc Vision:

To bring the gospel of salvation to the City of Launceston and continue the vision laid down in 1924 for this parcel of land and transition this to the modern century in compliance with the City's Planning Scheme.

4. The City's Planning Vision

Based on Launceston Planning Scheme, the following is cited;

Through Launceston Vision 2020 the community has expressed a strong desire that the character of the city be recognised and retained.

Recognising the city's heritage and ensuring that it is respected and where possible enhanced through future development are key community concerns. Adaptive re-use of heritage buildings will be encouraged as a way of maintaining existing heritage building stock.

The attractiveness and special character of Launceston comes from its heritage values and the authenticity and unspoilt nature of its streets and suburbs. Housing styles and density, consistent

architectural features, landscaping, fences, street trees and lot layout all assist in creating a special character. Newstead, Trevallyn and South Launceston and many other areas discrete areas of unique character which are valued by the community.

This diversity means a decision making process based on a 'one size fits all' approach is not appropriate to manage and enhance these special characteristic into the future.

Saint Mark on the Hill was established in 1924 as a beacon on the hill to bring hope for Launceston. It was the vision of the Cleveland family who donated this parcel of land to the church and Rev. George Rowe for a light and salvation to the city of Launceston.

5. Section 6.2 Use Classes

According to the Tasmanian Planning Scheme – State Planning Provisions, table 6.2 Use Classes, the place of worship and community hall for the church fall under the *Community Meeting and Entertainment* category.

This category of use is discretionary in an Inner Residential Zone and permitted in a Community Purpose Zone.

The land uses in both Inner Residential and Community Purpose Zones are such that they do not cause an unreasonable loss of amenity to adjacent sensitive uses and residential zones.

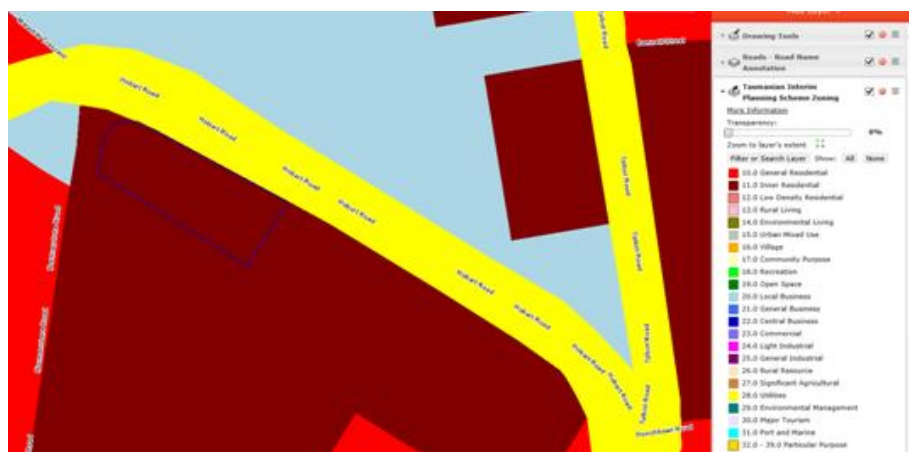
6. The Current Planning Zone

The church is located within 2-6 Hobart Road and it is zoned Inner Residential Zone.

The purpose of the Inner Residential Zone is:

- i. To provide for a variety of residential use or development that accommodates a range of dwelling types at higher densities.
- ii. To provide for the efficient utilisation of available social, transport and other service infrastructure.
- iii. To provide for non-residential use that:
 - (a) primarily serves the local community; and
 - (b) does not cause an unreasonable loss of amenity, through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
- iv. To provide for Visitor Accommodation that is compatible with residential character.

The use of the land for church and community hall (under Community Meeting and Entertainment) is discretionary in this zone.



7. Community Purpose Zone

The purpose of the Community Purpose Zone is:

- i. To provide for key community facilities and services including health, educational, government, cultural and social facilities.
- ii. To encourage multi-purpose, flexible and adaptable social infrastructure.

The use of the land for church and community hall (under Community Meeting and Entertainment) is permitted.

8. Proposed Rezoning of 2-6 Hobart Road

It is proposed that 2-6 Hobart Road be rezoned from Inner Residential Zone to Community Purpose Zone. The two zonings are very similar in objectives and the current use of the land will be unchanged, however the proposed rezoning will bring the use of the land into greater conformity with the current planning scheme. There will be no intensification of use for the land in question.

