

ATTACHMENT 6

Strategic Assessment - Response to Requirements for Local Provisions Schedule under LUPAA

Section 34 - Land Use Planning and Approvals Act 1993

Section 34 outlines the LPS Criteria. The amendment is considered to satisfy all the listed considerations and meet the LPS Criteria.

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) 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 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:

s.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) furthers the objectives set out in [Schedule 1](#)

The proposed amendment furthers the objectives Schedule 1 as provided in the following table.

Part 1 Objectives	Planning Assessment
(a) <i>to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The site specifically referred to in the proposed qualification, 217-229 Wellington Street, contains an existing commercial building in three tenancies and the site is otherwise sealed. The site is effectively 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 be further developed and maximise its potential, presents a sustainable development opportunity without impact upon greenfield sites.
(b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water</i>	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 furthers the full, open and transparent consideration is given to the proposed hospital development and any further use or development proposed as a result of the amendment.

(c) <i>to encourage public involvement in resource management and planning</i>	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 proposed amendment and the proposed hospital development 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.
(d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	The proposed amendment will allow for the redevelopment of the site in a manner that may maximise its potential contribution to address the growing health needs of the Greater Launceston area. The concurrent hospital proposal highlights the likely economic development to be facilitated by the amendment.
(e) <i>to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	This application was referred to relevant State agencies, who have provided their consent. If initiated the amendment will also be advertised and assessed by the Tasmanian Planning Commission consistent with this objective.
Part 2 Objectives	Planning Assessment
(a) <i>to require sound strategic planning and co-ordinated action by State and local government</i>	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) <i>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</i>	Consistent with that system, the proposal seeks to include Hospital Services as a discretionary use within the Commercial zone of the scheme.
(c) <i>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</i>	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 health services provided for the region.
(d) <i>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</i>	The proposed amendment complies with the local, regional and state policies.
(e) <i>to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</i>	The proposed amendment provides the opportunity for an application for use or development of the site to include the use for hospital services.
(f) <i>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</i>	The proposal will allow for the expansion of health facilities within the broader health precinct centred 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) <i>to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>	The subject site has no such buildings, nor is it a place, of scientific, aesthetic, architectural or historic interest.

(h) <i>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</i>	Development of the site will utilise existing public infrastructure and, in this way, contribute to its sustainable use and maintenance.
(i) <i>to provide a planning framework which fully considers land capability.</i>	Land capability generally refers to agricultural land and is not relevant in this instance.

Response: (d) is consistent with each State policy

The proposed amendment is consistent with the State Policies, as discussed below.

State Policy	Planning Assessment
<i>State policy on the Protection of Agricultural Land 2009</i>	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.
<i>State Coastal Policy 1996</i>	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.
<i>State Policy on Water Quality Management 1997</i>	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.
National Environment Protection Measures Section 12A of the <i>State Policies and Projects Act 1993</i> states that a National Environment Protection Measure (NEPM) is taken to be a State Policy. The following, therefore, require consideration: <i>Ambient Air Quality 2002</i> <i>Diesel Vehicle Emissions 2001</i> <i>Assessment of Site Contamination 1999</i> <i>Used Packaging Materials 1999</i> <i>Movement of Controlled Waste Between States and Territories 1998</i> <i>National Pollutant Inventory 2000</i>	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.

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).

Relevantly the NTRLUS notes one of the regional advantages of the area is the high levels of liveability. "The region continues to attract residents from mainland Australia seeking the particular lifestyle attributes and the major support facilities and services in education, health, sport, recreation and culture that the region offers." (NTRLUS, p.4)

Further the NTRLUS notes that Launceston's role as a regional service centre for health has grown and highlights major hospital facilities as a support attribute for key regional opportunities. At page 7, the NTRLUS specifically states that "investment and upgrading of medical and health facilities will be critical to retaining and attracting population in the region.

The regions vision is to create a region within which, amongst other things, quality of life is enhanced. To achieve this, there are four key goals: Economic Development; Liveability, Sustainability and strong Governance. This is based on a range of principal understandings, most relevantly:

- Economic competitiveness will depend on the region's ability to attract and retain a population and workforce with valuable knowledge and entrepreneurial skills.
- Liveable communities, offering a high quality of life and that support health and wellbeing will help to attract investment, support a skilled workforce and strengthen social inclusion and community wellbeing.
- Aligning regional planning land use policy and investment decisions will build liveability.
- State and local governments have primary responsibility to plan for urban growth and change.

