



Planning Report

*Proposed Draft Amendment to the
Launceston Local Provisions
Schedule*

Launceston Private Hospital

217-229 Wellington Street, Launceston



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1. Introduction

6ty° Pty Ltd has been engaged by **Honeywell Property Pty Ltd** to prepare an application for a draft amendment to the Launceston Local Provisions Schedule ('**LPS**') pursuant to section 37(1) and 40T(1) of the *Land Use Planning and Approvals Act 1993* ('**LUPA Act**').

The proposed draft amendment seeks to:

- add a site specific qualification to make the use class 'Hospital Services' a discretionary use on the subject site at 217-229 Wellington Street, Launceston comprised in folio of the Register Volume 54092 Folio 1.

The purpose of the draft amendment is to facilitate use and development on the site for 'Hospital Services', specifically as part of the Launceston Private Hospital development.

The Launceston Health Hub is advancing the Launceston Private Hospital project as the next phase of the emerging Wellington Street health precinct in Launceston. The new hospital is planned to occupy 215 and 217-229 Wellington Street. There is already a site specific qualification in place to allow 'Hospital Services' as a discretionary use in the Commercial Zone for one part of the site, being 215 Wellington Street, as well as a similar site specific qualification for the properties occupied by the Launceston Health Hub at 237-241 and 243-247 Wellington Street. A further site specific qualification is now required for 217-229 Wellington Street to allow for the hospital project to be completed.

This Planning Report has been prepared to frame the proposed draft amendment within the context of the relevant requirements and objectives of the LUPA Act and other relevant strategic planning documents including:

- Northern Tasmanian Regional Land Use Strategy;
- State Policies;
- City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review; and
- Tasmanian Planning Scheme incorporating the Launceston Local Provisions Schedule.

1.1 Application Overview

The site¹ comprises a single lot that is addressed as 217-229 Wellington Street, Launceston and comprised in folio of the Register Volume 54092 Folio 1 ('**the site**'). An overview of the site and the draft amendment is provided in Table 1 and the site is illustrated in Figure 1.

Table 1 -overview of the site and draft amendment.

Address:	217-229 Wellington Street, Launceston	
Property Identification Number:	6684271	
Certificate of Title:	Volume	Folio
	54092	1
Owner:	Harden Grazing Co. Pty Ltd	
Area:	1819m ²	
Planning Authority	City of Launceston	
Legislative Instrument	<i>Land Use Planning and Approvals Act 1993</i>	
Planning Instrument:	<i>Tasmanian Planning Scheme - Launceston</i>	

¹ means the lot or lots on which a use or development is located or proposed to be located. Table 3.1, Scheme.

Applicable Zone:	Commercial
Applicable Overlay(s):	Airport Obstacle Limitation Area
	Landslip Hazard
Applicable General Overlay(s):	Nil
Proposed General Overlay:	Specific Area Plan

Figure 1 - aerial image illustrating the location and spatial extent of the site and the adjoining property 215 Wellington Street.



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

1.2 Proposed Draft Amendment

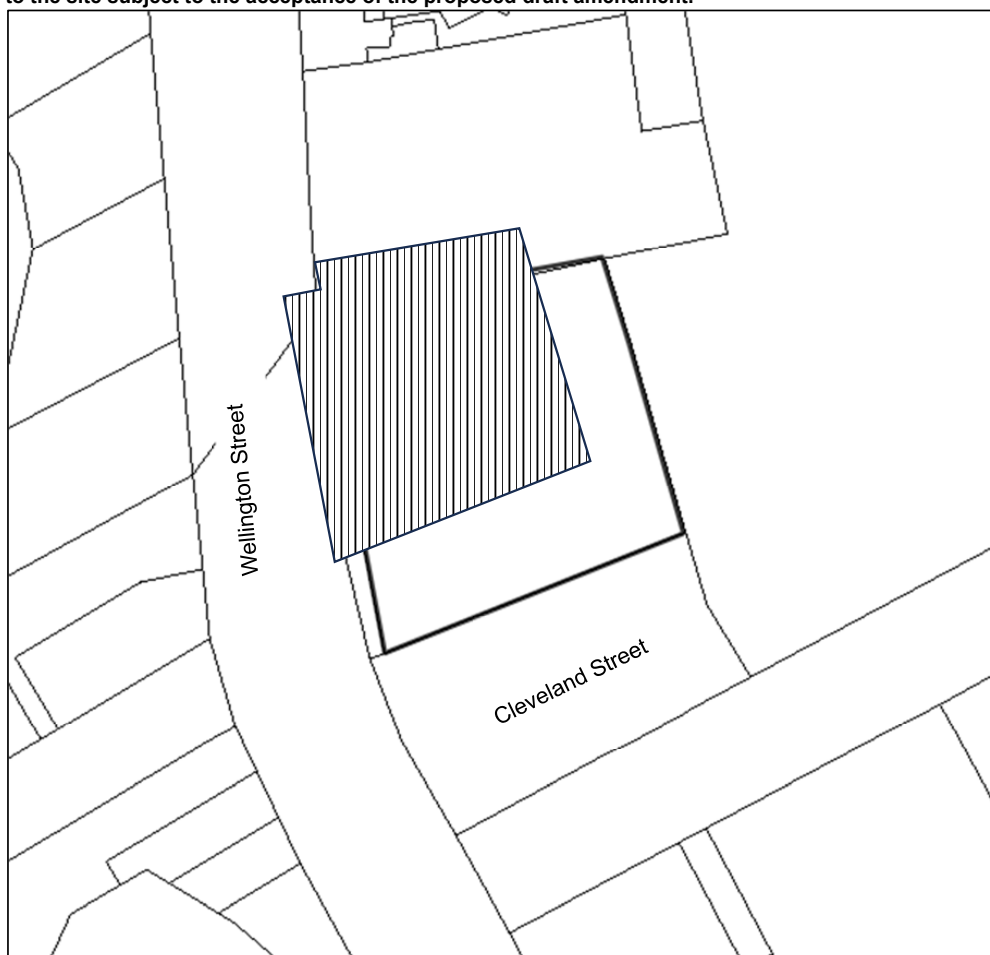
The proposed draft amendment seeks to amend the LAU-Site-specific Qualifications list of the Launceston LPS to include a new provision as detailed in Table 2:

Table 2 -proposed Site Specific Qualification to insert into LAU-Site-specific Qualifications.

