PLANNING SCHEME

AMENDMENT

APPLICATION



Client:Encompass Health HoldingsProject:215 Wellington Street --Planning Scheme Amendment

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1. Introduction

Commercial Project Delivery (CPD) acts on behalf of Encompass Health Holdings to request a site specific amendment via the introduction of 'Hospital Services' as a discretionary use on the subject site (215 Wellington Street, Launceston) pursuant to section 33 of the Land Use Planning and Approvals Act 1993 (the Act).

The purpose of this submission is to establish the rationale for the amendment and analysis against the relevant sections of the Act.

1.1. Background

Following purchase of the original Health Hub site (237-241 Wellington Street) in 2014, the proponent's set about creating a regionally significant medical precinct from the former Hotel building, beginning with a husband and wife GP practice.

Stage 1 included the development of a medical centre encompassing 5 consulting suites, treatment rooms, pathology lab and reception area. Twelve months later specialist consulting rooms were added. The GP clinic offered the first ever walk in out of hours clinic in Launceston, guaranteeing access to a GP 365 days of the year.

In 2017 the proponent's purchased 39 Cleveland Street which gave the site dual road frontage and access and developed additional GP consulting rooms allowing up to 15 GP's on site, increased car parking, café, pharmacy and consulting areas for allied health.

The next stage of development was construction of a child care centre and increasing the car parking numbers on site followed by fit out of building shell for additional specialist consulting rooms and more allied health services.

A planning permit (DA0726/2020) was granted in February 2021 to expand the LHH across the Union Building site with additional medical consulting rooms, new pathology and radiology spaces, new pharmacy and a day surgery.

Following granting of DA0726/2020, the proponent's sought a site specific amendment to be able to utilise the site for a hospital. AM-LAU-67 was approved on the 23/12/2021.

A revised application for the Union Building site was recently approved (DA0071.2022), converting the previous car parking level 3 to Medical Consulting Suites as demand for additional floor space continues. Construction on the Union Building site will commence within the next couple of months.

Since obtaining the amendment required to utilise the Union Building site for a day Hospital, the proponents now have now purchased what is known as the 'Honeywell' site at 215 Wellington Street, approximately 88 metres to the north of the Health Hub site. It is the Honeywell site that is subject to this site specific amendment application.

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 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.

1.2. Applicant

The applicant is Commercial Project Delivery on behalf of Encompass Health Holdings

The contact is:

Chloe Lyne
 Planning and Development Consultant
 Commercial Project Delivery
 178 Charles St
 Launceston TAS 7250

1.3. Structure of the Report

The planning submission has been prepared to:

- provide the rationale for the draft amendment;
- provide a full description of the proposed use and development;
- detail the site and the surrounding uses;
- demonstrate that the application can further the objectives set out in Schedule 1 of the Act;
- determine that the proposal is in accordance with the State Policies;
- establish that the proposal is in accordance with the Northern Regional Land Use Strategy 2016 (Version 5.0);
- demonstrate that the proposal is outside of the area regulated by the Gas Pipelines Act 2000; and
- make evident that this proposal does not conflict with uses on adjoining land;

April 2023

1.4. Planning Overview

Element	Overview
Address	215 Wellington Street, South Launceston
Title Reference	CT42371/1
Land Area	1676m ²
Planning Instrument	Tasmanian Planning Scheme - Launceston
Legislative Instrument	Land Use Planning and Approvals Act 1993
Existing Zoning	Commercial Zone
Proposed Zoning	Commercial Zone
Existing Overlay	Nil
Proposed Overlay	Nil
Existing Status of Hospital Services use class	Prohibited
Proposed Status of Hospital Services Use Class	Discretionary if at 215 Wellington Street (folio of the Register 42371/1)

1.5. Statutory References

1.5.1. Name of Planning Instrument

The subject of the proposed amendment is the Tasmanian Planning Scheme – Launceston (hence forth referred to as the Scheme).

1.5.2. Name of Planning Authority

The Planning Authority is the City of Launceston (Council).

2. Site Analysis

2.1. Location

The subject site is located at 215 Wellington Street, South Launceston as shown in Figure 1.

