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INDUSTRIAL LAND ZONING ADVICE

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Prepared for
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Independent
insight.



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EXECUTIVE SUMMARY

Launceston City Council is preparing for the introduction of the Tasmanian Planning Scheme (TPS). This report has been prepared to advise Council on the implications of replacing the existing Launceston Interim Planning Scheme (LIPS) zones to the new TPS zones on industrial zoned land. The TPS zones differ in terms of the permissible land uses and buffer distances to sensitive uses. These changes could increase the likelihood of land use conflicts between industrial activities and adjoining sensitive uses.

LIPS and the TPS compared

Compared to the LIPS General Industrial Zone, the TPS General Industrial Zone has more permitted uses. Similarly, TPS Light Industrial Zone has more permitted or discretionary land uses when compared to the same zone in the LIPS.

On balance, these use category changes appear relatively minor in nature. A 'neutral translation' of the existing LIPS zones to the new TPS zones is unlikely to significantly increase the potential for land use conflicts with sensitive uses, due to the wider range of permissible land uses.

It is not uncommon in Launceston for potentially conflicting uses to be in close proximity to each other. Potential conflicts are managed in the LIPS via the 'emissions impacting sensitive uses' use standard, which has an acceptable solution of a 100 metre buffer to sensitive uses for both the General and Light industrial zones. There are also corresponding performance criteria that allow alternative approaches to the acceptable solution. The TPS does not have this form of buffer control and, as a result, Council's ability to manage development on industrial land, near sensitive uses, will be reduced.

In the TPS Light Industrial Zone, there are restrictions on operating hours, lighting and vehicle movements for land that is within 50 metres of General Residential, Inner Residential, or Rural Living zone boundaries. These provisions are intended to reduce any potential loss of amenity experienced by residents close to light industrial area. This TPS provision applies to residential zoned areas that are adjacent to zone boundaries, and *does not apply* to sensitive use within industrial precincts, such as 'legacy' residential uses. As a result, existing sensitive uses *within* industrial precincts will have reduced protection against nuisance from industrial activity.

The TPS features a longer list of specific uses with attenuation/buffer distance requirements when compared to the LIPS. These distances are typically larger than 100 metres.

We conclude that, due to these changes in the buffer distance requirements from the LIPS to the TPS:

- For land uses listed in the table of Attention Distances in the TPS, required separation distance are typically the same or greater than those listed in the LIPS. This should reduce the potential for land use conflict between sensitive uses and new industrial uses.
- For any industrial land uses not listed in the table of Attention Distances:
 - For development within General Industrial Zone Council will have limited ability to manage potential conflicts with sensitive uses.
 - For development within the Light Industrial Zone Council will have limited ability to manage potential conflicts with sensitive uses. They will however have some ability to influence operating hours, lighting and vehicle movements in order to protect the

amenity of adjoining areas zoned General Residential, Inner Residential, or Rural Living.

Supply and demand for industrial land

Previous analysis of industrial land across Northern Tasmania¹ revealed that there is an oversupply of vacant industrial land compared to projected demand for the next 15 years. The total oversupply was estimated to be between 167 and 205 hectares. However, a potential shortfall was identified in the supply of land in Launceston to accommodate growth by local service industries, if demand were to increase as a result of improved economic conditions. This analysis suggests that any zone changes that might reduce the supply of General Industrial land but increase the supply of Light Industrial zoned land are likely to have a positive impact on the development of land for industrial purposes.

Recommendations

Based on the policy review, desktop analysis and site inspections, the following recommendations are made for the application of the TPS zones to Launceston's industrial precincts:

Precinct	Existing zone	Recommendation (and alternatives)
Georgetown Road (1)	General Industrial	Change zoning of site adjacent Brooks High School and Aldersgate Village to Light Industrial (see map) to limit likelihood of higher impact industrial uses. Consider change of zone for area at the corner of Georgetown Road and Lilydale Road to commercial. This is a highly visible location and is also in close proximity to residential uses on Lilydale Road.
Lilydale Road (2)	General Industrial	Change zoning to Light Industrial zone.
Remount Road (3)	General Industrial	Change zoning of the site that is immediately adjacent housing on Trueman Crescent (see map) to Light Industrial to provide a buffer between the housing and General Industrial zoned land.
Invermay – Invermay Road North (4a)	Light Industrial	Apply TPS Light Industrial zoning.
Invermay – Churchill Park Drive (4b)	Light Industrial	Apply TPS Light Industrial zoning.
Inveresk (5)	General Industrial	Rezone entire precinct to Light Industrial zoning. Alternative: Change zoning of sites on the eastern edge of this precinct (see map) to light industrial to provide a buffer between the housing and General Industrial zoned land.
Dowling Street (6)	Light Industrial	Apply TPS Light Industrial zoning.
St Leonards Road (7)	Light Industrial	Apply TPS Light Industrial zoning.
South Launceston – Frankland Street (8a)	Light Industrial	Change zone to Commercial which in keeping with context and existing land uses. Precinct is subject to contamination and may not be suitable for sensitive uses.
South Launceston – Wilmot Street (8b)	General Industrial	Change zone to TPS Light Industrial or Commercial which is more compatible with adjoining land use patterns.
South Launceston – Glen Dhu Street (8c)	Light Industrial	Apply TPS Light Industrial zoning.
Oakden Road (9)	General Industrial	Change zone to Commercial, as per adjacent zoning and aligned with the current uses at the site, food retail.
Youngtown – 345 Hobart Road (10a)	General Industrial	Rezone to TPS Light Industrial zone (as adjoining site to the north).
Youngtown - Hobart Road south (10b)	General Industrial	Apply TPS General Industrial zoning.

Mapping of the extent of proposed zone changes, other than 'neutral translation' from the LIPS to the TPS industrial zones, is provided in Section 4.2.

¹ SGSEP (2014) Northern Tasmania Industrial Land Strategy

1. INTRODUCTION

Launceston City Council is preparing for the introduction of the Tasmanian Planning Scheme (TPS). This report has been prepared to advise Council on the implications of replacing the existing Interim Planning Scheme zones to the new TPS zones on industrial zoned land.

The introduction of the TPS will see the introduction of General and Light industrial zones that differ from the existing zones. The TPS zones differ in terms of the land uses that are permissible or discretionary, and have alternative requirements for buffer distances to sensitive uses. These changes could increase the likelihood of land use conflicts between industrial activity and adjoining sensitive uses. SGS Economics and Planning (SGS) was engaged by the City of Launceston (Council) to provide advice on these issues.

The report also considers other issues in relation to Light and General Industry zoned land including: consideration of residential uses within industrial precincts and opportunities for the revitalisation of some industrial areas to encourage more efficient use of well-located land.

1.1 Scope

This report includes:

- A review and comparison of the General and Light Industrial zones in LIPS and TPS.
- Consideration of the existing land uses on General Industrial zoned land to understand whether it is utilised for a general industrial or light industrial (or other) purposes.
- Consideration of areas where potential land use conflicts could arise due to inadequate buffer requirements between General Industrial zoned land and residential zoned land.
- A review of residential uses on General and Light Industrial zoned land to determine whether these properties should retain an industrial zoning or be rezoned.
- An evaluation of whether the General and Light Industrial zones in the TPS are suitable for application to the existing industrial areas, assuming a 'neutral translation' of the zones.
- Identification of General or Light Industrial zoned land that is conducive to revitalisation (e.g. mixed-use development).
- Recommendations for zones changes based on these various analyses.

1.2 Report overview

Chapter 2 provides an overview of the current and future zones. Chapter 3 sets out the various analyses. Chapter 4 provides (preliminary) recommendations for zones changes.

The appendices to the report include the attenuation distances table from the TPS (Appendix 1), and analysis and mapping of the industrial precincts (Appendix 2).

2. POLICY CONTEXT

Council presently has an interim planning scheme that will be replaced by a single state-wide planning scheme – The Tasmanian Planning Scheme. This section provides an overview of how the schemes differ in relation to the two industrial zones. The chapter concludes with a brief discussion of industrial land demand and supply.

2.1 Launceston interim planning scheme (LIPS)

The LIPS sets out the requirements for use or development of land in accordance with the Land Use Planning and Approvals Act 1993 (the Act).

Objectives

The LIPS sets out eleven objectives for the City. Objectives that are relevant for the industrial land uses include:

- Maintaining the primacy of Launceston City in Tasmania and in the Northern Tasmania Region (Objective 3.1)
- Maintaining Launceston as the business and commercial heart of the region (3.2)
- Maximising the effectiveness of transport networks (3.7)
- Maximising the efficiency of infrastructure (3.8)
- Maintaining and improving the quality of the natural environment (3.9)
- Managing natural hazards (3.10)
- Managing climate change (3.11)

Zone purpose for industrial zones

In the LIPS the following purpose is outlined for the Light Industrial Zone:

- To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimize conflict or impact on the amenity of any other uses.
- To provide for uses that are complementary to and compatible with the above purpose.

For the General Industrial Zone, the purpose is:

- To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on neighbouring uses.
- To provide for uses that are complementary to and compatible with the above purpose.

2.2 Tasmania Planning Scheme (TPS)

The Tasmanian Planning Scheme will have two components:

- State Planning Provisions (SPPs) – the core content that will apply across all municipalities, including zone standards, exemptions and tables showing the types of uses that are permitted, discretionary or prohibited in each zone.
- Local Provisions Schedules (LPSs) – local zoning maps and any special area plans or site-specific provisions adopted for one Council area. The LPSs will be prepared by Councils.

The TPS does not have planning objectives as standard in the scheme, however local area objectives can be included as part of the LPSs developed by councils.

Zone purpose

The purposes of the Light Industrial Zone under the TPS is very similar to the LIPS (see Table 1). The key difference is the wording in relation the loss of, or impact on, the amenity of other uses. The LIPS stipulates that off-site impacts are managed to 'minimise impact on amenity' of any other uses; while the TPS stipulates that impacts must not result in an 'unreasonable loss of amenity'. It is unclear whether this difference in wording will make any material difference to the assessment of use and development in practice.

For General Industrial the purpose of the zone under both schemes is also very similar, the only difference being that the impacts are considered in regard to 'neighbouring uses' under the LIPS and 'adjacent uses' (meaning near to, and includes adjoining) under the TPS (see Table 2).

Other guidance

Guideline No.1 of the TPS Local Provisions Schedule outlines how the Light and General Industrial zones should be applied under the TPS.

For the Light Industrial Zone, the guidelines advise that;

- the "Light Industrial Zone should be applied to land where there are likely to be minimal off site impacts" (LZI 1);
- "should not be applied to individual, isolated industrial uses" (with a few exceptions) (LZI 2); and
- "should not be applied to areas that primarily accommodate, or are strategically intended to accommodate, large-scale, medium or high impact manufacturing, processing, storage, or transport activities" (LZI 3). (The guidelines notes that the General Industrial zone should be used for these purposes.)

For the General Industrial Zone, the directions advise that;

- "the General Industrial Zone should be applied to land that provides, or is intended to provide, for a range of larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses. These are likely to include large industrial operations with actual or potential nearby off site impacts. These may be located in areas remote from land designated for other uses, such as residential use, in order to avoid land use conflicts" (GIZ 1);
- "should not directly adjoin land zoned for residential purposes unless:
 - (a) separated by physical buffers such as a major road; or
 - (b) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses." (GIZ 2); and
- "should have access to freight transport routes and other utility infrastructure and services (e.g. electricity, water, sewerage) that is appropriate for the intended industrial use." (GIZ 3)

The advice in the guidelines suggests land that is zoned General Industrial will be located at sufficient distance to residential uses to avoid land-use conflicts. However, there are exceptions of relevance to Launceston: the zone land *can* adjoin residential zoned land if separated by a physical barrier such as a major road, or for an established industrial area.

Changes to purpose, permitted and discretionary uses

Under the new TPS, councils will still determine the zone maps, lists and overlays for their municipal areas. Councils will also remain the planning approval bodies. However, within the zones themselves (SPPs) there are changes to the uses that don't require a permit, are permitted, are discretionary, or are prohibited. For Light and General Industrial Zones, this could mean uses that were once discretionary or prohibited, may now be now permitted,

creating potential for conflict between existing tenants of a zone, or with nearby sensitives uses (e.g. residential or community facilities).

Light Industrial Zone

Table 1 outlines the purpose and uses categories for the Light Industrial Zone in both the LIPS and the TPS. The following changes to permitted and discretionary uses have been identified:

- Minor utilities² are a *permitted* use under LIPS but will become *no permit required* under the TPS; meaning this use no longer needs planning approval from Council.
- Emergency Services, Manufacturing and Processing, and Vehicle Fuel Sales and Service are *discretionary* uses under the LIPS.
- Port and shipping uses are a *permitted* use under the TPS; this use is *prohibited* under the LIPS.
- Educational and Occasional Care – if for alterations or extensions to existing Educational and Occasional Care – has been made *discretionary* in the TPS as has General Retail and Hire - If for alterations or extensions to existing General Retail and Hire. Neither uses is listed in the LIPS and both would therefore, presumably, be *prohibited* uses.
- Bulky Goods Retailing *discretionary* uses have been expanded to now include suppliers for extractive industry, resource development or resource processing; and timber yards.

The changes in uses between the LIPS and the TPS results in a wider range of uses being permitted in the Light Industrial Zone. Council and the community (via appeal rights) will have less discretion over uses in Light Industrial areas; it also means that businesses that propose uses that were once discretionary, but now permitted, can have their applications processed more quickly.

General industrial

Table 2 outlines the purpose and the permitted and discretionary uses in General Industrial Zone in the LIPS and the TPS.

The following changes to permitted and discretionary uses have been identified:

- Minor utilities are *permitted* under LIPS but become a use with *no permit required* under the TPS; meaning this use no longer needs planning approval from Council.
- Bulky Goods Sales - If for garden or landscape or hardware supplies, and Vehicle Parking, have been made *discretionary* (*permitted* under the LIPS). This is most likely due to these uses being deemed as not complementary/compatible with general industrial uses under the TIPS.
- Emergency Services, Resource Processing, and Utilities (*discretionary* under the LIPS) have been deemed *permitted* uses under the TPS.
- Educational and Occasional Care - If for an employment training centre, and Sports and Recreation have been made *discretionary* under the TPS (*not permitted* under the LIPS).

In general, the changes between the LIPS and TPS will result in a wider range of uses being permitted in the General Industrial Zone. However, some more retail-oriented land uses that are *permitted* uses in the LIPS, have been made *discretionary*.

² Use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water and sewer pipes, retention basin, telecommunication lines, gas pipelines or electricity substation and power lines up to but not exceeding 110kV.

