



Planning Submission

Section 33 Application

Request for a Planning Scheme Amendment

**‘TAFE LAUNCESTON CAMPUS’ - 10-16
Wellington Street, Launceston**

Prepared for:

City of Launceston



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Contents

1.0	Introduction	2
1.1	Purpose of the Report	2
1.2	Application Overview	2
2.0	Site and Surrounds	4
2.1	Subject Land	4
2.2	Zoning and Overlays	6
2.3	Site Characteristics	6
2.4	Surrounding Area	7
2.5	Infrastructure and Services	9
3.0	Amendment Request.....	11
3.1	Draft Planning Scheme Amendment.....	11
4.0	Planning Assessment – Draft Scheme Amendment	13
4.1	Relevant requirements of the Act.....	13
5.0	Northern Tasmania Regional Land Use Strategy	15
5.1	5.1.1 Urban Growth Areas	15
5.2	5.1.2 Regional Settlement Network.....	17
5.3	5.1.3 Regional Planning Policies.....	18
5.4	Objectives of the Act	28
5.5	State Policies	30
5.6	City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review.....	31
5.7	Gas Pipelines Act 2000.....	32
6.0	Conclusion.....	33

1.0 Introduction

1.1 Purpose of the Report

6ty° Pty Ltd has been engaged to prepare an application for a proposed amendment to the *Launceston Interim Planning Scheme 2015* (the “Scheme”). The application is made in accordance with Section 33(1) of the *Land Use Planning and Approvals Act 1993* (the “Act”¹).

The proposed amendment seeks to rezone land at 10-16 Wellington Street, Launceston from Community Purpose to Urban Mixed Use. It will facilitate future use and development of the land that would otherwise not be allowable under the existing Community Purpose zoning.

This report forms the basis of the application and has been prepared having regard to the relevant requirements and objectives of the Act and relevant strategic planning documents including:

- Northern Tasmania Regional Land Use Strategy;
- The Scheme;
- State Policies; and
- City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review.

1.2 Application Overview

Subject Land	
Location	10-16 Wellington Street, Launceston
Title Information	133230/1
PID	6683885
Land Area	5,361m ²
Current Zoning	17.0 – Community Purpose
Overlays	Heritage Places
Statutory References	
Planning Instrument	<i>Launceston Interim Planning Scheme 2015</i> (the “Scheme”)
Planning Authority	City of Launceston (“Council”)
Legislative Instrument	<i>Land Use Planning and Approvals Act 1993</i> (the “Act”)
Proposed Amendment	

¹ References to the provisions of the *Land Use Planning and Approvals Act 1993* are references to the requirements in Parts 2A and 3 of the former provisions of the Act, in accordance with Schedule 6 - Savings and Transitional Provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme) Act 2015*.

Description	Rezone the site from Community Purpose to Urban Mixed Use
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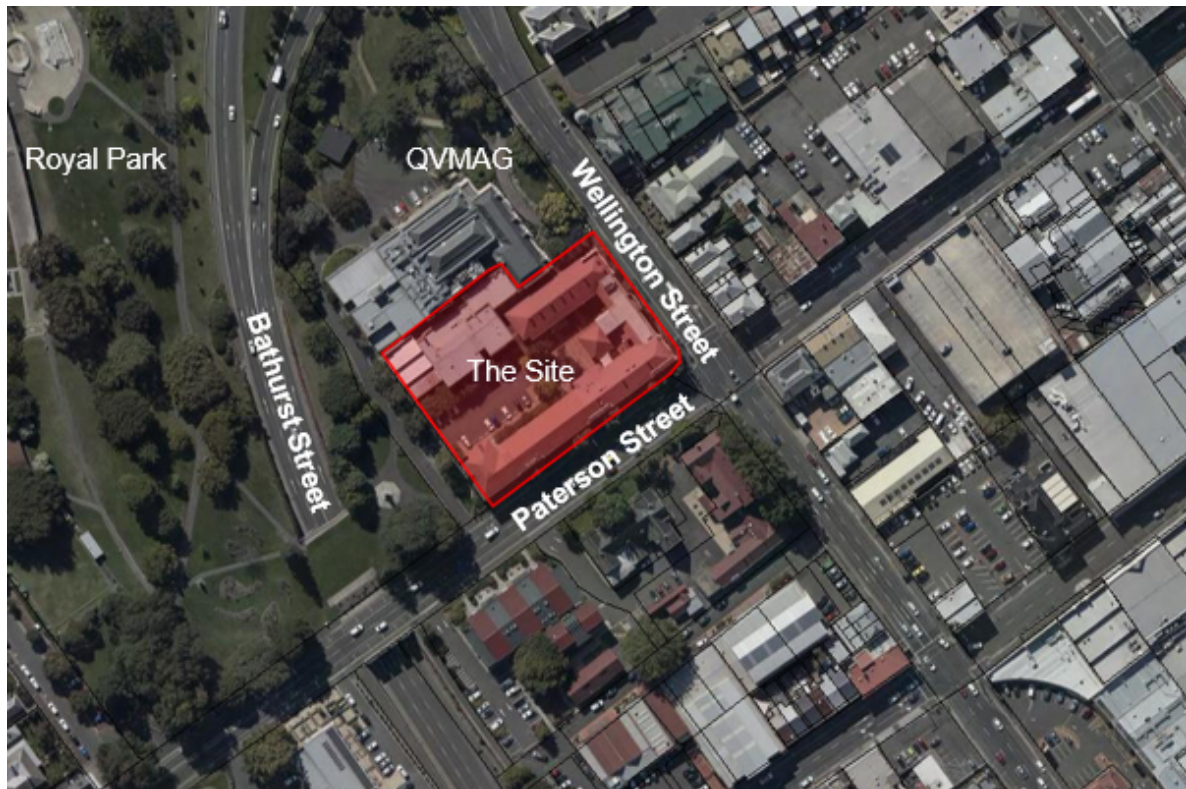
2.0 Site and Surrounds

2.1 Subject Land

2.1.1 Location

The land that is subject to the application is identified in Figure 1 (highlighted in red).

