
From: Jen Welch <Jen.Welch@launceston.tas.gov.au>
Sent: Friday, 17 April 2026 4:03 PM
To: TPC Enquiry
Subject: PSA-LLP0034 - Newstead Crescent Heritage Precinct
Categories:

Good Afternoon,

As required by Section 40F(4) of the Land Use Planning and Approvals Act 1993, I have sent through a link to the documentation for a draft amendment to the Tasmanian Planning Scheme - Launceston as endorsed by Council at its meeting on the 2 April 2026, and the instrument as signed today.

If you could please confirm receipt it would be appreciated.

Kind Regards,

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11. PLANNING AUTHORITY

Under the provisions of the *Land Use Planning and Approvals Act 1993*, Council acts as a Planning Authority in regard to items included in Agenda Item 11 - Planning Authority.

11.1. PSA-LLP0034 Newstead Crescent Local Heritage Precinct

FILE NO: PSA-LLP0034

AUTHOR: Jen Welch (Senior Town Planner)

APPROVER: Chelsea van Riet (Executive Leader Community Assets and Design)

DECISION STATEMENT:

To decide whether to reject or agree to initiate and exhibit Amendment PSA-LLP0034 Newstead Crescent Heritage Precinct to the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme, in accordance with Sections 51 and 57 of the *Land Use Planning and Approvals Act 1993*.

PLANNING APPLICATION INFORMATION:

Applicant: City of Launceston

Address: As defined by the Newstead Crescent Heritage Precinct

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston
Northern Tasmania Regional Land Use Strategy
Historic Cultural Heritage Act 1995
Local Government Act 1993
Water and Sewage Industry Act 2008

RECOMMENDATION:

That Council:

1. initiate Draft Amendment PSA-LLP0034 for the Newstead Crescent Heritage Precinct in accordance with the following requirements of the *Land Use Planning and Approvals Act 1993*, pursuant to:
 - a. Section 40D, of its own motion initiates Draft Amendment PSA-LLP0034 to the Launceston Local Provisions Schedule to:
 - Update LAU-Table C6.2 Local Heritage Precincts to include the Newstead Crescent Local Heritage Precinct as detailed in Attachment 1.

- Amend the Tasmanian Planning Scheme Local Provisions Schedule - Launceston maps to include the identified precinct as shown in Attachment 1 to this report.
- Insert the datasheet for the listing within Appendix A: Local Historic Heritage Code Datasheets, as shown in Attachment 1 to this report; and
- b. Section 40F, certifies Draft Amendment PSA-LLP0034 identified below and in Attachment 1.
- c. Sections 40G and 40H, determines the period for public exhibition to be 28 days.

REPORT: APPLICATION FOR PLANNING SCHEME AMENDMENT

1. INTRODUCTION

The City of Launceston has prepared by its own motion, under section 37(1) and section 40D(b) of the *Land Use Planning and Approvals Act 1993* (the Act), a scheme amendment to the Local Provisions Schedule. The detail of the amendment is as follows:

PSA-LLP0034 - Newstead Crescent Heritage Precinct

- a. Update LAU-Table C6.3 Local Historic Landscape Precincts to include the Newstead Crescent Heritage Precinct as detailed in the Datasheet in Attachment 1.

LAUNCESTON LOCAL PROVISIONS SCHEDULE LOCAL HERITAGE PRECINCT

LAU-Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Significance, Historic Heritage Values and Design Criteria / Conservation Policy
LAU-C6.2.#	Newstead	Newstead Crescent	Refer to attached Datasheet LAU-C6.2.#

- b. Insert the datasheet for the Newstead Crescent Heritage Precinct listing within the Appendix A: Local Historic Heritage Code Datasheets, as included in Attachment 1 to this report; and

The Datasheet provides a description and the detail of the local historic heritage significance of the local heritage precinct to meet the definitions of the Tasmanian Planning Scheme and has been prepared in accordance with the Tasmanian Planning Commission, Practice Note 8.

- c. Amend the Tasmanian Planning Scheme, Local Provisions Schedule - Launceston maps to include the Newstead Heritage Precinct in the Local Heritage Precincts as shown in Attachment 1 to this report.

