

**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)

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Council - 6 December 2018 - Agenda Item 15.1 - Launceston Building Heights and Massing Study Consultation (withdrawn Agenda Item)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

## 15.5 Launceston Building Heights and Massing Study Consultation ...(Cont'd)

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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.
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**Mrs L Hurst (Director Development Services), Mr R Jamieson (Manager City Development) and Mr D Fitzgerald (City Development Team Leader Strategic City Planning) were in attendance to answer questions of Council in respect of this Agenda Item.**

**Prior to debate on this Agenda Item, Mr Michael Stretton (General Manager) indicated that a fourth point has been added to the Recommendation:**

4. requests Council officers to undertake comprehensive community consultation on the draft planning provisions.

**Mr Neil Grose spoke to the Recommendation**

## 15.5 Launceston Building Heights and Massing Study Consultation ...(Cont'd)

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### MOTION 1

Moved Councillor N D Daking, seconded Councillor D C Gibson.

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 14.5m.*
    - (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).*
    - (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.
4. requests Council officers to undertake comprehensive community consultation on the draft planning provisions.

**NO VOTE WAS TAKEN AS AN AMENDMENT WAS PUT**

## 15.5 Launceston Building Heights and Massing Study Consultation ...(Cont'd)

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**DECISION:** 30 May 2019

### **MOTION 2**

**Moved Councillor D C Gibson, seconded Councillor D H McKenzie.**

**That an additional three minutes of speaking time be granted to Councillor J Finlay.**

**CARRIED 11:0**

**FOR VOTE:** Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor J Finlay, Councillor A E Dawkins, Councillor N D Daking, Councillor D H McKenzie, Councillor K P Stojansek, Councillor P S Spencer, Councillor J G Cox, Councillor A G Harris and Councillor T G Walker

**DECISION:** 30 May 2019

### **AMENDMENT**

**Moved Councillor T G Walker, seconded Councillor P S Spencer.**

**That Council delete point 2.2(c) and replace with:**

- (c) Determine a Planning Scheme Amendment process for consideration of proposals that exceed 24m in height.**

**LOST 2:9**

**FOR VOTE:** Councillor T G Walker and Councillor P S Spencer

**AGAINST VOTE:** Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor A E Dawkins, Councillor J Finlay, Councillor N D Daking, Councillor D H McKenzie, Councillor K P Stojansek, Councillor J G Cox, Councillor A G Harris

## 15.5 Launceston Building Heights and Massing Study Consultation ...(Cont'd)

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**DECISION:** 30 May 2019

### MOTION 1

Moved Councillor N D Daking, seconded Councillor D C Gibson.

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.*
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    - (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.
4. requests Council officers to undertake comprehensive community consultation on the draft planning provisions.

**CARRIED 11:0**

**FOR VOTE:** Mayor Councillor A M van Zetten, Deputy Mayor Councillor D C Gibson, Councillor J Finlay, Councillor A E Dawkins, Councillor N D Daking, Councillor D H McKenzie, Councillor K P Stojansek, Councillor P S Spencer, Councillor J G Cox, Councillor A G Harris and Councillor T G Walker

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