TABLE 1: LIGHT INDUSTRIAL ZONE USES – LIPS AND TPS

	Launceston Interim Planning Scheme	Tasmanian Planning Scheme
Purpose	<ul style="list-style-type: none"> To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimize conflict or impact on the amenity of any other uses. To provide for uses that are complementary to and compatible with the above purpose. 	<ul style="list-style-type: none"> 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. To provide for use or development that supports and does not adversely impact on industrial activity
No Permit Required	<ul style="list-style-type: none"> Natural and cultural values management Passive recreation 	<ul style="list-style-type: none"> Natural and Cultural Values Management Passive Recreation Utilities - If for minor utilities. (Permitted use in LIPS)
Permitted	<ul style="list-style-type: none"> Equipment and machinery sales and hire Research and development Service industry Storage Transport depot and distribution Utilities - if minor utilities 	<ul style="list-style-type: none"> Emergency Services (Discretionary use in LIPS) Equipment and Machinery Sales and Hire Manufacturing and Processing (Discretionary in LIPS) Port and Shipping Research and Development Service Industry Storage Transport Depot and Distribution Vehicle Fuel Sales and Service (Discretionary in LIPS)
Discretionary	<ul style="list-style-type: none"> Bulky goods- If for garden or landscape or hardware supplies Community meeting & entertainment Crematoria and cemeteries - If for crematoria Domestic animal breeding, boarding or training Emergency services Food services - If not for a restaurant Manufacturing and processing Recycling and waste disposal - If not for a refuse disposal site Resource processing - If not for animal saleyards or abattoir Sport and Recreation Utilities Vehicle fuel sales and service Vehicle parking 	<ul style="list-style-type: none"> Bulky Goods Sales If for: <ul style="list-style-type: none"> (a) a supplier for Extractive Industry, Resource Development or Resource Processing (Prohibited use in LIPS); (b) a garden and landscaping materials, trade or hardware supplier; or (c) a timber yard. (Prohibited in LIPS) Community Meeting and Entertainment Crematoria and Cemeteries Domestic Animal Breeding, Boarding or Training Educational and Occasional Care - If for alterations or extensions to existing Educational and Occasional Care. Food Services General Retail and Hire - If for alterations or extensions to existing General Retail and Hire. (Prohibited in LIPS) Recycling and Waste Disposal If for a scrap yard or waste transfer station. Resource Processing Sports and Recreation Utilities (If not listed as No Permit Required.) Vehicle Parking
Prohibited	All other uses	All other uses

Note: Uses highlighted in green have been 'elevated' in the hierarchy in the TPS relative to the LIPS; Uses highlighted in red have been 'demoted' in the TPS.

TABLE 2: GENERAL INDUSTRIAL ZONE USES – LIPS AND TPS

	Launceston Interim Planning Scheme	Tasmanian Planning Scheme
Purpose	<ul style="list-style-type: none"> To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on neighbouring uses. To provide for uses that are complementary to and compatible with the above purpose. 	<ul style="list-style-type: none"> To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on adjacent uses. To provide for use or development that supports and does not adversely impact on industrial activity.
No Permit Required	<ul style="list-style-type: none"> Natural and cultural values management Passive recreation 	<ul style="list-style-type: none"> Natural and Cultural Values Management Passive Recreation Utilities - If for minor utilities. (Permitted use in LIPS)
Permitted	<ul style="list-style-type: none"> Bulky goods sales - If for garden or landscape or hardware supplies Equipment and machinery sales and hire Manufacturing and processing Port and shipping Recycling and waste disposal - If not for a refuse disposal site Research and development Resource processing - If not for animal saleyards or abattoir Service industry Storage Transport depot and distribution Utilities - If for minor utilities Vehicle fuel sales and service Vehicle parking 	<ul style="list-style-type: none"> Emergency Services (Discretionary use in LIPS) Equipment and Machinery Sales and Hire Manufacturing and Processing Port and Shipping Recycling and Waste Disposal Research and Development Resource Processing (in part a Discretionary use in LIPS) Service Industry Storage Transport Depot and Distribution Utilities - If not listed as No Permit Required. (Discretionary use in LIPS) Vehicle Fuel Sales and Service
Discretionary	<ul style="list-style-type: none"> Crematoria and cemeteries - If for crematoria Emergency services Food services – If not for a restaurant Motor racing facility Resource processing Utilities 	<ul style="list-style-type: none"> Bulky Goods Sales If for: <ul style="list-style-type: none"> (a) a supplier for Resource Development, Extractive Industry or Resource Processing (Prohibited in LIPS); (b) a garden and landscape, trade or hardware supplier; (Permitted use in LIPS) or (c) a timber yard. (Prohibited in LIPS) Crematoria and Cemeteries If for a crematoria. Educational and Occasional Care - If for an employment training centre. (Prohibited in LIPS) Food Services Motor Racing Facility Sports and Recreation (Prohibited in LIPS) Vehicle Parking (Permitted in LIPS)
Prohibited	All other uses	All other uses

Note: Uses highlighted in green have been 'elevated' in the hierarchy in the TPS relative to the LIPS; Uses highlighted in red have been 'demoted' in the TPS.

TABLE 3: TPS INDUSTRIAL ZONES COMPARED

	Light industrial	General industrial
Purpose	<ul style="list-style-type: none"> 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. To provide for use or development that supports and does not adversely impact on industrial activity 	<ul style="list-style-type: none"> To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on adjacent uses. To provide for use or development that supports and does not adversely impact on industrial activity.
No Permit Required	<ul style="list-style-type: none"> Natural and Cultural Values Management Passive Recreation Utilities - If for minor utilities. 	<ul style="list-style-type: none"> Natural and Cultural Values Management Passive Recreation Utilities - If for minor utilities.
Permitted	<ul style="list-style-type: none"> Emergency Services Equipment and Machinery Sales and Hire Manufacturing and Processing Port and Shipping Research and Development Service Industry Storage Transport Depot and Distribution Vehicle Fuel Sales and Service 	<ul style="list-style-type: none"> Emergency Services Equipment and Machinery Sales and Hire Manufacturing and Processing Port and Shipping Recycling and Waste Disposal Research and Development Resource Processing Service Industry Storage Transport Depot and Distribution Utilities - If not listed as No Permit Required. Vehicle Fuel Sales and Service
Discretionary	<ul style="list-style-type: none"> Bulky Goods Sales If for: <ul style="list-style-type: none"> (a) a supplier for Extractive Industry, Resource Development or Resource Processing; (b) a garden and landscaping materials, trade or hardware supplier; or (c) a timber yard. Community Meeting and Entertainment Crematoria and Cemeteries Domestic Animal Breeding, Boarding or Training Educational and Occasional Care - If for alterations or extensions to existing Educational and Occasional Care. Food Services General Retail and Hire - If for alterations or extensions to existing General Retail and Hire. (Prohibited in LIPS) Recycling and Waste Disposal If for a scrap yard or waste transfer station. Resource Processing Sports and Recreation Utilities (If not listed as No Permit Required.) Vehicle Parking 	<ul style="list-style-type: none"> Bulky Goods Sales If for: <ul style="list-style-type: none"> (a) a supplier for Resource Development, Extractive Industry or Resource Processing; (b) a garden and landscape, trade or hardware supplier; or (c) a timber yard. Crematoria and Cemeteries If for a crematoria. Educational and Occasional Care - If for an employment training centre. (Prohibited in LIPS) Food Services Sports and Recreation Vehicle Parking (Permitted in LIPS) Motor Racing Facility
Prohibited	All other uses	All other uses

Note: Uses highlighted in gold are discretionary in the Light Industrial zone and prohibited in the General Industrial zone; Uses highlighted in orange are discretionary in the Light Industrial zone and permitted in the General Industrial zone;

Buffer distance requirements

Implementation of the TPS will also see changes to the buffer distance requirements between uses in industrial zones and sensitive uses.

These are currently managed in the LIPS through two means: Clause 25.3.2 of the LIPS ('Emissions impacting sensitive uses') and attenuation distances for specified activities which are listed in Table E11.1 of the scheme.

Set backs for emissions impacting sensitive uses

Clauses 24.3.2 and 25.3.2 in the LIPS are intended "to ensure that emissions to air, land and water are not detrimental to the amenity of sensitive uses". Sensitive uses are defined as 'a residential use or a use involving the presence of people for extended periods except in the course of their employment, such as in a caravan park, childcare centre, dwelling, hospital or school.'

For both the Light Industrial and General Industrial zone, the 'Acceptable Solution' is for uses to be set back from the site of a sensitive use no less than 100m. The distance is measured from lot boundary of the sensitive use.

For both zones, the 'Performance Criteria' for alternative solutions to the emissions standard requirements are as follows:

The use must not adversely impact on the amenity of nearby sensitive uses, having regard to:

- (a) the nature of the proposed use;*
- (b) the nature of the emissions;*
- (c) the proximity and number of sensitive uses in the area;*
- (d) the topography of the site;*
- (e) any mitigation measures proposed; and*
- (f) the proximity and number of nearby emitting uses.*

In the TPS, the General and Light Industrial zones do not have similar 'generic' set-back requirements that apply to all uses in these zones. The TPS does however have a more extensive list of attenuation requirements for specific land uses (see discussion below).

The Light Industrial Zone in the TPS has a use standard with the objective "That uses do not cause an unreasonable loss of amenity to residential zones." Under this standard the 'Acceptable Solution' places restrictions on the hours of operation, external lighting, and commercial vehicle movements for land within 50 metres of a residential zone, as shown in Table 4. Residential zones include the Inner Residential Zone, General Residential Zone, Low Density Residential Zone and Rural Living Zone. There are corresponding 'Performance Criteria' for each restriction providing assessment criteria for alternate solutions.

TABLE 4: CHANGES TO SETBACKS/BUFFERS - LIPS AND TPS

	Launceston Interim Planning Scheme	Tasmanian Planning Scheme
General Industrial Zone	Uses must be set back from the site of a sensitive use a distance of no less than 100m (or satisfy Performance Criteria).	No requirement.
Light Industrial Zone	Uses must be set back from the site of a sensitive use a distance of no less than 100m (or satisfy Performance Criteria).	No requirement. Within 50 metres of residential zones, there are restrictions on hours of operation, external lighting and vehicle movements, with both 'Acceptable Solutions' and 'Performance Criteria'. The 'Acceptable Solutions' are: <ul style="list-style-type: none"> ▪ Hours of operation restricted to 7am to 9pm (8am on Sundays) ▪ Restricted use of external lighting after 11pm to 6am ▪ No commercial vehicle movements between 9pm and 7am (8am on Sundays)

Attenuation Code distances

Another difference between the two schemes is in the content of the Attenuation Code distance tables.

The purpose of the Attenuation Code distances is to minimise adverse impacts of specified activities on the health, safety and amenity of sensitive land uses.

Under the LIPS, activities listed in Table 5 must achieve the minimum attenuation distance listed from (a) any existing sensitive use; or (b) a boundary to the General Residential, Inner Residential, Low Density Residential, Rural Living, Environmental Living, Urban Mixed Use, Village, Local Business, General Business, Central Business, Commercial and Major Tourism zones.

The list of activities requiring Attenuation Distances in the TPS is significantly longer than that contained in the LIPS.

The State-wide planning provisions note that:

- "The attenuation code does not apply to attenuation areas between the activities listed in listed in Tables C9.1 and C9.2 where those activities occur within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone."
- "The code does not apply to sensitive uses occurring within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone."

This later point is in direct contrast to the LIPS which applies the attenuation distance requirements to sensitive uses *within* industrial zones.

Some attenuation distances are presented as ranges. This reflects differing scales of activity, or different techniques of the same activity. The full list of Attenuation Codes, including these details, are included in Appendix 1. Specified uses without attenuation distances under LIPS are marked with a not applicable (NA). It can be assumed that the general buffer of 100 meters would apply to these uses under the LIPS.

TABLE 5: INDUSTRIAL ACTIVITY AND ATTENUATION DISTANCES

Activity	LIPS – Attenuation distance (m)	TPS – Attenuation distance (m)
Abattoirs	300-1,000	500-1,000
Abrasive Blasting	NA	100-300

Activity	LIPS – Attenuation distance (m)	TPS – Attenuation distance (m)
Agricultural processing	NA	100-300
Animal Saleyard/Stockyard	500	500
Aquaculture (land operation)	NA	100
Bakery	NA	200
Beverage production (non-alcoholic)	NA	300
Biosolids application to land	NA	100
Brewery or distillery	NA	200-500
Brickworks/ceramic works	200	200-500
Chemical works	NA	300-1,500
Cidery	NA	300-500
Composting (vegetation only)	500	250-500
Composting (incorporating human or animal wastes)	500-1,000	500-1,000
Concrete/cement works	100	300-2,000
Crematoria	300	300
Dairy products/milk processing	100	100-500
Disposal site, transfer station/Waste depot	50-500	150-750
Feedlot and holding yard	3,000	3,000
Fibreglass manufacturing	200	300
Fish processing	100-1,000	250-500
Flour Mills	300	300
Foundry/Metal melting	1,000	300-1,000
Frost fan	NA	2,000
Fuel burning	NA	100-500
Gas pressure reduction facility	NA	300
Horse stables	NA	500
Joinery	NA	200
Liquid waste treatment	200	300
Maritime construction and maintenance works	NA	300-500
Materials handling	NA	500-750
Metal fabrication	500	500
Metallurgical works	NA	2,000
Motor bodyworks	NA	100
Organic waste treatment	500	500
Piggery	500	500
Plant nurseries	NA	100-300
Poultry	500	500
Pre-mix bitumen plants	500	500-1,000
Quarry or pit.	300-1,000	300-1,000
Rendering or fat extraction works	NA	500-1,500
Scrap metal recovery	NA	500
Smallgoods manufacture	100	100-250
Storage - Petroleum products and crude oil	100-300	200-500
Storage - Wet salted or unprocessed hides	300	300
Storage – Chemicals	NA	500
Surface coating	NA	300

Activity	LIPS – Attenuation distance (m)	TPS – Attenuation distance (m)
Textile bleaching and dyeing	NA	500-1,000
Winery – bottling facility or wine making	NA	300-500
Wood chipper/woodchip mill	300	250-1,000
Wood preservation	100	300
Wood processing	NA	250-1,000
Wrecking yard – automotive	NA	200

*Uses not likely to be found in industrial zones have not been included, for example, water based aquaculture, marinas, irrigation, mining, motorcar race tracks, oil/gas extraction, oil refinery, shooting range etc.

2.3 Schemes compared: key issues for industrial zones

Use changes

The changes to the General Industrial Zone from the LIPS to the TPS will result in a wider range of uses being permitted. However, some retail-oriented uses that are currently a *permitted* use in the LIPS, have been made *discretionary* in the TPS.

Similarly, a wider range of uses will be *permitted* or *discretionary* uses in the TPS Light Industrial Zone, compared to the LIPS.

On balance, these use category changes appear relatively minor in nature. A ‘neutral translation’ of the existing LIPS zones to the new TPS zones is unlikely to significantly increase the potential for land use conflicts with sensitive uses.

Buffer/attenuation distance requirements – general

Launceston’s long industrial history has resulted in land use patterns where potentially conflicting uses are in close proximity to each other, i.e. General Industrial zoned land adjoining residential zoned land, or residential uses with industrial zoned precincts.

Potential conflicts between land uses are managed in the LIPS via the ‘Emissions impacting sensitive uses’ use standard which has an Acceptable Solution of a 100 metre setback for both industrial zones (and corresponding Performance Criteria).

The TPS does not have this control. As a result, Council’s ability to influence the form and types of development on industrial land near sensitive uses will be reduced.

In the TPS Light Industrial Zone there are restrictions on operating hours, lighting and vehicle movements for land that is within 50 metres of a zone boundary with land zoned General Residential, Inner Residential, or Rural Living. These provisions are intended to reduce any potential loss of amenity experienced by residents close to light industrial areas. These provisions would not apply to sensitive use *within* land zoned Light Industrial and therefore sensitive uses within industrial (or commercial) zones, will not be subject to the same protections.

Buffer/attenuation distance requirements – specific

The TPS features a longer list of specified uses with attenuation distance requirements. These distances are typically larger than 100 metres.

Summary

The changes in the buffer distance requirements from the LIPS to the TPS mean that:

- For land uses listed in the table of Attention Distances in the TPS, required separation distance are typically the same or greater than those listed in the LIPS. This should reduce the potential for land use conflict between sensitive uses and new industrial uses.

