
10.2. Amendment PSA-LLP0015 - Text Amendment to Allow Hospital Services at 213-215 Wellington Street, South Launceston

FILE NO: PSA-LLP0015

AUTHOR: Duncan Payton (Town Planner)

GENERAL MANAGER APPROVAL: Dan Ryan (Community and Place Network)

DECISION STATEMENT:

To decide whether to reject or agree to initiate and exhibit proposed Amendment PSA-LLP0015 to the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme - Launceston to insert new Site Specific Qualification, LAU-17.2, to provide for the use class Hospital Services as a discretionary use in the Commercial zone at 213-215 Wellington Street (CT42371/1).

PLANNING APPLICATION INFORMATION:

Applicant: Commercial Project Delivery
Property: 213-215 Wellington Street, South Launceston
Zoning: Commercial Zone

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston

RECOMMENDATION:

That Council, pursuant to:

1. sections 37 and 38 of the *Land Use Planning and Approvals Act 1993*, agrees to Amendment PSA-LLP0015, to insert new Site Specific Qualification, LAU-17.2, to provide for the use class Hospital Services as a discretionary use in the Commercial Zone at 213-215 Wellington Street, South Launceston (CT42371/1); and
2. section 40F of the *Land Use Planning and Approvals Act 1993*, certifies the Draft Amendment PSA-LLP0015.

REPORT:

1. INTRODUCTION

An application was lodged, pursuant to section 37 of the *Land Use Planning and Approvals Act 1993* (the Act), by Commercial Project Delivery (CPD) on behalf of Honeywell Property Pty Ltd to amend the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme - Launceston to include a new Site Specific Qualification.

The purpose of the proposed new Site Specific Qualification, LAU-17.2, is to provide for the use class Hospital Services as a discretionary use in the Commercial zone at 213-215

Wellington Street, South Launceston. The use class Hospital Services is currently discretionary at 237-247 Wellington Street, South Launceston (the Health Hub site) and would remain prohibited on every other site within the Commercial zone.

2. BACKGROUND

Relevantly, the site at 213-215 Wellington Street, South Launceston is intended to be developed and used incidental to or in conjunction with the near-by Health Hub site.

Since 2014, the Health Hub site has been progressively developed as a medical centre. In 2021, DA0726/2020, approved the demolition of the adjoining CFMEU building and the further expansion of the Health Hub onto that adjoining site, 237-241 Wellington Street, South Launceston.

Following that approval, the proponents sought a site specific amendment (similar to the current site specific amendment proposal), Amendment 67, to the Launceston Interim Planning Scheme 2015 to allow for the use class Hospital Services at the combined Health Hub site. That Amendment was approved by the Tasmanian Planning Commission (the Commission) and came into effect on 23 December 2021.

DA0726/2020 provided for the construction of a 20.5m high six-storey building, over the 237-241 Wellington Street site, to integrate with and extend the adjoining Health Hub site and the two-storey parking structure on the land at the rear. The new six-storey building was to increase the gross floor area of the Health Hub site from 3,245m² to 4,514m², (an increase of 1,269m²), and provide for 73 medical practitioners (an increase of 25 practitioners). Total car parking was to increase by 46, to 166 car parking spaces.

DA0726/2020, which was not acted upon, was effectively replaced by DA0071/2022, which provided for the demolition of the CFMEU building and development of extensions to the Health Hub site building similar to those of DA0726/2020, with around half of the approved level three car park being replaced with additional medical suites.

As a result of rapidly escalating building costs, DA0626/2022 was lodged to reduce the floor area of the extended Health Hub building to 3,905m², with 71 medical practitioners and 119 car parking spaces. As a result of the reduced parking numbers, staff parking (including practitioners) was to be located elsewhere.

Concurrently, the proponents purchased the site at 213-215 Wellington Street, South Launceston and DA0513/2022 approved the use of most of the existing building on the site for the provision of twelve car parking spaces on the ground level and 22 car parking spaces on the upper floor.