Reference Number	Site Reference	Folio of the Register	Description	Relevant Clause in State Planning Provisions
LAU-17.3	217-229 Wellington Street, Launceston	54092/1	An additional Discretionary Use Class for this site is: Hospital Services	Commercial Zone - 17.2 Use Table

The proposed draft amendment also requires an amendment to the General Overlay map to identify that a Site-specific Qualification applies to 219-229 Wellington Street, Launceston.

Figure 2 - indicative example of the Tasmanian Planning Scheme General Overlay map that would apply to the site subject to the acceptance of the proposed draft amendment.



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

1.2.1 Rationale for the Amendment

The proposal is required to facilitate the future development of a new private hospital in Launceston.

The Launceston Health Hub is planning to develop the Launceston Private Hospital across the adjoining properties at 215 and 217-229 Wellington Street, Launceston. The hospital will include:

- 10 operating theatres;
- 104 beds;
- 2 endoscopy units;
- 1 infusion unit;
- Laboratory;
- Pharmacy; and
- 115 space car parking facility.

The total estimated cost of the project is approximately \$174m which is a significant investment in the community. The project has received a funding commitment from the Tasmanian Government with the hospital to be available to treat both public and private patients. The hospital will therefore play a vital role in alleviating the existing and persistent pressure on the Tasmanian health system.

The identified site for development of the Launceston Private Hospital is across 215 and 217-229 Wellington Street, Launceston. Both titles are in the Commercial Zone. A hospital providing in-patient care falls within the 'Hospital Services' use class under Table 6.2 of the Scheme, as follows:

Hospital Services

'use of land to provide health care (including preventative care, diagnosis, medical and surgical treatment, rehabilitation, psychiatric care and counselling) to persons admitted as inpatients. If the land is so used, the use includes the care or treatment of outpatients.'

Hospital Services is a prohibited use in the Commercial Zone. There is an existing site specific qualification allowing for 'Hospital Services' as a discretionary use at 215 Wellington Street. The proposed amendment seeks to introduce the same site specific qualification for 217-229 Wellington Street, to allow for the overall development of the hospital to proceed.

1.3 Statutory Overview

1.3.1 Section 32 of LUPA

Section 32(3)(c) of the Act provides that a Local Provisions Schedule (LPS) may, if permitted to do so by the SPP's, include a site-specific qualification:

- (3) *Without limiting subsection (2) but subject to subsection (4), an LPS may, if permitted to do so by the SPPs, include –*
- (a) ...
 - (b) ...
 - (c) *a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.*

Section 32(4) further provides that an LPS may only include a provision referred to in subsection (3) for specific reasons:

- (4) *An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –*

- (a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or
- (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.

These requirements are addressed in detail in Section 3.2 of this report.

1.3.2 Section 38 of LUPA

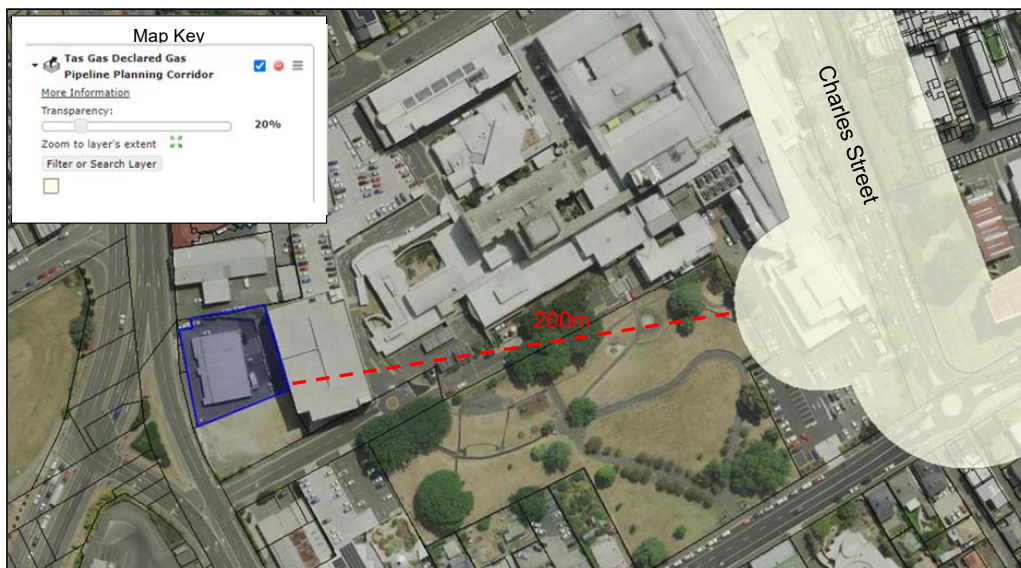
Section 38(1) of the LUPA Act requires that the Planning Authority must satisfy themselves that a draft amendment to an LPS will meet the LPS criteria set out in section 34 of the LUPA Act. Table 2 provides an overview of the LPS criteria that is pertinent to the proposed draft amendment and a response as to how the proposed draft amendment satisfies each criteria.

Table 3 - overview of LPS criteria set out in section 34(2) of the LUPA Act.