- Notable land uses for which the Attention Distance will be introduced by the TPS include large-scale bakeries, beverage production (non-alcoholic), breweries, chemical works, cideries, joineries, materials handling, nurseries which use manure, scrap metal recovery, storage of chemicals, surface coating, textile bleaching and dyeing, wine making or bottling, wood processing, and automotive wrecking yards.
- Notable land uses for which the Attention Distance will be increased by the TPS include concrete/cement works, level 1 fish processing, storage of petroleum products, and wood preservation.
- For land uses *not* listed in the table of Attention Distances:
 - In the General Industrial Zone, Council will have less influence over the interface with sensitive uses, when assessing new developments.
 - In the Light Industrial Zone, Council will have less influence over the interface with sensitive uses, although Council will have some ability to influence operating hours, lighting and vehicle movements to protect the amenity of nearby sensitive uses, when assessing new developments.
 - For sensitive uses within the Light Industrial or General Industrial Zone, the attenuation distance requirements will not apply.

2.4 Launceston Industrial Strategy 2009 – 2029

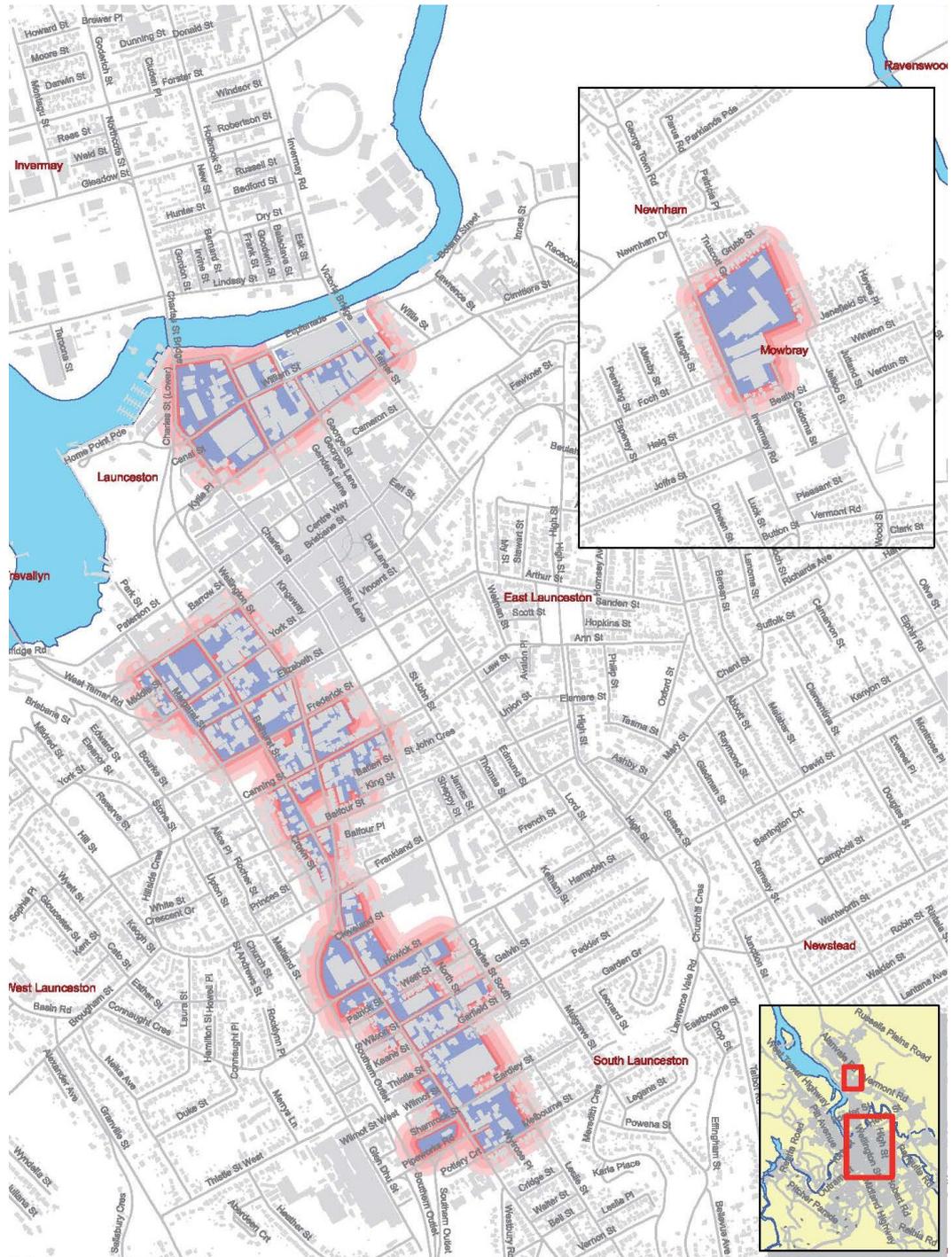
Prepared in 2010, the Launceston Industrial Strategy is the most recent statement of strategic planning intent for Launceston’s industrial areas. The document includes a comprehensive assessment of the key influences impacting the use and development of industrial land, and considers the (then) current state of Launceston’s industrial areas.

The strategy includes four key industrial policies:

1. Council will encourage industrial development on established, high quality, serviced, vacant industrial sites by prioritising such sites for appropriate new development in the short to mid-term.
2. Council will identify and zone appropriate new, high quality sites with good access to infrastructure and services, to accommodate demand for industry that cannot be accommodated within existing industrial areas in the mid-term to long-term.
3. Council will identify areas of transition and encourage the relocation of inappropriately located industrial uses in inner-city areas by rezoning appropriate areas and advising on relocation opportunities within Launceston and throughout the wider area. This is a long term aspirational objective.
4. Council will encourage the redevelopment of established, high quality, serviced, brownfield sites by prioritising such sites for appropriate new development in the short-term, mid-term and long-term.

Policy 3 is accompanied by mapping that identifies areas that may be suited to transitioning away from industrial uses to commercial and residential uses, by virtue of their inner city location and proximity to sensitive uses (see Figure 1). The Greater Launceston Plan includes these areas within a broader structure of ‘Priority Consolidation Areas’: the priority areas for infill urban development.

FIGURE 1: AREAS POTENTIALLY SUITED TO TRANSITION (FROM INDUSTRIAL USES)



Source: Launceston City Council (2009) Launceston Industrial Land Strategy

2.5 Supply and demand for industrial land

Strategic planning for industrial land aims to provide sufficient land to meet the needs of industrial operators, while optimising the use of land, and existing infrastructure and facilities.

An undersupply of industrial land may constrain the economic development of the region. An over-supply of land may result in inefficient use of land, contribute to urban sprawl and lead to sub-optimal usage of the capacity of existing infrastructure and facilities. The costs of which can include higher development costs, increased travel costs and times, higher infrastructure provision costs, and increased emissions of greenhouse gasses.

As a general rule of thumb, a region should have sufficient suitable vacant industrial land to meet demand for a 15-year period.

The Northern Tasmania Industrial Land Strategy (SGSEP, 2014) included detailed analysis of vacant industrial land to assess its suitability for future industrial uses. The study covered all eight municipalities of Northern Tasmania and compared suitable and vacant supply, with projected demand.

Table 6 below lists the industrial precincts analysed with suitable and vacant industrial zoned land. 'Suitable' refers to land where the potential for industrial use is not severely negatively impacted by either sensitive nearby uses, steepness of the land³ or exposure to flood risks. 'Vacant' refers to land that has not been occupied or used for a significant time⁴. The analysis found that there was 53 hectares of suitable and vacant industrial land in Launceston.

TABLE 6: SUPPLY OF SUITABLE INDUSTRIAL LAND IN LAUNCESTON (2014)

Precinct	Suitable vacant parcels (count)	Suitable vacant industrial land (Ha)
Connector Park	16	11
George Town Rd, Lilydale Rd	18	19
Inveresk	23	7
Invermay	24	2
Launceston	1	0.2
Mowbray industrial (Remount Rd)	3	3
Prospect	3	2
Waverley, St Leonards and Killafaddy Rd	9	6
Youngtown South including Devereaux Site	7	8
Launceston (C)	103	53

Source: SGS (2014) Northern Tasmania Industrial Land Strategy. A detailed overview of these Precincts is provided in the Appendix 3.

The study also found that across Northern Tasmania there is an oversupply of vacant industrial land compared to the amount required to accommodate projected demand for the next 15 years (from 2014). The oversupply was found to be between 167 and 205 hectares.

One potential shortfall identified was in the supply of land in Launceston to accommodate growth by local service industries, if the economy was to improve. Anecdotal evidence gathered during the Study suggested that there continues to be substantial demand for industrial land in the Invermay/Inveresk area, while demand has stalled elsewhere in Northern Tasmania.

This analysis suggests that any zone changes that reduce the supply of General Industrial land but increase the supply of Light Industrial zoned land is likely to have a positive impact on the

³ Land with a slope greater than 10% is generally unusable for industrial purposes.

⁴ No structures or buildings, or derelict structures.

development of land for industrial purposes. A strategy to reduce and consolidate the supply of General Industrial land is likely to result in a net benefit as fewer, well-located and appropriately-services industrial precincts will minimise exposure to sensitive use, and maximise the efficient use of existing infrastructure.

3. INDUSTRIAL AREA ANALYSIS

This chapter contains analysis of Launceston’s main industrial precincts: the existing uses; the potential for land use conflicts; and the presence of residential uses in industrial areas.

3.1 Precincts

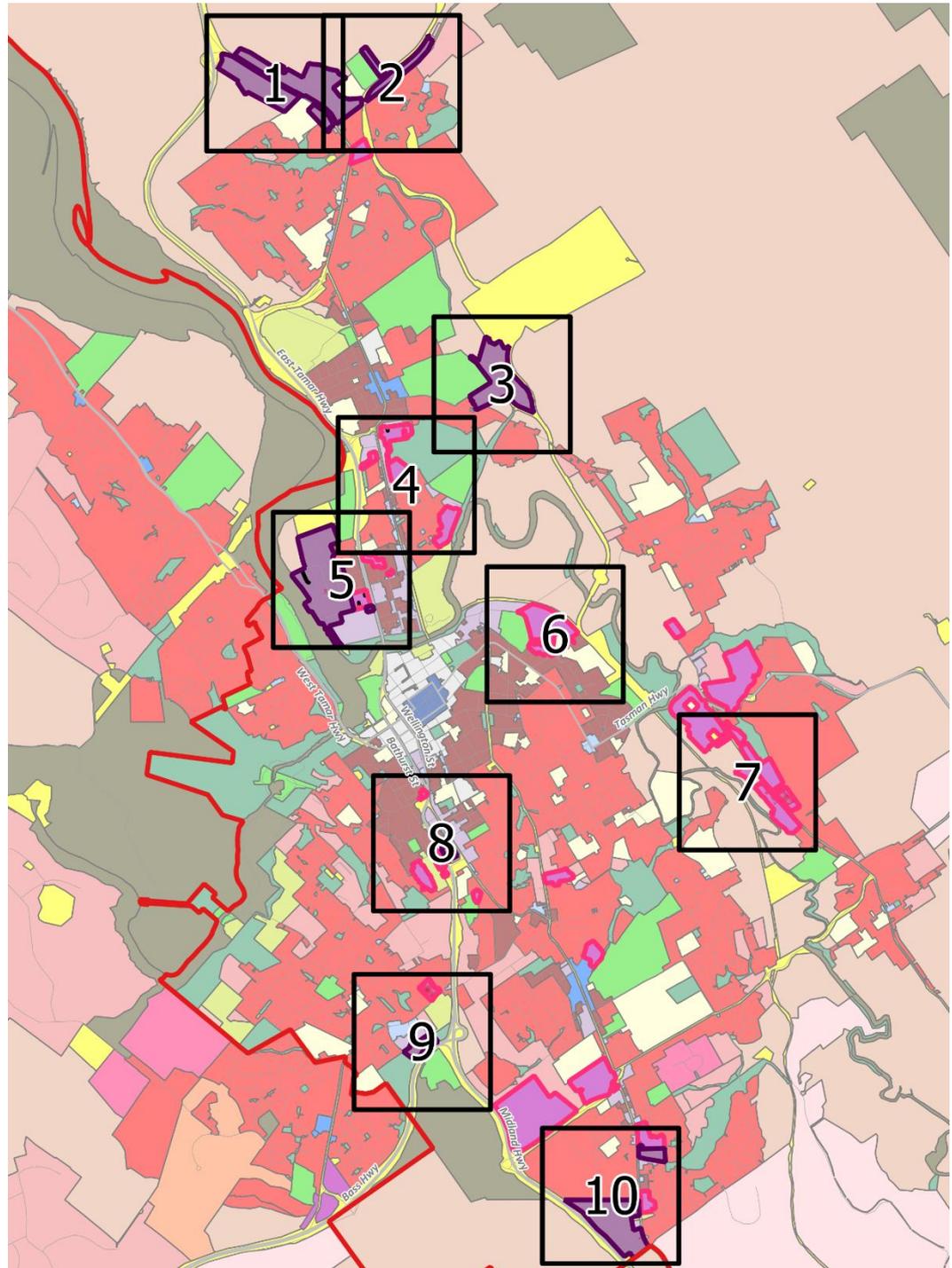
The key areas of industrial land in Launceston were mapped as 10 precincts. Seven of these contain mostly General Industrial zoned land. The other three are areas of Light Industrial zoned land.

The table below sets out the precinct names, predominant industrial zoning and a brief description. Mapping for each precinct is provided in Appendix 2.

TABLE 7: LAUNCESTON’S MAJOR INDUSTRIAL PRECINCTS

Precinct	Predominant zone	Description
Georgetown Road (1)	General Industrial	Linear precinct of approx. 60 Ha. Larger lots. Good arterial road access. Limited expose to sensitive uses, with the exception of the south western edge of the precinct.
Lilydale Road (2)	General Industrial	Linear precinct of 11 Ha. OK arterial road access. Housing on the southern side of Lilydale Road.
Remount Road (3)	General Industrial	28.7 Ha composed of a few large lots. Western edge adjoins housing. Otherwise limited expose to sensitive land uses.
Invermay – Invermay Road North (4a)	Light Industrial	Local light industry precinct. Mix of large and small lots. Adjoining residential and commercial zoned land.
Invermay – Churchill Park Drive (4b)	Light Industrial	Local light industry precinct. Mix of large and small lots. Adjoining residential and commercial zoned land.
Inveresk (5)	General Industrial	Significant industrial precinct of 48 Ha. Mix of larger and smaller lots. Flood prone land. Good access to East Tamar Highway.
Dowling Street (6)	Light Industrial	Smaller light industrial precinct. Mix of small and a few very large lots. Access generally through residential areas.
St Leonards (7)	Light Industrial	Linear precinct. Mix of lot sizes. Limited exposure to sensitive uses. Road access generally through residential areas.
South Launceston – Frankland Street (8a)	Light industrial	Small light industrial area. Some vacant land.
South Launceston – Wilmot Street (8b)	General Industrial	Small General Industrial zoned area of 1.9 Ha, with commercial and residential zoned land adjacent.
South Launceston – Glen Dhu Street (8c)	Light industrial	Light industrial area mixed with housing.
Oakden Road (9)	General Industrial	Small General Industrial zoned area (4.8 Ha) with commercial zoning adjacent.
Youngtown – 345 Hobart Road (10a)	General Industrial	Smaller single site of 3.8 Ha further north on Hobart Road adjacent to commercial, light industrial and residential zoned land.
Youngtown - Hobart Road south (10b)	General Industrial	One larger precinct of 30.9 Ha. Mix of large to medium sized industrial lots. Reasonable arterial road access to the south and north.

FIGURE 2: LAUNCESTON'S MAJOR INDUSTRIAL PRECINCTS



Source: SGSEP, 2017.

