

ATTACHMENT 2 - Strategic and Legislative Assessment
Strategic Assessment - Response to Requirements for Local Provisions Schedule (LPS) under *Land Use Planning and Approvals Act 1993* (LUPAA).

Section 34(2) of LUPAA requires a relevant planning instrument to meet all of the following criteria:

(a) contains all the provisions that the SPPs specify must be contained in an LPS

The proposed amendment applies to an area in the City of Launceston municipal area, the proposed amendment is for the application of the standards of the Local Historic Heritage Code for a Local Heritage Precinct through the Tasmanian Planning Scheme - Launceston. The proposed amendment does not change any other provisions of the State Planning Provisions (SPPs) that are applicable to the areas where the precincts are proposed.

The proposed planning scheme amendment complies with the SPP requirements for an LPS.

(b) is in accordance with section 32

Section 32. *Contents of LPSs* contains the technical aspects of an amendment to the LPS, the amendment has been prepared to meet those provisions that are applicable.

(c) furthers the objectives set out in Schedule 1 of LUPAA

Assessment of the amendment against the Schedule 1 objectives is provided in the following table.

Part 1 Objectives	Planning Assessment
(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity	The proposed amendment sustains the local historic heritage significance by recognising and protecting those recognised values.
(b) to provide for the fair, orderly and sustainable use and development of air, land and water	The proposed amendment recognises and protects the local historic heritage significance through the development standards of the Local Historic Heritage Code.
(c) to encourage public involvement in resource management and planning	The statutory process for assessment of planning scheme amendment involves a public notification period. Any representations received will be formally considered by the Planning Authority. The Planning Authority is required to report

		on any representations to the Tasmanian Planning Commission, which in turn may hold public hearings into representations. Informal community consultation was undertaken in 2025 and the amendment has been prepared with respect to the previously endorsed Launceston Heritage Study 2007. There is no specific economic imperative to the proposed amendment.
(d)	to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)	Community, industry and other government agencies will have the opportunity to comment on the proposed planning scheme amendment during the public notification period.
(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	Informal community consultation was undertaken in 2025 and the amendment has been prepared with respect to the previously endorsed Launceston Heritage Study 2007.
Part 2 Objectives		
(a)	to require sound strategic planning and co-ordinated action by State and local government	The identification, investigation and application of Local Heritage Precinct standards to areas of identified historic heritage significance is considered to be consistent with the NTRLUS, the local <i>Launceston Heritage Study 2007</i> , and Council's strategic plan.
(b)	to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land	The proposed amendment is consistent with the established standards of the Local Historic Heritage Code of the established SPPs.
(c)	to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land	The proposed amendment may result in additional environmental benefit in recognition of landscape features that contribute to the local historic heritage significance of the place. Otherwise, applicable standards of the SPPs for the management of environmental values would apply.
(d)	to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels	The proposed amendment facilitates the integration of social and conservation policies at a municipal level through the application of the Local Historic Heritage Code to areas with identified local historic heritage significance.

(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 is consistent with established approval processes.
(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation	The proposed amendment recognises and protects local historic heritage for the benefit of current and future Tasmanians.
(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value	The proposed amendment is for the conservation of the identified historic cultural heritage significance of the precinct.
(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 amendment applies to areas of public and other assets. This infrastructure would still be subject to exemptions of the SPPs to ensure the ongoing orderly provision for the benefit of the community.
(i) to provide a planning framework which fully considers land capability.	All land is in an urban area; land capability will not be impacted by the proposed amendments.

(d) is consistent with each State policy;
Assessment of the amendment against the various policies is provided in the following table.