Amend the Tasmanian Local Provisions Schedule maps as below

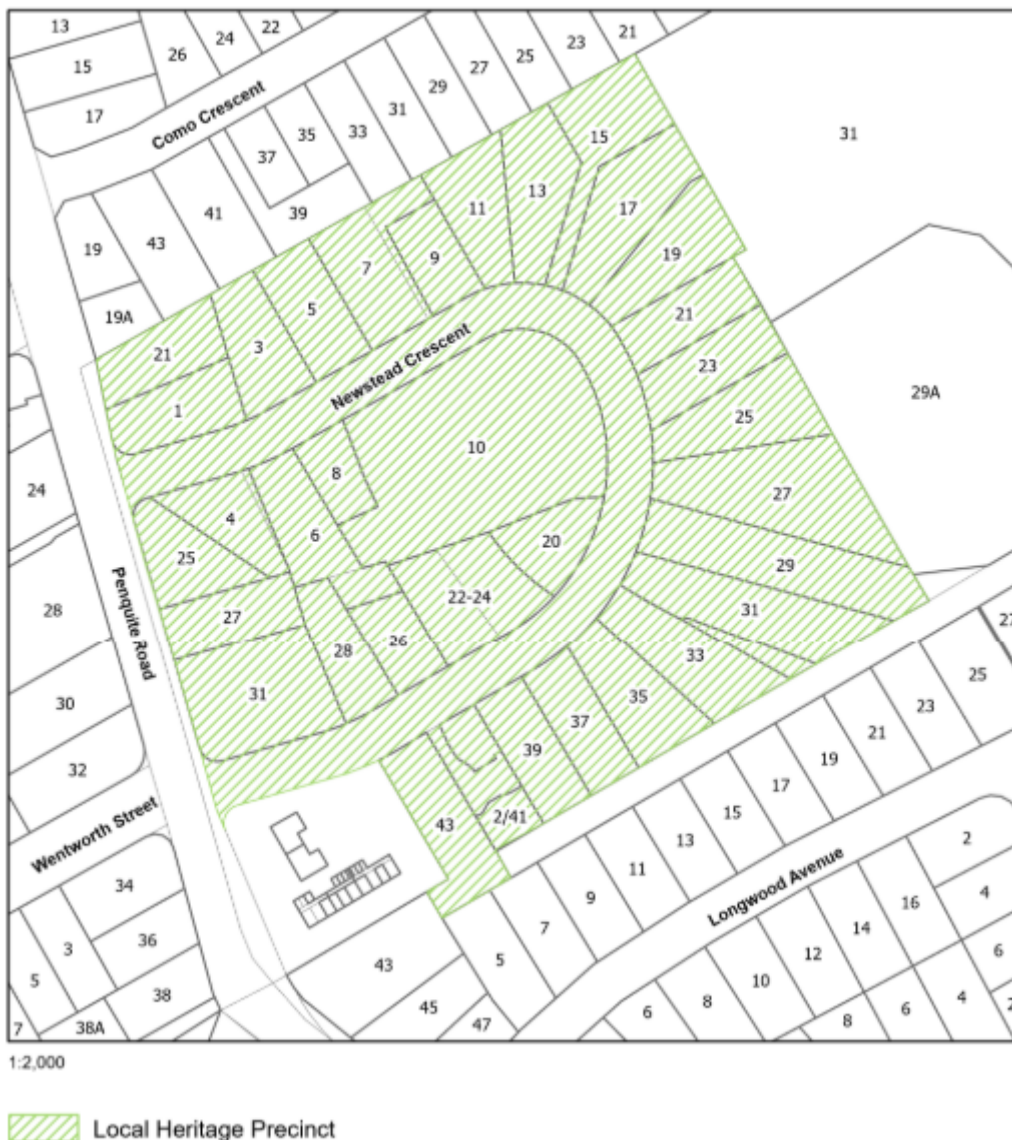


Figure 1: Newstead Crescent Local Heritage extents

1.1 WHY IS THERE A NEED FOR LOCAL HERITAGE PRECINCTS?

Local heritage is managed by local councils and protected under the *Land Use Planning & Approvals Act 1993* (LUPAA) and the *Tasmanian Planning Scheme*. Under Schedule 1 Part 2a of LUPAA, it is Council's duty to 'conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest, or otherwise of special cultural value.'" (Council's website). These amendments contribute to the ongoing conservation of areas of significant architectural and historic interest.

The City of Launceston has committed to an ongoing review of the entirety of the municipality's local heritage listings to:

1. Ensure existing properties on the list are still culturally or historically appropriate to be maintained on that list;
2. Examine existing datasheets to ensure they reflect the existing character and situation of the site;
3. Remove properties which no longer hold cultural or historical values;

4. Add properties and heritage precincts onto the list that have cultural or historical significance; and
5. Add significant trees and places or precincts of archaeological potential.

The proposed amendment is consistent with Council's review and with Objective 2.3(b) of Council's Strategic Plan as follows:

- Ensure that significant heritage elements are respected while addressing the future housing, commerce and recreational needs of the community.

Local Heritage Precincts are implemented through the Tasmanian Planning Scheme - Local Provisions Schedule. The Local Historic Heritage Significance of a Local Heritage Precinct can only be considered for development applications if it is listed in the Local Provisions Schedule. The following definitions of the Scheme are relevant and used throughout this assessment:

- **Local Heritage Precinct:** means an area that has been identified as having particular local historic heritage significance because of the collective heritage value of individual places as a group for their streetscape or townscape values.
- **Local Historic Heritage Significance:** means significance in relation to a local heritage place or a local heritage precinct or local historic landscape precinct, and its historic heritage values as identified in the relevant list, in the relevant Local Provisions Schedule, because of:
 - (a) its role in, representation of, or potential for contributing to the understanding of:
 - (i) local history;
 - (ii) creative or technical achievements;
 - (iii) a class of building or place; or
 - (iv) aesthetic characteristics; or
 - (b) its association with:
 - (i) a particular community or cultural group for social or spiritual reasons; or
 - (ii) the life or works of a person, or group of persons, of importance to the locality or region,as identified in the relevant list in the relevant Local Provisions Schedule, or in a report prepared by a suitably qualified person, if not identified in the relevant list.