Figure 1: Site Location



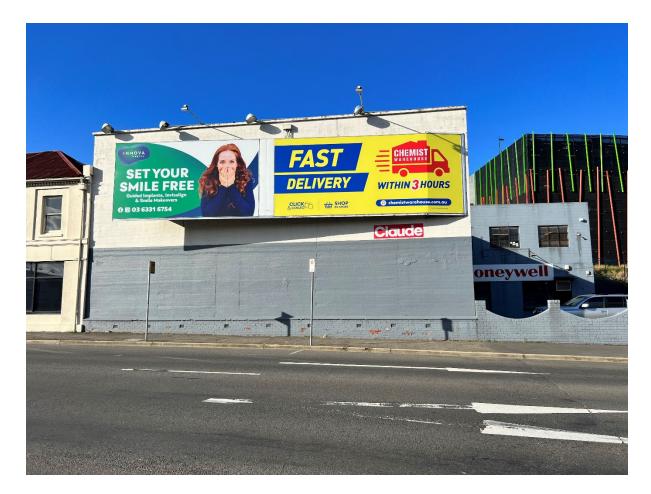


Photo 1: Subject site

2.2. Title Information

The subject site comprises title as shown in Table 1.

Table 1: Subject Titles

Address	Owner(s)	Title Reference
215 Wellington Street	Honeywell Property Pty Ltd	42371/1

Copies of the Certificates of Title are provided at **Appendix A** to this report.

2.3. Surrounding Area

The subject site is within a commercial area along Wellington Street adjacent to the junction of the Midland Highway and Wellington Street. The site to the north is within the commercial zone and currently appears untenanted. The land directly to the south contains a number of commercial tenancies whilst the site to the south of that on the northern corner of Cleveland and Wellington

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Streets is currently under construction for a future eye hospital. The current Health Hub site lies on the opposite side of Cleveland Street to the south.

To the east of the site is the Launceston Genera Hospital.

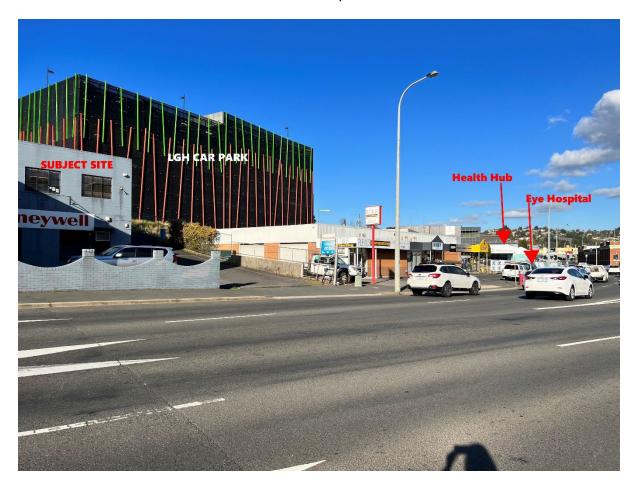


Photo 2: Land to south of subject site

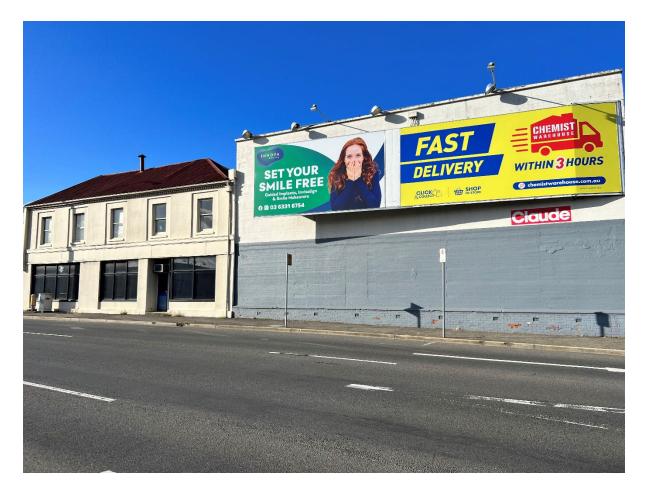


Photo 3: Land to north of subject site

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Figure 2: Site and surrounding land uses

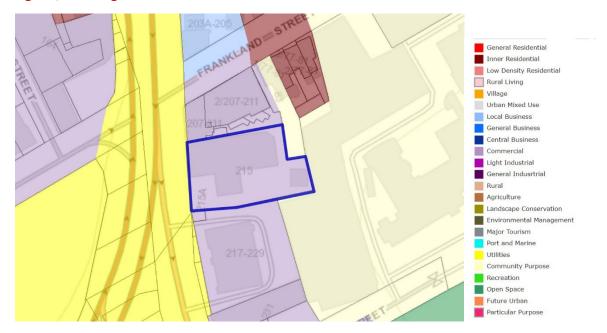


2.4. Zoning and Overlay

The subject site is zoned Commercial under the Scheme as identified in Figure 3. It is not subject to any overlays.