Whilst not formally linked to the Health Hub site, it is understood that this parking is intended to provide parking for Health Hub site staff in the interim and that the site will be redeveloped in the future to provide more comprehensive parking and services linked to the Health Hub site.

With the demolition of the CFMEU building, which housed the Respiratory Centre, DA0034/2023 approved the use of the 213-215 Wellington Street site for a medical centre to locate the Respiratory Centre in part of the ground floor of the existing building, with external parking on the site.

The CFMEU building has been demolished, pursuant to BA0071/2023.

The applicants for the current amendment proposal advise that:

The proponents of the Health Hub have undergone a strategic review and determined that the existing site is best utilised with medical consulting suites and other allied health providers and that the Honeywell site [213-215 Wellington Street] would better enable construction of a purpose built hospital and associated car parking for not only the hospital but also the broader health precinct in the area including the existing and expanded Health Hub site.

3. SITE ANALYSIS

3.1 Existing Site Conditions



213-215 Wellington Street, South Launceston (not to scale)

The subject land comprises 213-215 Wellington Street, South Launceston, described in CT42371/1 and has recently been approved and developed for car parking and a medical centre.

The site is an irregularly shaped lot of 1,676m². It is located on the eastern side of Wellington Street just south of Frankland Street and some 80m north of Cleveland Street. It has a frontage to Wellington Street of 32m and rises from Wellington Street around 4m at a gradient of approximately 12% and has a depth of up to 57m. It has a single access from Wellington Street.

There is an existing brick warehouse building, over two levels and with a total floor area of around 1,100m², on the site. As noted, approvals have been granted and the building currently contains a car park and a medical centre. The car park is used to provide staff parking for the Health Hub site and the medical centre, located on part of the ground floor is the temporarily relocated Respiratory Centre.

The site is dominated by the existing building, which is built to the frontage boundary and supports a large billboard sign directed to northbound traffic from the Southern Outlet and Wellington Street.

The surrounding uses are commercial or otherwise related to the hospital and other medical services. The site is effectively on the western fringe of the informal medical precinct surrounding the Launceston General Hospital.

3.2 Heritage Values

The site is not listed in the Local Historic Heritage Code under the Scheme or within a state listed property on the Tasmanian Heritage Register. There is no identified or known Aboriginal or Cultural heritage on the site or adjoining land.

3.3 Scenic Values

The site is not in a scenic protection area and holds no particular scenic value.

3.4 Natural Values

The site is not listed as being within a waterway and coastal protection area, a future coastal refugia area, or to contain any priority vegetation.

3.5 Infrastructure

The site is fully serviced by the public water, sewerage and stormwater infrastructure. The site is within the combined sewer and stormwater area.

TasWater has advised that they have no comment in regard to the proposed Amendment and do not require further notification. TasWater has issued their SPAN to this effect.

The Council's Infrastructure Assets Network has similarly advised that they have no comment with regard to the proposed Amendment.

3.4 Surrounding Facilities

The site is located in a commercial zoned strip fronting Wellington Street. Opposite the site, to the west and across Wellington Street, is a computer shop, trailer manufacturing and mechanical repair businesses in Frankland Street and the Margaret Street detention basin. The Metro bus depot is located further south.

Adjacent to the site, there is a professional office to the north, the Launceston General Hospital and other consulting rooms to the east and computer and sound equipment sales and service to the south. Further south is the new eye hospital currently under construction and then the Health Hub site where the CMFEU building has been recently demolished.

The multi-storey carpark of the Launceston General Hospital is located to the south-east.

Whilst not formally recognised as a precinct, the area bounded by Frankland, Wellington, Howick and Charles Streets plus the Anne O'Byrne Centre on the eastern side of Charles Street and other Department of Health facilities on each side of Howick Street up to Kelham Street, is dominated by a cluster of medical and allied health facilities.

