

**11.2. PSA-LLP0024 - 64 Robin Street, Newstead - Planning Scheme Amendment - Add 64 Robin Street, Newstead as a Local Heritage Place**

**FILE NO:** PSA-LLP0024

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**DECISION STATEMENT:**

To consider and determine a development application pursuant to the *Land Use Planning and Approvals Act 1993*.

**PLANNING APPLICATION INFORMATION:**

Applicant: 6ty° Pty Ltd  
Address: 64 Robin Street, Newstead  
Existing Zones: General Residential  
Existing Use: Community Hall

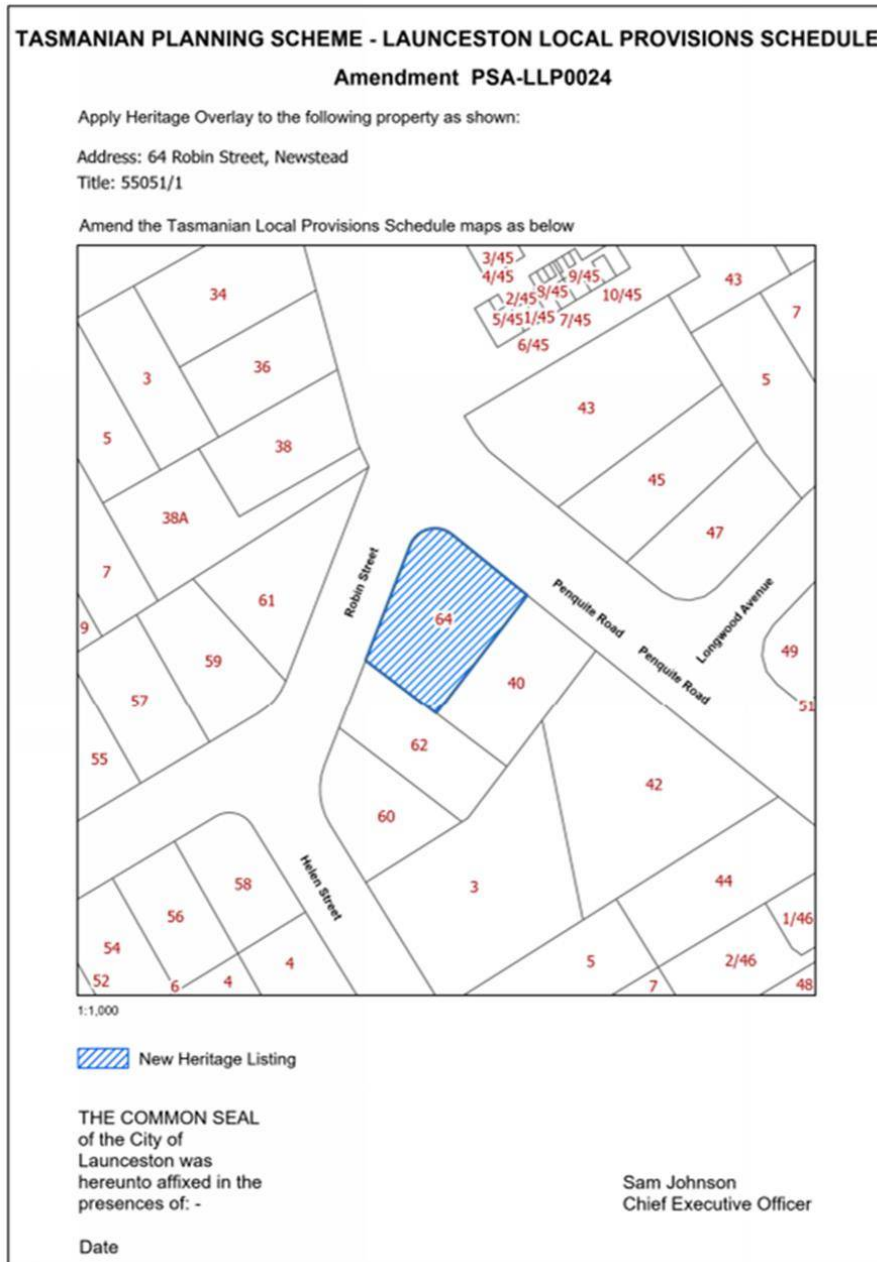
**RELEVANT LEGISLATION:**

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

**RECOMMENDATION:**

That Council, pursuant to:

1. Sections 37 and 38 of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates Amendment PSA-LLP0024 to:
  - a. Add 64 Robin Street, Newstead, local heritage listings within LAU-Table C6.1 Local Heritage Places;
  - b. Create one (1) new datasheet within Appendix A: Local Historic Heritage Code Datasheets; and
  - c. Add 64 Robin Street, Newstead into the local heritage listing place overlay map.
2. Section 40F of the *Land Use Planning and Approvals Act 1993*, certifies Draft Amendment PSA-LLP0024 identified below and in Attachment 2.
3. Sections 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition to be 28 days.



**REPORT:**

**1. EXECUTIVE SUMMARY**

The application seeks to add 64 Robin Street, Newstead into the local heritage listings as identified within LAU-Table C6.1 Local Heritage Places.

The site in question is currently part of a separate scheme amendment, PSA-LLP0012. That scheme amendment also sought to add the property onto the local heritage list, create a new datasheet for the property, and add the property to the overlay mapping. PSA-LLP0012 was initiated by Council on 11<sup>th</sup> July 2024, and is currently on public exhibition.

The situation is unusual in that the owners are seeking to make the scheme amendment fully aware of the existing amendment in progress. Notwithstanding, noting the sometimes lengthy timeframes for scheme amendments, and the potential for PSA-LLP0012 to take a longer time to determine due to the larger scope of that amendment, the owners are seeking initiation of a planning scheme amendment for 64 Robin Street on its own, anticipating a shorter timeframe for assessment.