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Figure 3 – Zoning Plan



Base image from theLIST (<u>www.thelist.tas.gov.au</u>). © State of Tasmania.

2.5. Title Information

The proposed site specific amendment relates to the titles listed in Table 1.

Table 1: Relevant title information

Address	Owner(s)	Title Reference
215 Wellington Street	Honeywell Property Pty Ltd	CT42371/1

A copy of the titles is included as **Appendix A** and **a** copy of Land Owners Consent in **Appendix** C

2.6. Existing Built Form

The subject site is currently developed with a two storey building which is currently being utilised as temporary staff car parking for staff working at the nearby Health Hub.

2.7. Topography

The site falls from the east to the west towards Wellington Street.

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2.8. Natural Values

The subject site is a fully developed urban lot. It therefore does not contain any significant natural values. Most of the site is sealed with runoff managed by an on-site stormwater system which discharges to the reticulated system.

2.9. European Heritage

The subject site is not heritage listed either locally or at State level.

2.10. Aboriginal Heritage

As the site is a fully developed urban lot and the proposed amendment will not change the status quo in terms of development potential an Aboriginal Heritage Desktop Review has not been undertaken.

2.11. Infrastructure Services

2.11.1. Transport Network

The site has an existing crossover at the southern end onto Wellington Street.

2.11.2. Hydraulic Services

The subject site is a fully serviced urban lot.

2.12. Environmental hazards and constraints

The following section provides an investigation into potential environmental hazards and constraints of the subject site.

2.12.1. Landslide hazard

The subject site is not identified as being subject to a landslide hazard as depicted by the overlay maps within the Scheme. Accordingly, the subject site is free from landslide hazards.

2.12.2. Bushfire hazard

The subject site is not located within a bushfire prone area as defined by the Scheme. Accordingly, the subject site is free from direct bushfire hazards.

2.12.3. Site Contamination

The site is included on Council's Potentially Contaminated Site's Register.

The proposed addition of one new discretionary use class allowable on the site would not preclude any future use and development applications from needing to demonstrate compliance with Code C14.0 Potentially Contaminated Land Code under the Scheme.

3. Planning Scheme Amendment

3.1. Proposed Amendment

It is proposed to amend the Local Provisions Schedule – LAU – Site Specific Qualification to include a new site specific provision as follows:

LAU-18.2	215 Wellington	42371/1	An	additi	onal	Commercial
	Street,		Discr	etiona	ry	Zone – 17.2 Use
	Launceston		Use	Class	for	Table
			this	site	is	
			'Hosp	oital		
			Servi	ces'		

The General Overlay maps are proposed to be amended to include 215 Wellington Street as having a site specific qualification.

3.2. Rationale for the Amendment

As outlined in section 1.1 of this report, the owners of the Launceston Health Hub have been developing that site over the past eight years to realise their vision of creating northern Tasmania's premier health eco system.

Whilst amendment 67 to the Launceston Interim Planning Scheme enabled the Hospital Use Class as discretionary on the Health Hub site, since that time the proponent's have purchased the nearby Honeywell site and see that as a better fit to provide an in-patient hospital on.

In-patient stays sit within the 'Hospital Services' Use class as defined at Clause 8.2 of the Scheme as

'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.'

The use is prohibited in the Commercial Zone, hence the application to allow a site specific amendment to enable the use to be considered on the subject site.

It is intended that the future hospital would be a short stay hospital providing a different model of care to a traditional hospital. For example, whilst hip and knee operations may currently require a 4-5 night stay to allow for appropriate rehabilitation, the proposed hospital will promote shorter (1-2 nights) stays with more of a focus of providing in-home rehabilitation. In that regard it does not provide direct competition with the existing private hospital sector.