Section 34(2) LPS Criteria		
<i>The LPS criteria to be met by a relevant planning instrument are that the instrument –</i>		
Subclause	Requirement	Response
(a)	<i>contains all the provisions that the SPPs specify must be contained in an LPS.</i>	The proposed draft amendment seeks to amend the LPS by way of including a site specific qualification. All provisions that the State Planning Provisions ('SPPs') specify must be contained within an LPS will continue to apply to the site including all provisions of the underlying Commercial zone and relevant Codes.
(b)	<i>is in accordance with section 32.</i>	The proposed draft amendment will satisfy the matters specified within section 32 of the LUPA Act, addressed further in Section 3.2 of this report.
(c)	<i>further the objectives set out in Schedule 1.</i>	Assessment of the proposed draft amendment against the objectives set out in Schedule 1 of the LUPA Act is provided in Section 3.1 of this report.
(d)	<i>is consistent with each State policy.</i>	Assessment of the proposed draft amendment against each State policy is provided Section 3.3 of this report.
(da)	<i>satisfies the relevant criteria in relation to the TPPs.</i>	The Tasmanian Planning Policies ('TPPs') are currently in draft form and are not in effect. Accordingly, there are no TPPs in which to assess the proposed draft amendment against.
(e)	<i>as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates.</i>	Assessment of the proposed draft amendment against the Northern Tasmania Regional Land Use Strategy is provided in Section 3.4 of this report.
(f)	<i>Has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in</i>	Assessment of the proposed draft amendment against the relevant parts of the City of Launceston Corporate Strategic Plan 2014-

Section 34(2) LPS Criteria		
The LPS criteria to be met by a relevant planning instrument are that the instrument –		
Subclause	Requirement	Response
	relation to the land to which the relevant planning instrument relates.	2024: 2019 Review is provided in Section 3.5 of this report.
(g)	as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates.	In this instance, the site does not adjoin and is not located adjacent to, land that is governed by another LPS within a different municipal area. Accordingly, the proposed draft amendment aligns with the requirements of section 34(2)(g) of the LUPA Act insofar as it will not conflict with an LPS of an adjacent municipal area.
(h)	has regard to the safety requirements set out in the standards prescribed under the <u>Gas Safety Act 2019</u> .	The site is located approximately 200m to the west of the nearest applicable declared gas pipeline planning corridor which passes along Charles Street to the Launceston General Hospital (refer to Figure 3). The proposed draft amendment therefore will not affect, or could be affected by, the requirements set out in the standards prescribed under the <u>Gas Safety Act 2019</u> .

Figure 3 - aerial image illustrating the location of the declared gas pipeline planning corridor relative to the location of the site.



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

2. Site Analysis

2.1 Location

The site is located at 217-229 Wellington Street, Launceston, as depicted in Figure 1 and Figures 4 and 5. The site is an irregularly shaped lot with an area of 1819m² and frontage to Wellington Street on its western boundary. The site is currently developed with a commercial business premises.

The site adjoins 215 Wellington Street to the north, which is currently partly used for health services associated with the Launceston Health Hub and is the second parcel intended to be redeveloped for the Launceston Private Hospital. On the eastern side the site adjoins the Launceston General Hospital multi-storey car park and to the south is a health business, the recently developed Launceston Eye Doctors. The Launceston Health Hub is further south along Wellington Street. There is a small lot at the north-western corner adjoining the site which belongs to TasNetworks.

The site is located on Wellington Street near the major intersection where the Midland Highway becomes Bathurst Street in the northbound lanes and the southbound Wellington Street splits, with the western section joining the Midland Highway and the eastern section continuing through South Launceston towards Hobart Road.

Land across the road to the west is used for a water detention basin and to the south-west is the Metro bus depot.

Figure 4 - photograph showing the configuration of development located on the site looking south, with the LGH car park and Launceston Eye Doctors in view.



Figure 5 - photograph showing the configuration of development located on the site looking north.



2.2 Title Information

The site is comprised within the title detailed in Table 3 below.

Table 4 - title details of the site.

Address	Ownership	Title Reference
217-229 Wellington Street, Launceston	Harden Grazing Co Pty Ltd	54092/1

A copy of the title documents is provided in **Appendix A**. Landowner's consent in accordance with Form No. 1 provided by the Tasmanian Planning Commission is provided in **Appendix B**.

2.3 Surrounding Area

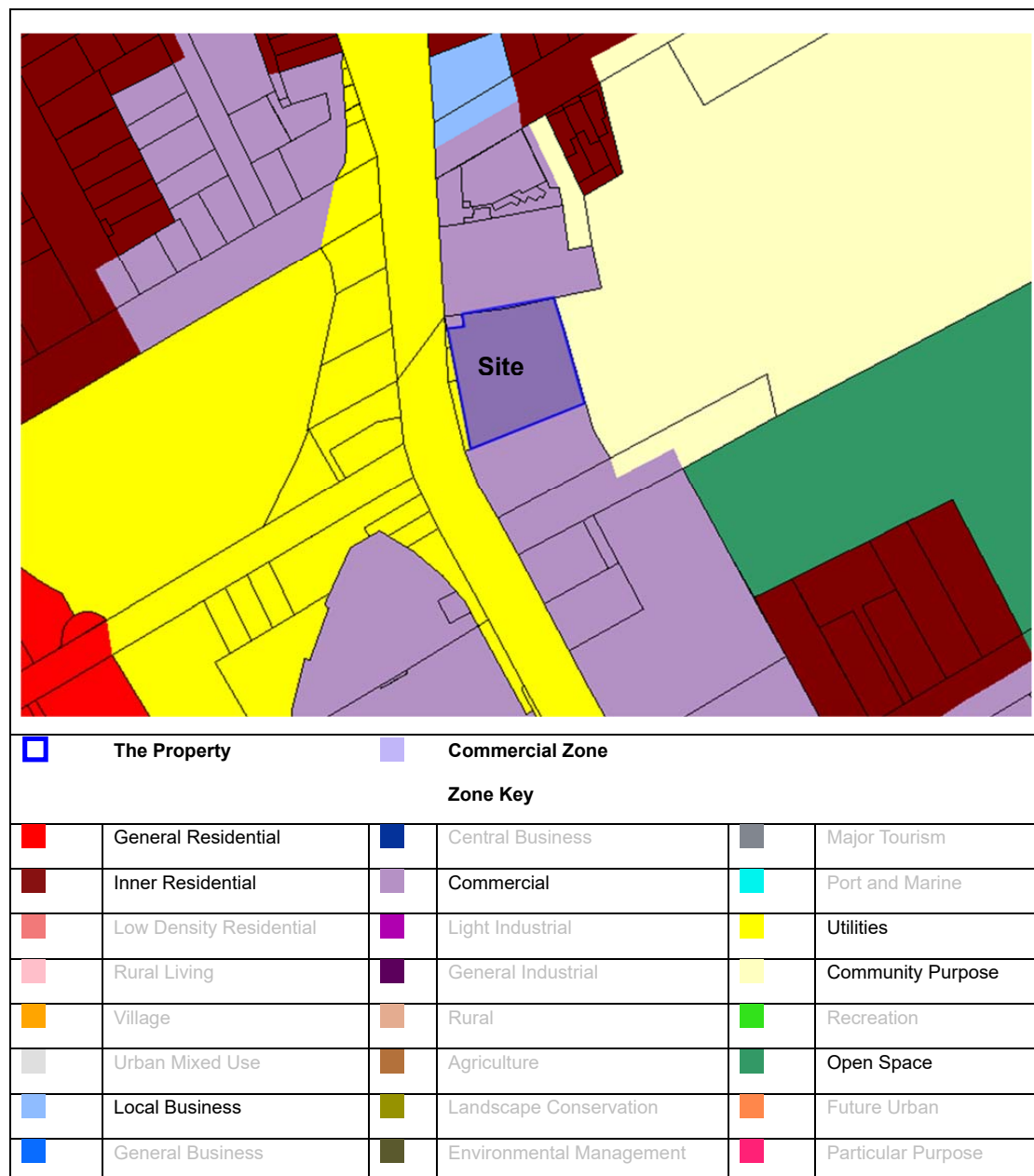
The site is located within a commercial area along Wellington Street, at the southern edge of the central Launceston area. The site adjoins the established health precinct in this area, with the Launceston General Hospital to the east and the eye hospital and the expanding Launceston Health Hub to the south.