Figure 1 - Subject Site



Source: Base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania

The site comprises a single lot that has an area of ~5,361m². It has 51m of frontage to Wellington Street along its north-eastern boundary and 81m of frontage to Patterson Street along its south-eastern boundary. The north-western and south-western boundary adjoins a single lot that contains the QVMAG.

The site that is subject to the application is under the authority of TasTAFE, although it has recently sold. It contains a two-storey building which is constructed to the Wellington Street and Paterson Street frontages forming a 'U' shape. A courtyard is located within the building which contains pedestrian space and vehicle parking area.

The site is serviced by an existing access on Wellington Street which is located on the northern side of the building and an existing access on Patterson Street which is located centrally and through the building. Both accesses currently function for pedestrian use and are single width. Vehicle access into the internal car parking area is provided informally over the access strip of the adjoining lot which comprises the QVMAG.

2.1.2 Title Information

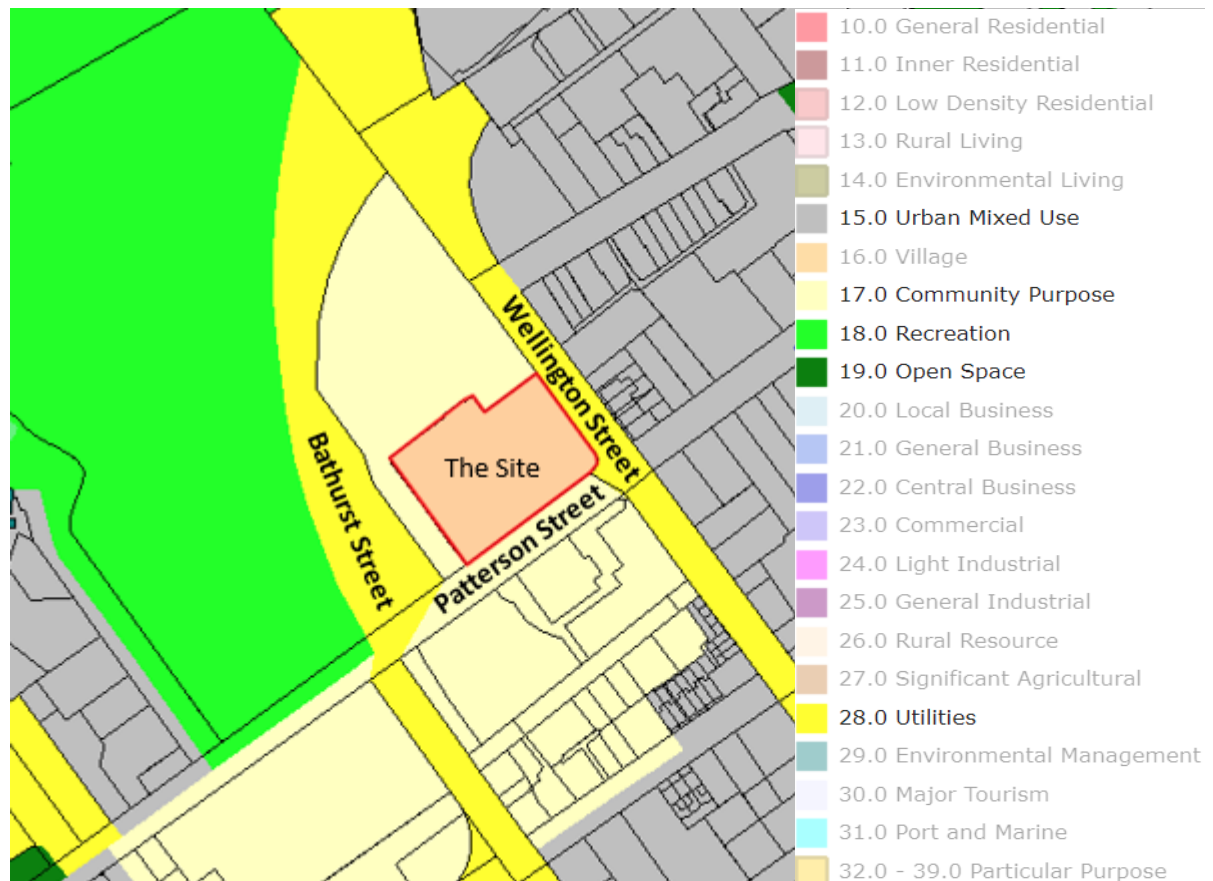
The subject land is comprised in Certificate of Title Volume 133230 Folio 1. The registered owner is TasTAFE. Although the site has recently sold and is currently progressing through settlement.

Land Owner Consent has been obtained in accordance with the Tasmanian Planning Commissions Form No. 1.

2.2 Zoning and Overlays

The site is zoned Community Purpose (refer to Figure 2). It is subject to the Heritage Places overlay.

Figure 2 – Zoning of the site and surrounding area



Source: Base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania

2.3 Site Characteristics

2.3.1 Land Use History

The site has been used for educational and training purposes under the auspices of TasTAFE. Prior to this, it was used as a military barracks and invalid depot site.

2.3.2 Topography and Drainage

The area subject to the application is relatively flat and is located within an elevation height between 8m and 9.5m AHD. Land slopes downwards in an easterly direction.

The site is located within the TasWater Combined Drainage Area. Existing connections to stormwater and sewage drainage is located along the Wellington Street frontage.

2.3.3 Natural Values and Hazards

Natural Values

The site is located in a significantly urbanised area of Launceston. It is therefore substantially clear of species and vegetation communities that have significance or require statutory protection. Landscaped vegetation occurs within the internal courtyard of the site.

Scenic Values

The site is not shown as being within a scenic management area on the Scheme overlays.

Bushfire Hazard

The site is not shown as being within a bushfire-prone area on the Scheme overlays.

Landslide Risk

The site is not shown as being subject to a landslide hazard on the Scheme overlays or the Department of Premier and Cabinet (2013) Hazard Planning Maps.

Flood Hazard

The site is not shown as being subject to a flood risk on the Scheme overlay maps. Council's mapping shows that the site will be located outside area identified as being subject to a 1% AEP flood event.