3.2 General industrial precincts

Precinct 1: Georgetown Road

TABLE 8: GEORGETOWN ROAD INDUSTRIAL GENERAL INDUSTRIAL ASSESSMENT

Issue	Description	Comment/assessment
Existing land uses	Warehouse Manufacturing factory Manufacturing workshop	Based on rates data
Potential for land use conflicts?	Yes. Removal of buffer distance to sensitive uses 'Use Standard' could limit Council's ability to manage potential conflicts between industrial uses and the Aldersgate Village, residential zoned land to the south of the precinct and Brooks High School (see photo 1 in Figure 3).	Only impacts a small part of the precinct
Residential uses in zone?	None	NA
Flooding/land slip	Not impacted	NA
TPS criteria for General Industrial zones (Criteria 1)	"Land that provides, or is intended to provide, for a range of larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses"	
TPS criteria for General Industrial zones (Criteria 2)	"Likely to include large industrial operations with actual or potential nearby off site impacts"	
TPS criteria for General Industrial zones (Criteria 3)	"May be located in areas remote from land designated for other uses, such as residential use, in order to avoid land use conflicts"	Some adjoining residential
TPS criteria for General Industrial zones (Criteria 4)	"Should not directly adjoin land zoned for residential purposes unless: (a) separated by physical buffers such as a major road; or (b) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses"	Existing industrial area
TPS criteria for General Industrial zones (Criteria 5)	"Should have access to freight transport routes and other utility infrastructure and services (e.g. electricity, water, sewerage) that is appropriate for the intended industrial use"	
TPS criteria for Light Industrial zones (Criteria 1)	"Should be applied to land where there are likely to be minimal off site impacts"	
TPS criteria for Light Industrial zones (Criteria 2)	"Should not be applied to individual, isolated industrial uses (with some exceptions)"	
TPS criteria for Light Industrial zones (Criteria 2)	"Should not be applied to areas that primarily accommodate, or are strategically intended to accommodate, large-scale, medium or high impact manufacturing, processing, storage, or transport activities"	
Other strategic considerations		

Precinct 2: Lilydale Road

TABLE 9: LILYDALE ROAD INDUSTRIAL GENERAL INDUSTRIAL ASSESSMENT

Issue	Description	Comment/assessment
Existing land uses	Warehouse Manufacturing workshop Concrete batching plant Sales yard	Based on rates data.
Potential for land use conflicts?	Yes. Removal of buffer distance to sensitive uses 'Use Standard' could limit Council's ability to manage potential conflicts between new industrial uses and the residential properties to the south on Lilydale Road.	Precinct already hosts a concrete batching plant which is located closer to residential uses than the TPS attenuation distance
Residential uses in zone?	None	NA
Flooding/land slip	Not impacted	NA
TPS criteria for General Industrial zones (Criteria 1)	"Land that provides, or is intended to provide, for a range of larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses"	
TPS criteria for General Industrial zones (Criteria 2)	"Likely to include large industrial operations with actual or potential nearby off site impacts"	Limited existing operations
TPS criteria for General Industrial zones (Criteria 3)	"May be located in areas remote from land designated for other uses, such as residential use, in order to avoid land use conflicts"	Close to existing residential land uses
TPS criteria for General Industrial zones (Criteria 4)	"Should not directly adjoin land zoned for residential purposes unless: (a) separated by physical buffers such as a major road; or (b) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses"	Separated by road, but not major road; existing industrial area
TPS criteria for General Industrial zones (Criteria 5)	"Should have access to freight transport routes and other utility infrastructure and services (e.g. electricity, water, sewerage) that is appropriate for the intended industrial use"	Access to East Tamar Highway, via Georgetown Road and Lilydale Road
TPS criteria for Light Industrial zones (Criteria 1)		
TPS criteria for Light Industrial zones (Criteria 2)		
TPS criteria for Light Industrial zones (Criteria 2)		
Other strategic considerations		

Precinct 3: Remount Road

TABLE 10: REMOUNT ROAD INDUSTRIAL GENERAL INDUSTRIAL ASSESSMENT

Issue	Description	Comment/assessment
Existing land uses	Warehouse Manufacturing factory Manufacturing workshop Sawmills (2)	Based on rates data.
Potential for land use conflicts?	Yes. Removal of buffer distance to sensitive uses 'Use Standard' could limit Council's ability to manage potential conflicts between new industrial uses and the residential properties to the west and south. (See photo 2 in Figure 3).	Only impacts a small part of the precinct
Residential uses in zone?	1 house	Dwelling on former site of Mowbray Wreckers
Flooding/land slip	Not impacted	
TPS criteria for General Industrial zones (Criteria 1)	"Land that provides, or is intended to provide, for a range of larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses"	
TPS criteria for General Industrial zones (Criteria 2)	"Likely to include large industrial operations with actual or potential nearby off site impacts"	
TPS criteria for General Industrial zones (Criteria 3)	"May be located in areas remote from land designated for other uses, such as residential use, in order to avoid land use conflicts"	Some adjoining residential
TPS criteria for General Industrial zones (Criteria 4)	"Should not directly adjoin land zoned for residential purposes unless: (a) separated by physical buffers such as a major road; or (b) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses"	Existing industrial area
TPS criteria for General Industrial zones (Criteria 5)	"Should have access to freight transport routes and other utility infrastructure and services (e.g. electricity, water, sewerage) that is appropriate for the intended industrial use"	Access to East Tamar Highway via residential areas
Other strategic considerations		

FIGURE 3: PHOTOS FROM SITE VISITS



1. Interface of General Industrial zoned land and Brooks High School (Georgetown Road precinct)



2. Interface of General Industrial zoned land and housing (Remount Road precinct)



3. Residential zoned land (left) and General Industrial (right) (Inveresk precinct)



4. Crown Street: inner residential zoned properties adjoining light industrial zoned land (Frankland Street precinct)



5. Interface between residential zoned land (Dowling Street precinct)



6. Buffer between Glenara Lakes Aged Care Facility and industrial land (Youngtown – Hobart Road South precinct)

Precinct 5: Inveresk

TABLE 11: INVERESK INDUSTRIAL GENERAL INDUSTRIAL ASSESSMENT

Issue	Description	Comment/assessment
Existing land uses	Warehouse Manufacturing workshop Storage compounds Fuel installation (1)	Based on rates data
Potential for land use conflicts?	Yes. Removal of buffer distance to sensitive uses 'Use Standard' could limit Council's ability to manage potential conflicts between new industrial uses and residential properties on Montague and Mayne Streets. (See photo 3 in Figure 3).	Only impacts part of the precinct
Residential uses in zone?	4 properties on Murphy Street (6 properties in Light Industrial area in Montague Street)	Detached houses adjoin industrial uses that are likely to remain industrial
Flooding/land slip	Precinct is within the Invermay flood zone	
TPS criteria for General Industrial zones (Criteria 1)	"Land that provides, or is intended to provide, for a range of larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses"	
TPS criteria for General Industrial zones (Criteria 2)	"Likely to include large industrial operations with actual or potential nearby off site impacts"	
TPS criteria for General Industrial zones (Criteria 3)	"May be located in areas remote from land designated for other uses, such as residential use, in order to avoid land use conflicts"	Some adjoining residential
TPS criteria for General Industrial zones (Criteria 4)	"Should not directly adjoin land zoned for residential purposes unless: (a) separated by physical buffers such as a major road; or (b) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses"	Directly adjoins residential area, but is an 'existing industrial area'.
TPS criteria for General Industrial zones (Criteria 5)	"Should have access to freight transport routes and other utility infrastructure and services (e.g. electricity, water, sewerage) that is appropriate for the intended industrial use"	Access to East Tamar Highway is close to the precinct but via residential streets
Other strategic considerations		

Precinct 8b: South Launceston – Wilmot Street

TABLE 12: WILMOT STREET GENERAL INDUSTRIAL PRECINCT ASSESSMENT

Issue	Description	Comment/assessment
Existing land uses	Warehouse Manufacturing workshop	Based on rates data
Potential for land use conflicts?	Yes. Site is in close proximity to the Inner Residential zone.	
Residential uses in zone?	No	
Flooding/land slip	Not impacted	
TPS criteria for General Industrial zones (Criteria 1)	"Land that provides, or is intended to provide, for a range of larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses"	Location not suited to 'high impact' uses.
TPS criteria for General Industrial zones (Criteria 2)	"Likely to include large industrial operations with actual or potential nearby off site impacts"	Not suited to large operations
TPS criteria for General Industrial zones (Criteria 3)	"May be located in areas remote from land designated for other uses, such as residential use, in order to avoid land use conflicts"	Significant adjoining residential
TPS criteria for General Industrial zones (Criteria 4)	"Should not directly adjoin land zoned for residential purposes unless: (a) separated by physical buffers such as a major road; or (b) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses"	Separated by roads from residential but these are local streets not major road); existing industrial area
TPS criteria for General Industrial zones (Criteria 5)	"Should have access to freight transport routes and other utility infrastructure and services (e.g. electricity, water, sewerage) that is appropriate for the intended industrial use"	Close access to Midland Highway
Other strategic considerations		

Precinct 9: Oakden Road

TABLE 13: OAKDEN ROAD INDUSTRIAL PRECINCT ASSESSMENT

Issue	Description	Comment/assessment
Existing land uses	Food retail (1)	Based on rates data
Potential for land use conflicts?	No. This site is relatively isolated from sensitive uses and is unlikely to have land use conflicts with the commercial activities in the adjacent zone to the north.	
Residential uses in zone?	None	
Flooding/land slip	Not impacted	
TPS criteria for General Industrial zones (Criteria 1)	"Land that provides, or is intended to provide, for a range of larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses"	Precinct currently does not host these types of uses
TPS criteria for General Industrial zones (Criteria 2)	"Likely to include large industrial operations with actual or potential nearby off site impacts"	
TPS criteria for General Industrial zones (Criteria 3)	"May be located in areas remote from land designated for other uses, such as residential use, in order to avoid land use conflicts"	
TPS criteria for General Industrial zones (Criteria 4)	"Should not directly adjoin land zoned for residential purposes unless: (a) separated by physical buffers such as a major road; or (b) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses"	
TPS criteria for General Industrial zones (Criteria 5)	"Should have access to freight transport routes and other utility infrastructure and services (e.g. electricity, water, sewerage) that is appropriate for the intended industrial use"	Access to Bass Highway and Midland Highway via Westbury Road
Other strategic considerations		

Precinct 10a: Youngtown – 354 Hobart Road

TABLE 14: 354 HOBART ROAD INDUSTRIAL PRECINCT ASSESSMENT

Issue	Description	Comment/assessment
Existing land uses	Warehouse	Based on rates data.
Potential for land use conflicts?	Yes. Removal of buffer distance to sensitive uses could limit Council's ability to manage potential conflicts with residential properties on Belgrade Parade and Brooklyn Road.	
Residential uses in zone?	None	
Flooding/land slip	Not impacted	
TPS criteria for General Industrial zones (Criteria 1)	"Land that provides, or is intended to provide, for a range of larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses"	OneSteel site is close to residential and not suited to 'high impact' uses
TPS criteria for General Industrial zones (Criteria 2)	"Likely to include large industrial operations with actual or potential nearby off site impacts"	
TPS criteria for General Industrial zones (Criteria 3)	"May be located in areas remote from land designated for other uses, such as residential use, in order to avoid land use conflicts"	Some adjoining residential
TPS criteria for General Industrial zones (Criteria 4)	"Should not directly adjoin land zoned for residential purposes unless: (a) separated by physical buffers such as a major road; or (b) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses"	Existing industrial area
TPS criteria for General Industrial zones (Criteria 5)	"Should have access to freight transport routes and other utility infrastructure and services (e.g. electricity, water, sewerage) that is appropriate for the intended industrial use"	Access to Midland Highway Hobart Road (north or south)
Other strategic considerations		

Precinct 10b: Youngtown – Hobart Road south

TABLE 15: HOBART ROAD SOUTH INDUSTRIAL PRECINCT ASSESSMENT

Issue	Description	Comment/assessment
Existing land uses	Warehouse Manufacturing workshop	Based on rates data
Potential for land use conflicts?	Yes. Removal of buffer distance to sensitive uses could limit Council's ability to manage potential conflicts between new industrial uses and the Glenara Lakes Aged Care Facility.	Transmission lines on Glenara Lakes site provide buffer within their property. (See photo 6 in Figure 3).
Residential uses in zone?	1 house in Hobart Road	
Flooding/land slip	Not impacted	
TPS criteria for General Industrial zones (Criteria 1)	"Land that provides, or is intended to provide, for a range of larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses"	
TPS criteria for General Industrial zones (Criteria 2)	"Likely to include large industrial operations with actual or potential nearby off site impacts"	
TPS criteria for General Industrial zones (Criteria 3)	"May be located in areas remote from land designated for other uses, such as residential use, in order to avoid land use conflicts"	Some adjoining residential
TPS criteria for General Industrial zones (Criteria 4)	"Should not directly adjoin land zoned for residential purposes unless: (a) separated by physical buffers such as a major road; or (b) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses"	Existing industrial area
TPS criteria for General Industrial zones (Criteria 5)	"Should have access to freight transport routes and other utility infrastructure and services (e.g. electricity, water, sewerage) that is appropriate for the intended industrial use"	Access to Midland Highway Hobart Road (north or south)
Other strategic considerations		

3.3 Light industrial precincts

Precinct 4a: Invermay – Invermay Road North

TABLE 16: LILYDALE ROAD LIGHT INDUSTRIAL ASSESSMENT

Issue	Description	Comment/assessment
Existing land uses	Warehouse Manufacturing factory Manufacturing workshop Storage compounds Food processing	Based on rates data
Potential for land use conflicts?	Unlikely. The majority of land that is zoned Light Industrial and in close proximity to sensitive uses is already developed. Changes to buffer requirements are unlikely to have an impact on the existing built form which is already built very close to lot boundaries.	
Residential uses in zone?	None	Two former residential sites on McKenzie Street – now vacant
Flooding/land slip	Precinct is within the Invermay flood zone	
TPS criteria for Light Industrial zones (Criteria 1)	“Should be applied to land where there are likely to be minimal off site impacts”	
TPS criteria for Light Industrial zones (Criteria 2)	“Should not be applied to individual, isolated industrial uses (with some exceptions)”	
TPS criteria for Light Industrial zones (Criteria 2)	“Should not be applied to areas that primarily accommodate, or are strategically intended to accommodate, large-scale, medium or high impact manufacturing, processing, storage, or transport activities”	

Precinct 4b: Invermay – Churchill Park Drive

TABLE 17: INVERMAY – CHURCHILL PARK DRIVE LIGHT INDUSTRIAL ASSESSMENT

Issue	Description	Comment/assessment
Existing land uses	Manufacturing factory/workshop Warehouse	Based on rates data.
Potential for land use conflicts?	Adjoining areas that are zoned residential. Larger-scale industrial activities may impact residential amenity	
Residential uses in zone?	None	
Flooding/land slip	Precinct is within the Invermay flood zone	
TPS criteria for Light Industrial zones (Criteria 1)	“Should be applied to land where there are likely to be minimal off site impacts”	
TPS criteria for Light Industrial zones (Criteria 2)	“Should not be applied to individual, isolated industrial uses (with some exceptions)”	
TPS criteria for Light Industrial zones (Criteria 2)	“Should not be applied to areas that primarily accommodate, or are strategically intended to accommodate, large-scale, medium or high impact manufacturing, processing, storage, or transport activities”	