Officers fully support the addition, noting it has been identified as a site with heritage value that should be protected.

The owners have ambition to convert the building to support another non-residential use which is not currently possible within the General Residential zone. The listing would allow a currently prohibited use to be assessed under General Provision 7.4 under the Planning Scheme. This clause allows for changes of use to occur on locally listed places, where those uses may otherwise be prohibited. Such uses are still subject to planning applications, where there is a need to demonstrate any such use would facilitate the restoration, conservation, or future maintenance of a culturally significant place. In short, the provision allows for sites that have heritage value to be protected instead of lying dormant.

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 provides a discussion of the degree of compliance with the legislative requirements.

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 planning scheme amendment will be brought back to a Council meeting, where the Planning Authority will consider if any recommendations and modifications can be made. In response to any representations, the Planning Authority could also recommend that the Tasmanian Planning Commission (TPC) does not approve the amendment.
- The TPC will assess and decide whether to approve the amendment, approve the amendment with modifications or reject the amendment.

## **2. PROPOSED AMENDMENT**

The proposed planning scheme amendment applies to 64 Robin Street, Newstead, a currently unlisted heritage site, identified however as having historic significance that should be protected.

The site is highly significant as one of a few buildings built post war for community groups, specifically the Masonic Lodge, in Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.

The foundation stone of the Heather Lodge's new temple was laid in 1952. It was the first time the ancient Masonic ceremony had been performed in Launceston for over 50 years.

The place maintains significance in its ability to convey key characteristics of the Post-War International architectural style, with prismatic form and asymmetry to windows and entryway. It maintains smooth brick exterior walls with areas of contrasting textures including concrete and glass. A good representative example of a large Post-War International style community building form, complete with fence.

The place is aesthetically significant achieving precision, sharpness, and transparency in design. Typical of the Post-War International type, the structure is well established and large in scale with a vertical monumentality. It is considered to contribute aesthetically and historically to the surrounding streetscape.

The place is known to have been designed by prominent architects Roy Smith, Willing & Newman; and built by H. J. Martin & G. J. Luck between 1952 and 1964. The site is further associated with the Freemasons / Masonic Order of Tasmania.

The inclusion of the property onto this protected heritage list will ensure future use and development maintains and facilitates heritage protections. Therefore, the proposed scheme amendment seeks to:

- a. Add 64 Robin Street, Newstead, local heritage listings within LAU-Table C6.1 Local Heritage Places;
- b. Create one (1) new datasheet within Appendix A: Local Historic Heritage Code Datasheets; and
- c. Add 64 Robin Street, Newstead into the local heritage listing place overlay map.

### **3. SITE & SURROUNDS**

The site is located at 64 Robin Street, Newstead. The site is a flat, 860m<sup>2</sup> corner lot, with frontages to Robin Street and Penquite Road, with both frontages containing vehicular access. The site is established, with an existing two storey masonic brick hall. There is little in the way of vegetation, with hedging along the frontages, and some planted species along the boundaries. The remained is utilised for parking. The site contains no overlays, but has been identified as historically relevant.



Figure 1 - Aerial Mapping (source: SAM Mapping)

The site is located within a residential area of greater Launceston, approximately 3km south of the Central Business District. It is zoned General Residential.

#### 4. STRATEGIC OUTCOMES

##### 4.1 Local Strategies and Impacts

###### 4.1.1 City of Launceston Corporate Strategic Plan 2014-2024

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 1** includes an assessment against the Corporate Strategic Plan.

#### *4.1.2 Infrastructure Impacts*

The changes will not affect infrastructure requirements for any site.

#### *4.1.3 Environmental Impacts*

The proposed amendment will have no negative environmental impacts. Vegetation removal will be a consideration under the Local Historic Heritage Code if any datasheets identifies it as having heritage significance.

#### *4.1.4 Amenity Impacts*

The purpose of the amendment is to protect the historic significance of the property. This will mean that heritage amenity is able to be retained.

#### *4.1.5 Social and Economic Impacts*

The proposed amendment is considered to have positive social and economic impacts. This will be achieved by protecting what can be considered a social identity within the Launceston community. Heritage protection ensures social heritage amenity is maintained, and will attract like-minded persons to the region.

## **4.2 Regional Strategy**

The Northern Tasmanian Regional Land Use Strategy (NRLUS) was originally declared by the Minister for Planning in accordance with the relevant provisions of *Land Use and Approvals Act 1993* (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 NRLUS 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 falls within an urban area under the land use categories.

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

### 4.3 State Strategy

The amendment furthers the objectives in Schedule 1 of LUPAA, by promoting sustainable and orderly development through more efficient use of underutilised, serviced, highly accessible, urban land. Attachment 1 also includes an assessment against the objectives of Schedule 1 of LUPAA and the State Policies.

### 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. Attachment 1 provides a detailed assessment of the amendment against the requirements of these provisions. The amendment is considered to satisfy all the listed considerations and meet the LPS Criteria.

#### 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. The application was referred to TasWater on 24/07/2024.

#### 4.4.3 Landowner Consent

The landowner, being Selora Pty Ltd, has provided consent.

## 6. CONCLUSION

The proposed planning scheme amendment seeks to introduce a new property onto the local heritage listing, introduce a new datasheet for the new listing, and provide relevant overlay mapping. The inclusion will ensure the local heritage significance of the place is retained.

For the above reasons, it is assessed that the proposed planning scheme amendment is consistent with the objectives and other requirements of the *Land Use Planning and Approvals Act 1993*, the intent of the Tasmanian Planning Scheme - Launceston and is consistent with the Northern Tasmanian Regional Land Use Strategy and State policies.

### RISK IMPLICATIONS:

Not considered relevant to this report.