



## Tomorrow Together

*An engaged Launceston community. A bright future.*

# Launceston Building Heights & Massing

The City of Launceston completed and endorsed the Launceston CBD Building Height and Massing Study in early 2019. The document provides recommendations and a framework to deal with height and setback controls for development in Launceston into the future.

The objective of the Building and Massing report is to ensure future management of the historic character of Launceston, and to manage the potential increase in demand for development in the city, with buildings that may seek greater height and scale.

### Planning Scheme Height Limits?

The current planning controls across Tasmania address and control height in two ways, the first is an 'Acceptable Solution' and the second is a merit-based assessment using 'Performance Criteria'.

There are no actual height limits in the Launceston Planning Scheme currently, although the scheme lays out 'acceptable solutions' of 14.5m in the Central Business Zone and 12m in the Urban Mixed Use zone.

This does not provide certainty to either applicants or Council, unless the proposal fits within the Acceptable Solution controls. It also provides limited guidance or assistance in considering proposals for height that are significantly beyond the Acceptable Solution.

While a merit-based assessment has some benefits, without sound clear parameters, it can encourage applications that are not likely to be acceptable but which have to be argued through the assessment and planning appeal process.

With a relatively untested background in Launceston, proposals for height well in excess of the Acceptable Solution, do not have precedents and each application would have to be assessed from first principles.

### Why do the building heights need to be defined?

The objective is:

- to protect the historic character of Launceston,
- to protect amenity and other values set out in the Planning Scheme,
- to manage the potential increase in demand for development in the city with buildings that may seek greater height and scale, and
- to facilitate appropriate and contextually designed developments.





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## What Council is working on?



### **1. Preparation of 'design development guidelines' to interpret and support the Planning Scheme.**

Development guidelines will become an underpinning document, which will help facilitate better development in the city. This will provide a level of certainty around the development industry, whilst protecting the cultural and heritage values of the city. This work has commenced and is anticipated a draft to be completed by the end of 2019.



### **2. Preparation of 'planning scheme provisions and amendments' for the Planning Scheme.**

A Specific Area Plan (SAP) is underway for the upcoming Planning Scheme. Within the SAP, a set of relevant provisions will be included into the new Planning Scheme. These provisions will be underpinned by the development guidelines.

The SAP and proposed provisions will include the following:

- Retention of an Acceptable Solution (AS) height of 14.5m
- Introduction of Performance Criteria (PC) to assess development up to 24m in height.
- Introduction of Performance Criteria (PC) to assess development over 24m in height.
- Establishment of key exemptions for minor works where the application of the design guidelines is not appropriate.



### **3. Further Community Consultation**

Launceston wants to hear from you about what a well-designed city means to you, and understand your priorities for designing a future for us all.

Further consultation will be undertaken specifically on the development guidelines and planning scheme provisions in the near future.

