

From: "caango" [REDACTED]
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As attached.
Carol Gordon

Chief Executive Officer

Launceston City Council (LCC)

by email contactus@launceston.tas.gov.au

**LLP0018 Draft Planning Scheme Amendment for 23 Racecourse Crescent, Launceston, to
rezone from Recreation to Commercial.**

I object to the rezoning as follows:

23 Racecourse Crescent has a street frontage which extends to the intersection with Lyttleton Street. I consider that LCC is supporting commercialisation by osmosis.

Documents attached to this proposal say (a) this no longer serves the purpose of the current owner, and (b) there is no current proposal for redevelopment. I cannot decide if this is disingenuous or just dishonest. If the property no longer serves the purpose of the current owner, it is reasonable to assume that there is a plan for the future which is not being disclosed, especially given that the current owner also owns the Launceston (Kmart) Plaza. I note that there is currently (another) approval for Launceston (Kmart) Plaza.

Once a property is rezoned from Recreation to Commercial, there is no going back. The property is a substantial component of the Recreation precinct which is without equal in the greater Launceston area, particularly in terms of usage and history, and it should be preserved as such. The people of Launceston should expect that utility should be assessed on a basis other than commercial applications, and that there should be a long-term vision for this precinct.

The current owner purchased the property in full knowledge that the zoning was Recreational. If that zoning no longer fits their purpose they are free to sell the property, the same way the rest of us do when a property no longer fits our requirements. I note that rezoning to Commercial would result in a substantial increase in the value of the property.

Owners of residential properties in Racecourse Crescent made purchases in full knowledge of the existing commercial footprint, and the existing recreational footprint. Those people should be able to rely on LCC to not support a rezoning which would only advantage the applicant, and would negatively impact residential property owners in terms of increased traffic by foot, cars, commercial vehicles/trucks and a resultant decrease in their property value and utility.

There is continual reference to Launceston (Kmart) Plaza retail data evidencing that there is demand for additional commercial space. Not only does this support my concern as to how 23 Racecourse Crescent could be developed in the future, but it also discounts that there other vacant commercial land/property in the area. The Becks site in Dowling Street closed in 2014, and is approximately 300m from the Kmart carpark access. Shoppers at Kings Meadows manage to support businesses between Blaydon Street and Riseley Steet, which is a similar distance.

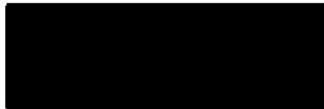
Launceston (Kmart) Plaza would surely be better advised to consider redevelopment of the current site to a multi-level facility, allowing a larger retail footprint and increased parking, Examples of this approach abound in Southern Tasmania including Glenorchy and Kingston.

Much has been made of the private ownership of property zoned Recreation. While it may be unusual compared to the ownership of similar property in the greater Launceston area, it is not of itself justification to rezone to Commercial.

I note that there is no notification on the boundary of 23 Racecourse Crescent regarding this application. While it may not be a requirement, given the impact on the area I consider this to be a grave absence.

I also note that this application has previously been rejected.

Carol Gordon



18 July 2026