A Local Heritage Precinct varies from listings in the scheme for a Local Heritage Place or places on the Tasmanian Heritage Register; a precinct addresses the collective heritage values of the streetscape, where the latter only considers the values of an individual place. There is currently only a single Local Heritage Precinct within the Launceston Local Provisions Schedule; the listing is for the LAU-C6.2.1 Cimitiere Street Precinct. The Local Heritage Precinct proposed as part of this amendment has been identified by Council's Place Making Team and previous heritage studies as having local historic heritage significance, which should be recognised and protected.

1.2 NEXT STEPS

This report and associated attachments provide the details of the proposed amendment and the location of the precinct. The strategic outcomes and legislative requirements are outlined below and detailed in Attachment 2, having regard to matters of Local, Regional and State importance.

If the planning scheme amendment is initiated, the next steps in the process are as follows:

- The amendment will be publicly exhibited for 28 days.
- The amendment may be brought back to a Council meeting, where any representations received will be considered, and any recommendations or modifications can be made. In response to any representations, the Planning Authority could also recommend that the Tasmanian Planning Commission does not approve the amendment.
- The Tasmanian Planning Commission will assess and decide whether to approve the amendment, approve the amendment with modifications or reject the amendment.

A Q&A sheet has been included in Attachment 3 in response to anticipated community queries about the Local Heritage Precincts. This Q&A can be updated following public exhibition of the amendment and would be used to communicate with the Community through an update to Council's website heritage page and assist Council officers.

1.3 NEWSTEAD CRESCENT LOCAL HERITAGE PRECINCT

The following is an overview of the area proposed to be considered for the Newstead Crescent Local Heritage Precinct. The datasheet included in Attachment 1 includes the detail of the Local Historic Heritage of the Precinct.

1.3.1 Location details

The land proposed for the precinct is in Newstead and is as described in Figure 3. The precinct would include most of Newstead Crescent and the following 33 properties;

- 1,3, 4, 5, 6, 7, 8, 9, 10,11, 13, 15, 17, 19, 20, 21, 23, 22-24, 25, 26, 27, 28, 29, 31, 33, 35, 37, 39, 41 and 43 Newstead Crescent
- 21, 25, 27 and 31 Penquite Road.

10 Newstead Crescent is listed on the Tasmanian Heritage Register and is subject to the provisions of the *Historic Cultural Heritage Act 1995*. This land is therefore exempt from the standards of the Local Historic Heritage Code.



Figure 3: Aerial Image of Newstead Crescent Local Heritage Precinct

1.3.2 Applicable planning provisions

The proposed precinct area is currently entirely mapped within the General Residential Zone, and overlay mapping for the following codes; Natural Assets Code, Landslip Hazard Codes, and Safeguarding of Airports Code. 10 Newstead Crescent is subject to the Local Historic Heritage Code as a Local Heritage Place.