Precinct 6: Dowling Street

TABLE 18: DOWLING STREET LIGHT INDUSTRIAL ASSESSMENT

Issue	Description	Comment/assessment
Existing land uses	Warehouse	Based on rates data
Potential for land use conflicts?	Unlikely. The majority of land that is in close proximity to sensitive uses, is already developed and therefore the changes are unlikely to increase the potential for land use conflict, relative to the existing situation. (See photo 5 in Figure 3).	
Residential uses in zone?	5 properties in Racecourse Road	Detached and semi-detached houses with modest exposure to industrial uses in Light Industrial Zone. Part of a significant light industrial precinct.
Flooding/land slip	Precinct is within the Invermay flood zone	
TPS criteria for Light Industrial zones (Criteria 1)	"Should be applied to land where there are likely to be minimal off site impacts"	
TPS criteria for Light Industrial zones (Criteria 2)	"Should not be applied to individual, isolated industrial uses (with some exceptions)"	
TPS criteria for Light Industrial zones (Criteria 2)	"Should not be applied to areas that primarily accommodate, or are strategically intended to accommodate, large-scale, medium or high impact manufacturing, processing, storage, or transport activities"	

Precinct 7: St Leonards

TABLE 19: ST LEONARDS LIGHT INDUSTRIAL ASSESSMENT

Issue	Description	Comment/assessment
Existing land uses	Warehouse; Manufacturing workshop Abattoir (now closed)	Based on rates data
Potential for land use conflicts?	Unlikely. The majority of light industrial zone land is relative remote from <i>existing</i> sensitive uses.	
Residential uses in zone?	8 properties in St Leonards Road	Detached houses adjoin industrial uses that are likely to remain industrial for the foreseeable future
Flooding/land slip	Precinct is adjacent overland flow path of the North Esk	
TPS criteria for Light Industrial zones (Criteria 1)	"Should be applied to land where there are likely to be minimal off site impacts"	
TPS criteria for Light Industrial zones (Criteria 2)	"Should not be applied to individual, isolated industrial uses (with some exceptions)"	
TPS criteria for Light Industrial zones (Criteria 2)	"Should not be applied to areas that primarily accommodate, or are strategically intended to accommodate, large-scale, medium or high impact manufacturing, processing, storage, or transport activities"	

Precinct 8a: South Launceston – Frankland Street

TABLE 20: SOUTH LAUNCESTON – FRANKLAND STREET LIGHT INDUSTRIAL ASSESSMENT

Issue	Description	Comment/assessment
Existing land uses	Warehouse	Based on rates data
Potential for land use conflicts?	Adjoining area that is zoned inner residential with moderate density of housing. (See photo 4 in Figure 3).	
Residential uses in zone?	10+ dwellings in this precinct	
Flooding/land slip	Not impacted	
TPS criteria for Light Industrial zones (Criteria 1)	“Should be applied to land where there are likely to be minimal off site impacts”	
TPS criteria for Light Industrial zones (Criteria 2)	“Should not be applied to individual, isolated industrial uses (with some exceptions)”	
TPS criteria for Light Industrial zones (Criteria 2)	“Should not be applied to areas that primarily accommodate, or are strategically intended to accommodate, large-scale, medium or high impact manufacturing, processing, storage, or transport activities”	

Precinct 8c: South Launceston – Glen Dhu Street

TABLE 21: SOUTH LAUNCESTON – GLEN DHU STREET LIGHT INDUSTRIAL ASSESSMENT

Issue	Description	Comment/assessment
Existing land uses	Warehouse Manufacturing	Based on rates data
Potential for land use conflicts?	Limited. Adjoining zones are mostly non-residential.	
Residential uses in zone?	None	
Flooding/land slip	Not impacted	
TPS criteria for Light Industrial zones (Criteria 1)	“Should be applied to land where there are likely to be minimal off site impacts”	
TPS criteria for Light Industrial zones (Criteria 2)	“Should not be applied to individual, isolated industrial uses (with some exceptions)”	
TPS criteria for Light Industrial zones (Criteria 2)	“Should not be applied to areas that primarily accommodate, or are strategically intended to accommodate, large-scale, medium or high impact manufacturing, processing, storage, or transport activities”	

4. RECOMMENDATIONS

4.1 Recommendations for zoning of industrial land

Recommendations for each precinct are set out in the tables below.

TABLE 22: RECOMMENDATIONS

Precinct	Findings	Recommendation (and alternatives)
Georgetown Road (1)	A small part of this precinct is in close proximity to sensitive uses and future changes of use under the TPS General Industrial zones could impact on their amenity.	Change zoning of site adjacent Brooks High School and Aldersgate Village to Light Industrial (see map) to limit likelihood of higher impact industrial uses and apply the Use Standard with the objective "That uses do not cause an unreasonable loss of amenity to residential zones." Consider change of zone for area at the corner of Georgetown Road and Lilydale Road. This is a highly visible location and is also in close proximity to residential uses on Lilydale Road.
Lilydale Road (2)	Most of this precinct is in close proximity to sensitive uses. Desktop analysis suggests high vacancy rates. Not ideally suited to larger industrial uses. Existing concrete batching plant does not achieve attenuation distance to residential.	Change zoning to Light Industrial zone.
Remount Road (3)	Part of this precinct is in close proximity to residential properties. TPS would reduce Council's ability to secure buffers to housing for any use that does not have an attenuation distance requirement.	Change zoning of the site that is immediately adjacent housing on Trueman Crescent (see map) to provide a buffer between the housing and General Industrial zoned land.
Invermay – Invermay Road North (4a)	Analysis suggests there are no issues with the current zoning.	Apply TPS Light Industrial zoning.
Invermay – Churchill Park Drive (4b)	Analysis suggests there are no issues with the current zoning.	Apply TPS Light Industrial zoning.
Inveresk (5)	This precinct is in close proximity to residential. The TPS General Industrial zone will reduce Council's ability to secure buffers to these sensitive uses. This area does not completely comply with the 'TPS criteria' for the General Industrial zone by virtue of proximity to residential uses and access to the arterial road network via residential areas.	Rezone entire precinct to Light Industrial zoning. This is expected to have minimal impacts on existing uses, with the current uses all permitted in the TPS Light Industrial Zone. The change would result in motor racing facilities being not permitted in the precinct. Bulky goods sales, recycling and waste facilities, resource processing, utilities, and vehicle parking being discretionary uses as opposed to permitted uses under current zoning. Alternative recommendation: Change zoning of sites on the eastern edge of this precinct (see map) to light industrial to provide a buffer between the housing and General Industrial zoned land.
Dowling Street (6)	Southern section is mostly developed as a light industrial precinct. Some residential properties, but their exposure to industrial land uses appears modest. The northern portion of the precinct has potential for intensification of industrial uses. Should this occur it is unlikely to impact sensitive uses.	Apply TPS Light Industrial zoning.

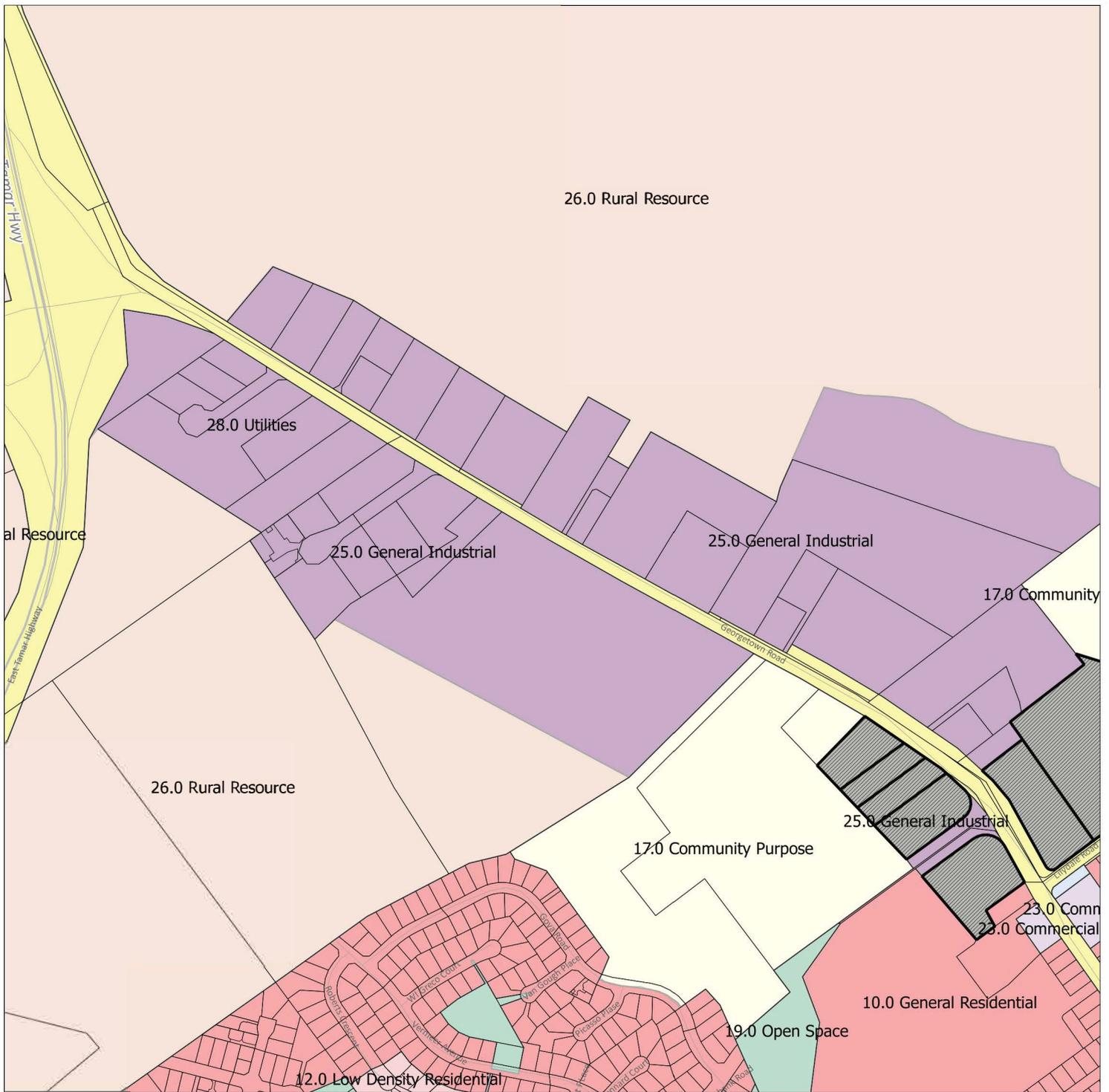
TABLE 22: RECOMMENDATIONS CONTINUED

Precinct	Findings	Recommendation (and alternatives)
St Leonards Road (7)	Light Industrial zoning in appropriate for this precinct.	Apply TPS Light Industrial zoning.
South Launceston – Frankland Street (8a)	Small Light industrial precinct with significant vacancy and in close proximity to residential uses. Opportunity for conversion to higher values land uses, includes retail, hospitality, short-term accommodation and residential. There is a high likelihood that some sites in this precinct are contaminated and unless remediated would not be suitable for sensitive uses.	Change zone to Commercial which in keeping with context and existing land uses. Precinct is subject to contamination and may not be suitable for sensitive uses.
South Launceston – Wilmot Street (8b)	Small General Industrial precinct that is in close proximity to residential properties. Loss of buffer controls would reduce Council's ability to manage impacts on housing. Could accommodate higher value land uses. Commercial zoned land to the east and south.	Change zone to TPS Light Industrial or Commercial which is more compatible with adjoining land use patterns.
South Launceston – Glen Dhu Street (8c)	Small Light Industrial precinct with a number of houses within the precinct. No apparent land use conflicts with the precinct or with adjoining uses.	Apply TPS Light Industrial zoning.
Oakden Road (9)	This site does not currently host industrial uses and is a relatively small and isolated parcel of General Industrial zoned land.	Change zone to Commercial, as per adjacent zoning and aligned with the current uses at the site, food retail.
Youngtown – 345 Hobart Road (10a)	Isolated General Industrial site close to residential.	Rezone to TPS Light Industrial zone (as adjoining site to the north).
Youngtown - Hobart Road south (10b)	This precinct current has reasonable buffers to sensitive uses.	Apply TPS General Industrial zoning.

4.2 Mapping of proposed changes

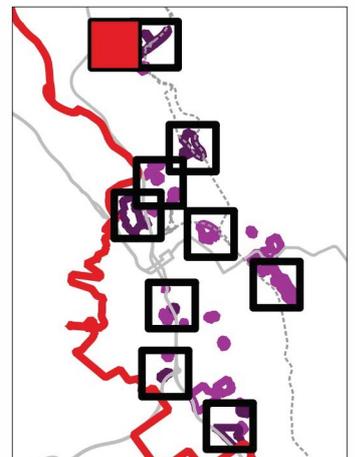
The maps of the follow pages show the spatial extent of any proposed zoned changes, *other than* the neutral translation from the LIPS industrial zones to the TPS industrial zones.

Note that the mapping for the Inveresk precinct show **the alternative recommendation**. The main recommendation is to rezone all General Industrial zone land in this precinct to the TPS Light Industrial Zone.



LEGEND

 Sites where zones changes are recommended (see report for details)



Precinct: Georgetown Road (Gen. Ind.)

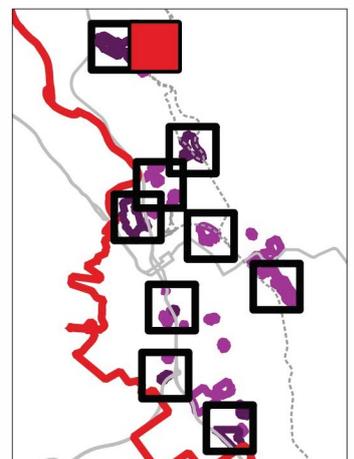
Recommendations for zone changes

**REVIEW OF INDUSTRIAL LAND USE ZONING
PREPARED FOR LAUNCESTON CITY COUNCIL
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LEGEND

 Sites where zones changes are recommended (see report for details)



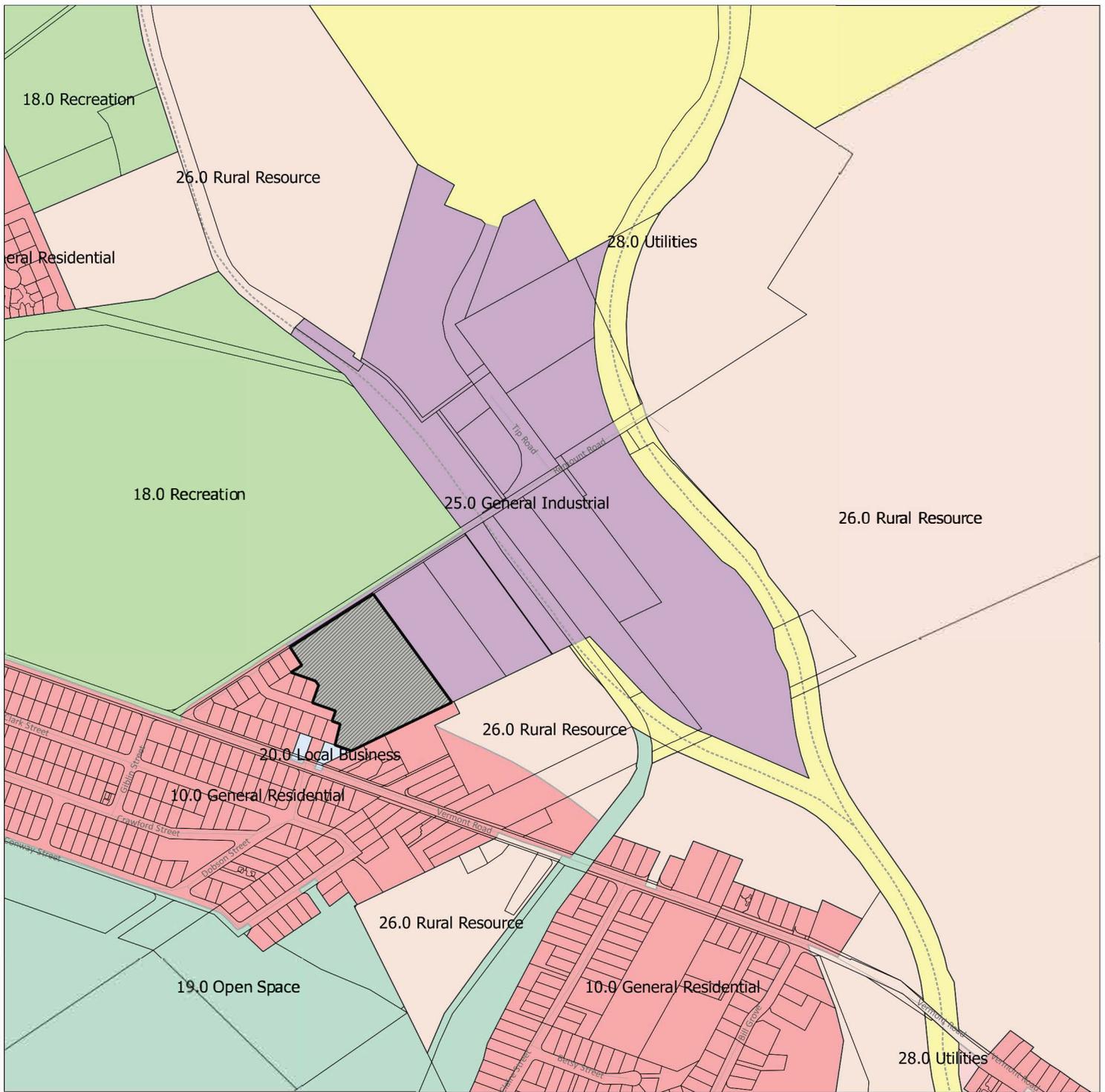
Precinct: Lilydale Road (Gen. Ind.)