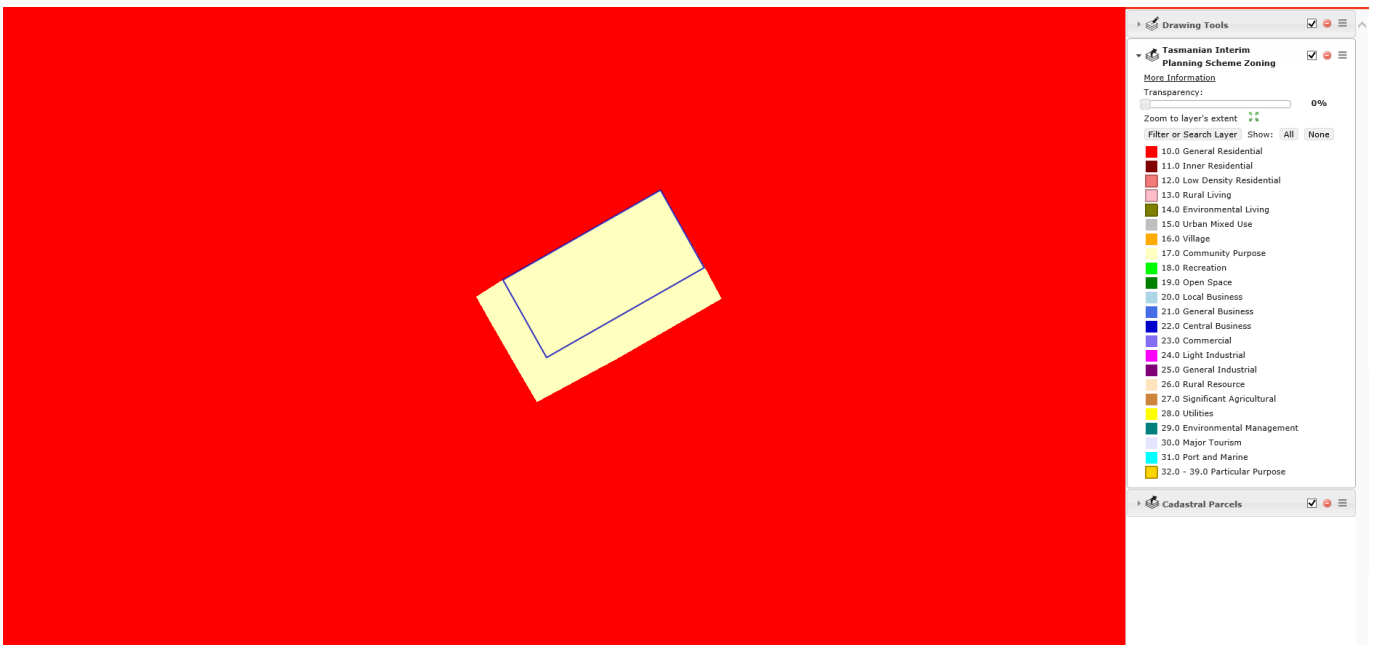
Given the above, the Planning Authority (Launceston City Council) has discretion to approve this under the General Provision of the Tasmanian Planning Scheme.