2.4 Zoning and Overlays

2.4.1 Commercial Zone

The site is assigned to the Commercial Zone under the *Tasmanian Planning Scheme* incorporating the *Launceston Local Provisions Schedule* ('the Scheme'). The zoning of the site and land surrounding the site is illustrated in Figure 6.

Figure 6 - map identifying the zone of the site and land surrounding the site.



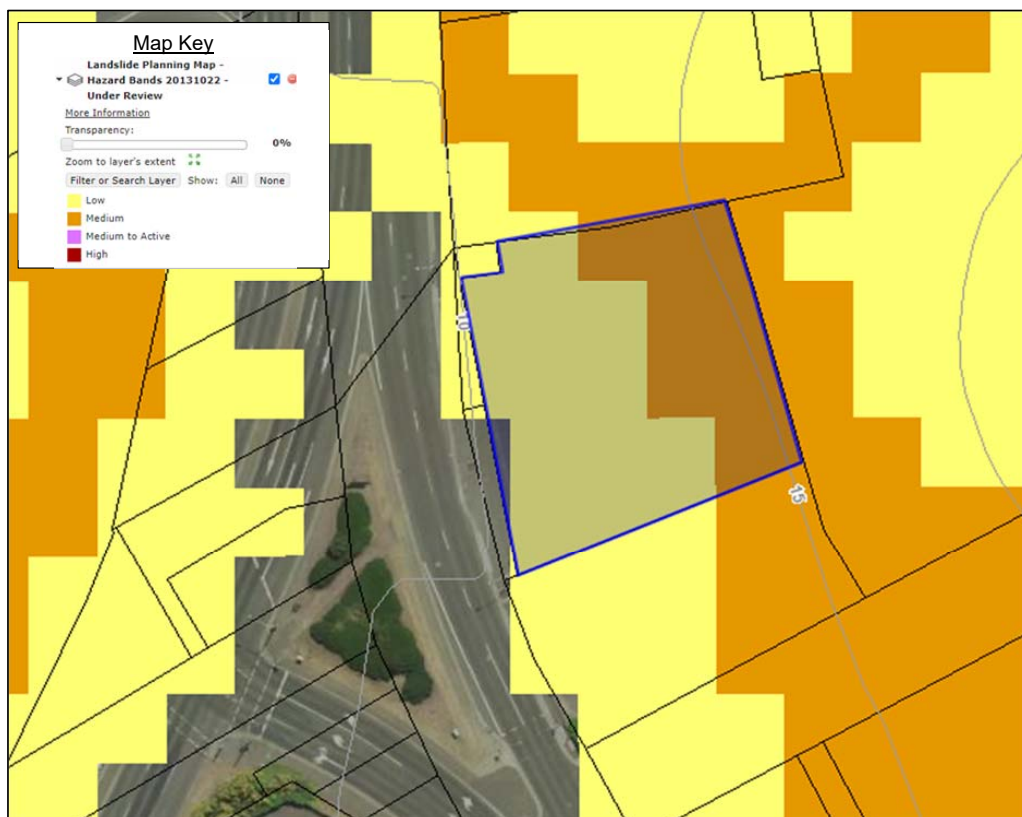
Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

2.4.2 Overlays

The site is subject to the Airport Obstacle Limitation Area code overlay map of the Scheme which applies to the majority of the urban area of Launceston. The obstacle limitation height is set at 316m Australian Height Datum (AHD) where the existing ground level of the site is approximately 15m AHD.

The site is subject to Low and Medium Landslip hazard Bands under the Landslip Hazard Code, as shown in Figure 7.

Figure 7 – map identifying the Landslip Hazard Bands



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

2.5 Built Form

The site contains an existing single storey commercial building containing several tenancies. The building has a floor area of approximately 700m². The remainder of the site is occupied by hardstand which is used for vehicle access and parking and pedestrian access.

The existing building will be demolished prior to development of the Launceston Private Hospital.

2.6 Topography

The site is observed as being level with no noticeable fall.

2.7 Infrastructure

2.7.1 Road

The fronts Wellington Street, which in this location is an arterial road maintained by the Council. The site has two existing vehicle crossings on the road frontage.

2.7.2 Hydraulic Services

The site is located within an established urban area and has established connections to reticulated water, sewer and stormwater infrastructure.

2.8 Natural Values

The site is a fully developed commercial lot. It is devoid of all natural values.

2.9 European Heritage

The site is not listed on the Tasmanian Heritage Register. The site is not currently listed as a local heritage place on the Launceston LPS.

2.10 Aboriginal Heritage

The site is a fully developed commercial lot located on land that has been significantly modified. It is not expected that the site will contain any Aboriginal relics. Notwithstanding this, obligations under the *Aboriginal Heritage Act 1975* will continue to apply to the site irrespective of the status of the proposed draft amendment.