State Policy	Planning Assessment
State Policy on the Protection of Agricultural Land 2000	The proposed amendment does not include agricultural land and is therefore consistent with the policy.
State Policy on Water Quality Management 1997	The proposed amendment is for the application of the standards of the Local Historic Code Standards of the SPPs that have been prepared to be consistent with the State policies.
State Coastal Policy 1996	The proposed precinct is located within 1km of the high water mark, the proposed amendment are for the application of the standards of the Local Historic Code Standards of the SPPs that have been prepared to be consistent with the State policies.
National Environmental Protection Measures	The are no known contamination issues associated with the area of the precinct and the proposed amendment does not

	<p>facilitate any activities that would require assessment for environmental impacts.</p> <p>Should any contamination issues be discovered in the future, these would be addressed under C14.0 Potentially Contaminated Land Code. In relation to air and water quality, the provisions of the applicable zone which relate to stormwater, the Natural Assets Code and Attenuation Code, the <i>Urban Drainage Act 2013</i> and the <i>Environmental Management and Pollution Control Act 1994</i>.</p>
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(da) satisfies the relevant criteria in relation to the TPPs;
 The Tasmanian Planning Policies come into effect on the 1 July 2026, however advice received from the Tasmanian Planning Commission (email comms: 05/12/25) is that the application of the TPPs will depend on the date that the Commission makes a decision. Estimated timeframes for assessment mean that a decision is likely to be after 1 July 2026, as such the TPPs have been considered.

Tasmanian Planning Policies		Planning Assessment
Objective	Strategies	
<p>6.2 Historic cultural heritage</p> <p>6.2.2 To support the strategic consideration of places listed on State, National and world heritage registers and identification and conservation of significant local historic cultural heritage buildings, part of buildings, infrastructure (for example bridges), places/features, precincts and landscapes and promote sympathetic</p>	<p>4. Provide for the protection, and encourage the restoration of identified buildings, part of buildings, infrastructure, places/features, precincts and landscapes that contain local historic cultural heritage significance.</p> <p>5. Encourage appropriate development and adaptive reuse of buildings, part of buildings, infrastructure, places/features, precincts and</p>	<p>The intent of the proposed amendment is to provide protection of the local historic heritage significance of the precinct through the standards of the Local Historic Heritage Code.</p> <p>The proposed amendment would enable new development in the precinct to be undertaken with regard to the particular historic cultural heritage significance through the standards of the Local Historic Heritage Code.</p>

<p>design solutions and responses that preserve or complement those cultural heritage values and facilitate appropriate adaptive reuse.</p>	<p>landscapes of local historic cultural heritage significance by promoting innovative and complementary design responses that conserve, restore and retain cultural heritage values.</p>	<p>The intent of the proposed amendment is to provide protection of the local historic heritage significance of the precinct through the standards of the Local Historic Heritage Code.</p>
<p>6. Support the retention of appropriate surrounding settings and site context that contributes to the significance of the local historic cultural heritage values of buildings, part of buildings, infrastructure, places/features, precincts and landscapes.</p>	<p>7. Encourage the initiation and implementation of local heritage surveys to proactively identify and manage historic heritage places of local historic cultural heritage significance and to clearly articulate the heritage values of places and precincts listed as having local historic cultural heritage significance.</p>	<p>The proposed amendment is based on the investigations in the <i>Launceston Heritage Study 2007</i> and consolidated with further analysis by Council's heritage officers. The detail of the investigations is included in the datasheet as part of the amendment and has been prepared in accordance with requirements of the Tasmanian Planning Scheme and guidelines of the Tasmanian Planning Commission.</p>
	<p>8. Encourage the preparation and publishing of conservation policies for heritage precincts, as well as development, in-fill, and pre-development assessment guidelines, that will foster understanding and awareness of the importance</p>	<p>The proposed amendment includes the datasheet in the Local Provisions Schedule of the Planning Scheme. The datasheet includes detail of the historic cultural heritage significance of the precincts, consistent with the definitions of the Planning Scheme. Council has raised awareness and provided information on the importance of heritage values on its website and through initial</p>

<p>of historic cultural heritage and provide greater clarity and consistency in the management of significant heritage values.</p>	<p>informal consultation with property owners that may be impacted by the proposed amendment.</p>
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(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 applicable regional land use strategy for Launceston is the Northern Tasmanian Regional Land Use Strategy. Comments against the relevant NTRLUS policies and actions are provided below:

Specific Policies and Actions		Planning Assessment
Policy	Action	
<p>Cultural Heritage</p> <p>CH-P01 Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history.</p> <p>CH-P02 Recognise, manage and preserve regional archaeological values</p>	<p>CH-A01 Investigate planning means to recognise and list places, precincts of heritage significance within planning schemes and spatially define them with associated map overlays.</p> <p>CH-A02 Planning schemes are to require an assessment of impacts on heritage-listed places, precincts and landscapes.</p> <p>CH-A03 Provide for the protection of identified significant cultural</p>	<p>The proposed amendment is based on investigations in the <i>Launceston Heritage Study 2007</i> and consolidated with further analysis by Council's heritage officers. The detail of the investigations is included in the datasheet as part of the amendments and has been prepared in accordance with guidelines of the Tasmanian Planning Commission, including the spatial mapping of the precinct.</p> <p>As the proposed amendment is for the application of Local Heritage Precincts, they are consistent with enabling the assessment of impacts to heritage precinct through the standards of the Local Historic Heritage Code.</p> <p>The area of the precinct has not been identified as being an area of archaeological significance.</p> <p>The proposed amendment is considered to be highly consistent with recognising, retaining and protecting the historic cultural</p>

<p>heritage and archaeological sites</p>	<p>CH-A04 Ensure that development is undertaken in accordance with an archaeological management plan where soil disturbance within areas of archaeological significance is proposed.</p>	<p>heritage of the region. Furthermore, it meets Strategic Direction G2.3 to Promote local character values.</p>
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(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 municipal strategic plan is the City of Launceston Strategic Plan 2025-2035 (CSP), adopted in June 2025. The CSP details three pillars of vision, each with three goals:

Pillar 1: Property

- *Goal 1.1. Launceston is a premier visitor destination, celebrated for its natural beauty, creative and historic city centre, welcoming community, and rich food culture.*
- *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.*
- *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.*

Pillar 2: Place

- *Goal 2.1 Plan for current and medium-term housing and infrastructure needs while maintaining a focus on a longer-term growth projection of 100,000 residents.*
- *Goal 2.2 Launceston's transport system connects communities, reduces car dependency in activity centres and corridors, and promotes active transportation options.*
- *Goal 2.3. Launceston's community is connected to our Aboriginal and built heritage, while growing a city of the future.*

Goal 2.3 includes the following Objectives and actions to be achieved that are relevant to the proposed amendments:

Specific Objectives and Actions			Planning Assessment
Policy	Action		
Objective 2.3(b) Ensure that significant heritage elements are respected while addressing the future housing, commerce and recreational needs of the community.	<ul style="list-style-type: none"> • Identify and promote the key elements that express our city's unique sense of place including histories, stories and architecture. • Promote adaptive re-use of heritage buildings, especially for community-based uses. 	<p>The proposed amendment is intended to ensure that the significant heritage elements of the precinct, as identified in previous heritage studies, are addressed through the application of standards of the Local Historic Heritage Code for Local Heritage Precincts.</p> <p>The proposed amendment applies to development and not use. Use standards of the underlying zones will continue to apply to the land subject to the amendment.</p>	

Pillar 3: People

- *Goal 3.1 Community members have access to green, diverse, and inclusive open spaces and facilities enabling them to lead active lives, enjoy nature, and connect with others.*
- *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.*
- *Goal 3.3 As northern Tasmania's cultural and commercial centre, Launceston's historic city heart is buzzing with activity throughout the day and into the night.*

The proposed amendment has been prepared by Council in accordance with its goals to achieve the overall vision.

(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;

The subject site is not located adjacent to a shared municipal boundary.

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

The proposal is for amendments to apply the standards of the Tasmanian Planning Schemes, Local Historic Heritage Code. The amendments will not impact on the requirements of the Gas Safety Act 2019.