

11.1. PSA-LLP0028 and DA0380/2024 - 213-215 and 217-229 Wellington Street, South Launceston Combined Planning Scheme amendment and Hospital Services - construction of a new hospital at 213-215 and 217-229 Wellington Street (DA0380/2024 & PSA-LLP0028)

FILE NO: PSA-LLP0028 and DA0380/2024

AUTHOR: Duncan Payton (Town Planner)

APPROVER: Chelsea van Riet (Executive Leader Community Assets and Design)

DECISION STATEMENT:

To decide whether to reject or initiate and exhibit Combined Scheme Amendment DA0380/2024 (PSA-LLP0028) to the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme.

PLANNING APPLICATION INFORMATION:

Applicant:	6ty° Pty Ltd
Property:	213-215 and 217-229 Wellington Street, Launceston
Existing Zone:	Commercial zone
Existing Use:	Multiple: Business and professional services, General retail and Hire, Service Industry

RELEVANT LEGISLATION:

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

RECOMMENDATION:

That Council pursuant to:

1. sections 37, 38, and 40T of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates scheme amendment PSA-LLP0028 to the Launceston Local Provisions Schedule to:
 - a. Insert a Site Specific Qualification into LAU-Site-Specific Qualifications table within the Local Provisions Schedule to amend the use table of the Commercial zone to allow the use class Hospital Services as a discretionary use at 217-229 Wellington Street, Launceston.
2. section 40F of the *Land Use Planning and Approvals Act 1993*, certifies Draft Amendment PSA-LLP0028 identified in Attachment 3.
3. sections 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition be 28 days.
4. section 40Y of the *Land Use Planning and Approvals Act 1993*, approve DA0380/2024 - Hospital Services - demolition of existing buildings and construction

of a new multi-storey private hospital at 213-215 and 217-229 Wellington Street, Launceston, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

The use and development must be carried out in accordance with the endorsed plans and documents to the satisfaction of the Senior Leader City Development unless modified by a condition of the Permit:

- a. Cover Sheet, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA000, dated 22/11/2024
- b. Location Plan, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA001, dated 22/11/2024
- c. Proposed Scheme Axonometric Diagram, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA003, dated 22/11/2024
- d. Ground Level Layout, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA004, dated 22/11/2024
- e. Car Park / Level 1 (Antresole), prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA005, dated 22/11/2024
- f. Car Park / Level 2 (Upper Level), prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA006, dated 22/11/2024
- g. Level 2, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA007, dated 22/11/2024
- h. Level 3, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA008, dated 22/11/2024
- i. Level 4, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA009, dated 22/11/2024
- j. Level 5, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA010, dated 22/11/2024
- k. Level 6 / Roof Plant, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA011, dated 22/11/2024
- l. Elevation - Western, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA012, dated 22/11/2024
- m. Elevation - Southern & Northern, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA013, dated 22/11/2024
- n. Elevation - Eastern, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA014, dated 22/11/2024
- o. Sections, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA015, dated 22/11/2024
- p. Shadow Diagram, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA016, dated 22/11/2024
- q. Gross Floor Area (GFA), prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA017, dated 22/11/2024

22/11/2024

- r. Perspective Views, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA018, dated 22/11/2024
- s. Photomontages & Interior Views, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA019, dated 22/11/2024
- t. Materials Board Sheet, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA020, dated 22/11/2024
- u. Signage, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA021, dated 22/11/2024
- v. Frankland Street Rooftop Plant Space Visibility Diagram, prepared by SKAr, job no. 23-005b, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue 2, page DA022, dated 22/11/2024
- w. Design Statement, prepared by SKAr, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, dated 26/08/2024
- x. Traffic Impact Assessment, prepared by GHD, project no. 12636211, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, revision A, dated 27/06/2024
- y. Letter - response to RFI re. traffic, prepared by GHD, project no. 12636211, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, dated 04/12/2024
- z. Preliminary Site Investigation (Stage 1 & 3), prepared by ES&D Consulting, job no. 9142C, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue Final, dated 11/05/2024
- aa. Preliminary Site Investigation (Stage 2 & 3), prepared by ES&D Consulting, job no. 9142C, Launceston Private Hospital, 215 & 217-219 Wellington Street, Launceston, issue Final, dated 08/05/2024
- ab. Environmental Review and Advice, prepared by Abacus Environmental, Launceston Private Hospital, 213-215 Wellington Street, Launceston, dated 18/11/2024

2. LEGAL TITLE

All development and use associated with the proposal must be confined to the legal title of the subject land except construction of access from the street.

3. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2024/01068-LCC, dated 27/08/2025 and attached to the permit.

4. HOURS OF CONSTRUCTION

- a) Unless otherwise approved in writing by the Senior Leader Health and Compliance construction activities must only be carried out between the hours of:
 - i. Monday to Friday - 7 am to 6 pm; and
 - ii. Saturday - 8 am to 6 pm.
- b) Notwithstanding the above paragraph, construction activities must not be carried out on public holidays that are observed state-wide (Easter Tuesday excepted).

5. SIGN MAINTENANCE (STATIC)

The signs must be constructed and maintained in good condition to the satisfaction of the Council.

6. SIGN ILLUMINATION (STATIC)

The illuminated signs permitted by this permit must have a maximum luminance level of 1200 nit and must only be illuminated during the operating hours of the business.

Flashing or intermittent lighting must not be used in the signs permitted by this permit.

7. REQUIREMENT FOR OFFSITE PARKING PROVISION TO BE MAINTAINED

In the event that off-site parking for the Launceston Health Hub within No. 213-215 Wellington Street is made unavailable during construction for a cumulative period of longer than 6 months, additional private car parking shall be secured by the applicant for use by Launceston Health Hub staff. The additional parking shall:

- Be located within a 200m radius of the Launceston Health Hub,
- Be made available for use by Launceston Health Hub staff until such a time as parking for Launceston Health Hub staff is made available within this development,
- Increase the off-site staff car parking for Launceston Health Hub to no fewer than 34 parking spaces or other arrangements to the satisfaction of the Senior Leader City Development.

Evidence of an agreement for the provision of the parking must be provided to the Senior Leader City Development prior to the parking within No. 213-215 Wellington Street becoming unavailable.

8. CONDITION DAMAGE TO COUNCIL INFRASTRUCTURE

The developer is liable for all costs associated with the repair of damage to Council infrastructure resulting from non-compliance with the conditions of the Planning Permit and any by-law or legislation relevant to the development activity on the site. Damage may also include the undertaking of unauthorised works to Council infrastructure such as driveways, footpaths and stormwater infrastructure. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

9. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

All works in (or requiring the occupation of) the road reserve must be carried out in accordance with a detailed Traffic Management Plan prepared by a qualified person in accordance with the requirements of Australian Standard AS1742. A copy of such plan is to be maintained on site and available for inspection upon request by an Authorised Officer.

The explicit permission of Executive Leader Community Assets and Design is required prior to undertaking works where the works:

- a. require a road or lane closure;
- b. require occupation of the road reserve for more than one week at a particular location;
- c. are in nominated high traffic locations; or
- d. involve opening or breaking trafficable surfaces.

Where the work is associated with the installation, removal or modification of a driveway or a stormwater connection, the approval of a permit for such works shall form the explicit approval.

10. OCCUPATION OF ROAD RESERVE (COMPLEX)

Any works in the road reserve, or requiring the occupation of the road reserve, must be undertaken by, or under the supervision of an appropriately qualified tradesman/contractor.

Where it is necessary for works to occur within the road reserve or for the occupation of the road reserve, the express written permission of the General Manager, Infrastructure & Assets Network is required. Application for the occupation of Wellington Street must be made 14 days prior to date of the scheduled occupation or works and detailing (but not limited to);

- a. The nature, dates and duration of the occupation and/or works,
- b. The contractor/s undertaking the works,
- c. The traffic management works that are employed to provide for the continued safe use of the road reserve by pedestrians and vehicles,
- d. Any alternative pedestrian routes to be provided where the existing footpath in Wellington Street is unavailable for use due to the works and/or occupation,
- e. Any temporary works required to maintain the serviceability of the road or footpath.

A permission issued for any occupation and/or works may be subject to conditions specifying or limiting any of the above listed matters.

Inspections must be arranged for prior to the commencement of the occupation and at the completion of the works.

11. FACILITIES AND HIGHWAYS BY-LAW

Prior to the placement of any skip bin, security fencing, hoarding, shipping containers, site offices or amenities within a local highway, the person, corporation or other legal entity must seek and have issued a permit pursuant to the Facilities and Highways By-Law (No. 1 of 2021). The payment of the scheduled Occupation Fee (comprising a minimum base fee and a square metre weekly rate) is required prior to the occupation commencing. No occupation of the road reserve is permitted without approval.