2.3.4 Heritage Values

The site contains buildings forming part of the Cultural Heritage Places listing in the Local Historic Cultural Heritage Code of the Scheme. It is also a permanently registered site on the Tasmanian Heritage Register.

A search of the Aboriginal Heritage Tasmania database has not identified any registered Aboriginal relics, or an apparent risk of impacting Aboriginal relics, as a result of the development of the site.

2.4 Surrounding Area**2.4.1 Adjacent Land**

Immediately adjoining land to the east and south is road. Immediately adjoining land to the north and west is the QVMAG building and associated access strip.

More broadly, surrounding land includes a mix of educational, service, and residential uses. Land to the south was previously in common ownership with the site which contained part of the TasTAFE Launceston City Campus which has also recently been sold. Land to the south-west contains Launceston College.

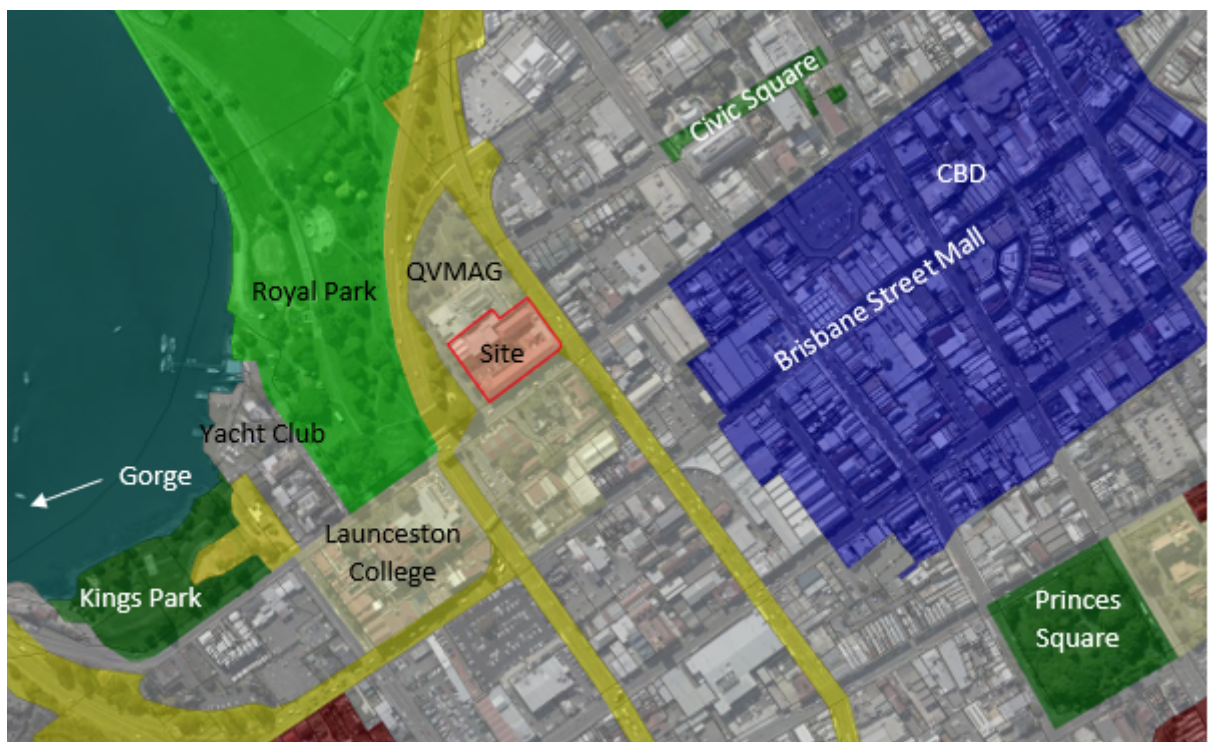
Land to the south-east, at the opposite corner of Paterson Street and Wellington Street, encompasses Launceston Fire Station. Across the road to the north, a row of residential dwellings currently exist. This area is zoned Urban Mixed Use to which the subject site proposes to rezone.

Given its location and proximity to Launceston's CBD, pockets of commercial, retail, food service, and entertainment uses are abundant throughout the locality. An area dedicated for such uses can be reached approximately 375m to the east along Brisbane Street Mall. Royal Park to the north-west, and its surrounding area provide ample open space and is a popular location amongst local residents for recreational and leisurely use.

All of the land and uses described above are located within a 200m radius from the site which demonstrates that key services and activities will be available in a short walking distance.

The location of the various key public uses within the surrounding area is identified in Figure 3 below.

Figure 3 – Key Uses within the Surrounding Area



Source: Base image and data from the LIST (www.thelist.tas.gov.au) © State of Tasmania

2.4.2 Regional Context

Launceston is the second most populous city in Tasmania after the state capital, Hobart. It is an area deeply admired for its richness in history and has been identified as a key location for tourism and investments. Anecdotal evidence suggests that Launceston's projected growth has been accelerated within the last year as an increasing amount of domestic tourism and domestic investments have been redirected to Tasmania.

As identified in Section 2.4.1, Launceston is a significantly established area and contains a broad range of uses including, though not limited to, education, residential, public service, retail, and recreation.

Bathurst Street and Wellington Street, which traverse through the centre of the city, are State owned roads and provide one-way access to residential suburbs to north and south of Launceston. Bus routes operated by Metro Tasmania extend in all directions from the city centre. Otherwise, most services within the area are accessible within a relatively short walking distance.

2.5 Infrastructure and Services

2.5.1 Reticulated Services

The site is located within an area that is fully serviced by reticulated water, stormwater, electricity and telecommunications infrastructure.

Water Supply

The site has an existing connection to a 150mm diameter reticulation main located in Paterson Street. A 225mm diameter bulk transfer main extends through Paterson Street and Wellington Street.

Sewerage

A 300mm diameter reticulated sewerage main extends along Paterson Street and Wellington Street frontages. Existing connections are available for the subject site.

