

15.5 Launceston Building Heights and Massing Study Consultation**FILE NO:** SF6749**AUTHOR:** Damien Fitzgerald (City Development Team Leader Strategic City Planning)**DIRECTOR:** Leanne Hurst (Director Development Services)

DECISION STATEMENT:

To endorse the community consultation findings and recommendations of the draft Paul Davies Launceston CBD Building Height and Massing Study 2018.

PREVIOUS COUNCIL CONSIDERATION:

Workshop - 4 June 2018 - Launceston Building Heights and Massing Study

Council - 30 July 2018 - Agenda Item 15.1 - Launceston CBD Building Height and Massing Study

Workshop - 1 October 2018 - Launceston CBD Building Height and Massing Study (Paul Davies Pty Ltd) - Consultation Update

Workshop - 15 November 2018 - Launceston CBD Building Heights

Council - 6 December 2018 - Agenda Item 15.1 - Launceston Building Heights and Massing Study Consultation (withdrawn Agenda Item)

Workshop - 23 May 2019 - Update on Revised Study Recommendations

RECOMMENDATION:

That Council:

1. receives the Launceston Building Heights and Massing Community Consultation report and findings.
2. adopts the recommendations in the report prepared by Paul Davies Pty Ltd:
 1. *Preparation of 'design guidelines' to interpret and support the Planning Scheme.*
 2. *Prepare amendments and provisions for the Planning Scheme (to the study area):*
 - (a) *Retain and amend the Acceptable Solution (AS) and reduce to 9m.*
 - (b) *Introduce a Performance Criteria (PC) for development up to 24m in height.*
 - (c) *Introduce a Performance Criteria (PC) for development over 24m in height.*
 - (d) *Areas that should not be subject to controls in the study area be excised and remain in their current zonings and controls (refer to study mapping for details).*

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- (e) *Develop a Special Area Plan (SAP) to address the changes proposed.*
- (f) *Establish design guidelines as part of the discretionary controls.*
- (g) *Undertake separate guidelines that can provide a clear framework for new development in the city.*
- (h) *Establish exemptions for minor works where the application of the design guidelines is not appropriate.*

3. requests the General Manager to prepare relevant draft Planning Scheme provisions to implement the recommendations.

REPORT:

Summary - The Launceston Building Height and Massing Study (Attachment 1)

The City of Launceston (CoL) commissioned Paul Davies Pty Ltd to write the Launceston Building Height and Massing Study, a report/discussion paper analysing existing local context in terms of height and providing potential options to facilitate suitable development in Launceston.

The study area is contained within the Launceston Central Activities District (LCAD) boundary area shown in Figure 1.

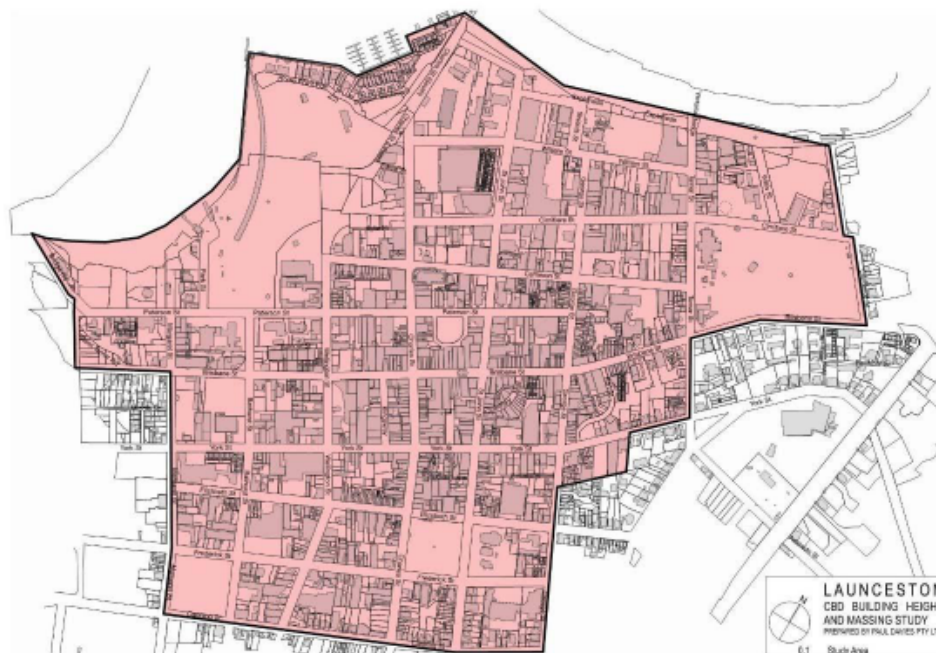


Figure 1 - Launceston Central Activities District Boundary (Paul Davies Study Area)

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The study provides clear objectives within four key precinct areas to protect the historic character of Launceston and to manage the potential increase in demand for development that may seek greater height and scale. The study also provided building envelopes that directly responds and respects the fabric of Launceston's streetscape, while giving certainty to future development in the central City area.

The objectives of the study (refer to Attachment 1 for further details) focused on:

- the protection of the historic character of Launceston;
- the protection of amenity and other values set out in the Launceston Planning Scheme;
- the management of the potential increase in demand for development in the City with buildings that may seek greater height and scale; and
- facilitation of appropriate and contextually designed developments.

Building height is one piece of a puzzle. The study provided the Council with a strong starting point to engage directly with the community in regards to future development in Launceston. The consultation process provided opportunity for the broader community to share and discuss what is important to development in Launceston.