12. AMENITY COMMERCIAL USE – ENVIRONMENTAL MANAGEMENT AND POLLUTION CONTROL ACT (EMPCA)

The activity must be conducted in accordance with the requirements of the *Environmental Management and Pollution Control Act 1994* and regulations thereunder. The construction phase and on-going use on this site must not adversely affect the amenity of the neighbouring properties and the general locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the works or materials; the emission of noise, artificial light, glare, vibration, odour, smoke, dust, waste water, waste products, oil or any other source of nuisance.

13. EXTERIOR AND SECURITY LIGHTING

Exterior lighting and security lighting is to comply with the Australian Standard AS4282 'Control of the obtrusive effects of outdoor lighting' or any subsequent versions.

14. NO BURNING OF WASTE

No burning of any waste materials, including removed vegetation, generated by the development to be undertaken on-site. Any such waste materials are to be removed to a licensed waste disposal facility (e.g. Launceston Waste Centre), reclaimed or recycled.

15. CONTAMINATED LAND

The developer must comply with the Preliminary Site Investigation (PSI) report prepared by Rod Cooper (08/05/2024 ES&D) following all management measures outlined in this report.

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council (and the Environmental Protection Authority if relevant) immediately upon discovery.

16. OUT OF HOURS CONCRETE POURING

In the event that an out of hours concrete pour is required, the Senior Leader Health and Compliance must be notified in writing no fewer than seven business days prior to the pour.

All other concrete pours must comply with the permitted hours of construction.

At least seven days prior to scheduled out of hours concrete pours, the applicant must:

- 1) Notify, via a letterbox drop, all neighbouring properties that fall wholly or partially within 300m of the development site of the date and time of the planned concrete pour. This notification must provide a direct phone number of the responsible person that complainants can contact regarding noise issues; and
- 2) Provide a copy of the letterbox notification to Council for each planned concrete pour; and
- 3) Keep a register of complaints received regarding concrete pours.

17. BUILDING ACT 2016 REQUIREMENTS

Prior to acting on this permit, it is recommended that an architect, a licensed building practitioner such as a building surveyor or a building designer be consulted to determine the requirements for any associated building, plumbing or demolition work under the *Building Act 2016*.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0380/2024 & PSA-LLP0028. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.

This permit takes effect after:

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Tasmanian Civil & Administrative Appeal Tribunal (TASCAT) is withdrawn or determined; or*
- c. *Any agreement that is required by this permit pursuant to Part V of the Land Use*

Planning and Approvals Act 1993 is executed; or

- d. *Any other required approvals under this or any other Act are granted.*

The permit lapses after a period of two (2) years if the development or use has not substantially commenced within that period. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by request to Council.

B. Restrictive Covenants

The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquiries as to whether the proposed development is affected, restricted or prohibited by any such covenant.

If the proposal is non-compliant with any restrictive covenants, those restrictive covenants should be removed from the title prior to construction commencing or the owner will carry the liability of potential legal action in the future.

C. Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil & Administrative Tribunal (TASCAT).

A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.

For more information see the Tasmanian Civil & Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.tas.gov.au>>

D. Permit Commencement

If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

E. Storage of Dangerous Goods

Dangerous goods/materials must be stored in accordance with the Work Health & Safety Regulations 2012 or any subsequent versions of the document.

F. Fixed Equipment Use

Use of fixed equipment (e.g. heat pumps, water pumps, swimming pool pumps) is subject to the Environmental Management and Pollution Control (Noise) Regulations 2016 or any subsequent versions of this regulation.

G. Cooling Towers

The owner of a cooling tower or warm water system is required to obtain registration with council in accordance with the Public Health Act 1997 and comply with the 'Guidelines for the Control of Legionella in Regulated Systems' or any subsequent versions of the document.

REPORT:

APPLICATION FOR PLANNING SCHEME AMENDMENT

1. EXECUTIVE SUMMARY

The application seeks to amend the Local Provisions Schedule (LPS) with the insertion of a Site Specific Qualification (SSQ) and a development application to construct a new private hospital on the subject site, made up of 213-215 and 217-229 Wellington Street (combined site).

The use class Hospital Services is a prohibited use class within the Commercial zone. Following a previous amendment to the LPS, the Hospital Services use class is a discretionary use on the property at 213-215 Wellington Street (Honeywell site). However, Hospital Services remains a prohibited use class on the adjoining 217-229 Wellington Street (amendment site).