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The site is ideally located to offer such an additional service. It is situated adjacent to the LGH and is within 100m of the Launceston Health Hub which houses consulting suites for many specialist doctors which reduces travel time for those doctors to see not only patients on site, but also their patients in the LGH and also Calvary St Vincent's in Frederick Street.

The fact that the range of services which support hospital stays such as pharmacy, physio, pathology, radiology are already located on the nearby Health Hub site means the addition of inhospital stays will strengthen the integration of services and create an entire health eco-system with the patient at the core.

4. Strategic Planning Assessment

4.1. Requirements of the Act

This planning scheme amendment application is made under Section 37 of the Land Use Planning and Approvals Act 1993 (the Act). It requires:

- 1) A person may request a planning authority to amend an LPS that applies to the municipal area of the planning authority.
- 2) 2) A request under subsection (1) is to be in a form approved by the planning authority or, if a form has been approved by the Commission, is to be in that form.
- 3) 3) A request under subsection (1) by a person to a planning authority to amend the zoning or use or development of one or more parcels of land specified in an LPS must, if the person is not the owner, or the sole owner, of the land –

(a) be signed by each owner of the land; or

(b) be accompanied by the written permission of each owner of the land to the making of the request.

Consent of the landowners has been provided in accordance with the requirements of the Act and is available at **Appendix B.**

Section 34(2) of the Act is relevant for a planning scheme amendment as it stipulates the assessment criteria to be met. The criteria are that the proposal:

- (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) furthers 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, that applies in relation to the land to which the relevant planning instrument relates; and

(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; and

(h) has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

Pursuant to Section 37 of the Land Use Planning and Approvals Act (the Act), a draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A)–

(a)....

(b)....

(c)....

(d)....

(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and

(ea) must not conflict with the requirements of section 300; and

(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

(2) The provisions of section 20(2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.

The following sections address the matters that are covered by the above mentioned legislative requirements.

4.1.1. Section 34(2)(a)

Section 34(2)(a) requires that the amendment result in a planning scheme instrument which contains all the provisions that the SPPs specify must be contained in an LPS. The proposal will not override existing provisions and will rely on the zone and code provisions in the SPPs. This criterion is met.

4.1.2. Section 34(2)(b)

Section 34(2)(b) requires that the amendment is in accordance with Section 32, which prescribes the content requirements for local provisions schedules. The proposal meets these requirements given the proposal will not override the existing provisions and will rely on the zone and code provisions in the SPPs.

4.1.3. Assessment against Section 34(2)(c)

Section 34(2)(c) requires that the amendment furthers the objectives of the resource management and planning system set out in Schedule 1 of the Act. An assessment of the proposal against these objectives is provided in Table 1 below

Objective	Response
Part 1	
(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity	It is considered that the proposed site specific amendment promotes the sustainable development of Launceston by allowing existing land located within an existing urban environment to be developed to its highest and best use without impact on environmental values. The subject site does not contain any threatened flora or fauna species and does not contribute to significant ecological processes within the locality.
(b) to provide for the fair, orderly and sustainable use and development of air, land and water	The proposed site specific amendment represents an orderly and sustainable use of land. The proposed amendment will enable the vision for the Launceston Health Hub to be northern Tasmania's premier health eco system to be realised. All other current applicable planning scheme provisions will continue to apply. The site is connected to full reticulated services.
(c) to encourage public involvement in resource management and planning	If initiated, the Draft Amendment will be placed on public exhibition for a formal comment period prescribed by Section 40G of the Act.
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) an (c)	The proposed site specific amendment does not preclude the attainment of economic development in a sustainable manner. There has been considerable economic investment at the Launceston Health Hub site to date (in excess of \$10 million) with a further \$10 million in approved development yet to commence construction. The proposed amendment to allow one additional use class being Hospital Services to be considered at the site which is proximate to the Health Hub will potentially allow the improvement of health outcomes for Launceston residents which will in turn improve economic outcomes as poor health costs Tasmanians considerably in terms of the burden on taxpayers resources allocated to health each year.