9. Existing Cases of Churches with Community Purpose Zone with surrounding Residential Zones

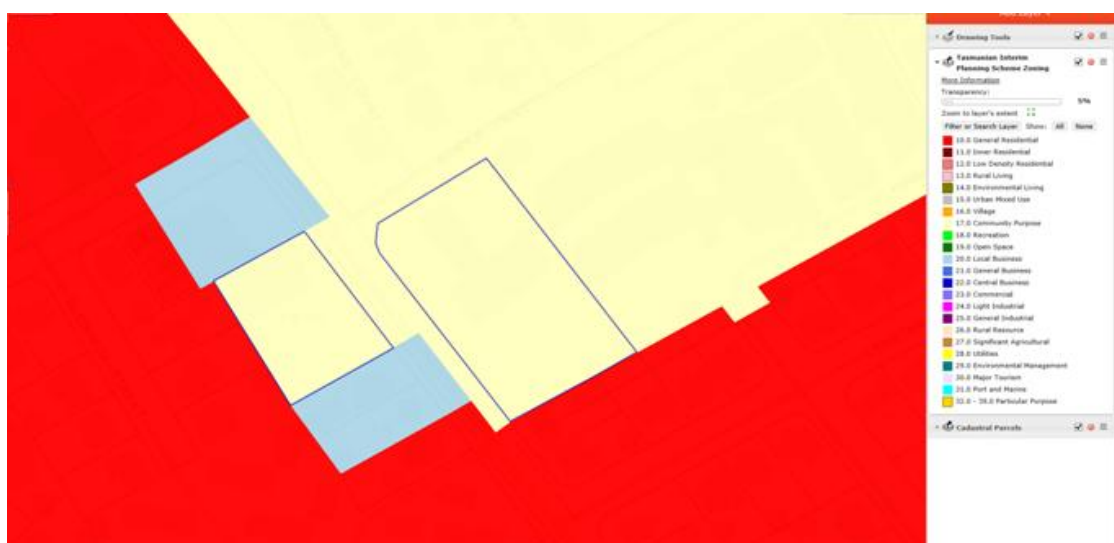
In order to further support the proposed rezoning of 2-6 Hobart Road from Inner Residential Zone to Community Purpose Zone, existing examples of churches and community halls within Community Purpose Zones are presented.

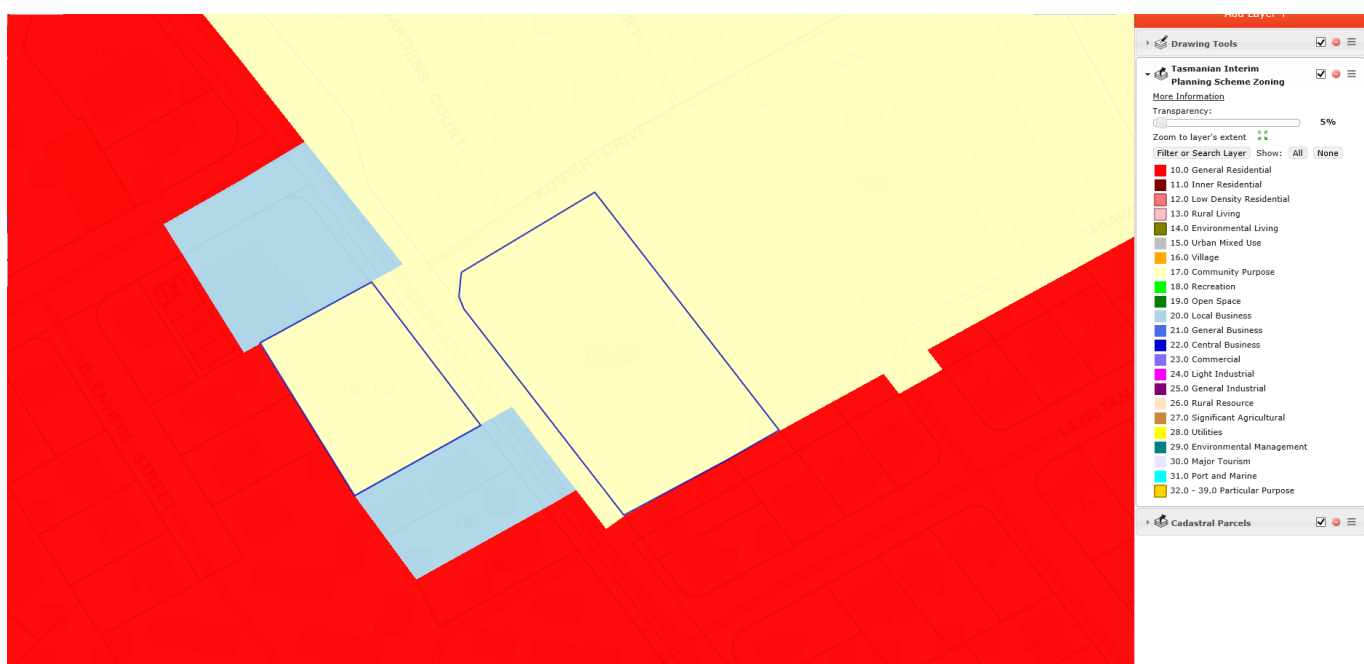
A. 14 Wentworth Street (Baptist Church)





B. 189-197 Penquite Road (Mormon Church)



C. 188-192 Penquite Road (St Catherines Church hall)

D. 100 Punchbowl Road (Punchbowl Bible Chapel)

E. 157 Frederick Street (St John Church)