4. THE PROPOSAL

4.1 The Amendment

The Amendment proposes to insert new Site Specific Qualification, LAU-17.2, to provide for the use class Hospital Services as a discretionary use in the Commercial zone at 213-215 Wellington Street (CT42371/1).

LAU-17.2	213-215 Wellington Street, South Launceston	42371/1	An additional Discretionary Use Class for this site is: Hospital Services	Commercial Zone 17.2 Use Table
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The applicants advise that, since the approval of Amendment 67 that allowed for Hospital Services at the Health Hub site, the proponents have purchased 213-215 Wellington Street, South Launceston. They assert that the Amendment is sought to enable the Health Hub site to consolidate its existing site, including its approved expansion, for the provision and use of medical consulting suites and other allied health providers and to further their strategic plan to develop the 213-215 Wellington Street site for Hospital Services and car parking.

Principally, the proponents advise that future redevelopment of the site will provide for the construction of a new facility providing a short-stay hospital and additional car parking addressing its needs and those of the Health Hub site, less than 100m away to the south.

However, the use classes of the scheme restrict the provision of in-patient care to the Hospital Services use class, which is currently prohibited in the Commercial Zone - other than on the Health Hub site. Consequently, the future redevelopment of this site as envisioned by the Health Hub proponents is reliant upon the proposed Site Specific Qualification.

Pursuant to the proposed Amendment, discretionary planning approval will be required for development and use for Hospital Services and any such proposal will go through its own open and public assessment process. The applicants advise that *it is intended that the future hospital would be a short stay hospital providing a different model of care to a traditional hospital ...[and] does not provide direct competition with the existing private hospital sector.*

4.2 Landowner Consent

Section 37 of the Act requires the written consent of the land owner for the making of the application where the applicant is not the owner of the land.

The applicant is not the owner of the land and the written consent of the owner has been provided.

5. CONSIDERATIONS FOR THE AMENDMENT

At section 40F, the Act requires the planning authority to certify that the Draft Amendment meets the Local Provisions Schedule (LPS) criteria. Section 34 of the Act sets out the LPS criteria.

5.1 Section 34 LPS Criteria

- (2) *The LPS criteria to be met by a relevant planning instrument are that the instrument –*
- (a) *contains all the provisions that the SPPs specify must be contained in an LPS; and*
 - (b) *is in accordance with section 32; and*
 - (c) *further the objectives set out in Schedule 1; and*
 - (d) *is consistent with each State policy; and*
 - (da) *satisfies the relevant criteria in relation to the TPPs; and*
 - (e) *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; and*
 - (f) *has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 (Tas), that applies in relation to the land to which the relevant planning instrument relates; and*
 - (g) *as far as practicable, is consistent with and coordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*
 - (h) *has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.*

Response:

- (a) ***contains all the provisions that the SPPs specify must be contained in an LPS***
No State Planning Provision (SPP) will be overridden as a result of the Amendment.

Response:

- (b) ***is in accordance with section 32***
Section 32 details what must and what may be included within the LPS.

Relevantly:

Section 32 (2)(j) states that an LPS - *may, if permitted to do so by the SPPs, modify, in relation to a part of the municipal area, the application of a provision of the SPPs; and*

Clause 5.4.1 provides that *each LPS is permitted to include a site-specific qualification that is in addition to, modifies, or is in substitution for, a zone - Use Table or a use or development standard in a zone or a code.*

The Amendment seeks to include a site specific provision to modify the application of the Use Table as it applies to 213-215 Wellington Street and is consistent with section 32 of the Act.

Response:

- (c) ***further the objectives set out in Schedule 1.***
The proposed Amendment furthers the objectives of the Act, as set out in Schedule 1 and discussed below in Section 6 of this report.

Response:

- (d) ***is consistent with each State policy.***
The proposed Amendment is consistent with the State Policies, as discussed below in Section 7 of this report.

Response:

(da) satisfies the relevant criteria in relation to the TPPs.

There are no Tasmanian Planning Policies currently in effect.