Objective	Response
(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 Objective is not relevant to the circumstances of the proposed amendment.
Part 2	
(a) to require sound strategic planning and co- ordinated action by State and local government	As addressed in section 4.1.10 of this report, the proposed amendment is in accordance with the directions under the Northern Regional Land Use Strategy.
(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 ordinance amendment will not alter the underlying zone and code provisions. It simply seeks to add an alternate discretionary use class to the Table of Uses.
(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 planning scheme amendment. The site is within an existing urban area and the amendment only seeks to allow one additional use class being Hospital services 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 proposal furthers the State and municipal objectives of sustainable economic development of land in a manner which does not compromise environmental, social, conservation and resource management values.
(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 does not affect the attainment of this objective.
(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania	The proposed amendment directly promotes achievement of this objective by allowing for the development of a private in patient hospital adjacent to the LGH. This will improve health and wellbeing outcomes for northern Tasmanian's by reducing waiting times and creating a one-stop medical precinct.

Objective	Response
(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 or aboriginal heritage values applicable to the site. Notwithstanding this, the provisions of the <i>Aboriginal Heritage Act</i> 1976 will apply to any development of the subject 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 site specific amendment will not impact on the attainment of this objective.
(i) to provide a planning framework which fully considers land capability.	The site is not currently zoned for agricultural purposes so consideration of this objective is not applicable.

4.1.4. Assessment against Section 34(2)(d)

Section 34(2)(d) requires that the amendment be consistent with each State policy. There are currently three state policies operational in Tasmania that articulate the government's strategic policy direction. The relevance of these policies to the proposed scheme amendment are addressed below.

4.1.5. State Coastal Policy 1996

The subject land is not located within one kilometre of the coast, and therefore the State Coastal Policy 1996 does not apply.

4.1.6. State Policy on the Protection of Agricultural Land 2009

The State Policy on the Protection of Agricultural Land 2009 is not relevant in considering the amendment as the site is within an existing City and not zoned for rural or agricultural purposes nor adjacent to any land within that zoning.

4.1.7. State Policy on Water Quality Management 1997

The State Policy on Water Quality Management is concerned with achieving 'sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System.'

Comment:

The proposed site specific amendment to allow one additional use will not result in any physical change or impact on water quality. The Commercial Zone standards will continue to apply along with the associated planning scheme Codes and these will ensure the long term quality of stormwater runoff from the site is efficiently managed to protect water quality.

4.1.8. National Environment Protection Measures

National Environmental Protection Measures (NEPMs) are developed under the National Environment Protection Council (Tasmania) Act 1995 and outline objectives and protections for aspects of the environment. Section 12A of the State Policies and Projects Act 1993 provides NEPMs with the status of a State Policy.

Seven NEPMs have been made to date that deal with:

- Ambient air quality;
- Air Toxins;
- Assessment of Site Contamination;
- Diesel Vehicle Emissions;
- Movement of Controlled Waste Between States and Territories;
- National Pollutant Inventory; and
- Used Packaging Materials.

None of these NEPMs are considered relevant to this application.

4.1.9. Assessment against Section 34(2)(da)

Section 34(2)(da) requires the amendment to satisfy the relevant criteria of a Tasmanian Planning Policy (TPP). There are no TPPs currently in effect.

4.1.10. Assessment against Section 34(2)(e)

Section 34(2) requires the amendment to as far as practicable be consistent with the regional land use strategy known as The Northern Tasmania Regional Land Use Strategy (NTRLUS).

The Northern Tasmania Regional Land Use Strategy (NTRLUS) is the lead strategic land use planning document for the northern region of Tasmania. The Strategy comprises 6 parts, of which the Regional Strategic Planning Framework and Regional Planning Policies are considered in the context of the proposed amendment.

Section C of the NTRLUS sets out the Vision for the region and four key strategic goals. Both Economic Development and Liveability are relevant to the proposed amendment and considered below:

C 4.1 Goal 1: Economic Development

To facilitate economic development and productivity through integrated land use and infrastructure planning.

Strategic Direction	Response
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Strategic Direction G1.1	Strategic Direction G1.1 can be achieved by:
Capitalise on the region's sources of competitiveness by identifying future growth opportunities for sustainable competitive advantage.	 a) Facilitate innovation and capitalise on the colocation of industry in strengthened clusters of economic and employment activity. 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 LGH as a 'healthcare' hub centred on a cluster of health related activity. 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.
• Strategic Direction G1.2 Adopt an integrated and coordinated approach to government infrastructure, transport and land use planning.	The Strategies to achieve this Direction are centred on minimising transport distances and maximising infrastructure efficiency through appropriate land use planning. 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 LGH and its proximity to the services on offer at the Health Hub site will reduce travel across the City. Finally, the site is centrally located within Launceston and located on public transport routes.
• Strategic Direction G1.3 Develop a thorough understanding of key industry needs, including future demand and location requirements	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.

