

From: Evan Boardman
Sent: Mon, 21 Sep 2020 17:10:54 +1000
To: GCC Corporate Mail;Lyndal Byrne
Cc: 'Edward Beswick'
Subject: 1- 5 Springfield Avenue Glenorchy
Attachments: Submission 1 - 5 Springfield Avenue St Marys Church 21 09 20.pdf

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Dear Lyndal

Please find attached a submission on the Glenorchy LPS on behalf of NCN Inc.

Regards

Evan

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Submission Local Provision Schedule

1-5 SPRINGFIELD AVENUE

GLENORCHY

Author: Evan Boardman

On behalf of: Northern Children's Network Inc

Date: 21 September 2020

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Authorised by

Name: Evan Boardman

A handwritten signature in blue ink, appearing to read 'Evan Boardman', with a long horizontal flourish extending to the right.





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A handwritten signature in black ink, appearing to be 'Evan', written over a faint, light-colored signature line.

Date: 21 September 2020



1. INTRODUCTION

- 1.1. This submission is lodged on behalf of the Northern Children's Network Inc, owners of 1-5 Springfield Avenue (the property).
- 1.2. The property is sought to be zoned Commercial under the Glenorchy Local Provision Schedule LPS.

2. PROPERTY DESCRIPTION

2.1. The property proposed to be zoned Commercial comprises 4 property titles as listed below.

- CT60868/32
- CT60868/27
- CT60868/27
- CT60868/17

2.2. The property has been cleared of all native vegetation and contains:

- Carpark for 21 carparking spaces with ability to be increased.
- Deconsecrated Church - Floor area 315m²
- Building extension to the Church - Floor area 360m²
- Rectory building (dwelling) connected to Church - Floor Area 230m²

- 2.3. The property was previously operated as St Marys Church by the COPTIC ORTHODOX CHURCH. St Marys Church has been deconsecrated and was sold to the current owners, the Northern Children's Network Inc (NCN)
- 2.4. NCN offer Family Day Care, Childcare, After School Care and School Holiday Vacation Care in Launceston, Hobart, and regional areas.
- 2.5. The property is connected to all infrastructure and services.
- 2.6. The property is located at 1-5 Springfield Avenue Glenorchy as shown in figures 1 and 2.