2.11 Environmental Hazards and Constraints

2.11.1 Landslip Hazard

The site is subject to areas of Low and Medium landslip hazard on the Tasmanian Planning Scheme Code Overlay maps, as shown in Figure 7.

2.11.2 Bushfire Hazard

The site is not shown as being subject to a bushfire hazard on the Tasmanian Planning Scheme Code Overlay maps.

2.11.3 Site Contamination

The site is known to have been used for a potentially contaminating activity. An Environmental Site Assessment has been prepared to address the Potentially Contaminated Land Code of the Tasmanian Planning Scheme.

2.11.4 Flood Hazard

The site is not shown as being subject to a flood hazard on the Tasmanian Planning Scheme Code Overlay maps.

2.11.5 Biodiversity Values

The site is not shown as being subject to a priority vegetation area, waterway and coastal protection area or a future coastal refugia area on the Tasmanian Planning Scheme Code Overlay maps.

3. Statutory Assessment

The following sections provide a detailed assessment of the proposed draft amendment against the requirements of 32(4) of the LUPA Act and the LPS criteria listed in, or otherwise implied by, 34(2) of the LUPA Act.

3.1 Schedule 1 Objectives

3.1.1 Schedule 1 Objectives – Part 1

Part 1 – Objectives of the Resource Management and Planning System of Tasmania	
1. The objectives of the resource management and planning system of Tasmania are –	
Objective	Response
(a) <i>to promote the sustainable development² of natural and physical resources and the maintenance of ecological processes and genetic diversity.</i>	The proposed draft amendment will broadly promote sustainable development of natural and physical resources insofar as it seeks to allow for redevelopment of an urban site in the city for a new purpose. The site does not contain any known biodiversity, ecological or genetic diversity values and it does not contribute to any processes associated with these values locally or regionally.
(b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water.</i>	The proposed draft amendment will provide for the fair, orderly and sustainable use and development of air, land and water. In this regard, the proposed draft amendment will provide for the redevelopment of a fully serviced, urban site for an essential health service, benefitting the entire region. All other applicable provisions of the Scheme will continue to apply to the site which have been created under the auspices of the Schedule 1 Objectives.
(c) <i>to encourage public involvement in resource management and planning.</i>	If initiated, the proposed draft amendment will be placed on public exhibition for a formal comment period pursuant to Section 40G of the LUPA Act.
(d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a) , (b) and (c).</i>	The proposed draft amendment will facilitate economic development in accordance with the objectives set out in sub-paragraphs (a), (b) and (c) insofar as it will facilitate the development of an essential health service that will require considerable economic contribution from the proponent and Government. The future hospital will provide employment and improved access to essential health services for Tasmanians.

² **Sustainable development** means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while –

- (a) *sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and*
- (b) *safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) *avoiding, remedying or mitigating any adverse effects of activities on the environment.*

(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.	The proposed draft amendment process represents the sharing of responsibility for resource management between the different spheres of Government, the community and industry within the State through engagement of the planning authority (local government), Tasmanian Planning Scheme (state government level), community (through public exhibition) and industry (future use and development enabled by the proposed draft amendment).
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3.1.2 Schedule 1 Objectives – Part 2

Part 1 – Objectives of the Resource Management and Planning System of Tasmania	
2. The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule –	
Objective	Response
(a) to require sound strategic planning and co-ordinated action by State and local government.	The proposed draft amendment is assessed against the applicable sections of the Northern Tasmania Regional and Use Strategy (NTRLUS) in section 3.4 of this Planning Report. The proposed draft amendment has been found to be consistent with the applicable policies and actions of the NTRLUS. The proposed draft amendment therefore represents coordinated and sound strategic planning.
(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.	The proposed draft amendment will not materially alter the established system of planning instruments that set the objectives, policies and controls for the use, development and protection of land. In this regard, all current zone and codes of the TPS will continue to apply to the site. The proposed draft amendment seeks to add a single discretionary use class to the Use Table only.
(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.	Attainment of this objective is not impacted by the proposed draft scheme amendment. In this regard, the site is within an established urban environment and the proposed draft amendment only seeks to allow for Hospital Services use to be considered on the site. Codes dealing with environmental issues would still be applicable to any future planning application.
(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels.	The proposed draft amendment is consistent with relevant State, regional and local strategy and policy directions which broadly seek to achieve sustainable development that does not compromise environmental, social, economic and resource management objectives.
(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals.	The proposed draft amendment is considered under section 37(1) of the LUPA Act and does not involve a combination of use and development.

(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation.	The proposed draft amendment will directly benefit the health and wellbeing of the local and broader community insofar as it will enable the consideration of the Hospital Services use class on the site and therefore facilitate the future development of the Launceston Private Hospital project.
(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.	There are no known local historic heritage or other special cultural values known to be applicable to the site.
(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.	The proposed draft amendment will not result in any direct impact upon public utilities or other public facilities.
(i) to provide a planning framework which fully considers land capability.	Land capability is aligned to land assigned or designated for agricultural use. The site is located within an established urban area and is not assigned to the Agriculture or Rural zones of the TPS. The proposed draft amendment will therefore not impact land capability.

3.2 Section 32

3.2.1 Section 32 requirements

The proposal is assessed against the requirements of Section 32(4) in the table below.

Section 32(4) Contents of LPS		
An LPS may only include a provision referred to in subsection (3) in relation to an area of land if -		
Sub-clause	Requirement	Response
(a)	A use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or	The proposed Site-specific Qualification (SSQ) will have a significant social and economic benefit for Launceston and the surrounding region. The proposal seeks to make the use class 'Hospital Services' a discretionary use in the Commercial Zone for the subject site at 217-229 Wellington Street, Launceston. The proposal is required to facilitate the future development of a new private hospital across the adjoining properties at 215 and 217-229 Wellington Street, Launceston. A SSQ is already included in the Launceston LPS for 215 Wellington Street allowing for the 'Hospital Services' use class to be considered as an additional Discretionary use in the Commercial Zone. The proposal will introduce the same SSQ for the subject