The purpose of the proposed amendment to the LPS is to enable consideration of an application to develop and use a private hospital over the combined 3495m² site. The proposed private hospital will provide an additional 104 beds for the region and will ensure social and economic benefits without impacting on surrounding land uses. The proposal will maintain the activity centre hierarchy.

1.1. Background - Hospital Need

The public health system in Tasmania is struggling to meet the demand for hospital services, with reports throughout the media, at times discussing extended waiting lists, particularly for elective surgery, and unacceptable delays at emergency care.

Efforts to address the latter have seen private operators, with varying levels of State funding, establish Urgent Care centres to ease to ongoing demand at the emergency ward of the Launceston General Hospital (LGH).

Regarding the demand for additional hospital services and the associated extended wait times, the LGH Master Plan outlines progressive extensions to the LGH looking at some of the long-term need.

Similarly, Calvary Health Care have spent several years investigating options to consolidate their hospitals in the region and develop a new facility within close proximity of the Launceston General Hospital (LGH). Whilst specific sites in Frankland and Howick Streets were assessed in detail, ultimately Calvary Health Care withdrew from further consideration of the development of a new private hospital in Launceston.

Nevertheless, the need for, and regional benefit of, such a new regional facility is highlighted by the willingness of the State to enter into a 50% funding agreement with the current proponents to construct and operate a new hospital, on the combined site, in the immediate proximity of both the LGH and the Hub.

Relevantly, the proponents of the new private and public hospital are the operators of the near-by Hub.

The proponents advise that the proposed scheme amendment is required to facilitate the future development of a new private hospital in Launceston. It is planned to develop the new hospital across the combined site. The hospital will include:

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

1.2 Location and Economic Relevance

The site is spatially unique in terms of its location being physically close to both the Hub and the LGH.

Its location is readily identified and easily accessible to residents of the local area and the broader northern Tasmania region. Relevantly, the location in central Launceston provides easy access to transport and accommodation options for patients and their families travelling from outer areas.

The total estimated cost of the project is approximately \$174 million and the hospital will operate 24-hours per day with up to 110 staff on duty at any one time. This represents a significant investment in the northern Tasmanian community, both in terms of immediate construction costs and the ongoing operational expenditure.

The combined public and private funding of the hospital facilitates the treatment of both public and private patients. The hospital will therefore play a vital role in alleviating the existing and persistent pressure on the Tasmanian health system.

1.3 Hospital Proposal

Background

The combined site is over two separate properties, both within the Commercial zone. However, the use class Hospital Services is classed as a prohibited use in the zone and whilst the scheme has been previously amended to address this for the Honeywell site (213-215 Wellington Street), this has not been previously addressed for the amendment site, hence the concurrent application to amend the planning scheme.

Section 40Y of the *Land Use Planning and Approvals Act 1993* (LUPAA) enables assessment of this proposal as if the scheme had been amended, notwithstanding that final approval of the proposed amendment and the planning authority's decision regarding this development application, remains with the Tasmanian Planning Commission (TPC).

Having regard to likely timelines, the proponent elected to split the proposal into three individual applications:

- DA0377/2024 - demolition of buildings and construction of a, three-level, multi-storey car park at 217-229 Wellington Street.
- DA0379/2024 - demolition of existing buildings and construction of a four-level private hospital at 213-215 Wellington Street.

- DA0380/2024 - the current application - to demolish buildings and construct a private hospital over the combined site.

Proposed development and use:

The current application is intended to provide for the upper hospital levels across the previously approved hospital and car park structures over the combined site. As the development approved by those previous permits has not been undertaken, this application seeks to:

- Demolish the existing buildings to provide a brownfield site for the development of a new private hospital.
- Construct a new hospital providing:
 - 5 levels of hospital rooms, theatres, administration and the like, providing 104 hospital beds and including 25 practitioners and 85 other staff on site at any one time.
 - 117 car parking spaces over three levels within the southern half of the building - noting that three levels of car parking is equivalent to two levels of hospital floor.
- Construct alterations to access from Wellington Street.
- Erection of various signs, including illuminated signage.

2. PROPOSED AMENDMENT

This report provides details of the amendment and the site. The strategic outcomes of the proposal are outlined, having regard to matters of local, regional and State importance. The report ends with a discussion of the degree of compliance with the legislative requirements.