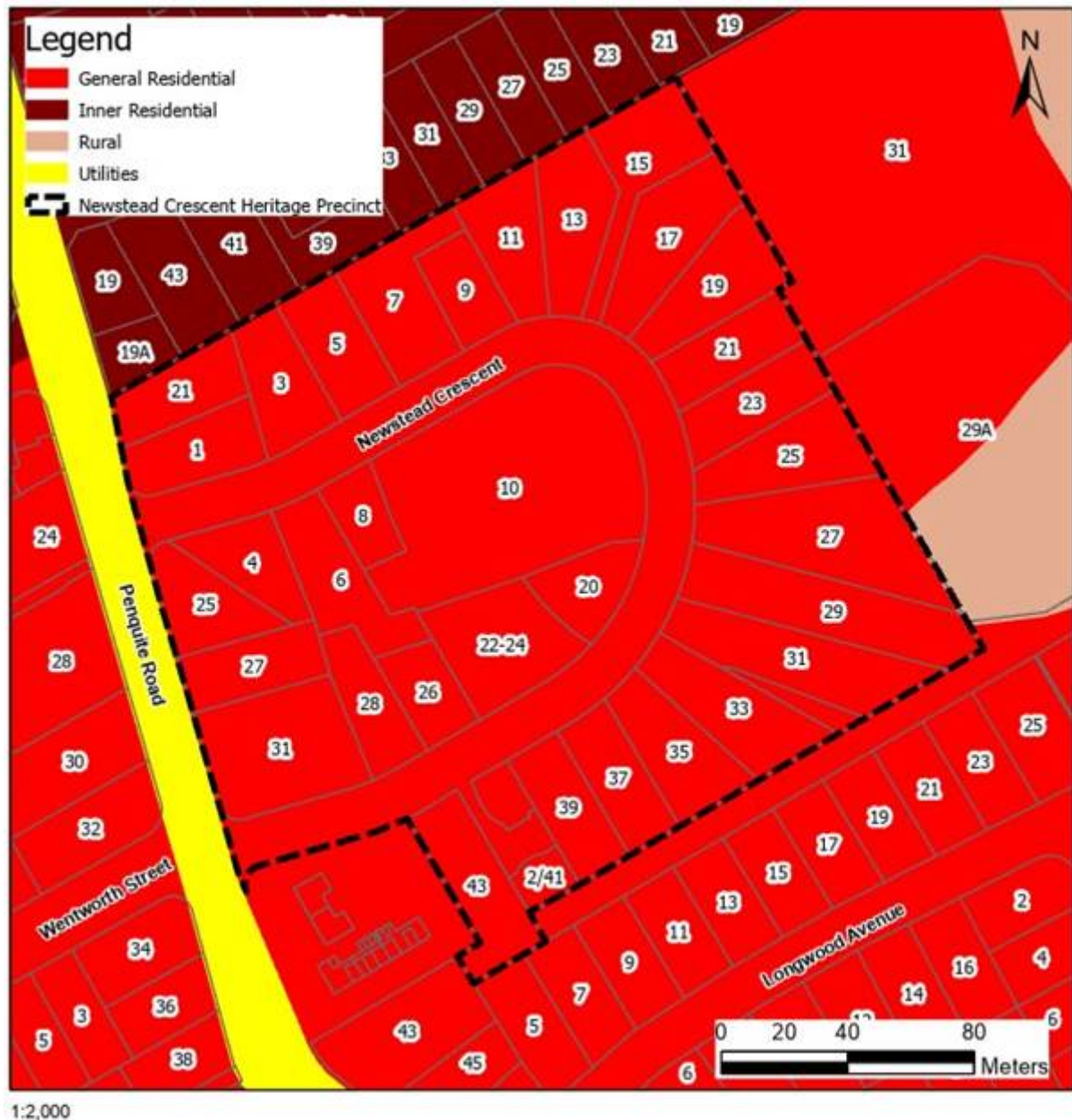


Figure 4: Zone Mapping of Newstead Crescent Local Heritage Precinct

1.3.3 Surrounding land

The land to the north western boundary of the proposed precinct is in the Inner Residential Zone and is predominantly developed for free-standing single dwellings.

Land to the north east of the proposed precinct is for large single dwellings in the General Residential and Rural Zones separating the precinct from the North Esk Flood plains.

Land to the southeast and southern corner of the proposed precinct is in the General Residential Zone and is predominantly single dwellings, with some multiple dwelling development. The development is separated from the proposed precinct by Longwood Avenue Lane, a vacant parcel of land in the Authority of Council.

Land to the south west of the proposed precinct is Penquite Road in the Utilities Zone and on the other side of the road is land in the General Residential Zone.

1.3.4 Consultation

Council engaged in targeted informal consultation writing to all potentially impacted landowners. The consultation was as follows:

- 31 letters sent out.
- 2 responses received.

The following table summarised the matters raised and provides comment in response to these.

COMMENT - Non-contributory elements Are buildings that are non-contributory elements excluding/exempt a property from the heritage listing?
RESPONSE <i>A non-contributory element is not defined within the Code.</i> <i>Notwithstanding this, the term is commonly understood to describe a building or element, that by virtue of its location, is within a heritage precinct but does not have values, features, or characteristics of heritage significance. These places are included within a heritage precinct because any development of the place may impact on the cultural heritage significance of the precinct or adjacent significant or contributory places.</i> <i>A non-contributory item would not be exempt from the Local Historic Heritage Code; the distinction between contributory/non-contributory assists in heritage impact assessment for Development Applications. Guidance has been provided in the datasheet on the interpretation of contributory and non-contributory elements.</i>
COMMENT - Impact on insurance premiums Generally, in favour of the precinct, but raised concern on the impacts on insurance premiums.
RESPONSE <i>Insurance premiums are not considered as a planning matter.</i>

2. PLANNING IMPLICATIONS

The proposed amendment to include the land in the Local Heritage Precinct will enable any future development in the precinct to be assessed in response to the standards of the Local Historic Heritage Code.

The following standards of the Tasmanian Planning Scheme will apply, if not otherwise exempted through Section 4.0 of the scheme or as detailed in Table C6.4.1 for Development within a Local Heritage Precinct:

- C6.7.1 Demolition within a local heritage precinct - A1 or P1
- C6.7.3 Buildings and works, excluding demolition - A1, or P1.1 and P1.2; A2 or P2.
- C6.10.2 Lot design for a Local Heritage Precinct or a Local Historic Landscape Precinct - P1.
- C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts.