Recommendations for zone changes

**REVIEW OF INDUSTRIAL LAND USE ZONING
PREPARED FOR LAUNCESTON CITY COUNCIL
NOVEMBER 2017**

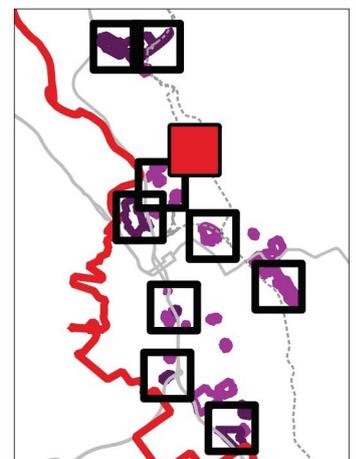
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LEGEND

 Sites where zones changes are recommended (see report for details)



Precinct: Remount Road (Gen. Ind.)

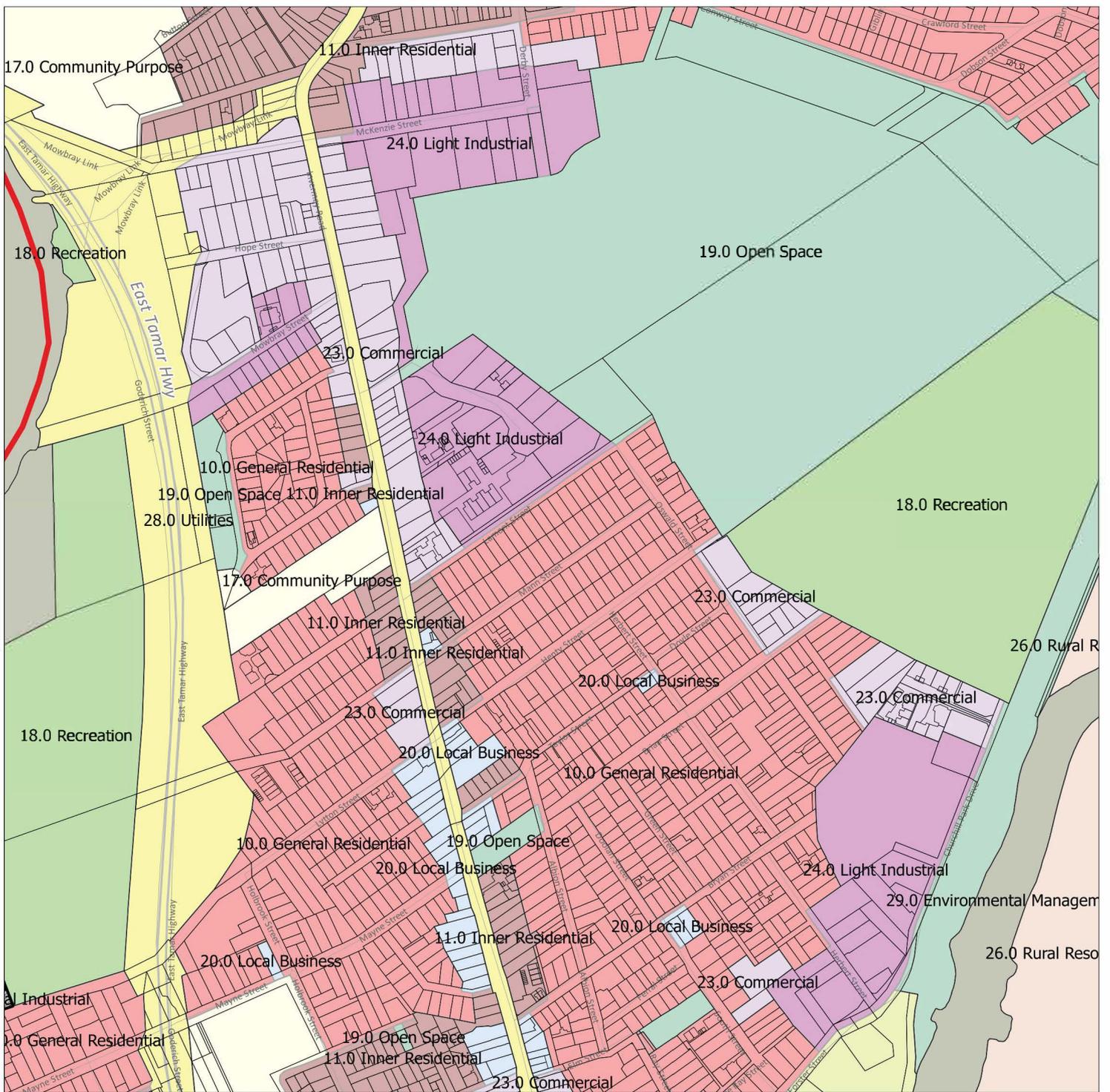
Recommendations for zone changes

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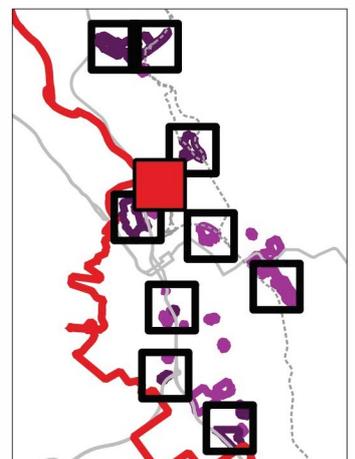
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LEGEND

 Sites where zones changes are recommended (see report for details)



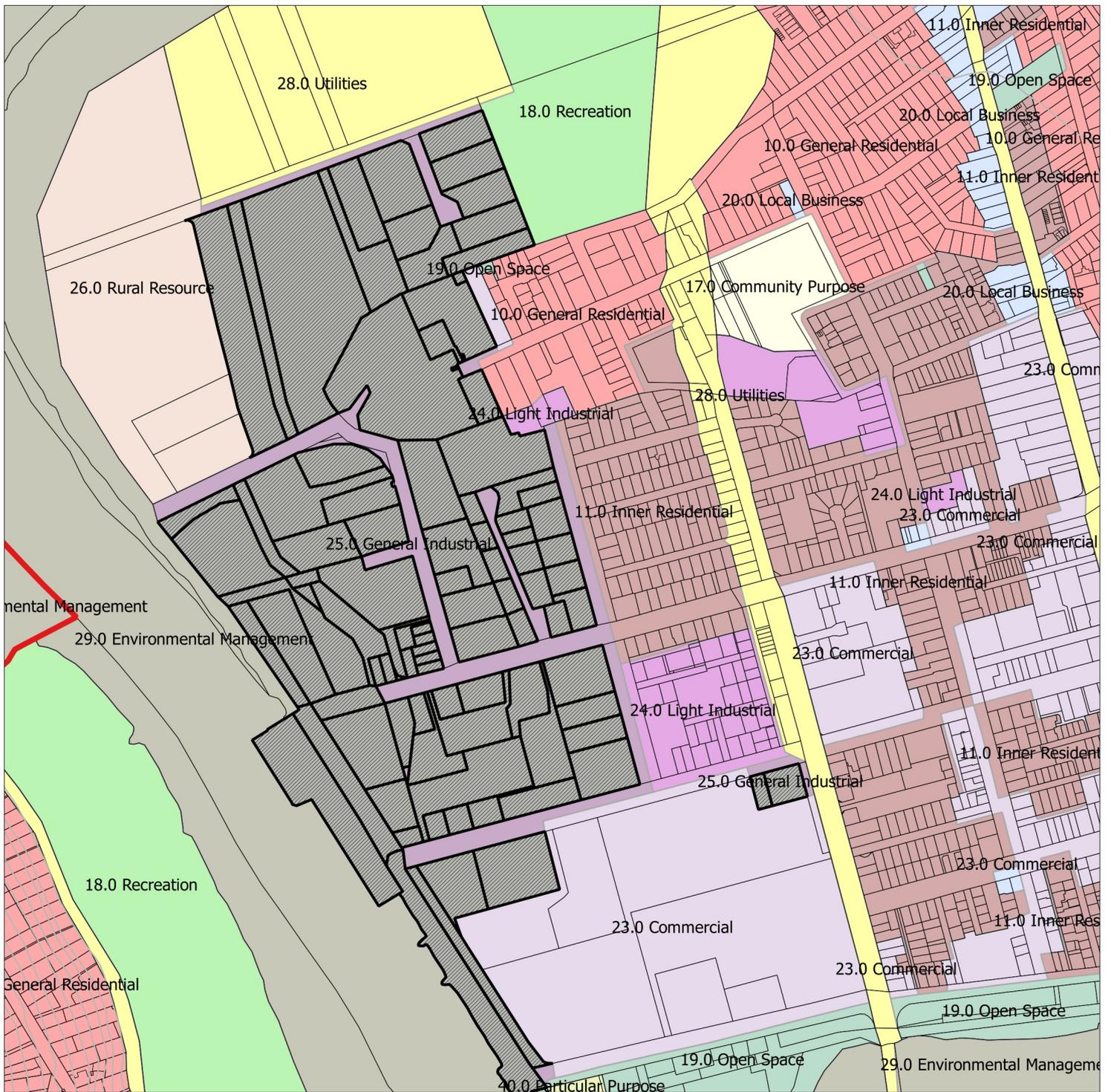
Precinct: Invermay Road (Light Ind.)

Recommendations for zone changes

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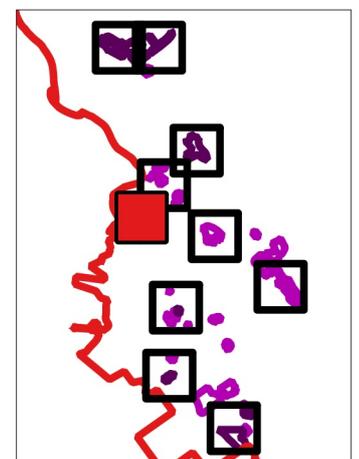


LEGEND

 Sites where zones changes are recommended (see report for details)

Precinct: Inveresk (Gen. Ind.)

Recommendations for zone changes

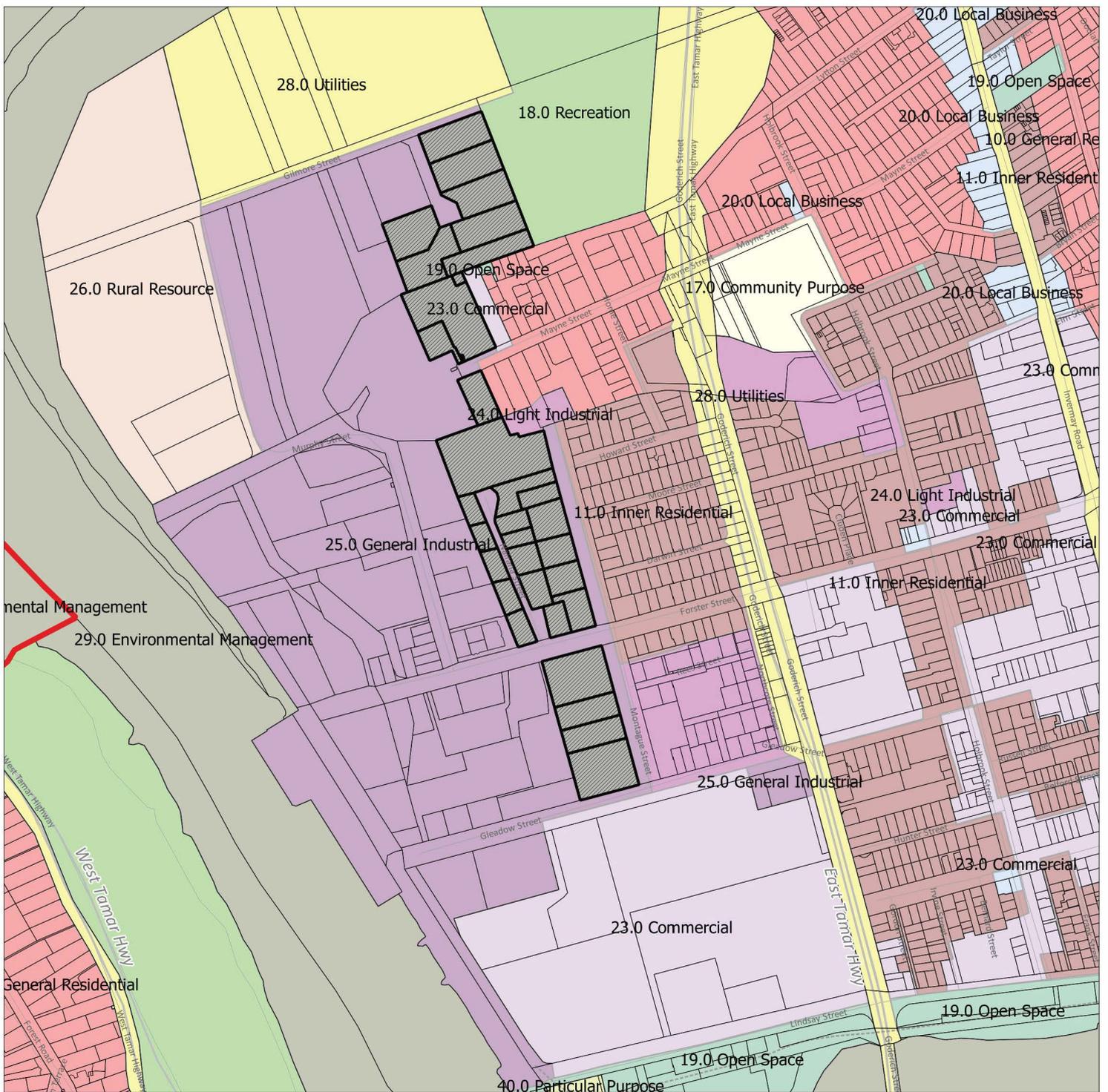


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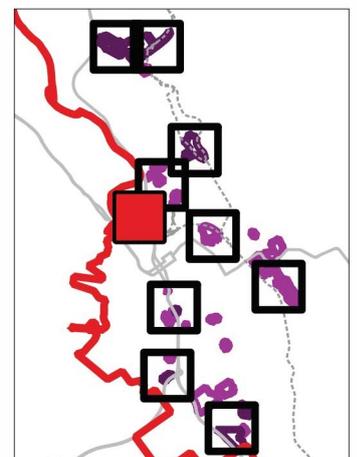
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LEGEND

 Sites where zones changes are recommended (see report for details)



Precinct: Inveresk (Gen. Ind.)