Stormwater

The site has existing connection to a 225mm diameter stormwater gravity main located at the Wellington Street frontage. The site is within a TasWater combined drainage area. The stormwater main connects to the sewerage main which extends through Wellington Street.

2.5.2 Road Network

Paterson Street to the north-west of the site is maintained by Council and functions primarily as a collector road. It has a speed limit of 50km/h and allows for vehicle movement in both directions. On-street parking is available at sections throughout the street on both sides.

Wellington Street to the north-east is a State maintained road. It allows one-way traffic flow in a southerly direction. It varies in the number of lanes between 3 and 4 from block to block. The road maintains a speed limit of 60km/h until it meets the Midland Highway approximately 1.3km to the south where the speed limit increases to 110km/h.

Bathurst Street to the south-west is also a State maintained road. It allows one-way traffic flow in a northerly direction. Again, it varies in the number of lanes between 3 and 4. The road maintains a speed limit of 60km/h until it reaches the East Tamar Highway approximately 1.8km to the north where the speed limit increases to 100km/h.

2.5.3 Public Transport

While no public transport routes are located directly adjacent the site boundaries, bus services operated by Metro Tasmania extend along Paterson Street further to the south-west, along Brisbane Street to the south-east, and St Johns Street to the north-east. The listed bus routes are those located closest to the subject site, within 400m of walking distance. An abundance of other route services exist within the vicinity.

2.5.4 Pedestrian Facilities

Footpaths are available typically on both sides of the street all throughout the CBD. All intersections in proximity to the site are serviced with pedestrian crossing lights.

3.0 Amendment Request

3.1 Draft Planning Scheme Amendment

3.1.1 Rezoning

The proposed amendment to the Scheme seeks to rezone the site at 10-16 Wellington Street, Launceston from Community Purpose to Urban Mixed Use.

3.1.2 Rationale

TasTAFE is a state-owned asset that operates under its own legislative functions and powers under the *Training and Workforce Development Act 2013*. A strategic decision was made to centralise the majority of northern education and training offerings into the Alanvale Campus which resulted in all services existing in the Launceston Campus buildings.

Whilst the buildings at Paterson Street remain of good design, they were determined to no longer be fit for purpose and upgrading the site would be cost prohibitive. Accordingly, and to raise additional capital for the Alanvale Campus redevelopment, the buildings were sold through public tender. Both buildings have sold. The current Community Purposes zone is therefore no longer fit for the purposes ordinarily associated with private freehold land tenure.

In this regard, the purchaser of the building located at 10-16 Wellington Street intends to adaptively reuse the site for a mixed residential, visitor accommodation, food service and hotel industry use development. Most of these uses are prohibited or limited under the Community Purpose Zone. Rezoning the site from Community Purpose to Urban Mixed Use will allow future use and development associated with the identified uses to be considered under the Scheme.

It is observed that rezoning the land from Community Purpose to Urban Mixed Use will not preclude uses that are intended by the purpose of the Community Purpose zone from establishing on the site in the future under the Urban Mixed Use zone. IN this regard, the following uses, which are permitted uses within the Community Purpose zone, are permissible within Table 15.2:

- Community meeting and entertainment;
- Educational and occasional care;
- Emergency services;
- Hospital services; and
- Sports and recreation.

The proposed rezoning will prohibit the Crematoria and cemeteries use class from being considered at the site which is a permitted use in the Community Purpose zone.

It is considered unlikely that the site will accommodate use and development within the Crematoria and cemeteries use class given the heritage listing of the site which will make it difficult to demolish or significantly modify the building and the application of the Environmental Impacts and Attenuation Code with respect to crematoria activities.

4.0 Planning Assessment – Draft Scheme Amendment

4.1 Relevant requirements of the Act

In accordance with Schedule 6 – Savings and transitional provisions of the *Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015*, Parts 2A and 3 of the former provisions of the *Land Use Planning and Approvals Act 1993* (the Act) remain in force until a Local Planning Schedule comes into effect in relation to the municipal area. References to the relevant requirements of the Act in this report are therefore references to requirements in the former provisions of the Act.

4.1.1 Section 32(1) of the Act

The relevant requirements for the preparation of a draft amendment of a planning scheme in Section 32(1) of the Act are addressed below.

- (e) *must, as far as practicable, avoid the potential for land use conflicts with use and development applying to the adjacent area; and*

Response: Section 32(1)(e) is not applicable to the application because the site does not adjoin an adjacent municipal area.

In any event, it is noted that the site is located on the boundary with existing Utilities-zoned land at Launceston. Beyond the Utilities zoned road, land surrounding the site is typically zoned Urban Mixed Use. The proposed zoning is therefore compatible with the zoning of existing urban uses in the surrounding area.

- (ea) *must not conflict with the requirements of section 30(O); and*

Response: Section 30O of the Act requires that an amendment of an interim planning scheme is as far as practicable consistent with the relevant regional land use strategy. It also includes several requirements relating to the amendment of a local provision and its consistency with a common provision or overriding local provision.

Consistency with the Northern Tasmania Regional Land Use Strategy is addressed in Section 5.2.

The proposed rezoning amendment involves a change a local provision (i.e. zoning of land) and will not create any conflict with a common provision or an overriding local provision. It complies with the other relevant requirements in Section 30O.

- (f) *must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

Response: The proposed rezoning will provide for residential use and infill development in an otherwise vacant building within an Urban Growth Area, and Launceston Central Area, identified in the Northern Tasmanian Regional Land Use Strategy ("RULS"). Consistency with the Northern Tasmania Regional Land Use Strategy is addressed in Section 5.2. The proposal will not have a negative impact on the use and development of the region as an entity in environmental, economic and social terms.

4.1.2 Section 20(1) of the Act

The requirements in Section 20(1) of the Act are also relevant and are addressed in the following sections, as identified below.

Table 1 – Requirements in Section 21(1) of the Act

Requirement	Response
(a) <i>seek to further the objectives set out in Schedule 1 within the area covered by the Scheme; and</i>	The objectives of the Act are addressed in Section 5.3.
(b) <i>prepare the scheme in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993; and</i>	The State Policies are addressed in Section 5.4.
(c)	N/A
(d) <i>have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared; and</i>	The City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review is addressed in Section 5.5.
(e) <i>have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.</i>	The Gas Pipelines Act 2000 is addressed in Section 5.6.