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
Strategic Direction G2.1	Strategic Direction G 2.1
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.	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 Launceston Health Hub It is submitted that this co- location of health services creates efficiency and long- term sustainability in accordance with Strategic Direction G2.1.
	The Health Hub is already a huge benefit to the community given its out of hours GP clinic and co- location of services. The addition of a hospital will only serve to strengthen that benefit to the community.

Section E of the NTRLUS 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 Launceston Health Hub offerings on a nearby site would further reinforce the status of Launceston as the region's primary hub for health services.

Section E.6 outlines the Regional Social Infrastructure and Community Policy. Under Section E5.1, 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.

E 6.3 – 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 Launceston Health Hub 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.

4.1.11. Assessment against Section 34(2)(f)

Section 34(2)(f) requires the amendment to have regard to the City of Launceston Strategic Plan.

The City of Launceston's Strategic Plan 2014-2024 seeks to provide direction to the range of operations Council undertakes in their role as the major provider of services and facilities for the City of Launceston. The Strategic Plan essentially indicates the actions and strategies that the Council will implement to deliver on the Greater Launceston Plan goals.

Commentary is provided below against each of the relevant goals in the Strategic Plan demonstrating how our client's vision for a new private in-patient hospital adjacent to the LGH align with the Council's own goals and therefore should be facilitated by Council.

1. A creative and innovative city Goal 1: To foster creative and innovative people and industries

Comment: One of the keys to success is to have varied and vibrant urban environments including spaces for business incubators. The Health Hub is both a business and health incubator and the brain child of husband and wife D Jerome Muir and Dr Jaclyn O'Keefe. As stated previously, the Hub has grown extensively over the past 7 years with in excess of 10 million dollars invested to date with further expansion proposed into developing it into northern Tasmania's premier health eco system. The Hub GP practice has 80 000 patient records and can still often see 300-500 new patients per month. The creation of the Hub has been a fantastic example of what can be achieved

COMMERCIAL PROJECT DELIVERY Project + Development + Construction Management by innovative people. The proposed amendment to allow the hub to further its offerings to include an in-patient hospital on a nearby site will ensure it truly offers the complete spectrum of health care in one precinct accessible to all.

6. A city building its future Goal 6: To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions

Comment: It is clear that through this goal Council is seeking to strategically drive investment in the City. The proposed amendment which will enable in-patient hospital services to be considered as a use at the site will increase development opportunities at the site which is strategically located in a central area of Launceston and adjacent to the Launceston General Hospital.

7. A city that stimulates economic activity and vibrancy Goal 7: To develop a strategic and dedicated approach to securing investment in Launceston

Comment: One of the key indicators of the success in obtaining this goal is to increase population numbers. With population growth comes the need to provide additional services including health services. The proposal for an alternative private hospital on a site located adjacent to the Launceston General Hospital and within 100m to the Launceston Health Hub will assist in ensuring that Launceston's population has access to timely medical care.

8. A secure, accountable and responsive Organisation Goal 8: To communicate and engage consistently and effectively with our community and stakeholders

To seek and champion collaboration to address major issues for Northern Tasmania

To ensure decisions are made in a transparent and accountable way

To continue to meet our statutory obligations and deliver quality services

To continue to ensure the long-term sustainability of our Organisation

It is evident from this Goal that Council needs to balance their role of championing for Launceston and guaranteeing economic growth with ensuring it remains transparent and accountable. The opportunity to progress a Planning Scheme amendment drafted to allow an existing health hub to expand its offerings and include and in-patient hospital on a nearby site will allow a private investor to provide much needed additional health services to the community.

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'Accountability requires that decisions are made on the basis of relevant and complete information, including information about the implications of decisions and alternative options.'

We submit that in this instance, the introduction of a site specific amendment to enable in patient hospital services to occur on a site that is within what can be described as a medical precinct is an accessible and responsive approach to planning decisions.

4.1.12. Greater Launceston Plan

The Greater Launceston Plan ('GLP') is the lead strategic reference document for Council for the next 20 years. It outlines a 'community vision and evidence-based framework for the sustainable development of Launceston and its suburbs and localities over the next 20 years.'