Recommendations for zone changes (alternative recommendation)

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PREPARED FOR LAUNCESTON CITY COUNCIL
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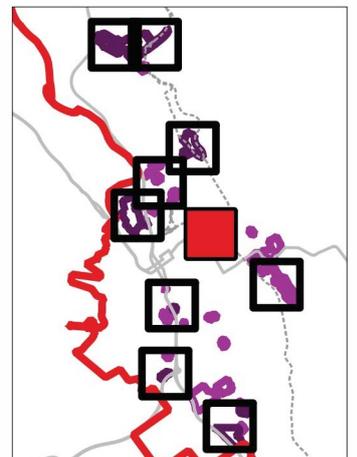
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LEGEND

 Sites where zones changes are recommended (see report for details)



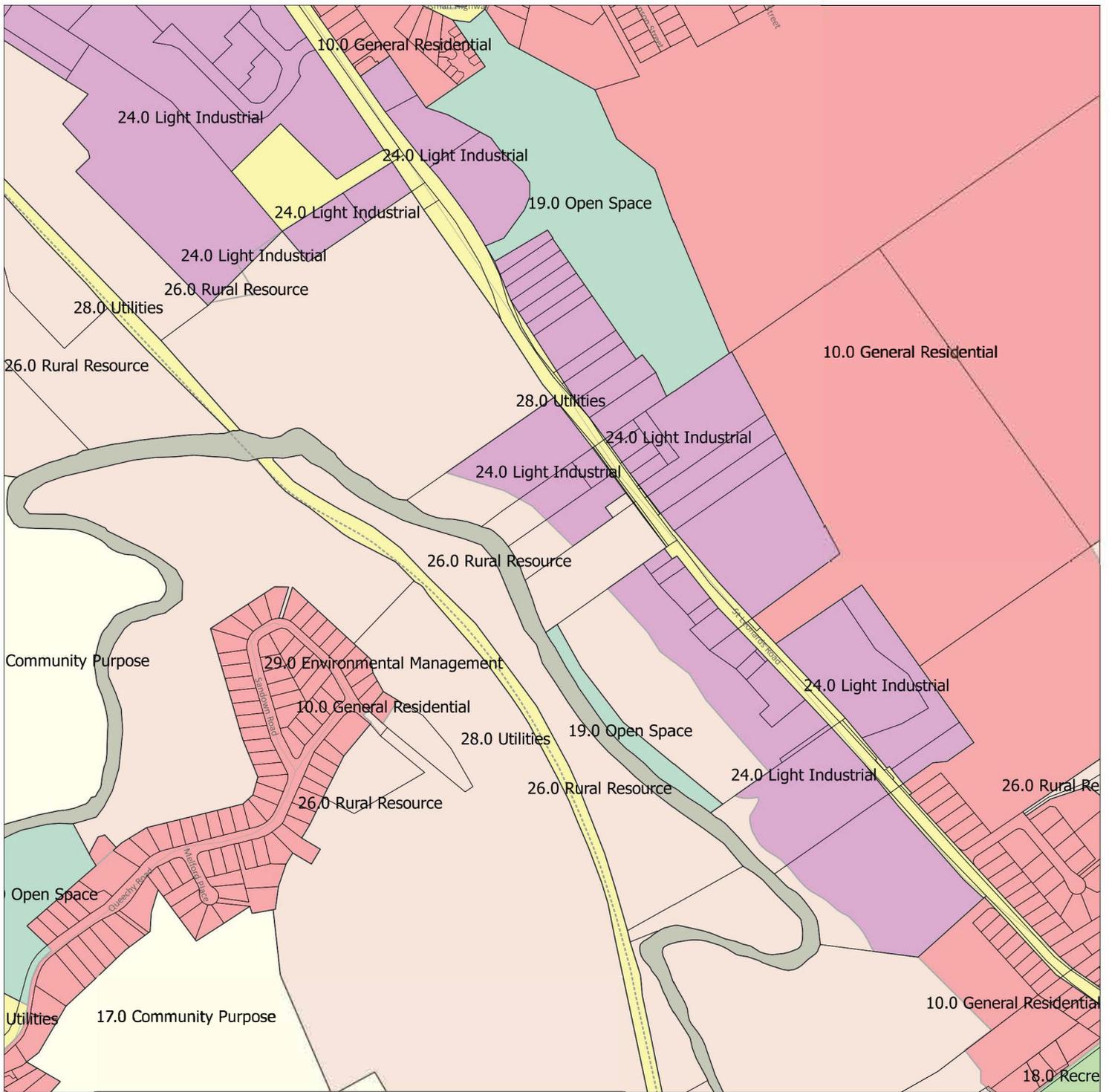
Precinct: Dowling Street (Light Ind.)

Recommendations for zone changes

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PREPARED FOR LAUNCESTON CITY COUNCIL
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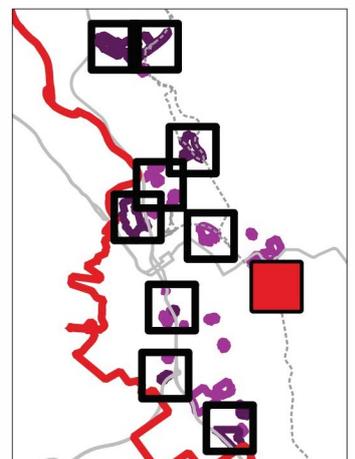
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 Sites where zones changes are recommended (see report for details)

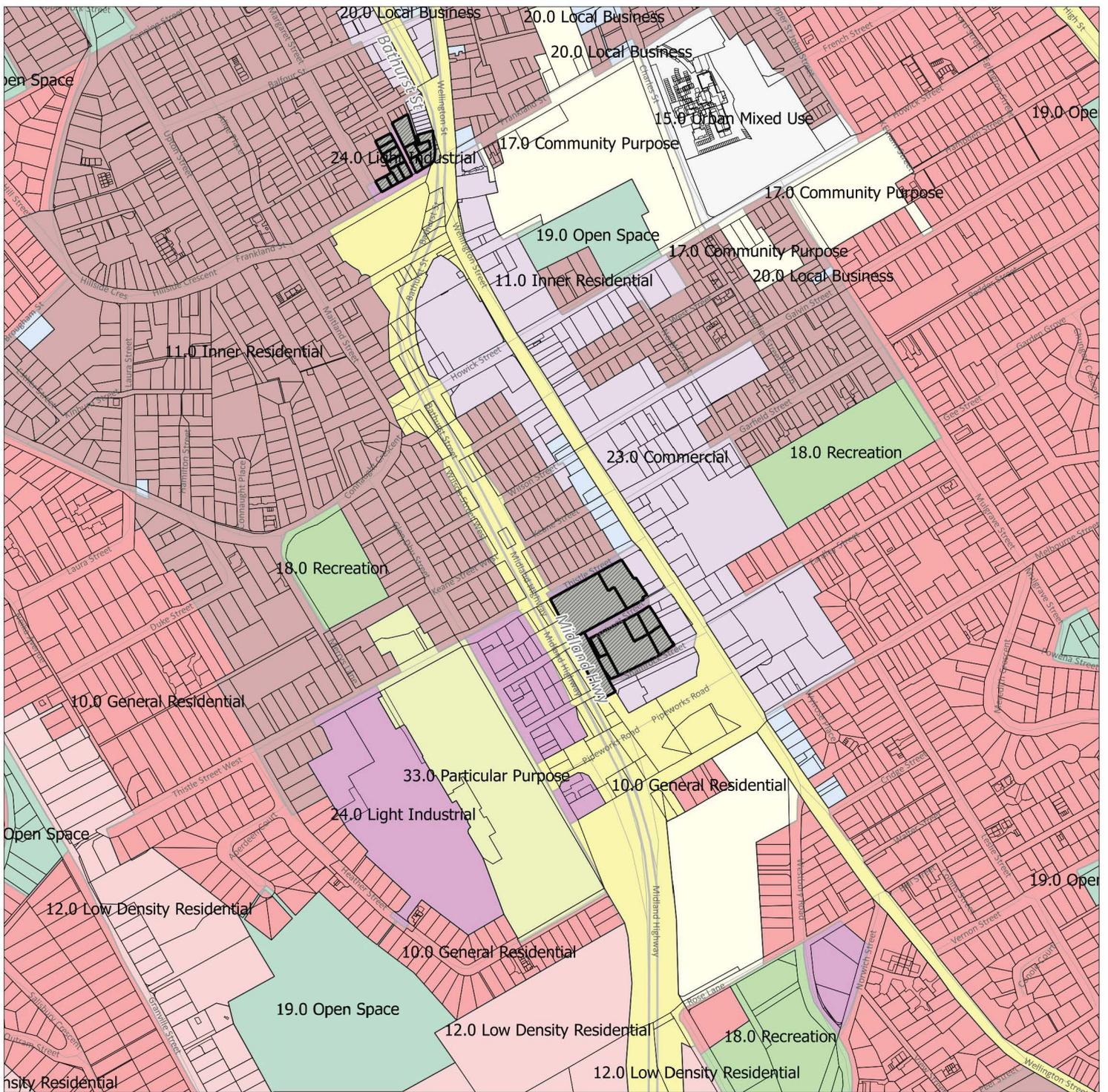


Precinct: St Leonards Road (Light Ind.)

Recommendations for zone changes

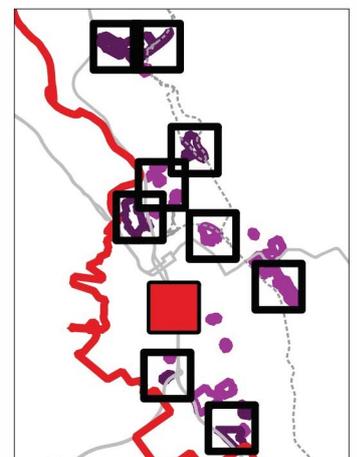
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LEGEND

□ Sites where zones changes are recommended (see report for details)



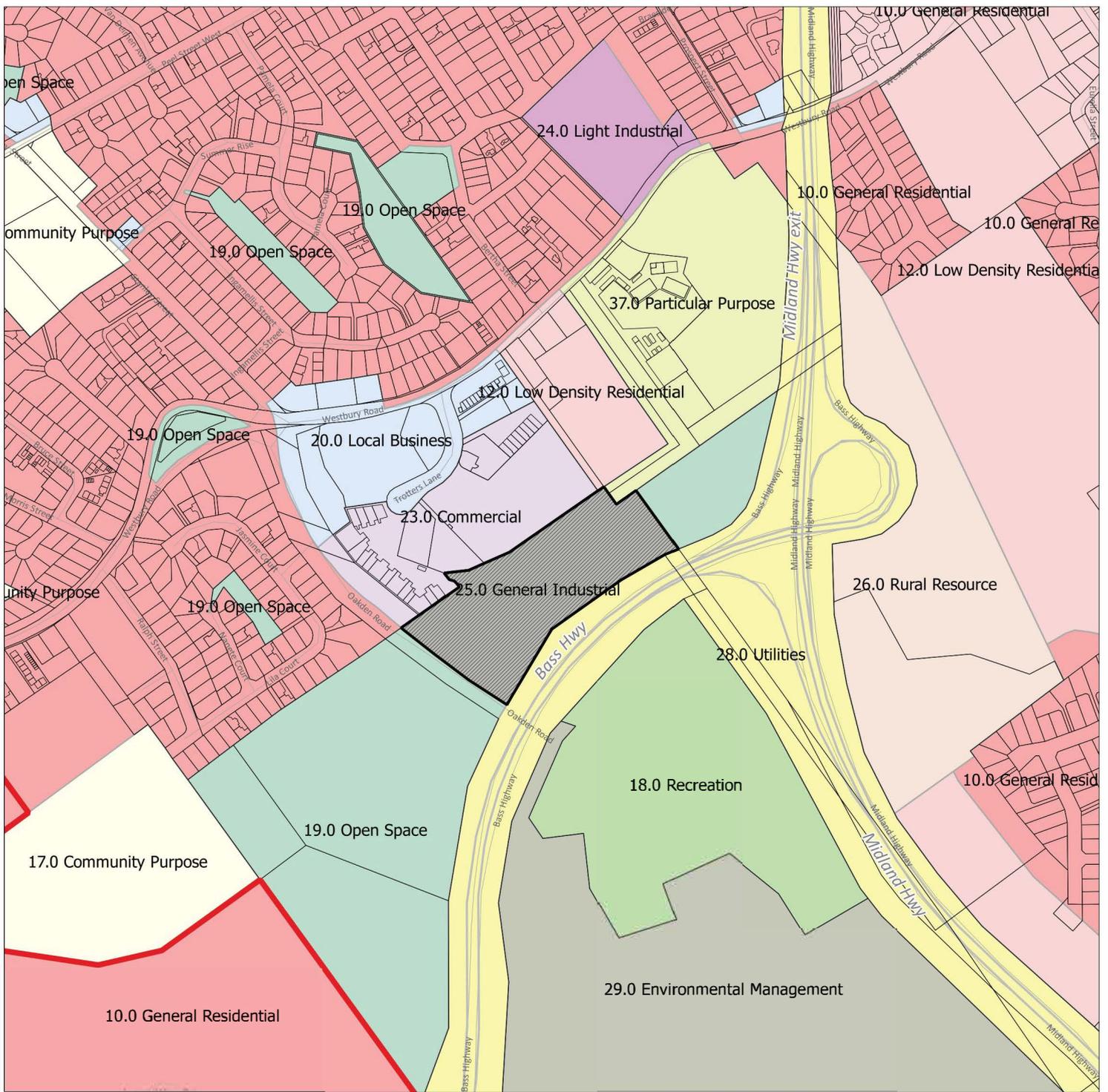
Precinct: South Launceston (Gen. Ind. and Light Ind.)

Recommendations for zone changes

**REVIEW OF INDUSTRIAL LAND USE ZONING
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LEGEND

 Sites where zones changes are recommended (see report for details)

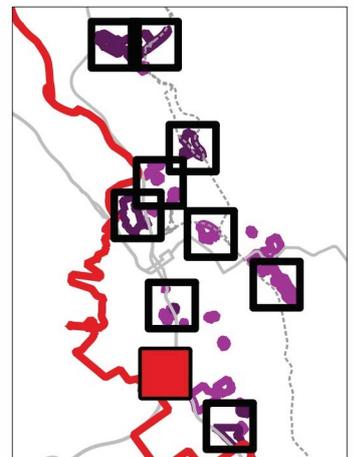
Precinct: Oakden Road (Gen. Ind.)