The objectives of the standards essentially enable assessment of whether applications for demolition, buildings and works including new fences, subdivision, and signage in mapped areas would have an unreasonable impact on the local historic heritage significance of the precinct. If the development does not meet the Acceptable Solution it is considered in response to the performance criteria which requires regard to the historic heritage significance of the precinct as detailed in the datasheets. The standards for the Local Heritage Precinct do not require an applicant to provide the advice of a suitably qualified person with an application.

With the exception of subdivision, for all applicable standards there are Acceptable Solutions. Accordingly, future development may not require a permit application in accordance with provision 6.6 No Permit Required Use or Development of the Planning Scheme.

A new dwelling or any visible works that would require a permit would need to demonstrate that they are compatible (in harmony or broad correspondence) with the local heritage precinct. Relevant matters that would be considered would include: streetscape or townscape values, the character and appearance of the surrounding area, height and bulk of other buildings in the surrounding area, setbacks of other buildings in the surrounding area, and any relevant design criteria or conservation policy identified in the datasheets. Council's Fees and Charges 2025/26 includes \$0 fees for the following Planning assessments: Heritage only residential application (where the heritage code is the only trigger for an application) - Advertising Fee is required to be paid. In review of fees for 2026/27 Financial Year a fee waiver has been proposed for non-contributory properties within a heritage precinct, where the heritage code is the only trigger. The change in fee structure will be determined by Council when the fee structure is considered more broadly.

In summary, the amendments would provide greater protection of established developed urban areas that have been identified as a precinct of collective heritage value. Development could proceed without a permit application if it meets exemptions or no permit required standards, detailed heritage impact assessment reporting is not mandatory, and limited costs are transferred to an Applicant where the Local Heritage Precinct Standards are the only applicable standards for residential development.

3. STRATEGIC AND LEGISLATIVE OUTCOMES

The following is an assessment of the strategic and legislative outcomes for the amendments.

3.1 Strategies

The following is a discussion of how the proposal is consistent with the regional land use strategy and any applicable regional areas as required for amendments to the Local Provisions Schedule (LPS) of Section 34 (2)(c) of the *Land Use Planning and Approvals Act 1993* (LUPAA).

3.1.1 Regional Land Use Strategy

The Northern Tasmanian Regional Land Use Strategy (NTRLUS) was originally declared by the Minister for Planning in accordance with the relevant provisions of 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 NTRLUS 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.

Goal 2 of the NTRLUS is to promote liveability, and the strategic direction to achieving this is to 'Promote local character values', which will be achieved by the following 'Promote local identification and protection of unique character'.

The detailed assessment against the relevant principles, policies and actions of the NTRLUS is provided in Attachment 2 to this report.

3.2 Launceston Heritage Study 2007

The Launceston Heritage Study 2007 was prepared by Paul Davies for City of Launceston and includes an inventory of Places of local heritage significance including heritage precincts. The Newstead Crescent Heritage Precinct is recommended for inclusion as a heritage precinct. The study includes a description of each precinct, a summary of significance, policy recommendations, aerial imagery over time and mapping of the precinct boundaries.

The recommendations of the study have been used to inform further investigation into the precinct by Council's heritage officers and formed the basis of the datasheets that form the proposed amendment.

3.2.1 Launceston National Estate Conservation Study 1977

In 1975, the City of Launceston applied for National Estate funds with which to conduct a conservation study of the city. A grant for this purpose was subsequently received, and a brief for the study was drawn up and approved. Work on the study began early in 1976. The objectives of the study were:

1. To identify all features considered to be of National Estate significance in the Urban Launceston area.
2. To recommend ways in which the preservation, protection and enhancement of identified features may best be achieved.
3. To win community acceptance and support for the necessary conservation policies.

The report recommended a special survey of East Launceston / Newstead to determine outstanding residences.

3.2.2 City of Launceston Corporate Strategic Plan 2025-2035

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 2 includes an assessment against the Corporate Strategic Plan.

4. STATUTORY CONSIDERATIONS

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 2 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.

4.2 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.

TasWater will be notified should the amendment be initiated.

5. CONCLUSION

The amendment is considered necessary to ensure that any future development in the Local Historic Precinct can occur in a reasonable manner that preserves and protect significant cultural heritage in established developed urban areas that have been identified as a precinct of collective heritage value

The implementation of the local heritage precinct is consistent with the vision for Launceston as articulated through the goals of Council's Strategic Plan. The draft amendment has been through early consultation, and there will be further opportunities for consultation through the assessment process. The amendment is found to be consistent with the regional land use strategy, the Tasmanian Planning Policies and the objectives of the *Land Use Planning and Approvals Act 1993*,

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The Tasmanian Planning Scheme - Launceston contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such the economic, environmental and social impacts have been considered.