5.0 Northern Tasmania Regional Land Use Strategy

The Northern Tasmania Regional Land Use Strategy (“RLUS”) was originally declared by the Minister for Planning in accordance with the relevant provisions of the Act on 27 October 2011. The current version was declared by the Minister for Planning on 18 June 2018 and came into operation on 27 June 2018.

The RLUS is a strategic regional land use plan for the eight (8) Council areas in the north and north-east of Tasmania. It has a 20-year time horizon to 2032 for integrated infrastructure, land use development and transport planning, and is underpinned by economic development, social and environmental strategies.

The RLUS defines three key land use categories to direct the allocation of all land in the Region. These categories are:

- Urban Growth Areas
- Rural Areas
- Natural Environment Areas

Urban Growth Areas comprise land within developed urban settlements or areas intended for urban development as identified in a Priority Consolidation Area, Supporting Consolidation Area, Growth Corridor or Launceston Central Area on the Regional Framework Maps. The Regional Framework Map D.1 in the RLUS identifies the site within the Launceston Central Area (see Figure 4).

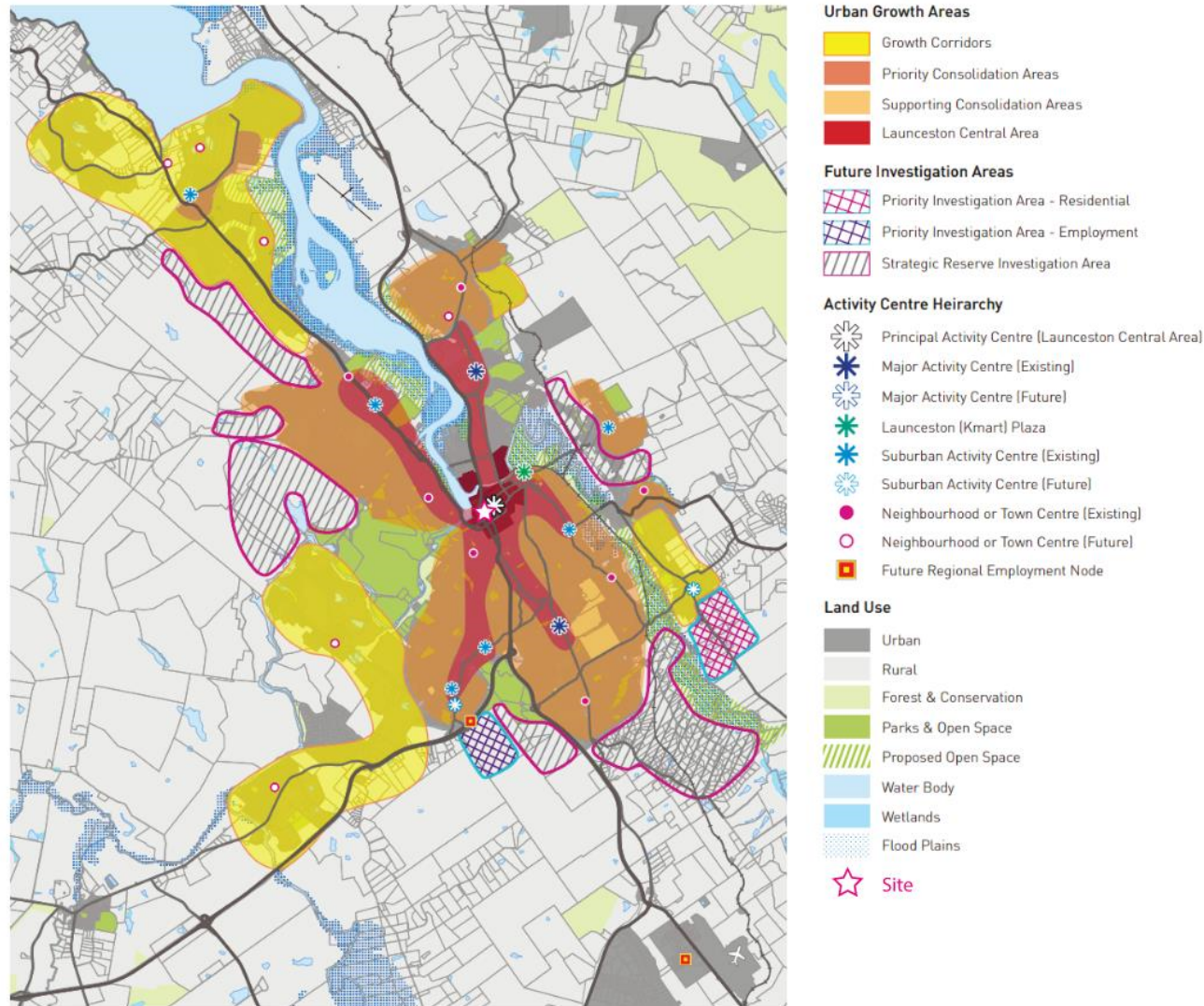
5.1 5.1.1 Urban Growth Areas

The relevant key principle in Section D.2.1.3 of the RLUS states:

- *Opportunities to increase the capacity of existing Urban Growth Areas should be given higher priority than to their expansion. Expansion of Urban Growth Areas should only occur where additional demand to accommodate growth in an area has been identified.*

The proposed rezoning will provide for residential use and development on an existing site within an Urban Growth Area (Launceston Central Area) identified in the RLUS (see Figure 4). It does not involve the expansion of an Urban Growth Area.