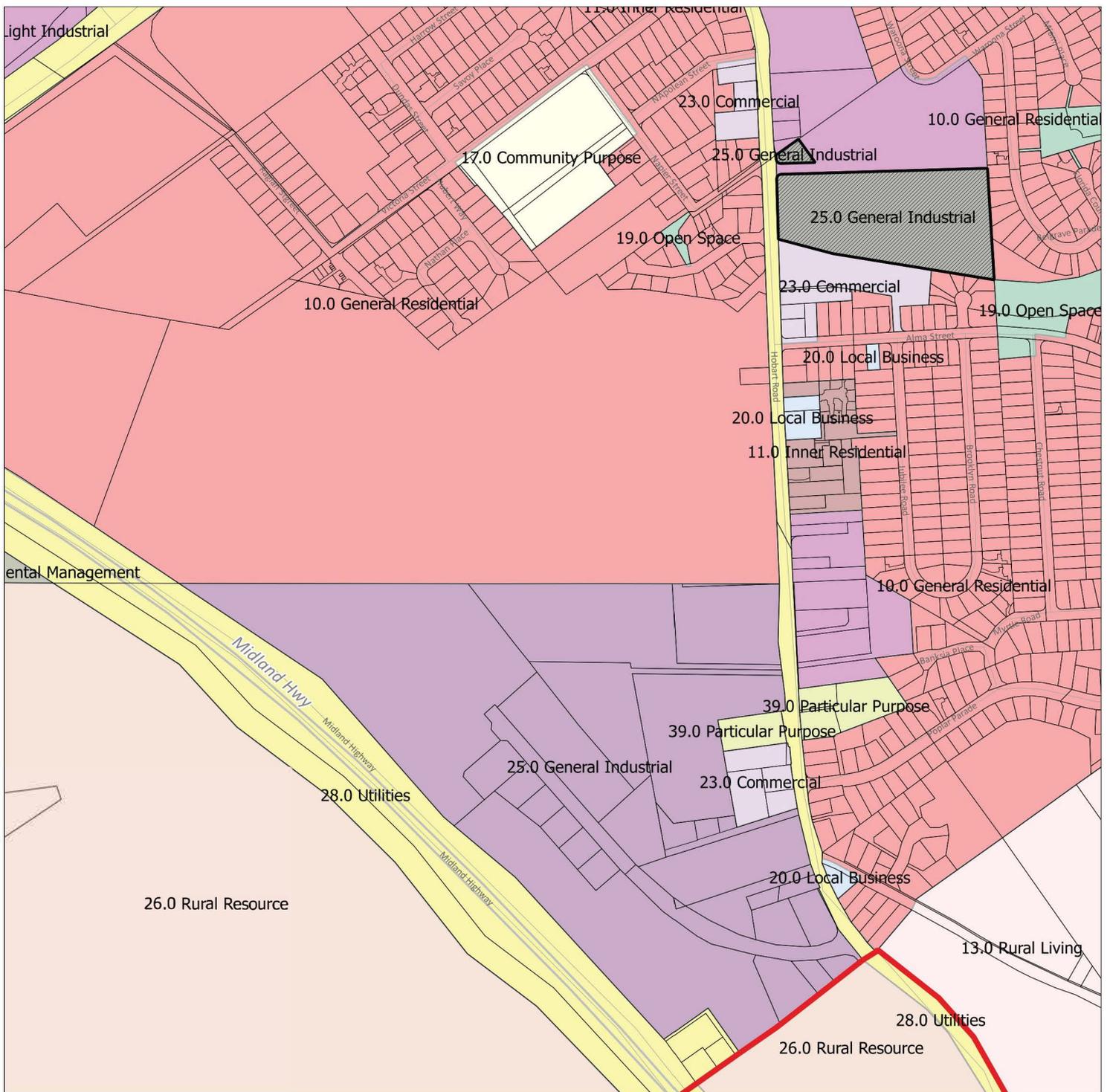
Recommendations for zone changes

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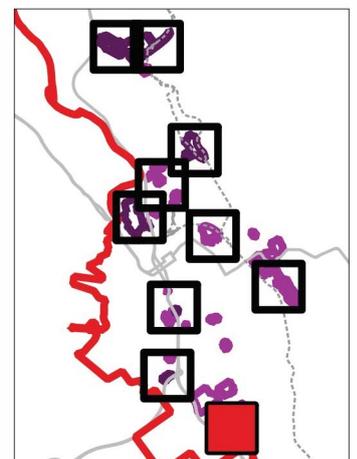
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LEGEND

 Sites where zones changes are recommended (see report for details)



Precinct: Youngtown (Gen. Ind.)

Recommendations for zone changes

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APPENDIX 1: ATTENUATION DISTANCES FROM TPS

APPENDIX 2: PRECINCT ANALYSIS

Existing land uses on industrial land

Drawing on Council's rates database, the types of existing improvements on General and Light Industrial zoned land have been mapped for each precinct.

The majority of Launceston's industrial precincts host a mix of improvements that are classified as either warehouses, manufacturing factories or manufacturing workshops. The Invermay Road and Inveresk Street precincts are unique in that both host several storage compounds. Other notable land uses are listed in the third column of the table. These includes 'high impact' uses and sensitive uses within the precinct.

Based on this data, most precincts appear to host improvements (and presumably land uses) that are compatible with their roles as industrial precincts. One exception is the Oakden Road precinct, which contains a single food retail business. 'Higher impact' uses – concrete batching plant, sales yards, sawmills – are all located in precincts with the General Industrial zones.

TABLE 22: EXISTING LAND USES ON INDUSTRIAL LAND

Precinct	Predominant uses	Other notable use (e.g. higher impact or sensitive uses)
Georgetown Road (1)	Warehouse; Manufacturing factory; Manufacturing workshop	None
Lilydale Road (2)	Warehouse; Manufacturing workshop	Concrete batching plant Sales yard
Remount Road (3)	Warehouse; Manufacturing factory; Manufacturing workshop	Sawmills (2)
Invermay – Invermay Road North (4a)	Warehouse; Manufacturing factory Manufacturing workshop; Storage compounds	Food processing (Goodman Court, wine?)
Invermay – Churchill Park Drive (4b)	Manufacturing factory/workshop Warehouse	
Inveresk (5)	Warehouse; Manufacturing workshop; Storage compounds	Fuel installation (1) Housing (4)
Dowling Street (6)	Warehouse	Housing (3)
St Leonards (7)	Warehouse; Manufacturing workshop	Abattoir (now closed) Housing (8)
South Launceston – Frankland Street (8a)	Warehouse	
South Launceston – Wilmot Street (8b)	Warehouse; Manufacturing workshop	Na
South Launceston – Glen Dhu Street (8c)	Warehouse Manufacturing	Housing (10+)
Oakden Road (9)	Food retail (1)	Na
Youngtown – 345 Hobart Road (10a)	Warehouse	Na
Youngtown - Hobart Road south (10b)	Warehouse; Manufacturing workshop	Housing (1)

Source: SGSEP, 2017.

Potential for land use conflicts

The table below considers the potential for a 'neutral translation' of the existing LIPS zones to the new TPS zones to increase the potential for land use conflicts.

TABLE 23: POTENTIAL FOR LAND USE CONFLICTS

Precinct	Will the planning scheme changes increase the potential for land use conflicts?	Comments
Georgetown Road (1/G)	Yes. Removal of buffer distance to sensitive uses 'Use Standard' could limit Council's ability to manage potential conflicts between industrial uses and the Aldersgate Village, residential zoned land to the south of the precinct and Brooks High School.	Only impacts a small part of the precinct.
Lilydale Road (2/G)	Yes. Removal of buffer distance to sensitive uses 'Use Standard' could limit Council's ability to manage potential conflicts between new industrial uses and the residential properties to the south on Lilydale Road.	Precinct already hosts a concrete batching plant which is located closer to residential uses than the TPS attenuation distance.
Remount Road (3/G)	Yes. Removal of buffer distance to sensitive uses 'Use Standard' could limit Council's ability to manage potential conflicts between new industrial uses and the residential properties to the west and south.	Only impacts a small part of the precinct.
Invermay Road (4/L)	Unlikely. The majority of land zoned Light Industrial, and in close proximity to sensitive uses, is already developed. Changes to buffer requirements are unlikely to have an impact on the existing built form which is already built very close to lot boundaries.	
Inveresk (5/G)	Yes. Removal of buffer distance to sensitive uses 'Use Standard' could limit Council's ability to manage potential conflicts between new industrial uses and residential properties on Montague and Mayne Streets.	Only impacts part of the precinct.
Dowling Street (6/L)	Unlikely. The majority of land that is in close proximity to sensitive uses, is already developed and therefore the changes are unlikely to increase the potential for land use conflict, relative to the existing situation.	
St Leonards Road (7/L)	Unlikely. The majority of light industrial zone land is relative remote from <i>existing</i> sensitive uses.	Vacant land to the east is zoned General Residential and may be developed in the future which may present issues.
Wilmot Street (8/G)	Yes. Site is in close proximity to the Inner Residential zone.	
Oakden Road (9/G)	No. This site is relatively isolated from sensitive uses and is unlikely to have land use conflicts with the commercial activities in the adjacent zone to the north.	
Hobart Road (10/G)	Yes. Removal of buffer distance to sensitive uses could limit Council's ability to manage potential conflicts between new industrial uses and the Glenara Lakes Aged Care Facility, and, in the case of the OneSteel facility, residential properties on Belgrade Parade and Brooklyn Road.	

Source: SGSEP, 2017.

Residential uses in industrial precincts

The location of existing residential properties in industrial zones are shown in the maps in Appendix 2 and summarised in the tables below. This data is based on Council's rates database.

TABLE 24: RESIDENTIAL USES IN INDUSTRIAL AREAS

Precinct	Residential uses	Comment
Georgetown Road (1/G)	None	NA
Lilydale Road (2/G)	None	NA
Remount Road (3/G)	1	Dwelling associated with Mowbray Wreckers.
Invermay Road (4/L)	None	Two former residential sites on McKenzie Street – now vacant
Inveresk (5/G)	4 properties on Murphy Street (6 properties in Light Industrial area in Montague Street)	Detached houses adjoin industrial uses that are likely to remain industrial.
Dowling Street (6/L)	5 properties in Racecourse Road	Detached and semi-detached houses with modest exposure to industrial uses in Light Industrial zone. Part of a significant light industrial precinct. No obvious need to rezone.
St Leonards Road (7/L)	8 properties in St Leonards Road	Detached houses adjoin industrial uses that are likely to remain industrial for the foreseeable future.
Wilmot Street (8/G)	None in the Wilmot Street General Industrial zoned area.	NA
Oakden Road (9/G)	None	NA
Hobart Road (10/G)	1 property on Hobart Road	

Source: SGSEP, 2017.

Review against TPS zone application guidelines

In the table below the industrial precincts are compared to criteria for the use of the General and Light Industrial zone that are set out in Guideline No.1 of the TPS Local Provisions Schedule. A 'traffic light' assessment has been applied.

TABLE 25: REVIEW AGAINST TPS GUIDELINES FOR THE GENERAL INDUSTRIAL ZONE

Criteria from Guideline No.1 of the TPS Local Provisions Schedule	Georgetown Road (1/G)	Lilydale Road (2/G)	Remount Road (3/G)	Inveresk (5/G)	Wilmot Street (8/G)	Oakden Road (9/G)	Hobart Road (10/G)
Land that provides, or is intended to provide, for a range of larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses					Location not suited to 'high impact' uses	Currently does not host these types of use	OneSteel site not suited to 'high impact' uses
Likely to include large industrial operations with actual or potential nearby off site impacts		Limited existing operations			Not suited to large operations		
May be located in areas remote from land designated for other uses, such as residential use, in order to avoid land use conflicts	Some adjoining residential		Some adjoining residential	Significant adjoining residential	Significant adjoining residential		Some adjoining residential
Should not directly adjoin land zoned for residential purposes unless: (a) separated by physical buffers such as a major road; or (b) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses	Existing industrial area	Separated by road (but not major road); existing industrial area	Existing industrial area	Directly adjoins residential area, but is an 'existing industrial area'.	Separated by road (but not major road); existing industrial area	No residential	existing industrial area
Should have access to freight transport routes and other utility infrastructure and services (e.g. electricity, water, sewerage) that is appropriate for the intended industrial use				Access to via residential streets			

Source: SGSEP, 2017.

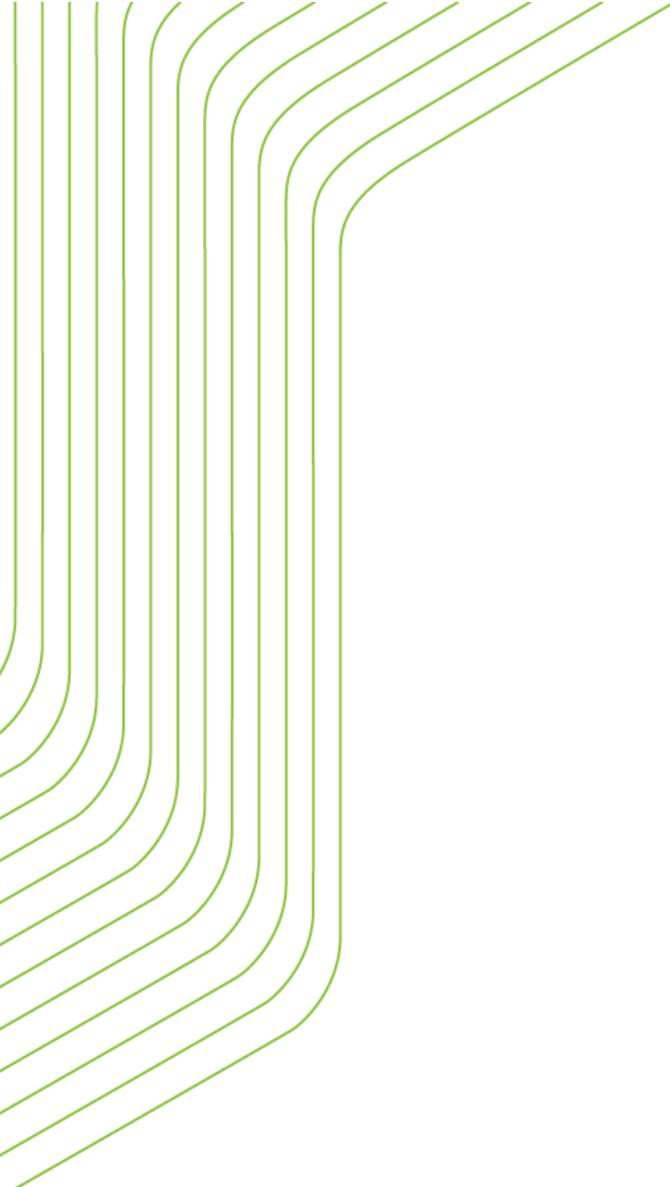
TABLE 26: REVIEW AGAINST TPS GUIDELINES FOR THE LIGHT INDUSTRIAL ZONE

Criteria from Guideline No.1 of the TPS Local Provisions Schedule	Invermay Road (4/L)	Dowling Street (6/L)	St Leonards Road (7/L)
Should be applied to land where there are likely to be minimal off site impacts			
Should not be applied to individual, isolated industrial uses (with some exceptions)			
Should not be applied to areas that primarily accommodate, or are strategically intended to accommodate, large-scale, medium or high impact manufacturing, processing, storage, or transport activities			

Source: SGSEP, 2017.

Precinct mapping

- Aerial photography
- Existing zoning
- Existing uses (from rates data)
- Residential uses in industrial zones
- Buffers to sensitive uses



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