The proposed amendment specifically seeks to improve the access to health facilities within the growing informal health precinct around the Launceston General Hospital. With the withdrawal of Calvary Health Care from plans to develop a new major private hospital, in favour of consolidating their existing facilities in Launceston, a gap remains in the provision of sufficient hospital beds and theatres to address part of the long waiting lists for elective surgery in the region.

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.

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
• Strategic Direction G1.1 Capitalise on the region's sources of competitiveness by identifying future growth opportunities for sustainable competitive advantage.	Strategic Direction G1.1 can be achieved by: (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 informal health precinct for an in-patient hospital, servicing both private and public patients, will further strengthen immediate area, with the LGH, the Hub and several other health care providers to maintain a regional centre of convenient and accessible health care. The proponents assert that 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	The Strategies to achieve this Direction are centred on minimising transport distances and maximising infrastructure efficiency through appropriate land use planning.

government infrastructure, transport and land use planning.	The proposed amendment which will allow the creation of a new hospital at the site, which is within 100m of the LGH and the Hub, to provide a significant suite of health related services is an efficient land use planning outcome. The proximity to the services on offer in the informal precinct will reduce travel across the City. Additionally, 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 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.	Strategic Direction G 2.1 The proposed amendment will afford the proponent's the ability to develop a new hospital within 100m of existing expansive health services sites, being the LGH and the Hub Hub. It is submitted that this colocation of health services creates efficiency and long-term sustainability in accordance with Strategic Direction G2.1. The Hub is already a huge benefit to the community given its out of hours GP clinic and colocation of services. The addition of a new hospital within the immediate vicinity 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 health service offerings on this site at the very edge of the Principal Activity Centre 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 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.

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:	
Strategic Direction	Response
Promote coordinated social infrastructure planning to maximise efficiencies and improve land use and developed outcomes.	The proposed amendment will allow the creation of a new hospital on a site adjoining, and directly related to, other public and private health services. 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.

Response: (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

The proposed amendment is consistent with the City of Launceston Strategic Plan 2025-2035, as discussed below.

Goal 1.2 - Launceston's economy is resilient and sustainable, with significant growth in its gross regional product (GRP) through a diverse economic base supported by a skilled workforce, enabling business environment, and facilitation of investment opportunities.	
Objective	Response
Capitalise on our competitive advantages by focusing on key sectors including food and agricultural innovation, research & development, advanced manufacturing, healthcare and circular economy initiatives.	The recent expansion of both the Hub and the LGH has been an innovative change for the economy of the Launceston region, capitalising on its healthcare advantage through the effective co-location of multiple essential healthcare facilities. The potential for its ongoing expansion, through the future development of a 104-room private and public hospital on an adjacent site, facilitates and advances the provision of health services offered by the informal health precinct for the Launceston region.
Goal 1.3. Launceston's attractive employment opportunities, enviable lifestyle and our reputation as a forward-thinking city make it the destination of choice for professionals, entrepreneurs and innovators.	
Objective	Response
1.3(a) - Position Launceston as a national testbed for urban innovation 1.3(b) - Attract and retain young professionals (25-34 year-olds) to Launceston.	A significant contributor to the liveability and amenity of an area is the ability to access medical and allied health services in a convenient and timely manner, and this is necessary to attract and retain young professionals to support urban innovation. The proposed amendment facilitates the future expansion of the range of health facilities readily available to demonstrate Launceston as forward thinking and a worthy destination of choice.

Goal 3.2 Participation in cultural and recreational activities is widespread across the community and promotes health and wellbeing at all ages while bridging social, cultural and geographical gaps.	
Objective	Response
3.2(a) - Achieve an improvement in health and wellbeing through addressing barriers to inclusion and promotion of physical and social activity such as community arts, sports and recreation.	The growth of the informal health precinct is a clear pattern of land use that is promoting the health and wellbeing of all ages. The consolidation of multiple facilities in close proximity to each other and readily accessible transport hubs helps to bridge social, cultural and geographical gaps, address barriers and facilitate broad access to a range of health and wellbeing activities. The proposed amendment facilitates development opportunities to further consolidate this precinct.

Response: (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

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.