Figure 4 – Regional Framework Plan for Launceston



Source: Northern Tasmania Regional Land Use Strategy, Map. D.1 Regional Framework Plan

5.2 5.1.2 Regional Settlement Network

The key settlement network strategies in Section E.2.3 of the RLUS under the headings Settlement Pattern, Land Use and Development and Transport and Access, which are of particular relevance, state:

Settlement Pattern

- *Support sustainable growth in identified Urban Growth Areas.*
- *Contain settlements within identified Urban Growth Areas with a focus on consolidating and developing the Greater Launceston Area and sub-regional centres identified in the Regional Settlement Hierarchy.*
- *Support development of the Greater Launceston Area consistent with the Regional Framework Plan Maps D.1, D.2 and D.3 to promote efficient function, servicing and future development of the area.*
- *Consolidate existing land use patterns and identify infill opportunities within existing settlements and urban centres, and around activity centres and key public transport nodes and networks.*
- *Complement and support a viable Regional Activity Centres Network to maximise regional productivity, economic activity and employment opportunities.*

Land Use and Development

- *Provide for a diversity of land uses.*
- *Provide for affordable housing and a diversity of housing types and sizes, including retirement accommodation and aged care facilities.*

Transport and Access

- *Where possible support new urban development contiguous with, or otherwise provide development with direct transport linkages to established urban areas as a development priority including linkages with the 'regional access network' identified for the Greater Launceston Area.*
- *Support well-planned communities with good access to public transport that links residential areas to employment, facilities and services.*
- *Reduce reliance on vehicle transportation and promote walkability.*
- *Accommodate regional growth in locations supported by public transport and other sustainable transport choices.*

The proposal will support each of these regional settlement network strategies. It will support the development of the Launceston urban area consistent with Regional Framework Plan Map D.1. It will enable opportunities for residential use to be considered at the site which is within a location capable of promoting active transport, further promoting efficient use of existing services and infrastructure. The rezoning is intended to facilitate future mixed use development in an area with key activities and services readily available to service the growing population of Launceston.

5.3 5.1.3 Regional Planning Policies

The relevant regional policies and actions in the RLUS are considered in Table 1 below.

Table 2 – Response to Relevant Regional Policies and Actions in the Northern Tasmania Regional Land Use Strategy

Policy	Actions	Response
Regional Settlement Networks		
RSN-P1 <i>Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).</i>	<p>RSN-A1 <i>Provide an adequate supply of well located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.</i></p> <p>RSN –A2 <i>Land supply will be provided in Urban Growth Areas identified as:</i></p> <ul style="list-style-type: none"> • <i>Priority Consolidation Areas;</i> • <i>Supporting Consolidation Areas; or</i> • <i>Growth Corridor.</i> <p>RSN-A3 <i>Apply zoning that provides for the flexibility of settlements or precincts within a settlement and the ability to restructure under-utilised land.</i></p>	The site is underutilised land that contains a building that has been deemed no longer fit for its former educational use that is located within an Urban Growth Area, specifically the Launceston Central Area. It is serviced by existing connections to reticulated infrastructure and a network that has adequate capacity. The proposed rezoning will address the increasing demand for housing in Launceston. The Urban Mixed Use Zone provisions provide the flexibility to consider the future mixed use development at the site, subject to compliance with use and development provisions of the applicable planning scheme.

Policy	Actions	Response
Regional Settlement Networks		
RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.	<p>RSN-A4 Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial.</p> <p>RSN-A5 Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; ‘ageing in home’ options should be provided.</p> <p>RSN-A6 Encourage urban residential expansion in-and-around the region’s activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.</p> <p>RSN-A8 Identify areas with existing mixed land use patterns, and/ or ‘Brownfield’ areas adjacent to activity centres, for mixed use redevelopment, and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement.</p>	<p>The proposed rezoning of the land to Urban Mixed Use will represent consolidation and infill within and Urban Growth Area. The rezoning will facilitate future development under the proposed Urban Mixed Use Zone provisions including the opportunity for residential use and development. The prospect of residential use at the site accords with the planning policy by introducing a mixture residential homes into a highly urbanised area, creating housing diversity and providing larger households with the opportunity to locate in an area serviced by existing infrastructure and an abundance of employment and active transport options.</p>

Policy	Actions	Response
Housing Dwellings and Densities		
RSN-P5 Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.	RSN-A10 Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.	The proposed application of the Urban Mixed Use Zone to the currently underutilised site will enable future use and development for residential purposes to be considered.
PSN-P6 Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.	RSN-A11 Clearly identify settlement boundaries at the local level for all significant activity centres.	The proposed rezoning will directly facilitate the purpose of this policy. It will enable future high density residential use and development to be considered on the site which is within an identified settlement area and the Principal Regional Activity Centre.
Policy	Actions	Response
Integrated Land Use and Transport		
RSN-P8 New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.	RSN-A14 Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors.	The site is serviced by existing road infrastructure as well as existing public transport infrastructure within walkable distances.

RSN-P13 Manage car parking provision in regional activity centres and high-capacity transport nodes to support walking, cycling and public transport accessibility.

RSN-P13 New development within walking distance of a transit node or regional activity centre is to maximise pedestrian amenity, connectivity and safety.

RSN-A16 Promote the region's Activity Centre Network and multifunctional mixed-use areas, which provide a focus for integrating higher residential development outcomes, social and community facilities and services, and public transport opportunities.

The site is located within an area that is serviced by established public transport, walking and cycling routes within an established multifunctional and mixed use area of the Principal Regional Activity Centre.

Policy	Actions	Response
Residential Design		
RSN-P15 In established urban areas where an existing urban or heritage character study has been undertaken and adopted by Council, provide for development that is consistent with that study and reinforces and enhances the strengths and character of the area in which it is set.	<p>RSN-A17 Adopt and/or apply within infill and higher residential density areas any medium density guidelines developed by the State.</p> <p>RSN-A18 Develop and support a master plan for the Launceston CBD (being the CAD and inner city core areas as defined by the Launceston City Council planning scheme) to confirm and position the future strategic planning of the city as the Principal Activity Centre for Northern Tasmania.</p>	The site is permanently registered on the Tasmanian Heritage Register (CPR 8775). The proposed rezoning will not have a material impact on the heritage listing. Any future use and development of the site will be appropriately addressed under the applicable statutory controls at the time a development application is submitted.
RSN-P16 Achieve high quality design outcomes for all new prominent buildings and public spaces in the Launceston Central Business District,		

regional activity centres and transit communities.