It is understood that the GLP underpins all of the actions in the Strategic Plan and provides a blueprint to attainment of the vision under the Strategic Plan.

Section 2 provides the Policy and Vision Framework. Policy Framework Liveability and Amenity is most relevant to this proposal.

Relevant Key Directions:

Support initiative that build improvements to sustainable liveability and amenity that contribute to the health and wellbeing of the community.

• Provision of high quality health care services

Response: The proposed ordinance amendment to enable in-patient hospital services on a site both adjacent to the LGH and proximate to the Launceston Health Hub contributes to the health and wellbeing of the greater Launceston Community by offering an alternate surgery model whereby more rehabilitation is completed at home (with support) to reduce hospital stay times and improve patient outcomes. The site is ideally situated adjacent to the Launceston General Hospital in case of emergency.

Section 2.7 of the GLP provides indicators of success. One such indicator is the reduction in elective surgery waiting times. The approval of this amendment will enable an alternate elective surgery model to be adopted by a private provider and reduce the strain on the public health system.

4.1.13. Provisions relating to use, development, protection of conservation of land and potential land use conflict

All required provisions relating to the sustainable development of the land are provided for through the normal planning scheme requirements. In particular, the range of codes dealing with land hazards and values will continue to apply to future applications for a permit.

The proposed planning scheme amendment simply seeks to introduce Hospital Services as a discretionary use on the subject site. The key difference between the Hospital Service use class and the medical services sub use class (which is already discretionary in the Commercial Zone) is that Hospital Services allows overnight hospital stays. It is submitted that given the adjoining land directly to the north and south is also zoned Commercial as shown in Figure 4, that the additional of overnight hospital stays to the suite of uses allowed at the site will not create land use conflict. This is particularly so given the Launceston General Hospital is located directly to the east of the site.

Figure 4: Zoning plan



Appendix A — Certificates of Title

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SEARCH OF TORRENS TITLE

VOLUME	FOLIO
42371	1
EDITION	DATE OF ISSUE
6	03-Mar-2023

SEARCH DATE : 27-Mar-2023 SEARCH TIME : 10.22 AM

DESCRIPTION OF LAND

City of LAUNCESTON Lot 1 on Diagram 42371 Derivation : Part of OA-1R-10Ps. - Gtd. to G. Sparrow and Part of Location to T. Landale and Part of OA-2R-15Ps. - Gtd. to J. Barfoot. Prior CT 4669/16