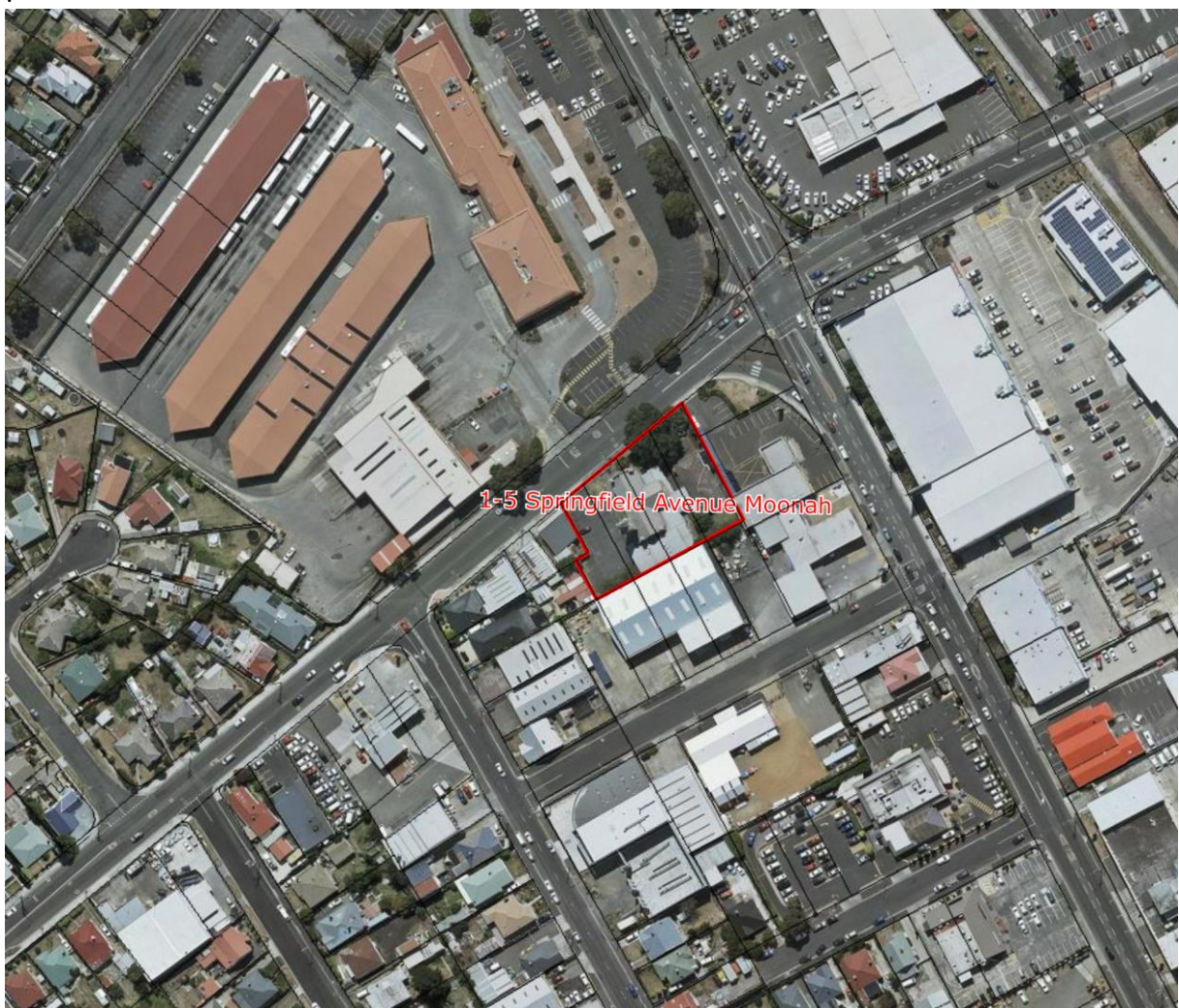


Figure 1: Property location 1- Springfield Avenue Glenorchy – source: www.thelist.tas.gov.au



Figure 2: Property location 1- Springfield Avenue Glenorchy – source: www.thelist.tas.gov.au

2.7. Owner

The property is in the process of being transferred into the ownership of NCN Inc.

2.8. Threatened Species

A search of www.thelist.tas.gov.au database did not identify any threatened species as being present on the property. The degraded nature of the environmental values of the property mean that any threatened species that may have been present on the property are unlikely to still be present.

2.9. Flooding

The property is not subject to flooding and is not covered by the Flood Prone Hazard Area Overlay.

2.10. Adjacent Land Uses

- A retail outlet – Bob Jane Tmart is to the east
- A training academy to west and a
- A retail outlet ACTROL (refrigeration sales) is to the south on Effingham Drive.

2.11. Site Contamination

No contaminating activities have been undertaken on the property.

3. PROPOSAL

3.1. It is proposed to rezone the property from Light Industrial to Commercial.

4. STRATEGIC JUSTIFICATION

4.1. The property contains a deconsecrated Church and zoning a Church Light Industrial is not considered appropriate from a planning perspective.

4.2. Light Industrial zoning significantly reduces the ability and opportunity for Church to be used for an appropriate planning purpose.

4.3. The present owner wishes to use the property for uses which are restricted by the proposed zoning under the Draft LPS.

4.4. The Light Industrial Zone provides for educational and occasional care but only if *for alterations or extensions to existing educational and occasional care*.