Policy	Actions	Response
Housing Affordability		
RSN-P20 <i>Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability.</i>	RSN-A19 <i>Review the community needs for housing provision and affordability.</i>	The proposed rezoning will enable future residential use and development to be considered on the site which will add to housing choice within the Principal Regional Activity Centre.
Policy	Actions	Response
Regional Activity Centre Network Policy		
RAC-P1 <i>Maintain and consolidate the Regional Activity Centres Network so future urban development consolidates and reinforces the spatial hierarchy of existing centres. This will be achieved through the reuse and redevelopment of existing buildings and land to integrate a mix of land uses including the coordinated provision of residential development, retail, commercial, business, administration, social and community facilities, public</i>	RAC-A1 <i>Integrate the Regional Activity Centres Network into government policy and strategies (including strategic plans, corporate plans, planning schemes and capital works programs).</i> RAC-A2 <i>Zoning and land use planning provisions are to minimise potential for decentralisation of functions outside of the Regional Activity Centres Network and reinforce the spatial hierarchy, role and function of centres.</i>	<p>Launceston us identified as a Principal Regional Activity Centre within the Regional Activity Centre Hierarchy. The role and anticipated land uses within a Principal Regional Activity Centre, as identified in the RLUS, are reproduced in Table 3.</p> <p>The region is intended to encompass a full range of uses and services. The site comprises underutilised community-purpose land which is proposed to be altered to provide a use which will reinforce the spatial hierarchy, role and function of the Principle Regional Activity Centre.</p>

and active transport provision and associated infrastructure.

RAC-P2 Reinforce the role of the Launceston Principal Activity Centre as the primary focus for administration, government, business, commercial, cultural, high order retail goods (including bulk goods locations/precincts) recreational, arts and tourism activity for the region.

RAC-A3 Reinforce the role of Launceston City as the region's Principal Activity Centre (PAC) and provide for it to be sustained and strengthened through the preparation of a master plan that:

- Maintains and consolidates regional significant retail attractions and amenities by facilitating and encouraging new investment;
- Supports regional level retail investment in the CBD and inner city areas;
- Complements the other higher order regional activity centres; and
- Facilitates the consolidation of bulky goods precincts within the City and the Greater Launceston Urban Area.

The proposed rezoning will reinforce the role of the Principle Regional Activity Centre. It will do this by applying the Urban Mixed Use zone to the site which provides for a range of administrative, government, business, commercial, cultural, higher order retail, recreational, arts and tourism uses.

RAC-P10 Provide for a range of land uses to be incorporated into activity centres appropriate to their role and function within the Activity Centres Hierarchy.

RAC-A13 Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.

RAC-A14 Planning scheme controls concerned with land use, built form and residential density should reflect the Regional Activity Centres Network.

The proposed rezoning will reinforce the role of the Principle Regional Activity Centre. It will do this by applying the Urban Mixed Use zone to the site which provides for a range of administrative, government, business, commercial, cultural, higher order retail, recreational, arts and tourism uses.

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

RAC-A16 Have regard to the location of activity centres relative to existing or proposed principal public transport corridors

The site is proximate to a myriad of social facilities and amenities.

*in the consideration of planning scheme
amendments, including rezoning proposals,
as appropriate.*

Table 3 – Northern Tasmania Regional Activity Centre Hierarchy – Principal Activities Centre (PAC) – Northern Tasmania Regional Land Use Strategy

Principal Activities Centre (PAC)	
Role	<p><i>The primary hub for Northern Tasmania, the region and the Greater Launceston Area in terms of business, government administration, leisure, entertainment and tourism services providing a comprehensive range of services and facilities including public transport.</i></p> <p><i>Provides high level of public amenity and quality urban design in both building design and provision of public spaces.</i></p>
Employment	<p><i>Highest concentration of employment for the region, with a diversity of employment across business and industrial sectors.</i></p>
Land Uses	
Commercial and Retail	<p><i>Primary location for offices, including corporate headquarters, professional services, government administration.</i></p> <p><i>Regional shopping facilities including major department stores with high level of speciality shops, secondary retailing and a focus on the 'high street' shopping experience.</i></p> <p><i>Should include at least one major supermarket/food market.</i></p> <p><i>Bulky good retailing may be accommodated at the fringe.</i></p>
Government and Community	<p><i>Regional and State facilities for the State and Federal Government.</i></p> <p><i>Education facilities including prominent tertiary education facilities, such as University of Tasmania.</i></p> <p><i>Cultural based facilities including State Library and Museum. Major Health Care facilities including Launceston General Hospital and a wide range of medical practitioners including GPs, specialists and research facilities and community services (including child care centres to support its high concentration of employment).</i></p>

	<i>All other services expected in the Principal Activity Centres. Urban public spaces as focus of community facilities and event.</i>
Residential	<p><i>Higher density residential development ‘in centre’ utilising innovative housing solutions such as business/shop-top arrangements.</i></p> <p><i>This should be complemented by infill development and consolidation of surrounding residential areas, including along main transport corridors at higher net densities (40+ dwellings per hectare).</i></p>
Arts, Cultural and Entertainment	<i>A range of dining and entertainment uses including night-time activities and major cultural facilities for the region.</i>
Access	<i>Central node for public transport and radial road network</i>
Public Open Spaces	<i>A range of civic public open spaces including urban squares, pedestrian laneways, urban gardens, and regional sports grounds</i>
Indicative Catchment	<i>Whole region (particularly for higher order retailing and services) and some whole of State (for government and administrative functions).</i>

5.4 Objectives of the Act

Table 4 - Objectives of the Resource Management and Planning System

Objective	Response
(a) <i>to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and</i>	The site is located within an urban area that has previously been modified by building development and other works. It does not contribute significantly to ecological processes or genetic diversity within the local area and region.
(b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water; and</i>	The proposed amendment will provide for fair, orderly and sustainable use and development. It will provide an opportunity to develop underutilised land within an existing urban area at Launceston for residential use. The land is adjacent to a range of existing uses (including residential), as well as reticulated services, and road infrastructure (including bus routes). It is therefore well suited to mixed-use zoning and development. There are no particular natural values associated with the site, and relevant heritage values are capable of being addressed under the applicable statutory framework at the time a development application is made. Future use and development allowed by the proposed Urban Mixed Use zone would be unlikely to impact air and water resources.
(c) <i>to encourage public involvement in resource management and planning; and</i>	Public involvement will be undertaken through the exhibition of the proposed amendment, and associated permit application.
(d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and</i>	The future use and development permissible under the Urban Mixed Use zone will facilitate economic development through the provision of new development in proximity to key activities and services within Launceston. The proposal will assist in accommodating the population of the settlement and will broadly support the functioning of the activity centre.