Response:

(e) 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.

The proposal is considered to be consistent, as far as practicable, with the Regional Land Use Strategy (RLUS), as discussed below in Section 8 of this report.

Response:

(f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 (Tas), that applies in relation to the land to which the relevant planning instrument relates.

The proposed Amendment is consistent with the Strategic Plan, as discussed below in Section 9 of this report.

Response:

(g) as far as practicable, is consistent with and coordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates.

There is no potential for land use conflict as the site is on the fringe of central Launceston and is significantly removed from the adjacent Local Government Areas.

Response:

(h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.

Not applicable. The pipeline corridor runs along Charles Street and is some 200m from the subject site.

6. OBJECTIVES OF THE LAND USE PLANNING AND APPROVALS ACT 1993

6.1 Schedule 1, Part 1 - Objectives of the Resource Management and Planning System of Tasmania

(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity.

The site specifically referred to in the proposed qualification, 213-215 Wellington Street, contains a substantial building and the site is otherwise sealed. The site is completely covered with development and provides no opportunity, other than through the development of roof gardens and the like, for the maintenance of ecological processes and genetic diversity.

Nevertheless, the provision of an opportunity for an existing developed site to further develop and maximise its potential, presents a sustainable development opportunity without impact upon greenfield sites.

- (b) to provide for the fair, orderly and sustainable use and development of air, land and water.*

The proposed amendment, provides for the continued fair, orderly and sustainable development and redevelopment of the site for a related facility within what is a growing health precinct anchored by the Launceston General Hospital.

The proposal to make Hospital Services discretionary further ensures that full, open and transparent consideration is given to any further use or development proposed as a result of the amendment.

- (c) to encourage public involvement in resource management and planning.*

The public will have the opportunity to comment on this proposal during the four week exhibition period following certification of the amendment. Interested parties have the opportunity to lodge a written representation to the proposal during that public exhibition period. The Tasmanian Planning Commission may then decide to hold a public hearing to deal with the representations if any are received.

If the Amendment is approved by the Commission, any further use or development resulting from that will go through a period of public exhibition.

- (d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c).*

The proposed Amendment will allow for the redevelopment of the site, consistent with the Health Hub site and in a manner that may maximise its potential and its contribution to the growing health needs of the Greater Launceston area.

- (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.*

This application was referred to TasWater who has provided its consent. There are no other relevant agency referrals required. If initiated the Amendment will also be advertised and assessed by the Tasmanian Planning Commission consistent with this objective.

6.2 Schedule 1, Part 2 - Objectives of the Planning Process Established by the Act

- (a) to require sound strategic planning and coordinated action by State and local government.*

The Amendment is consistent with the purpose of the Tasmanian Planning Scheme - Launceston and with the Northern Regional Land Use Strategy, the Launceston Strategic Plan 2014-2024 and the Greater Launceston Plan.

- (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.*

Consistent with that system, the proposal seeks to include Hospital Services as a discretionary use within the Commercial Zone of the scheme.

- (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.*

The proposed Amendment provides for an extension in the range of services that may be provided on the site and furthers the social and economic benefits associated with the expansion and further consolidation of the adjoining informal health precinct.

- (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 amendment complies with the local, regional and state policies.

- (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 Amendment provides the opportunity for an application for use or development of the site to include the use for hospital services.

- (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 proposal will allow for the expansion of health facilities within the broader health precinct centered upon the adjacent hospital. Improved access to health services is a contributing factor to the establishment of a pleasant, efficient and safe environment for working, living and recreation.

- (g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

The subject site has no such buildings, nor is it a place of scientific, aesthetic, architectural or historic interest.

- (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.*

Development of the site will utilise existing public infrastructure and in this way, contribute to its sustainable use and maintenance.

- (i) to provide a planning framework which fully considers land capability.*

Land capability generally refers to agricultural land and is not relevant in this instance.

7. STATE POLICIES

7.1 State Policy on the Protection of Agricultural Land 2009

The purpose of this Policy is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture.