Section 32(4) Contents of LPS		
An LPS may only include a provision referred to in subsection (3) in relation to an area of land if -		
Sub-clause	Requirement	Response
		site, allowing for the joint development of the two parcels. The Launceston Private Hospital project is proposed by the Launceston Health Hub group. The hospital will include: • 10 operating theatres; • 104 beds; • 2 endoscopy units; • 1 infusion unit; • Laboratory; • Pharmacy; and • 115 space car parking facility. The total estimated cost of the project is approximately \$174m which is a significant economic investment. The project has received a funding commitment from the Tasmanian Government with the hospital to be available to treat both public and private patients. The proposed hospital will provide additional capacity and choice for healthcare needs in northern Tasmania. The new hospital will be a significant employer and is expected to attract staff and their families to the area. This development will play a vital role in alleviating the existing and persistent pressure on the Tasmanian health system.
(b)	the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.	The site is one of two adjoining parcels of land that have been selected for the Launceston Private Hospital development. The adjacent parcel (215 Wellington Street) already has a Site Specific Qualification in place to allow the Hospital Services use class to be applied for as a Discretionary use. The proposed amendment will create an identical provision for the second title (217-229 Wellington Street). More broadly, the site forms part of an established health precinct beside the Launceston General Hospital, eye hospital and close to the Launceston Health Hub.

3.3 State Policies

3.3.1 Tasmanian State Coastal Policy 1996

The State Coastal Policy 1996 defines the term 'Coastal Zone' as, under the *State Coastal Policy Validation Act 2003*, a reference in the *State Coastal Policy 1996* to the coastal zone is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.

In this instance, the site is not located within 1km of the coast and therefore the State Coastal Policy 1996 does not apply.

3.3.2 State Policy on the Protection of Agricultural Land 2009

The *Protection of Agricultural Land Policy 2009* ('PAL Policy') seeks to conserve and protect agricultural land.

In this case the site is assigned to the Commercial zone and is located within an established urban area of Launceston. The site does not comprise agricultural land and is not adjacent to agricultural land.

The PAL Policy therefore does not apply to the site or the proposed draft amendment.

3.3.3 State Policy on Water Quality Management 1997

The *State Policy on Water Quality Management 1997* ('SPWQM Policy') applies to all surface waters, including coastal waters and ground waters. It seeks to manage and where possible, enhance the quality of surface and ground water systems through catchment management, monitoring and development control. The SPWQM Policy comprises a series of often technical objectives for the management of surface and ground water systems.

The objectives of the SPWQM are integrated into the current Resource Management and Planning System of Tasmania. In this regard, the Natural Assets Code of the Tasmanian Planning Scheme ('TPS') which applies to watercourses contains development controls that seek to minimise impacts on water quality including native riparian vegetation, watercourse condition and the natural ecological function of watercourses. The site is not subject to the Natural Assets Code or any other TPS code that relates to management of water quality. The SPWQM Policy therefore does not apply to the proposed draft amendment.

3.3.4 National Environment Protection Measures

National Environmental Protection Measures (NEPMs) are developed under the National Environment Protection Council (Tasmania) Act 1995 and outline the objectives and protections for specific environmental matters. Section 12A of the State Policies and Projects Act 1993 provides NEPMs with an equivalent status as State policies.

There are seven active NEPMs which deal with the following environmental matters:

1. Ambient air quality;
2. Air toxins;
3. Assessment of site contamination;
4. Diesel vehicle emissions;
5. Movement of controlled waste between states and territories;
6. National pollutant inventory; and
7. Used packaging material.

None of the above NEPMs are considered relevant to the proposed draft amendment.

3.4 Northern Tasmania Regional Land Use Strategy

The Northern Tasmania Regional Land Use Strategy ('NTRLUS') was established under section 5A of the LUPA Act.

The NTRLUS is the regional plan for Northern Tasmania which sets out the strategy and policy framework to facilitate and manage change, growth and development within the region through until 2032. The NTRLUS contains seven (7) distinct parts which are:

- **Part A:** The purpose and scope of the NTRLUS
- **Part B:** Regional Profile and Overview
- **Part C:** Regional Strategic Planning Framework
- **Part D:** Regional Planning Land Use Categories
- **Part E:** Regional Planning Policies
- **Part F:** Implementation and Monitoring Measures
- **Part G:** Local Provisions Schedule Preparation Addendum

All municipal planning schemes and policy making within the region are expected to advance and implement all active parts of the NTRLUS. In this instance, of the NTRLUS that are most pertinent to the proposed draft amendment are Parts C and E.

3.4.1 Part C: Regional Strategic Planning Framework

Part C of the NTRLUS contains the overall Vision for the region and sets out four key strategic goals based on Economic Development, Liveability, Sustainability and strong Governance. The goals and accompanying strategic directions provide the broad policy framework to guide planning in the region.

The strategic goals for Economic Development and Liveability are relevant to the proposed amendment.

C.4.1 Goal 1: Economic Development	
To facilitate economic development and productivity through integrated land use and infrastructure planning.	
Strategic Direction	Response
G1.1 Capitalise on the region's sources of competitiveness by identifying future opportunities for sustainable competitive advantage. a) Facilitate innovation and capitalise on the co-location of industry in strengthened 'clusters' of economic and employment activity. b) Add value, diversify the economy and generate jobs.	The proposed draft amendment seeks to facilitate the use and development of a site that is within an existing health services precinct for a new private in-patient hospital. The location beside the Launceston General Hospital (LGH) will further strengthen the healthcare precinct that has emerged around the LGH, with the recently developed eye hospital and the Launceston Health Hub on Wellington Street. The proximity will allow the new hospital and the LGH to work together where possible to alleviate pressure on the public health system and provide ease of access for patients and staff moving between the sites. The proposal will facilitate the re-development of existing commercial land for a new purpose in a strategic location close to existing health facilities and the arterial road network. The future hospital will generate jobs through the design and construction phase as well as ongoing employment for healthcare and support staff.