Objective	Response
(e) <i>to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	The amendment process represents a sharing of responsibility for resource management and planning between Council the Commission, stakeholders and the community.

Table 5 - Objectives of the Process Established by the Act

Objective	Response
(a) <i>to require sound strategic planning and co-ordinated action by State and local government; and</i>	The proposed amendment is consistent with the Regional Land Use Strategy of Northern Tasmania. It will provide an opportunity to develop underutilised land within an Urban Growth Area at Launceston for residential use. It therefore represents coordinated and sound strategic planning.
(b) <i>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</i>	The amendment process is part of the system involved in establishing and reviewing planning instruments. The proposed amendment involves a change in zoning. The Urban Mixed Use zone would apply to the future use and development of the site in place of the current Community Purpose zone. The relevant Code provisions will continue to apply.
(c) <i>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</i>	There are no particular natural values associated with the site and future use and development allowed by the proposed Urban Mixed Use zone would be unlikely to have adverse environmental, social or economic impacts.
(d) <i>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</i>	The proposed amendment is consistent with the relevant State, regional and local strategy and policy directions which broadly seek to achieve sustainable development that does not compromise environmental, social, economic, conservation and resource management objectives.
(e) <i>to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning</i>	The proposal does not seek any other assessments in conjunction with the rezoning request.

<i>approvals with related approvals; and</i>	
<i>(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and</i>	The proposed amendment will allow residential development within an established urban settlement in a sustainable manner which will broadly support the functioning of the activity centre. It will therefore assist with the creation of a secure, pleasant, efficient and safe built environment.
<i>(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</i>	The proposed amendment will not result in any impact on a place listed or known to be significant for its scientific, aesthetic, architectural, historical or cultural value.
<i>(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</i>	The site is adjacent to, and serviced by, existing public utilities and other community facilities. The proposal will assist in maximising the efficient utilisation of existing infrastructure and services.
<i>(i) to provide a planning framework which fully considers land capability.</i>	The site is located within an urban environment and is not zoned for agricultural purposes and the objective is therefore not relevant.

5.5 State Policies

5.4.1 State Policy on the Protection of Agricultural Land 2009

The provisions of the State Policy are reflected in the Rural Resource Zone in the Scheme. The site is currently zoned Community Purpose and is developed for urban purposes. It is therefore not agricultural land and the State Policy therefore does not apply.

5.4.2 State Coastal Policy 1996

The proposed rezoning is generally consistent with the State Coastal Policy 1996. The site is located within an urban area that is serviced by established reticulated infrastructure. Accordingly, it will not affect any natural resources, ecosystem or public use at the coastline interface.

5.4.3 State Policy on Water Quality Management 1997

The provisions of the State Policy are reflected in the Water Quality Code in the Scheme. The provisions of the Code do not apply because the site will not involve development within more than 30m from a wetland or watercourse. Additionally, it is

noted that future development of the site is capable of connecting into existing infrastructure services including sewerage and stormwater which will ensure all concentrated runoff and sewage is disposed and managed appropriately to minimise potential environmental impacts.

5.5.4 National Environmental Protection Measures

The National Environmental Protection Measures (NEPMs), which have been adopted as State Policies, relate to ambient air quality, diesel vehicle emissions, assessment of site contamination, used packing material, movement of controlled waste between States and Territories and the national pollutant inventory. The site is not known to have been used or support a potentially contaminating activity.

5.6 City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review

The City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review is prepared under the *Local Government Act 1993*. It outlines Council's long-term strategic priorities, goals, and focus areas to provide us provide direction across a range of operations. Council's Strategic Plan is informed by the community's vision captured in the Greater Launceston Plan. The relevant Strategic Priorities are identified and addressed in Table 6.

Table 6 - Relevant Strategic Priorities Council's Strategic Plan

Strategic Priority	Response
4. <i>We value our City's Unique Identity by celebrating our special heritage and culture, and building on our competitive advantages to be a place where people choose to live, work and visit.</i>	The proposed rezoning will not have a material impact on the heritage fabric of the site. Matters relating to heritage values will be addressed under the applicable statutory controls at the time a development application is made.
5. <i>We serve and care for our community by providing equitable and efficient services that reflects needs and expectations of our community.</i>	The application is consistent with the provision of services and facilities that respond to changing demographics and needs within the community.
7. <i>We are a City planning for our future by ensuring our approach to strategic land-use, development and infrastructure is coordinated, progressive and sustainable.</i>	The application will allow a mixture of residential and other retail and commercial uses to occur on the site that is adjacent to existing mixed-use land, including key activities, services, and access to public transport. It therefore represents coordinated, progressive and sustainable land use planning.

5.7 Gas Pipelines Act 2000

The site is not affected by the gas pipeline corridor. The requirements in the *Gas Pipelines Act 2000* are therefore not applicable.

6.0 Conclusion

The proposed amendment seeks to rezone land at 10-16 Wellington Street, Launceston from Community Purpose to Urban Mixed Use. It will facilitate future use and development of the land that would otherwise not be allowable under the existing Community Purpose zoning.

The planning submission, demonstrates that the proposed rezoning amendment is consistent with the following:

- The requirements in the *Land Use Planning and Approvals Act 1993*;
- Northern Tasmania Regional Land Use Strategy;
- The Scheme;
- State Policies; and
- City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review.

No use or development is proposed.