SCHEDULE 1

N109453 TRANSFER to HONEYWELL PROPERTY PTY LTD Registered 03-Mar-2023 at noon

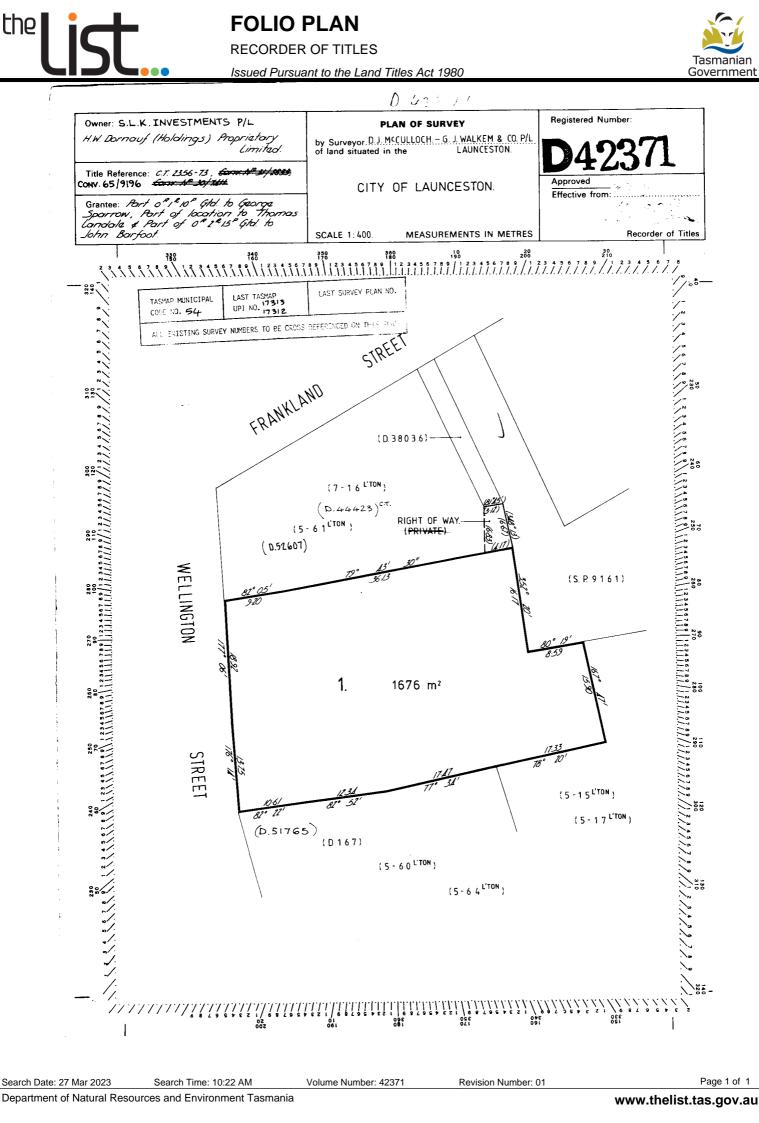
SCHEDULE 2

Reservations and conditions in the Crown Grant if any B347126 TRANSFER - BENEFITTING EASEMENT: Right of Carriage way over the land marked Right of Way shown on Diagram No. 42371

65/9196 CONVEYANCE made subjec to condition as to useage of the said land within described for a period of five years from 1st February, 1986.

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Page 1 of 1

Appendix B — Land Owner Consent

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Form No. 1

Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

1. Request made by:

Name(s):	Commercial Project Delivery
Email address	chloe@cpdelivery.com.au
Contact number:	0408397393

2. Site address:

Address:

215 Wellington Street, South Launceston

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Certificate of Title Volume 42371/1

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered	owner :
------------	---------

Honeywell Property pty Itd

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

Certificate of Title Volume 42371/1					
Position (if applicable):					
Signature:		F	Date:		
Registered own (please print):	ner	Honeywell Property	pty Itd		
Property identif	ier (fol	lio of the Register for all lots	, PIDs, or aff	ected lot numbers on a strata plan):	
Certificate of Title Volume 42371/1					
Position (if applicable):					
Signature:			Date:		
Registered owner (please print):					
Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):					
Position (if applicable):					
Signature:			Date:		

NOTES:

a. When is owners' consent required?

Owners' consent is required for:

- amendments to an interim planning scheme or to a Local Provisions Schedule¹; or
- combined permits and amendments².

Owners' consent must be provided before the planning authority determines to initiate, certify or prepare the amendment.

b. Who can sign as owner?

Where an owner is a natural person they must generally sign the owner's consent form personally.

Where an owner is not a natural person then the signatory must be a person with legal authority to sign, for example company director or company secretary.

If the person is acting on behalf of the owner under a legal authority, then they must identify their position, for example trustee or under a power of attorney. Documentary evidence of that authority must also be given, such as a full copy of the relevant Trust Deed, Power of Attorney, Grant of Probate; Grant of Letters of Administration; Delegation etc.

Please attach additional pages or separate written authority as required.

c. Strata title lots

Permission must be provided for any affected lot owner and for common property for land under a strata title under the *Strata Titles Act 1998*. For common property, permission can be provided in one of the following ways:

- i. a letter affixed with the body corporate's common seal, witnessed by at least two members of the body corporate (unless there is only one member, in which case the seal must be witnessed by that member) and which cites the date on which the body corporate or its committee of management met and resolved to give its consent to the application; or,
- ii. the consent of each owner of each lot on the strata plan.

d. Companies

If the land is owned by a company the form is to be signed by a person with authority in accordance with the *Corporations Act 2001 (Cwth*).

e. Associations

If the land is owned by an incorporated association the form is to be signed by a person with authority in accordance with the rules of the association.

f. Council or the Crown

If the land is owned by a council or the Crown then form is to be signed by a person authorised by the relevant council or, for Crown land, by the Minister responsible for the Crown land, or a duly authorised delegate.

The name and positions of those signing must be provided.

Effective Date: September 2021

¹ under section 33(1) of the former provisions of the *Land Use Planning and Approvals Act 1993* or section 37 of the current provisions.

² under section 43A of the former provisions or section 40T of the current provisions of the Act

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CONTACT

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