

TASMANIAN PLANNING COMMISSION



Our ref: DOC/23/66338
Officer: Louise Blyth
Phone: (03) 6165 6818
Email: tpc@planning.tas.gov.au

15 June 2023

Mr Michael Stretton
General Manager
Launceston City Council
PO Box 396
LAUNCESTON TAS 7250

Via Email: council@launceston.tas.gov.au

Dear Mr Stretton,

**Launceston Local Provisions Schedule
Draft amendment PSA-LLP0002 and permit DA0439-2022
9 Rose Lane, South Launceston**

I am writing to confirm that the Commission has determined a hearing into draft amendment PSA-LLP0002 and permit DA0439-2022 is required. Information on the hearing will be provided by separate letter.

The draft amendment proposes to rezone land from General Residential and Recreation to Community Purpose. The application for a planning permit includes the development of six commercial buildings with associated car parking.

A preliminary consideration of the draft amendment and application for a permit by the Commission has identified some specific issues that require further clarification prior to the hearing to enable this matter to be assessed.

The planning authority is requested to provide:

1. a submission that considers how the proposed amendment, *as far as practicable, is consistent with the regional land use strategy*, and specifically:
 - creating land use patterns that maximise the efficient use of all transport modes (RSN-A15)
 - minimise potential for decentralisation of functions outside of the Regional Activity Centres Network and reinforce the spatial hierarchy, role and function of centres (RAC-A12)
 - support effective access to a hierarchy of social facilities and amenities (RAC-P13)
 - provide social infrastructure that is accessible and well-located to residential development, public transport services, employment and educational opportunities (SI-P02).
2. a submission on the compatibility between the proposed rezoning and the objectives of the Southern Gateway Specific Area Plan (SAP) and the boundaries of the SAP.
3. a submission on how the development proposed in the application for a permit complies with the standards of the Southern Gateway SAP.

The Commission requests that this information be provided by on **29 June 2023**.

Level 3, 144 Macquarie Street Hobart Tasmania GPO Box 1691 Hobart TAS
7001
Ph: 03 6165 6828 Email: tpc@planning.tas.gov.au

While it is intended that these matters be discussed at the hearing, any party wishing to make written submissions must do so no less than seven days before the hearing.

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 assessment](#)¹ on the Commission's website.

Please note that submissions will be published in full, without redaction.

This website will be the primary portal for exchanging information.

If you require further information or are unable to access the website please contact Louise Blyth, Planning Adviser, on (03) 6165 6818.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'MH', with a horizontal line extending to the right.

Michael Hogan
Delegate (Chair)

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/AP-LAU-PSA-LLP0002>

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Mr Mark O'Brien
Principal Planner
ERA Planning and Environment
Level 1, 125A Elizabeth Street
HOBART TAS 7000

Via Email: mark@eraplanning.com.au

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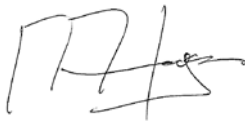
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