The Policy does not impact upon this urban site.

7.2 State Coastal Policy 1996

The purpose of the policy is to protect the natural and cultural values of the coast, provide for sustainable use and development of the coast, and promote shared responsibility for its integrated management and protection.

The Policy does not impact upon this urban site.

7.3 State Policy on Water Quality Management 1997

The purpose of the Policy is to identify and maintain water quality at appropriate levels to the expected use.

The Policy does not impact upon this urban site, which is fully serviced by existing public water, sewer and stormwater infrastructure.

7.4 National Environment Protection Measures

Section 12A of the *State Policies and Projects Act 1993* states that a National Environment Protection Measure (NEPM) is taken to be a State Policy. The following, therefore, require consideration:

- *Ambient Air Quality 2002*
- *Diesel Vehicle Emissions 2001*
- *Assessment of Site Contamination 1999*
- *Used Packaging Materials 1999*
- *Movement of Controlled Waste Between States and Territories 1998*
- *National Pollutant Inventory 2000*

Due regard has been given to each NEPM in the preparation of the scheme.

The site is considered to be a potentially contaminated site due to past uses as a joinery and mechanical workshop. Future development or change in use will be assessed having regard to the Potentially Contaminated Land Code of the scheme. The proposed Amendment to allow the additional use class, Hospital Services, as a discretionary use at this site is not inconsistent with the Assessment of Site Contamination 1999 NEPM.

None of the other NEPMs apply to this urban site and the proposed amendment to allow consideration of the Hospital Services use class.

8. NORTHERN TASMANIA REGIONAL LAND USE STRATEGY (RLUS)

The relevant sections of the RLUS are as follows:

The Regional Land Use Strategy for Northern Tasmania is a strategic plan for the region's future development and planning to 2032. It has a 20 year planning time horizon for integrated infrastructure, land use development and transport planning, underpinned by economic development, social and environmental strategies. The

strategy will be revised regularly as new evidence based strategic planning investigations and information is made available to provide greater certainty to the strategic planning and development of the region.

The RLUS seeks to reduce the barriers to investment in ways that are consistent with the vision for the region and other relevant social and environmental strategies. It can do this in a number of ways, including coordinating services to ensure that land for appropriate development is available in the best locations, and ensuring that priority is given to investment that improves the necessary transport, energy and communications infrastructure.

The proposed Amendment specifically seeks to improve the access to health facilities within the growing informal health precinct around the Launceston General Hospital. Access to health facilities to meet the growing and changing needs of community is central to social strategies seeking to provide for the wellbeing of the community.

The applicant submits:

Section C of the NTRLUS sets out the vision for the region: ... *Both 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
<ul style="list-style-type: none"> • Strategic Direction G1.1 Capitalise on the region's sources of competitiveness by identifying future growth opportunities for sustainable competitive advantage. 	<p>Strategic Direction G1.1 can be achieved by:</p> <p>(a) Facilitate innovation and capitalise on the colocation of industry in strengthened clusters of economic and employment activity.</p> <p>The proposed Amendment, which will facilitate use and development of a site that is located within an existing health precinct for an in-patient hospital, will further strengthen the site and adjacent Launceston General Hospital as a healthcare hub centred on a cluster of health related activity.</p> <p>The premise behind allowing for elective surgeries at the site is innovative and will alleviate pressure on the public health system. The Amendment, therefore, furthers strategic direction G1.1.</p>
<ul style="list-style-type: none"> • Strategic Direction G1.2 Adopt an integrated and coordinated approach to government infrastructure, transport and land use planning. 	<p>The Strategies to achieve this Direction are centred on minimising transport distances and maximising infrastructure efficiency through appropriate land use planning.</p>