Summary - Community Consultation Process (Attachment 2)

Consultation was undertaken from on 31 July to 14 September 2018 (six weeks). The consultation responses raised a diverse range of comments and concerns. The responses were captured and analysed to identify key themes and ideas raised by the community. Refer to Attachment 2 for further details.

Initially, a series of key stakeholder meetings were held, led by report author Paul Davies. These meetings were followed by an open community meeting, with Council officers and Paul Davies in attendance. Over 60 people attended that public meeting.

Further, on 29 January 2019, two information forum sessions were held with the building height representors and the Chamber of Commerce. CoL's General Manager and Paul Davies facilitated the sessions.

From this additional consultation, amendments to the recommendations were required; resulting in the proposed Planning Scheme Amendment process being substituted with the development of Planning Scheme provisions that could deal with building heights over 24m. Refer to Attachment 2 for further details.

Summary - Paul Davies Recommendation Report (Attachment 3)

It is not planned to revise the Launceston Building Height and Massing Study resulting from feedback received during the consultation process. Rather, Paul Davies has provided Council with a supplementary report, addressing the feedback, making recommendations for dealing with building controls and options for planning scheme provisions in the study area.

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This report strongly recommends introducing a set of controls and/or guidelines to facilitate new development in the City to achieve good design and urban outcomes. Once completed the guidelines document will support the Planning Scheme provisions.

In summary, the report (refer to Attachment 3 for further details) seeks Council endorsement for the following:

1. preparation of a Specific Area Plan (SAP) for the City, as defined in the attached mapping, to establish the development and heritage controls and framework for the future.
 2. adjustment of the study area boundaries to remove small areas of the study area that should not be subject to these controls. This will allow these areas to remain in their current zonings with those more appropriate controls (refer to mapping for details).
 3. adoption of the four study precincts that define the four character areas of the City and develop, where appropriate, specific controls for each precinct.
 4. establishment of exemptions for minor works where the application of the design guidelines is not appropriate.
 5. establishment of an acceptable height solution of 9m consistently across the study area except for recreation and park zones. Retention of the existing height controls in the Scheme for recreation and park zones.
 6. establishment of a performance criterion that controls buildings of up to of 24m across the study area.
 7. establishment of a performance criterion that controls buildings over 24m across the study area. The provisions are to establish a community, City and economic benefit from undertaking that development. The controls will contrast with a development that complies with the 24m height control.
 8. establish street front height controls across the study area.
 9. establish street front setbacks for development above the street front height control on all sites.
 10. establishment of side and rear setback controls across the study area.
 11. establishment of separate heritage controls for the SAP that are specific to the requirements of each precinct and work with the Scheme heritage provisions and controls.
 12. ensuring that places identified in the study area and earlier heritage studies as being of heritage significance are included as Local Heritage Places in the Planning Scheme.
 13. clearly mapping out heritage place of both State and Local heritage significance and precincts. Identify within the heritage provision that places of State heritage significance are managed separately under the *Tasmanian Cultural Heritage Act*.
 14. ensuring that precinct controls and adjacency controls are prepared to address the separate State and local heritage listing framework.
 15. preparation of development/design guidelines as set out in the study to inform the SAP.
 16. support and incorporation the concepts around design excellence into all future development in the City.
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Next Steps - Indicative Milestones:

- Council endorsement - Release the findings of the community consultation process on *Your Voice Your Launceston*. Individual written submissions will receive individual responses - June/July 2019.
- To continue with the development of Planning Scheme draft provisions to inform a Special Area Plan (SAP) - June/July 2019.
- Tasmanian Planning Commission briefing and feedback on draft SAP (Structure and Draft Provisions) - August 2019 (TBC).
- Council Workshop to update on SAP and guidelines development - August/September (TBC).
- Community Consultation on the SAP - October/November - 2019 (TBC).
- Completion of an accompanying guidance document to support the relevant Planning Scheme provisions (development guidelines) - completion by October/November 2019 (TBC).
- Representation Workshop and Report to Council February 2020 (TBC).
- Submission of report (Planning Scheme) to the Tasmanian Planning Commission - February/March 2020 (TBC).
- Tasmanian Planning Commission to consider representation and hold hearings - February - May 2020 (TBC).

ECONOMIC IMPACT:

Considered in this report.

ENVIRONMENTAL IMPACT:

Not considered relevant to this report.

SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Strategic Plan 2014-2024

Priority Area 2 - A city where people choose to live

Ten-year goal - To promote Launceston as a unique place to live, work, study and play

Key Direction -

4. To promote Launceston's rich heritage and natural environment

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Priority Area 6 - A city building its future

Ten-year goal - To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions

Key Directions -

2. To develop and take a strategic approach to development sites to maximise public benefits of development
3. To ensure that the planning system at a local and regional level is effective and efficient

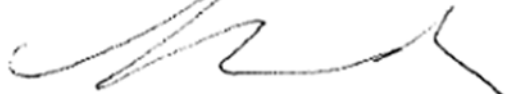
BUDGET & FINANCIAL ASPECTS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The officer has no conflict of interest in this item.

I certify that I have reviewed and approved this advice and recommendation.



Leanne Hurst: Director Development Services

ATTACHMENTS:

1. Launceston Building Heights and Massing Study - July 2018 (*distributed electronically*)
2. CoL Building Heights Consultation Report - October 2018 (*distributed electronically*)
3. Paul Davies Recommendation Report - May 2019 (*distributed electronically*)