STRATEGIC DOCUMENT REFERENCE:

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

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

1. PSA LLP0034 - Attachment 1 - Planning Scheme Amendment [11.1.1 - 16 pages]
2. PSA LLP0034 - Attachment 2 - Strategic and Legislative assessment [11.1.2 - 9 pages]
3. PSA LLP0034 - Attachment 3 - Q&A [11.1.3 - 3 pages]

ORDINARY COUNCIL - 2 April 2026 Attachments

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LAUNCESTON LOCAL PROVISIONS SCHEDULE
LOCAL HERITAGE PRECINCT

LAU-Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Significance, Historic Heritage Values and Design Criteria / Conservation Policy
LAU-C6.2.#	Newstead	Newstead Crescent	Refer to attached Datasheet LAU-C6.2.#

THE COMMON SEAL
Of the City of Launceston
was hereunto affixed in the
presences of: -

Date

Sam Johnson
Chief Executive Officer

Amend the Tasmanian Local Provisions Schedule maps as below



Sam Johnson
Chief Executive Officer

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Table C6.2 Local Heritage Precincts Datasheet - LAU-C6.2.2

Newstead Crescent Heritage Precinct

Description

This datasheet applies to all land located within the Newstead Crescent Heritage Precinct ('the Precinct') included within Table C6.2 - *Local Heritage Precincts* and assists assessment of development against clauses C6.7.1, C6.7.3 and C6.10.2 of the *Local Historic Heritage Code* within the *Tasmanian Planning Scheme*.

The Newstead Crescent Heritage Precinct is of *Local* heritage significance.

Precinct Extent

The Newstead Crescent Heritage Precinct is situated within the suburb of Newstead, approximately two kilometres east of the Launceston city centre (refer: LAU-C6.2.2 Newstead Crescent Heritage Precinct Map). The Precinct comprises a small residential subdivision constructed around the 'U' shaped form of Newstead Crescent, linked at both ends by Penquite Road.

Exclusions from significance include any existing modern additions or extensions approved under the standards of the Tasmanian Planning Scheme.



LAU-C6.2.2 Newstead Crescent Heritage Precinct Map

Statement of local historic heritage significance and values

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history -

The Newstead Crescent Heritage Precinct presents historic change over time, featuring architectural forms ranging from Colonial, Inter-War, and Post-War in addition to present-day development. The Precinct is of particular historical significance in its ability to demonstrate a 1930s subdivision within Launceston. The place exhibits modest residential life, particularly of the Inter-War to Post-War era, in architectural styling of housing.

The area encompassing the Precinct first appears on the outer limits of the *Plan of Launceston and Vicinity* prepared by Surveyor William Stanley Sharland in August 1826. Whilst formal streets had not yet been developed, the Precinct falls within land grants owing to T. Hanagan and M. Fitzgerald at this time.

In 1855, Ronald Campbell Gunn acquired a 200-acre land grant encompassing the Precinct. Gunn constructed Newstead House (extant; 10 Newstead Crescent) on the grant, completed in 1860. Newstead House is listed on the Tasmanian Heritage Register (THR ID 4477). The property is known to have maintained substantial gardens, with some extant Newstead Crescent mature trees likely to have been planted during these years.

Ronald Campbell Gunn's estate was dispersed in 1920, with Gerald and Beryl Potter acquiring Newstead House in 1934. In 1936 the Potters sold several acres (Williams, 1973, as cited in Parsons, 2019).

The Newstead House property was subdivided during the 1930s, creating the irregular arc of Newstead Crescent. The subdivision pattern is remnant of the twentieth century garden city movement, whereby urban planning was encouraged to promote satellite communities surrounding a central city or village, separated by greenbelts. In this small-scale case, Newstead House is situated at the crescent's core, surrounded by sufficiently sized allotments, separated by green verges and street trees. The allotments were developed with Inter-War and Post-War residences set within landscaped gardens, predominantly throughout the 1930s and 40s.

In December 1952, John Gordon Cuff, George Ernest Riley and Harry Desmond Fysh, on behalf of the Penquite and Newstead Progress Association, purchased five building blocks from Beryl Potter, owner of the Newstead House property (Figure 9). Numbers 35, 37, 39, 41 and 43 (Lots 13-17) Newstead Crescent became the site of the Christopher Potter Gardens, named after Beryl Potter's son who was killed in World War II (Launceston Examiner, 11 December 1951, p.8). 'Many of the fine trees in the Christopher Potter Gardens were planted there when the land was part of the original Newstead House Grounds' (Launceston Examiner, 15 November 1952, p.3). In 1957 the five properties were sold and developed between the 1960s and 2020s, with many of original trees remaining.