C.4.1 Goal 1: Economic Development	
To facilitate economic development and productivity through integrated land use and infrastructure planning.	
Strategic Direction	Response
	The proposal will therefore further strategic direction G1.1.
G1.2 Adopt an integrated and coordinated approach to government infrastructure, transport and land use planning.	The strategies identified to achieve this Strategic Direction focus on coordination of infrastructure and transport with land use planning to maximise efficiency. The proposed amendment will facilitate the development of a new hospital adjacent to the existing LGH and other healthcare services in the immediate area. The co-location of services offers efficiency for transport and access to a wide range of health services. The site is located in a central part of Launceston with good access to transport routes and public transport options. In these ways the proposal will further strategic direction G1.2.
G1.3 Develop a thorough understanding of key industry needs, including future demand and location requirements.	Launceston is identified in the NTRLUS as the Principal Activity Centre in the region. It is appropriate for a new major healthcare facility to be located in an established healthcare hub within the city. As such, the proposal will further strategic direction G1.3.

C.4.2 Goal 2: Liveability	
To promote liveability measures for social and community development and the betterment of healthy, strong and vibrant urban and rural settlements	
Strategic Direction	Response
G2.1 Identify Urban Growth Areas to advance a sustainable urban settlement pattern. c) Coordinate investment of services to existing and future settlements and plan to maximise integration, community benefit, efficiency and long-term sustainability of service provision.	The proposed draft amendment seeks to enable the development of a new hospital in a strategic location close to the existing LGH and Launceston Health Hub. The co-location of these services provides for efficiency and long term sustainability of essential health services in Launceston. The Launceston Health Hub team have a record of providing innovative services to the region, including the first out of hours GP clinic in the area. The addition of the proposed hospital will continue to expand the range of services offered and increase the benefit to the community.

3.4.2 Part E: Regional Planning Policies

Part E of the NTRLUS sets out the regional planning policies that manage and direct growth at the regional level. The regional planning policies are expressed through the following themes:

- Regional Settlement Network Policy
- Regional Activity Centre Network Policy
- Regional Infrastructure Network Policy

- Regional Economic Development Policy
- Social Infrastructure and Community
- Regional Environment Policy

The settlement hierarchy for the region is set out in the Regional Planning Policies. Launceston is the Principal Activity Centre for the northern region, with the highest concentration of business and employment across a variety of sectors. The Principal Activity Centre is the primary hub for services in the region, including healthcare services. The proposed amendment to facilitate the establishment of a new private hospital in an established healthcare precinct of Launceston will further strengthen this essential service for the region.

The most relevant planning policies within the context of the proposed draft amendment include specific policies and actions contained within the Social Infrastructure and Community Policy.

The following points of E.6.1 Strategic Context identified for the Social Infrastructure and Community Policy are most relevant to the proposed amendment:

- Social infrastructure is the community facilities, services and networks that assist communities to meet their social needs and maximise wellbeing.
- Social infrastructure across the region includes a broad range of facilities and services including those for education and training, health, recreation, sport, emergency services, religion, arts and culture, community meeting spaces. It includes infrastructure targeted at people in particular life stages, and people with special needs and of culturally diverse backgrounds.
- The planning and delivery of social infrastructure is shared between local, State and Federal government, not-for-profit organisations, community organisations and the private sector.

The following strategy identified in E.6.3 Key Social Infrastructure and Community Strategies is most relevant to the proposed amendment:

- Promote coordinated social infrastructure planning to maximise efficiencies and improve land use and development outcomes.

The following specific policies and actions are considered the most relevant to the proposed draft amendment.

Table 5 – Social Infrastructure and Community Policy

E.6.4 Specific Policies and Actions		
Social Infrastructure		
Policy	Actions	Response
SI-P02 Provide social infrastructure that is accessible and well-located to residential development, public transport services, employment and educational opportunities.	SI-A05 Planning schemes are to support the co-location of community facilities and services, while encouraging multi-purpose, flexible and adaptable social infrastructure.	The proposed draft amendment will allow for the development of a new hospital in a strategic location close to the existing LGH and Launceston Health Hub.
SI-P03 Provide multi-purpose, flexible and adaptable social infrastructure that can respond to changing and emerging community needs over time.		The site is in the centre of Launceston with good access to public transport and regional transport routes. The location is ideal for establishment of a new private hospital as part of the expanding health services precinct in this area of Launceston. The development will respond to the increasing

E.6.4 Specific Policies and Actions		
Social Infrastructure		
Policy	Actions	Response
		demand for health services in the northern region.

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

City of Launceston Strategic Plan seeks to provide direction to the range of operations Council undertakes in their role as the major provider of services and facilities for the municipal area. The Strategic Plan outlines Council's long-term strategic priorities, goals and focus areas to provide direction across a range of operations. The Strategic Plan is informed by the community's vision captured in the Greater Launceston Plan. A summary of the proposed draft amendment is provided within the context of strategic priorities of the plan in Table 5.

Table 5 – City of Launceston Strategic Plan – Strategic Priorities

City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review		
Strategic Priority 1		
Policy	Focus Areas	Response
We connect with our Community and our Region through meaningful engagement, cooperation and representation. Our interactions with our community are authentic, timely, accurate and open. We want to build strong and productive relationships with our community and regional partners.	1. To develop and consistently utilise contemporary and effective community engagement processes.	The proposed draft amendment indirectly aligns with this policy insofar as the amendment process inherently involves established community engagement processes prescribed under section 40G of the LUPA Act.
	2. To lead the implementation of the Greater Launceston Plan via collaborative and constructive relationships with our regional partners.	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.
	3. To advocate and collaborate to enhance regionally significant services and infrastructure for the benefit of our communities.	The proposed draft amendment seeks to establish an approval pathway for a regionally significant addition to health services available in Launceston to benefit the community. The proposed amendment furthers this policy.
Strategic Priority 2		
Policy	Focus Areas	Response
We Facilitate Prosperity by seeking out and responding to opportunities for growth and renewal of our regional economy.	1. To actively market the City and Region and pursue investment.	The proposed draft amendment is required to allow for a significant investment in healthcare in Launceston, in the