4.5. Educational and occasional care uses were previously undertaken on the property when it operated as a Church.

5. ZONING

5.1. The property is zoned Light Industrial under the *Glenorchy Interim Planning Scheme 2015*.

5.2. The property is proposed to be zoned Light Industrial under the LPS, shown as purple in figure 3.

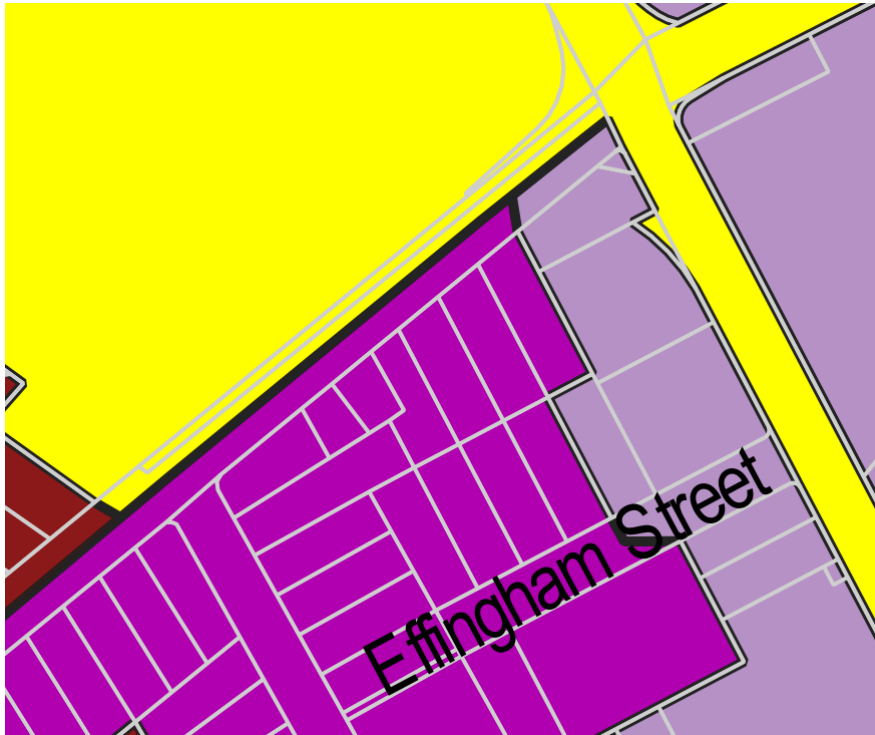


Figure 3: Light Industrial Zone – Draft LPS

18.0 Light Industrial Zone

18.1 Zone Purpose

The purpose of the Light Industrial Zone is:

- 18.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of amenity to, any other uses.
- 18.1.2 To provide for use or development that supports and does not adversely impact on industrial activity.

5.3. Planning Response

It is not considered appropriate to use a deconsecrated church for manufacturing, processing, repair, storage and distribution of goods and materials.

Deconsecrated churches are not considered appropriate buildings in which to undertake industrial activities.

6. PROPOSED ZONING

6.1. It is proposed that the property be zoned Commercial under the Glenorchy LPS. The Zone Purpose Statement of the Commercial Zone is listed below.

17.0 Commercial Zone

17.1 Zone Purpose

The purpose of the Commercial Zone is:

- 17.1.1 To provide for retailing, service industries, storage and warehousing that require:
- (a) large floor or outdoor areas for the sale of goods or operational requirements; and
 - (b) high levels of vehicle access and parking for customers.
- 17.1.2 To provide for a mix of use and development that supports and does not compromise or distort the role of other activity centres in the activity centre hierarchy.

6.2. Zoning the property to Commercial would enable the Church to be put to a more appropriate future use than industrial and permit the new owners to use it to provide childcare and support services which would benefit the municipality of Glenorchy.

6.3. There is ample onsite parking available to provide for the carparking generation from any childcare use.

6.4. The property is adjacent to land already zoned Commercial.

6.5. The surrounding properties are used for commercial and as opposed to industrial uses and the uses provided for within the Commercial zone are not considered likely to result in any land use conflict with neighbouring property owners.

7. SOUTHERN REGIONAL LAND USE STRATEGY

7.1. The following section addresses the relevant sections of the Southern Regional Land Use Strategy.

13.5 Regional Policies

LUTI 1 Develop and maintain an integrated transport and land use planning system that supports economic growth, accessibility and modal choice in an efficient, safe and sustainable manner.

LUTI 1.1 Give preference to urban expansion that is in physical proximity to existing transport corridors and the higher order Activity Centres rather than Urban Satellites or dormitory suburbs.

LUTI 1.5 Locate major trip generating activities in close proximity to existing transport routes and existing higher order activity centres

Comment

The proposed commercial zone is adjacent to existing zoned Commercial Zoned properties and would provide for an essential community service and would reduce the need for parents and carers to travel further distances to gain child care services and is within walking distance of shops, services and facilities.

12.5 Regional Policies

PI 1 Maximise the efficiency of existing physical infrastructure.