The site is uniquely located for a Hospital Services Use. Its proximity to the LGH and other health facilities, and its connection to major transport routes, makes it ideally suited for such a use to occur. The positive economic and social contribution that would occur, from both initial development costs and the ongoing operation of the hospital, as well as to alleviating the pressures of the existing health system are noted and support of the proposal is recommended.

2.1 Site Specific Qualification

The amendment will introduce a new reference within LAU-Site-Specific Qualifications table within the Launceston Local Provisions Schedule as described below:

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

2.2 Next Steps

If the proposed planning scheme amendment is initiated, the next steps in the process are as follows:

- The proposed amendment will be exhibited for 28 days.
- The proposed amendment will be brought back to a Council meeting if representations are received. Council's determination on any changes required, or possible withdrawal of support, following consideration of representations is then forwarded to the Tasmanian Planning Commission (TPC).
- The TPC will assess (usually including a hearing) and decide whether to approve the amendment, approve the amendment with modifications or reject the amendment.
- If the amendment is approved, with or without modifications, the TPC will then determine the development application and confirm, amend or refuse the decision of Council.

If the amendment is refused, a person may not make another change that is substantially the same within 2 years of the decision, unless there are changes to the scheme or the regional strategy, to the satisfaction of the TPC.

3. SITE & SURROUNDS

The subject land comprises 217-229 Wellington Street, Launceston, described in CT 54092/1.

The subject site is an irregularly shaped, 1819m² lot located on the eastern side of Wellington Street, between Frankland Street and Cleveland Street. The site is generally level, featuring a retained cut at the rear. Immediately behind this is the multi-storey car park of the LGH.

The site borders the relatively new eye clinic building to the south and the Honeywell building, currently used as a medical centre, to the north. The existing 600m² building on the site contains three separate electronics-based businesses. It is noted that this site is intended to be developed in conjunction with the adjoining site to the north, for a hospital, and all existing buildings will be demolished.

The site has a 43m frontage to Wellington Street, with two existing accesses to Wellington Street. It is zoned Commercial and contains the following overlays:

- Potentially Contaminated Land
- Landslip Hazard - low and medium
- Airport Obstacle Limitation Area



Figure 1 - Aerial view of subject site.