City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review		
We use our influence and resources to deliver the foundations for ongoing economic development. We want Launceston to be the heart of a thriving regional economy.	- To facilitate direct investment in the local economy to support its growth. - To provide an environment that is supportive to business and development within the municipality. - To promote tourism, and the development of a quality tourism offering for Launceston. - To understand and support the establishment and growth of new and creative industries and businesses in Launceston.	form of a new in-patient private hospital. The total estimated cost of the project is \$174m, to be achieved through a combination of private and Government investment. As such, the proposal furthers the attainment of this policy. The proposed draft amendment directly aligns with this policy insofar as it will facilitate the planned development of the Launceston Private Hospital which is a direct investment in the local economy that will support further growth in Launceston and the region by providing additional healthcare capacity and choice in the region. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.
Strategic Priority 3		
Policy	Focus Areas	Response
We are a Progressive Leader that is accountable to our governance obligations and responsive to our community. Our decision-making and actions are evidence-based, strategic, transparent and considered. We are ethical, fair and impartial in complying with and enforcing the law.	- To provide for the health, safety and welfare of the community. - To fairly and equitably discharge our statutory and governance obligations. - To ensure decisions are made on the basis of	The proposed draft amendment directly aligns with the attainment of this policy as it will facilitate the future development of a new hospital, providing for the health, safety and welfare of the community. The proposed draft amendment aligns with this policy insofar as it requires the planning authority to fairly and equitably discharge its statutory obligations under the LUPA Act. The proposed draft amendment directly aligns with this policy

City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review		
	accurate and relevant information. 4. To continually improve our service delivery via a continuous improvement mindset, pursuing efficiency gains, and adopting technological and other process innovations. 5. To maintain a financially sustainable organisation.	insofar as the application includes accurate and relevant information as to the statutory process for requesting an amendment to the Launceston LPS. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.
Strategic Priority 4		
Policy	Focus Areas	Response
We value our City's Unique Identity by celebrating our special heritage and culture, and building on our competitive advantages to be a place where people choose to live, work and visit. We facilitate our community's sense of place by enhancing local identity. We want people to be proud to say that Launceston is "my city".	1. To promote and enhance Launceston's rich heritage, culture and natural environment. 2. To continue to offer an attractive network of parks, open spaces and facilities throughout Launceston. 3. To promote and attract national and international events and support the sector to ensure a diverse annual events calendar. 4. To support the central business district (CBD) and commercial areas as activity places during day and night. 5. To support sustainable population growth in the Northern Region.	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy. The proposed draft amendment furthers this policy as the subject site is located in an established commercial area near the centre of Launceston and will contribute to the growing healthcare precinct in this area. The proposed draft amendment indirectly aligns with this policy, as it will provide for additional healthcare services to support population growth in the region.

City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review		
Strategic Priority 5		
Policy	Focus Areas	Response
We Serve and Care for our community by providing equitable and efficient services that reflects needs and expectations of our community. We are invested in our community's long-term health, well-being, safety and resilience. We want to be trusted and respected by our community	1. To plan for and provide services and facilities that recognise the changing demographics and needs of our community.	The proposed draft amendment indirectly aligns with this policy, as it will provide for additional healthcare services to support the needs of the community.
	2. To define and communicate our role in promoting social inclusion and equity.	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.
	3. To work in partnership with community organisations and other levels of government to maximise participation opportunities for vulnerable and diverse members of the community	The proposed draft amendment aligns with this policy, as it will provide for additional healthcare services to meet the needs of the community with support from State Government funding.
	4. To support the delivery of programs and events for people to connect with each other through participation in community activities and civic life.	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.
	5. To promote and support active and healthy lifestyles of our community.	The proposed draft amendment aligns with this policy, as it will provide for additional healthcare services to meet the needs of the community.
	6. To enhance community awareness of the impacts of uncertain weather patterns, natural and other disasters, and build community resilience.	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.
	7. To develop and manage infrastructure and resources to protect our community from natural and other hazards.	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.
Strategic Priority 6		
Policy	Focus Areas	Response

City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review		
We Protect our Environment by caring for our unique natural assets and amenity, and sensitively managing future development opportunities. We strive to minimise the impact of our actions on the environment, while planning for, adapting to and managing the impact of climate change. We want to protect the special character and values of our city for future generations.	1. To reduce our and the community's impact on the natural environment.	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.
	2. To contribute to air and river quality improvements in Launceston.	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.
	3. To manage the risks of climate-related events, particularly in the area of stormwater management and riverine flooding.	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.
Strategic Priority 7		
Policy	Focus Areas	Response
We are a City Planning for our Future by ensuring our approach to strategic land-use, development and infrastructure investment is coordinated, progressive, and sustainable. We play a leading role in balancing the enviable amenity of our municipality with the needs of future development and growth. We want to influence the delivery of the right investment for our city and region.	1. To ensure that our application of the land-use planning system at a local and regional level is effective and efficient.	The proposed draft amendment aligns with this policy insofar as it follows the requirements of the LUPA Act which is an overarching statutory document that governs the land-use planning system at a local and regional level.
	2. To take a strategic approach to development sites and infrastructure investment within the municipality to maximise public benefit and encourage development and investment.	The proposed draft amendment directly aligns with this policy as it applies to a site in a strategic location for a major healthcare project that will maximise public benefit from this significant investment.
	3. To improve and maintain accessibility, transport options, and infrastructure within the Launceston area, including its rural areas.	The proposed draft amendment aligns with this policy as it will improve healthcare infrastructure in the Launceston area in a location that enables a range of transport options.

City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review		
	4. To ensure our suite of strategic planning initiatives are coordinated, and representative of our community's needs and aspirations.	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this policy.

4. Conclusion

The proposed draft amendment seeks to add a site specific qualification to make the use class 'Hospital Services' a discretionary use in the Commercial Zone, for the subject site at 217-229 Wellington Street, Launceston comprised in folio of the Register Volume 54092 Folio 1.

The purpose of the draft amendment is to facilitate use and development on the site for 'Hospital Services', specifically as part of the anticipated Launceston Private Hospital development.

The ensuing assessment addresses each applicable assessment criteria set out by the Land Use Planning and Approvals Act 1993 that is relevant to the amendment of the Launceston Local Provisions Schedule including:

- Northern Tasmanian Regional Land Use Strategy;
- State Policies;
- City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review; and
- Tasmanian Planning Scheme incorporating the Launceston Local Provisions Schedule.

Support for the preparation and initiation of the proposed draft amendment is therefore requested from Council.

Appendix A Title Document

Launceston Private Hospital Draft Amendment
August 2024

Appendix B Owners Consent

Launceston Private Hospital Draft Amendment
August 2024

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