(ii) creative or technical achievements - Significant in demonstrating a high degree of technical achievement and compositional balance as an identified Heritage Precinct presenting well-designed historic residential premises. The streetscape is highly intact, largely demonstrating Inter-War and Post-War residences, developed on a 1930s subdivision of a Colonial estate. The tree-lined crescent presents a cohesive setting, based upon the principles of the garden city movement. The subdivision exemplifies a significant phase of architectural transformation in Launceston, characterised by evolving design principles and a spirit of experimentation that reflected broader shifts in urban development and aesthetic trends.
(iii) a class of building or place - A fine representative example of a Heritage Precinct presenting historic change over time, featuring building forms ranging from Colonial, Inter-War and Post-War architecture in addition to present-day development. The Precinct maintains an intact streetscape remnant from an original 1930s subdivision. It is considered to form a fine homogenous historic precinct. Street trees and grassed verge elements are considered to contribute to the significant heritage values of the precinct.
(iv) aesthetic characteristics - The Newstead Crescent Heritage Precinct is collectively considered to contribute aesthetically and historically to wider Launceston, presenting architectural style changes over time within an original 1930s subdivision. The precinct presents original and significant external detailing, finishes and materials representative of its architectural style with a high degree of integrity. The Precinct residences are timeless, homely and honestly expressed in their architectural styles, with use of natural materials and colouring. Individually and collectively the residences are considered good representative examples of their types. Number 21 Newstead Crescent presents a fine representative example of an Inter-War Georgian Revival style residence. Designed by East Roy Smith & Willing Architects in 1939 for Frank Bernard King, the residence presents Georgian simplicity and restrained classicism in design. Key stylistic elements include symmetry to front façade, columns to portico, shutters to multi-paned hung windows, and entrance doors with sidelights and fanlight. Numbers 13, 23, 31, and 33 Newstead Crescent present fine representative examples of Inter-War Moderne Art Deco residences. 13 Newstead Crescent was constructed by J. Bohdal for Everard F. S. Fricke. 23 Newstead Crescent was constructed by Hinman, Wright & Manser in 1940 for Mary Hope Genevieve Hulton and Jessop Bassett Grey Hulton, whilst 31 Newstead Crescent was constructed by H. J. Martin in 1944 for George T. Bridgborn. Each residence presents radical functionalism and are considered dynamic and progressive in design. Key significant stylistic elements include the use of face brick (unpainted/unrendered), asymmetrical massing, and rounded bays with curved windows and corners. 31 Penquite Road also presents an exemplary example of the Inter-War Moderne style. The residence 'Flora' was built 1945 for Allan Ramsay. In outstanding condition, its principal characteristics include, asymmetrical composition, slim metal railings, terra cotta tiles, low pitched hip and flat roofs, clinker bricks, art deco detailing, curved portico, balconies and porch with feature concrete columns. Numbers 1, 3, 5, 7, 9, 11, and 29 Newstead Crescent present fine representative examples of Post-War style cottages featuring traditional Art Deco elements. These

residences demonstrate the optimism and growth of the precinct, featuring modern designs of understated elegance. Style characteristics include, brick veneer, staggered facades, terracotta tile, hipped roofs, decorative shutters and curved front porticos.

Number 17 Newstead Crescent is a unique Inter-War bungalow designed by architects, East, Roy Smith & Willing in 1938 with extensions made by the same architects in 1944. 'The design is eclectic, combining bungalow proportions, Art Deco portico, Baronial door and vertical oil-boards' (Morris, 1989).

Number 25 Newstead Crescent, designed by Frank Heyward for Miss Ethel Webster, is a fine and rare example of an Inter-War Chicago style Bungalow, the only one of its kind in Newstead Crescent. The style is characterised by the brick construction, central dormer window, low pitched hipped roofs and generous windows.

Number 4 and 6 Newstead Crescent and 25 Penquite Road were designed in 1937 for builder Frederick G. Bowen in the Inter-War Functionalist style. Stylistic elements to include, flat and low hipped roofs, smooth rendered cream walls, simple modern lines, feature porticos and subtle art deco detailing.

Decorative shutters feature on many fine examples throughout Newstead Crescent, creating a cohesion between the variety of Inter-War and Post-War architectural styles.

In 1946, 50 trees were planted in Newstead Crescent under the instruction of the Superintendent of Reserves, Mr. F. R. Dowse. The English beech, English ash and lime trees were chosen as 'good street trees' for their attractive foliage (*Launceston Examiner*, 25 July 1946, p.4), some of which are still visible along the streetscape.

The place is significant as a unified group of residences within a residential streetscape featuring consistent architectural styling, including roof pitch, street facing windows, visible entrances and fencing, forms a harmonious historic precinct. Street trees, setbacks, landscaped gardens, grassed verges and subdivision pattern are considered of particular aesthetic significance.