PI 1.1 Preference growth that utilises under-capacity of existing infrastructure through the regional settlement strategy and Urban Growth Boundary for metropolitan area of Greater Hobart.

Comment

The land is fully connected to existing infrastructure and services and is entirely surrounded by existing developed commercial land. The existing infrastructure including, roads, water, sewerage, roads, and electricity all have sufficient capacity to service the proposed future childcare use.

The land is entirely within the identified Urban Growth Boundary for Southern Tasmania.

19.6 GREATER HOBART RESIDENTIAL STRATEGY

The management of residential growth within Greater Hobart requires a more detailed approach because of the size and extent of growth pressures and the influence that

metropolitan growth has on the economic, social and environmental health of the whole region. Furthermore, from many respects, it is right to consider Greater Hobart as a single settlement and to plan it accordingly.

Comment

The proposed rezoning is entirely consistent with the Greater Hobart Residential Strategy, it maximises infrastructure efficiency and utilises existing services and facilities without placing greater pressure or requirements upon providing new infrastructure and services.

8. RMPS OBJECTIVES

The following section considers the objectives of the Tasmanian Resource Management and Planning System. The provisions are highlighted in pink and comments follow.

PART 1

(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and

Comment

The proposal is not considered to pose any impact upon existing ecological processes and genetic diversity. A site inspection and desktop analysis show that there are no threatened species on the land proposed to be zoned Commercial. The land proposed to be rezoned has been cleared of the majority of all native vegetation and little if any of the original natural values remain.

(b) to provide for the fair, orderly and sustainable use and development of air, land, and water; and

Comment

The land is within 2 kms of the Glenorchy CBD is fully serviced and is located on a main transport route.

The existing buildings are existing and are capable of accommodating the proposed future uses.

Having a deconsecrated Church Zoned Light Industrial (as proposed under the LPS) would not maximise the usage of existing infrastructure and buildings and would limit the use of the buildings on the property which are considered inappropriate from a planning perspective.

(c) to encourage public involvement in resource management and planning; and

Comment

The zoning submission would be considered in accordance with the relevant sections of the *Land Use Planning and Approvals Act 1993*.

(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and

Comment

The proposed rezoning would provide for Commercial Development of the property in accordance with the adjacent properties and more closely aligns with the existing surrounding uses, which are principally retail in nature and not as the Draft LPS provides for Light Industrial. The property being a deconsecrated Church would not be appropriate to be used for Light Industrial purposes.

(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

Comment

If the rezoning requested is supported by Council, it would be considered by the Tasmanian Planning Commission in accordance with the relevant sections of the *Land Use Planning and Approvals Act 1993*.

PART 2

The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule –

(a) to require sound strategic planning and co-ordinated action by State and local government; and

Comment

The zoning change sought is considered to represent sound strategic planning.

(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and

Comment

The zoning has been assessed against all relevant planning provisions and instruments and it is considered that all such matters are met. The amendments sought seek to further previously adopted Strategic Planning Document the STRLUS endorsed by Council.

(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and

Comment

The property has no intact natural values and the above statement is not considered to prevent the zoning of the property to Commercial.

(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and

Comment

N/A.

(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and

Comment

N/A

(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and

Comment

N/A.

(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and

Comment

The deconsecrated Church (St Marys Church) has an architectural value and this value will more easily be retained if the property is zoned Commercial as opposed the proposed Light Industrial Zoning.

Light Industrial Uses within a historically significant Church are considered inappropriate from a planning perspective and may result in a negative impact on the building.

(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and

Comment

No impact upon public infrastructure would result from the application. The land is fully serviced and within 1 or 2 kms of all necessary facilities.

(i) to provide a planning framework which fully considers land capability.

Comment

The land capability of the area proposed to be zoned is nil.

9. CONCLUSION

- 9.1. Commercial Zoning of the Church is considered substantially more appropriately than Light Industrial Zoning.
- 9.2. Commercial zoning would provide for uses and development which could be undertaken within a historical building without having any negative impacts upon its values.
- 9.3. Light Industrial Zoning has the potential to introduce and encourage inappropriate use and development within the Church which could damage the historical values of the building.
- 9.4. Providing for the zoning sought would enable the property owners to deliver essential childcare support services to the Glenorchy Municipality and the residents within it.