	<p>The proposed Amendment, which will allow the creation of a new hospital at the site, which is within 100m of the Launceston Health Hub, which provides a significant suite of health related services operating from, is an efficient land use planning outcome. The site is also adjacent to the Launceston General Hospital and its proximity to the services on offer at the Health Hub site will reduce travel across the City.</p> <p>Finally, the site is centrally located within Launceston and located on public transport routes.</p>
<ul style="list-style-type: none"> • Strategic Direction G1.3 Develop a thorough understanding of key industry needs, including future demand and location requirements. 	<p>Launceston is identified in the NRLUS as the Principal Activity Centre of the region. The proposed Amendment which addresses a demand and need in the health sector will enable the proponent's vision of creating Northern Tasmania's premier health eco system on a single site to be realised.</p>
<p>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.</p>	
Strategic Direction	Response
<ul style="list-style-type: none"> • Strategic Direction G2.1 Identify Urban Growth Area 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. 	<p>Strategic Direction G 2.1 The proposed Amendment will afford the proponent's the ability to develop a new hospital within 100m of an existing expansive health services site being the Health Hub site. It is submitted that this colocation of health services creates efficiency and long-term sustainability in accordance with Strategic Direction G2.1.</p> <p>The Health Hub site is already providing a huge benefit to the community given its out of hours GP clinic and colocation of services. The addition of a hospital will only serve to strengthen that benefit to the community.</p>

Section E of the RLUS sets out the regional planning policies and key planning principles and actions presented under six headings. Headings 1-4 primarily address the residential land use strategy as well as outlining a settlement hierarchy for the region. The City of Launceston is identified as the Principal Activity Centre for the region, which means it has the highest concentration of employment for the region with a diversity across business and industrial sectors. The Principal Activity Centre is seen as the primary hub for (among other things) health and allied health facilities for the region. The ability to add in-patient hospital services to the Health Hub site offerings on a nearby site would further reinforce the status of Launceston as the region's primary hub for health services.

Section E6 outlines the Regional Social Infrastructure and Community Policy. Under Section E[6].1, the Strategic Context for Social Infrastructure and Community, the points pertinent to the Amendment are as follows:

- 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 including health.
- the planning and delivery of social infrastructure is shared between local, State Federal government, not-for-profit organisations, community and organisations and the private sector.
- improved integration of social infrastructure planning in broader land use planning strategy is a necessary component to further strategic work to avoid social infrastructure planning occurring in isolation, to maximise efficiencies and to support a wide range of social and community development issues.

E6.3 - Key Social Infrastructure and Community Strategies states that planning for and development of social infrastructure and community should apply the following strategies:

- promote coordinated social infrastructure planning to maximise efficiencies and improve land use and developed outcomes.

Comment:

The proposed Amendment will allow the Health Hub site to expand its services to include in-patient hospital services on a nearby site. This furthers the strategic direction provided by allowing the coordination of health services on a site that is ideally located centrally within the Principal Activity Centre of Launceston and also adjacent to the Launceston General Hospital. It, therefore, maximises efficiencies in the provision of health services in Launceston.

9. STRATEGIC PLAN

9.1 City of Launceston Corporate Strategic Plan 2014-2024

The City of Launceston Corporate Strategic Plan 2014-2024 (LSP) is prepared under the *Local Government Act 1993* (Tas). The assessment of the proposed Amendment has had regard to the LSP and is generally consistent with the relevant principles and goals:

1. A creative and innovative city.

Direction: To facilitate advances in services, organisational processes and product development through creativity and innovation.

Goal: To foster creative and innovative people and industries.

The creation of the Health Hub site was an innovative change for the Launceston region and the potential for its ongoing expansion, including the future development of a short-term stay hospital on a near-by site, facilitates and advances the provision of health services offered by the informal health precinct for the Launceston region.

2. A city where people choose to live.

Direction: To enhance the liveability and amenity of Northern Tasmania.

Goal: To promote Launceston as a unique place to live, work, study and play.

A significant contributor to the liveability and amenity of an area is the ability to access medical and allied health services. The proposed Amendment facilitates the future expansion of the range of health facilities readily available and accessible to the greater Launceston community.

