

TASMANIAN PLANNING COMMISSION



Our ref: DOC/26/79056
Officer: Louise Blyth
Phone: 6165 6818
Email: tpc@planning.tas.gov.au

10 July 2026

Mr Sam Johnson
General Manager
City of Launceston

Attention: Ms Jen Welch

By email: jen.welch@launeston.tas.gov.au

Dear Mr Johnson

Tasmanian Planning Scheme - Launceston
Draft amendment PSA-LLP0029
Direction 2

I refer to the above draft amendment and to a hearing held at the Launceston Convention Centre on 16 and 17 June 2026 which was adjourned. Thank you for the various submissions made in response to the Commission's direction of 18 June 2026 following the hearing adjournment.

In the Commission's continuing assessment of the draft amendment additional input is invited through direction (2).

The Commission requires further clarification on parts of the proposed specific area plan (SAP) and gives the following directions to provide to the Commission by **27 July 2026** a submission on the following:

a) LAU-S17.1 Plan Purpose:

The Plan Purpose does not currently identify all the matters that the standards in the SAP cover, specifically emergency management and dangerous goods and hazardous materials.

Please provide an amended Plan Purpose that covers the matters in the standards, preferably in the order that the standards appear, unacceptable uses, intensity of use, dangerous goods and hazardous materials, emergency management, limiting risk and building resilience.

b) Clause 5.3.3 of the SPPs does not permit a SAP to override the administrative provisions in clauses 3.0 - 6.0 or general provisions in clause 7.0. For example, the current definition for 'hazardous materials' in the SAP is the same as the SPPs definition for 'hazardous chemical of manifest quantity'. The SAP should defer to the SPPs definition or redefine the meaning of hazardous materials that has specific application to the SAP.

- c) The SAP defines 3 reports; comprehensive risk assessment, flood emergency response plan and flood hazard report. While each report has a specific function there is considerable overlap specified in the matters that each is to address. None of the reports appear to address dangerous goods and hazardous materials and, in some instances, more than one report is required to address a single standard. The various reports can add to the extent and complexity for permit applications.

The Commission notes that there appear to be 4 categories which the standards of the SAP aim to control, these are:

- 1) Use,
- 2) Development,
- 3) Emergency Management and
- 4) dangerous goods and hazardous materials

This leads to the Commission's query as to whether there can be one defined report that has a common set of information requirements then perhaps 4 sub-sections that address specific requirements. This approach means only one report being defined and required with just the relevant section(s) needing to be addressed.

An alternative approach is the identification of 4 separate reports each of which targets a specific concern. In addition, whichever approach is taken the definition in the SPPs for suitably qualified person should serve without the need for the SAP to request the qualifications and experience of the person preparing the report.

- d) LAU-s17.6.2 A2 (b)(ii) in the draft SAP specifies a maximum floor area for visitor accommodation. The SPPs include a use standard in relation to visitor accommodation which is essentially the same as proposed. If this approach is to be taken, then the SPP wording should be used.

Further it is considered that the standard is not required where it already exists in the underlying zone, for example in the General Residential zone.

In addition, the floor area standard is not necessary to be included where the underlying zone prohibits visitor accommodation.

Submissions are sought on whether the maximum floor area use standard is required at all, given the provisions of the SPP's. If it is, then wording from the SPP's should be used and restricted to those zones that the Planning Authority consider necessary.

- e) There remain drafting details that we invite review including to confirm that the SAP does not duplicate or alter the meaning of words in the SPPs and to delete unnecessary words for example where the objectives for the standards refer to both 'establishment' and 'new', neither words are required and should be deleted.

- d) As foreshadowed at the hearing, the Tasmanian Planning Policies (TPPs) have been made and took effect on 1 July 2026. The draft amendment must now be assessed as to whether it 'satisfies the relevant criteria in relation to the TPPs' (Section 34(2)(da) *Land Use Planning and Approvals Act 1993*).

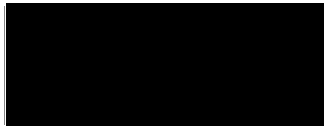
Please provide the planning authority's view on whether the draft amendment 'satisfies the relevant criteria in relation to the TPPs'.

Submissions must be made by email to tpc@planning.tas.gov.au. Once received, the submissions referred to above will be made available under the relevant assessment¹ on the Commission's website.

If the hearing is to be reconvened, the Commission will advise the parties and publish a notice.

If you require further information please contact Louise Blyth, Planning Adviser, on 6165 6818.

Yours sincerely



Roger Howlett
Delegate (Chair)

cc. all parties

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/lau-am-psa-llp0029>