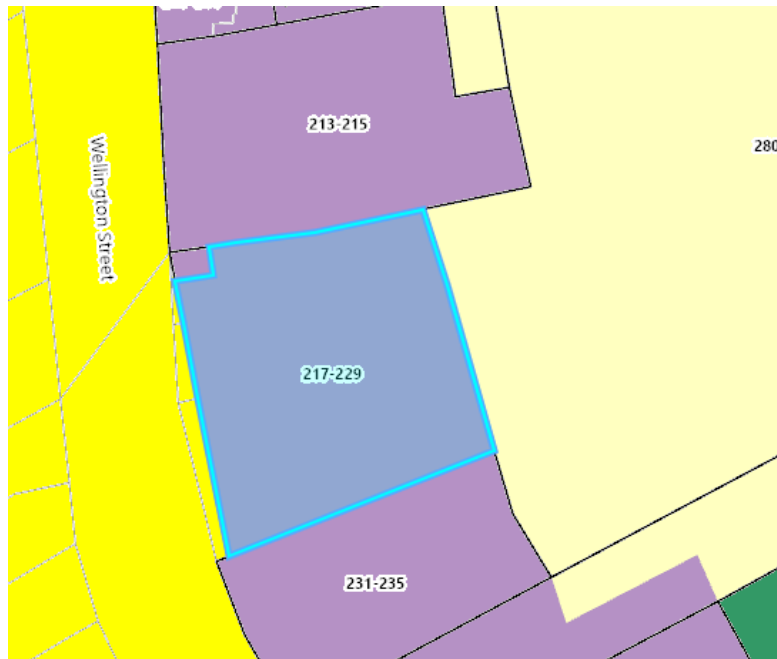


Figure 2 - Commercial zone

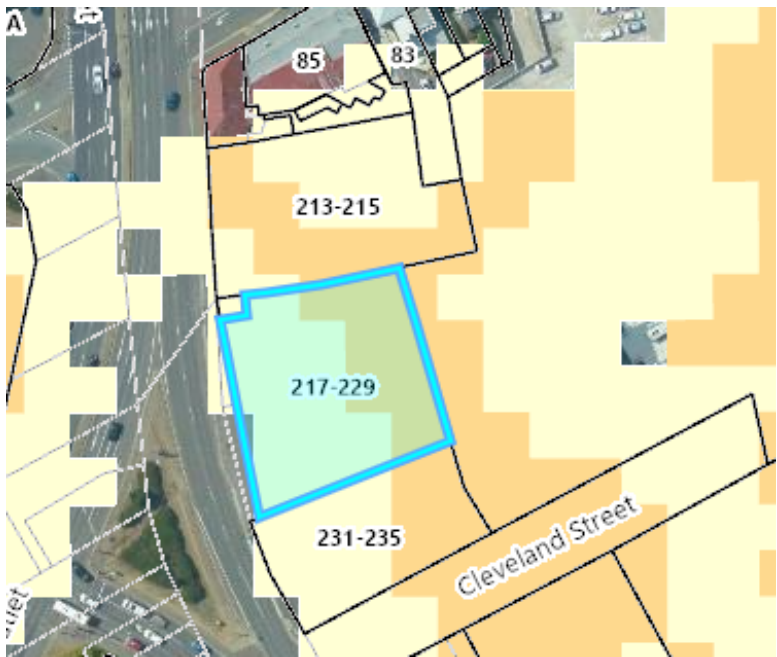


Figure 3 - Land Slip Overlay - Low and Medium

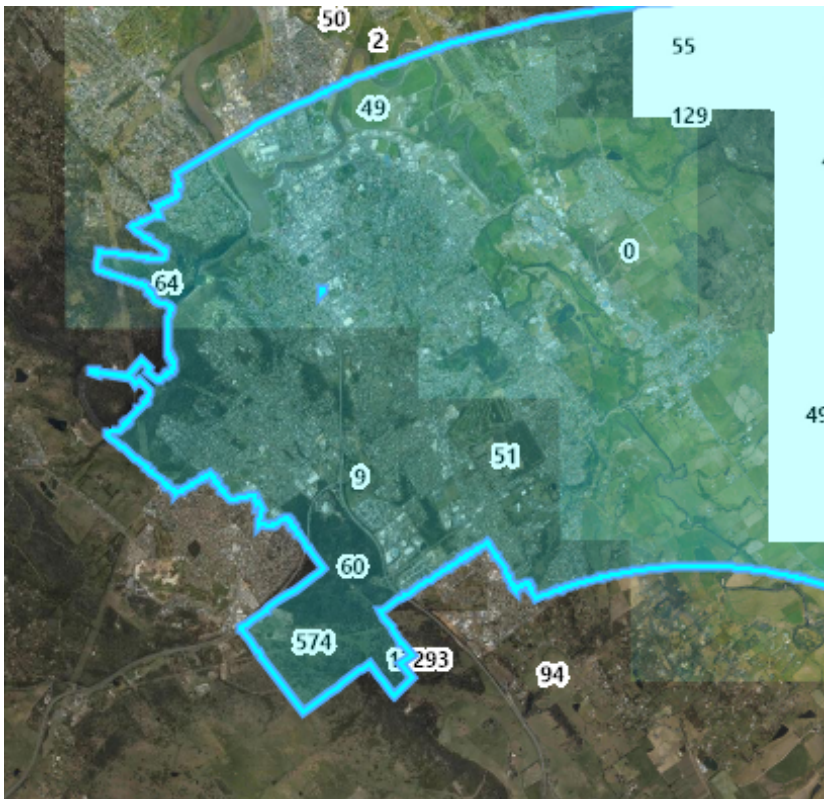


Figure 4 - Airport Obstacle Limitation Area - 316m AHD



Figure 5 - Services

Water, stormwater and sewerage services are connected to the site, noting that the site is within the combined sewer/stormwater service area.



Figure 6 - LGH and subject site

The surrounding uses are commercial or otherwise related to the hospital and other medical services. The Bathurst Street detention basin and the Metro bus depot are broadly opposite the site, to the south-east. The site is effectively on the western fringe of the informal medical precinct surrounding the Launceston General Hospital.



Figure 7 - Detention basin, Metro depot and link to Southern Outlet

4. STRATEGIC OUTCOMES

4.1 Strategies

The following is a discussion of how the proposal is consistent with the regional land use strategy and any applicable regional areas as required for amendments to the Local Provisions Schedule (LPS) of Section 34 (2)(c) of LUPAA.