6. A city building its future.

Direction: To coordinate planning and development of existing and future patterns of land use, transport and supporting infrastructure.

Goal: To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions.

The growth of the informal health precinct is a clear pattern of land use that is maximising the coordinated use of the regionally significant health infrastructure and reduces the need for multiple trips across and around the City to access different health services. The proposed Amendment facilitates development opportunities to further consolidate this precinct.

7. A city that stimulates economic activity and vibrancy.

Direction: To promote the economic development of Northern Tasmania.

Goal: To develop a strategic and dedicated approach to securing economic investment in Launceston.

The growth and consolidation of the informal health precinct has seen substantial economic investment in Launceston and specifically within this precinct. The Master Plan for the Launceston General Hospital provided for significant investment through recent and proposed developments. The proposed development of Calvary Hospital, the ongoing development and expansion of the Health Hub site, the development of the eye hospital and the possible development of a short-stay hospital, facilitated by the proposed Amendment, all demonstrate the contribution to economic development stemming from this health precinct.

9.2 Greater Launceston Plan

Arguably, the Greater Launceston Plan (GLP) is reflective of Principle 8 of the Launceston Strategic Plan - A secure, accountable and responsive organisation.

The Direction reads:

To improve the efficiency and consistency of leadership within councils of Greater Launceston in terms of coordination, collaboration, decision making and resource allocation.

The GLP provides a long term strategy to inform a coordinated approach for land use and development of the greater urban area of Launceston.

Section 2.6 Policy Framework, provides the overarching directions for the GLP. Under the heading of Liveability and Amenity, the GLP highlights a key direction of:

- provision of high quality accessible health care services.

Consistent with this key direction, the proposed Amendment seeks to further the sustainable use and development of high quality and accessible health care options within the central Launceston area and the surrounding region. As noted previously, the

provision of accessible health care services is an integral component of a sense of wellbeing in individuals and in the broader community.

Section 2.7 provides measures of success to determine progress towards those key directions. Relevantly, under the heading of Health and Wellbeing it lists:

- number of General Practitioners per 100,000 people
- proportion who do insufficient physical activity
- proportion of people who are obese
- public hospital waiting times for elective surgery
- proportion of population in very good or excellent health

It is clear that the ongoing expansion of medical centers and the possibility of including elective surgery and in-patient care through an allied health hub facility could impact positively upon these success measures. Logically, the impact will be over a far greater range of measures as many of those with unresolved health issues are unable to participate fully within the community.

The proposed Amendment provides an opportunity for some members of the community to return to work, to become more active and to participate more broadly within the community. It is considered to be consistent with the GLP.

It is noted that the Council has commenced a review of the commercial zoning in this area given the nature of the existing use and development, the Urban Mixed Use Zone, in which Hospital Services are discretionary, may be more appropriate. Whilst the current Amendment may be an interim measure, it is required to address an identified present need.

10. REFERRAL AGENCIES

The application was referred to TasWater under section 17 of the *Land Use Planning and Approvals Regulations 2004*. TasWater has issued its Submission to Planning Authority Notice, TWDA2023/00642-LCC, stating that it does not object to the application for Amendment.

11. REPRESENTATIONS

At this time the application has not been exhibited for public comment. If the Amendment is initiated, it will then be placed on public exhibition for a period of 28 days. A report, will then be presented to Council to acknowledge that there were no representations or to make recommendations with regard to the impact of the representations upon the proposed amendment.

This will then be forwarded to the Commission for their assessment and determination.

12. CONCLUSION

It is considered that the proposed Amendment satisfies the requirements of the Act.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The Launceston Interim Planning Scheme 2015 contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such the economic, environmental and social impacts have been considered.

STRATEGIC DOCUMENT REFERENCE:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

1. Planning Application PS Amendment [**10.2.1** - 37 pages]
2. Taswater - SPAN TWDA 2023-00642- LCC [**10.2.2** - 1 page]