4.1.1 Regional Strategy

The Northern Tasmanian Regional Land Use Strategy (NTRLUS) was originally declared by the Minister for Planning in accordance with the relevant provisions of LUPAA on 27 October 2011. The current version was amended on 23 June 2021 and provides a framework for the sustainable use and development of land within the region.

The NTRLUS is a strategic regional plan for the eight council areas in the north and north-east of Tasmania. It has a 20-year time horizon to 2032 for integrated infrastructure, land use development and transport planning, and is underpinned by economic development, social and environmental strategies. It defines three land use categories to direct the allocation of all land in the region:

- Urban Growth Areas
- Rural Areas
- Natural Environment Areas

This site is shown within the Regional Framework Plan as being a priority Consolidation Area and therefore an Urban Growth area (G2.1.1).

The detailed assessment against the relevant principles, policies and actions of the NTRLUS is provided in **Attachment 1** to this report.

4.1.2 Greater Launceston Plan

Arguably, the Greater Launceston Plan (GLP) is reflective of Goal 2.1 of the Launceston Strategic Plan - Plan for current and medium-term housing and infrastructure needs while maintaining a focus on a longer-term growth projection of 100,000 residents.

The Greater Launceston Plan 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. 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 of community 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 centres and the possibility of including elective surgery and in-patient care through an additional private and public hospital will 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 receive timely care to enable them to return to work, to become more active and to participate more broadly within the community. Such an outcome is considered to be consistent with the GLP.

It is noted that Council has commenced a review of the Commercial zoning in this area as, 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 a present identified need at State, regional and the local level.

4.1.3 City of Launceston Strategic Plan 2025-2035

Section 20(1) of the *Local Government Act 1993* (Tas) requires a planning scheme amendment to have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Act.

Attachment 6 includes an assessment against the Strategic Plan.

4.3 State Policies

The amendment is consistent with the applicable State policies. A detailed assessment against the relevant State policies is provided in **Attachment 1** to this report.

4.4 Statutory Considerations

4.4.1 Section 32 - *Land Use Planning and Approvals Act 1993*

Section 32 of LUPAA provides for the contents of a Local Provisions Schedules (LPS), and Section 34 outlines the LPS Criteria. The amendment is considered to satisfy all the listed considerations and meet the LPS Criteria.

A detailed assessment of the amendment against the requirements of these provisions is provided in **Attachment 1**.

4.4.2 Section 56S - *Water and Sewerage Industry Act 2008*

Under Section 56S(1) of the *Water and Sewerage Industry Act 2008*, a Planning Authority must refer a draft planning scheme amendment to the relevant regulated entity. Under Section 56S(2) of the same Act, the relevant regulated entity may provide comments during the public notification period.

TasWater were referred the application on 05/09/2024, and on 27/08/2025 provided a Submission to Planning Authority Notice with conditions and advice.

4.4.3 Landowner Consent

As required under Section 37(3) of LUPAA, written permission of each owner of the land to the making of the request to amend the LPS has been provided. This includes Council's consent.

5. 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.

6. CONCLUSION

The proposed planning scheme amendment to insert a site specific qualification to the LPS to provide for Hospital Services as a discretionary use at 217-229 Wellington Street, Launceston.

For the above reasons, it is assessed that the proposed planning scheme amendment is consistent with the objectives and other requirements of the LUPAA, the intent of the Tasmanian Planning Scheme - Launceston, and is consistent with the NTRLUS and State policies.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The Tasmanian Planning Scheme - Launceston 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 Executive Leader Community Assets and Design have no interests to declare in this matter.

ATTACHMENTS:

1. Planning Officer's Strategic Assessment - Response to Requirements for Local Provisions Schedule under LUPAA [11.1.1 - 13 pages]
2. Planning Officer's Planning Scheme Assessment [11.1.2 - 20 pages]
3. Planning Scheme Amendment Instrument [11.1.3 - 1 page]
4. Development Application Form [11.1.4 - 5 pages]
5. Land Owners Consent Form [11.1.5 - 3 pages]
6. Land owner consent - council [11.1.6 - 3 pages]
7. Title Documents [11.1.7 - 4 pages]
8. Planning Amendment Report - 6 ty [11.1.8 - 33 pages]
9. Documents to Endorse [11.1.9 - 284 pages]
10. Submission to Planning Authority Notice TWDA 2024 01068 [11.1.10 - 4 pages]