(b) Significance of the local heritage place and its values because of its association with:
(i) a particular community or cultural group for social or spiritual reasons - Not Applicable
(ii) the life or works of a person, or group of persons, of importance to the locality or region - Newstead Crescent is associated with several prominent architects, most notably the respected Launceston firm East, Roy Smith & Willing, whose designs are strongly represented throughout the streetscape. The Crescent also reflects the craftsmanship of reputable building contractors such as Hinman, Wright & Manser, J. H. Martin, and builder Frederick G. Bowen, each contributing significantly to the subdivision's distinctive architectural character. Ronald Campbell Gunn, noted botanist, is a key historical figure in the area, with the subdivision later established on his original land grant. The Crescent subsequently became home to several other notable Launcestonians, including but not limited to former Alderman George T. Bridgborn and Frank Bernard King, former Launceston Mayor (1968–1969).

Guidance

All properties have been graded in regard to their importance and consistency with the significance of the precinct (*contributory* and *non-contributory*) as detailed in the Heritage Precinct map (Figure 1).

Trees are considered to be contributory if they are street trees, or where they have a height greater than 5m and a single trunk circumference of 1m or more, measured from a height of 1m above existing ground level

When visible from Newstead Crescent or Penquite Road within 100m of the precinct boundaries, the following values, features and characteristics form part of the precinct:

Values

- Distinctive U-shaped subdivision pattern.
- Intact original tree-lined streetscape, inclusive of Inter-War and Post-War residences.
- Groupings of houses sharing similar architectural features, presenting a coherence to streetscape.
- Consistent materials and finishes to existing buildings, predominantly unrendered/unpainted face brick.
- Consistent fencing materials and design, such as low scale, brick and wrought iron.
- Uniformity of structures in relation to height, bulk, mass, scale, colouring and material, predominantly dwellings that are single to double storey in form and scale.

Characteristics

- Inter-War and Post-War residences are the dominant architectural form, featuring but not limited to, Inter-War moderne, Inter-War bungalow and Post-War cottage styles.
- Grouping of residences, sharing uniform architectural features, including asymmetrical massing, low pitched hip and flat roofs, feature porticos, parapets, rounded bays with curved windows.
- High quality streetscapes inclusive of landscaped gardens, street plantings and grassed verges.
- Landscaped front setbacks are generally consistent across the Precinct.

Features

- Original timber-framed windows and timber panelled doors consistent with the Inter-War and Post-War periods and styles of residences.
- Original roof forms with original cladding including, terracotta tiles, corrugated steel, iron and prominent chimneys.
- Consistent form, materials and finishes to residences, fences and gardens.
- Residences are predominantly unrendered/unpainted face-brick, with some masonry surfaces originally rendered or painted.
- Original Inter-War and Post-War detailing and key characteristics, including
- Windows facing the street.
- Obvious and visible entrance to the building, often with portico details.
- Predominately European street trees.
- Established residential area little to no signage.

Key precinct element figures



- | | |
|--|---|
| 1. Inter-War Moderne Architecture | 11. Glass bricks & art deco brick details |
| 2. Post -War Architecture | 12. Low hipped roofs |
| 3. Inter-War Georgian Revival Architecture | 13. Decorative shutters |
| 4. Inter-War Chicago style Bungalow Architecture | 14. Feature Porticos |
| 5. Mid-Century Modern Architecture | 15. Central Dormer Window |
| 6. Face brick (unpainted/unrendered) | 16. Smooth rendered cream walls |
| 7. Asymmetrical massing | 17. Terracotta tiled roofs |
| 8. Parapets | 18. Timber framed windows |
| 9. Flat Roofs | 19. Significant setbacks from street, with landscaped gardens. |
| 10. Rounded bays with curved windows | 20. Sympathetic carports/garages located to the side or rear of the main residence. |

Conservation policy

The following Conservation Policy is proposed to conserve the heritage character and significance of the precinct and to encourage the recovery of significance, particularly of streetscape elements which add to the presentation and character of the entire precinct. Where performance criteria for Local Heritage Precincts apply, the following criteria should then be applied to guide the assessment of works.

Demolition of Buildings and Building Elements

1. Buildings and structures within *contributory* places are to be retained and conserved.
2. Elements not listed as part of the precinct's *values, features or characteristics* may be removed where they enhance the character of the precinct.
3. In determining applications for demolition to *contributory* places, it should be considered whether the demolition or removal of any part of the place will not adversely affect the heritage significance of the wider precinct.
4. In the case of demolition or removal of elements to *contributory* places which are not listed as *values, features or characteristics* of the precinct, applications must be accompanied by a demolition plan and demonstrate that:
 - a) the partial demolition or removal contributes to the long-term conservation of the heritage precinct's significance, including its *values, features, and characteristics*;
 - b) the demolition or removal contributes to the long-term conservation of a *contributory* place;
 - c) the *contributory* place is structurally unsound and cannot be reasonably rectified, noting that the poor condition of a *contributory* place should not in itself be a reason for permitting demolition of key features and characteristics of the heritage precinct;
 - d) the partial demolition or removal should not adversely affect built fabric that contributes to the significance of the precinct.
5. Partial demolition of *contributory* places should not result in *facadism*, where only the very front-most parts of buildings are maintained, but the integrity and massing of the place is lost either through demolition or obtrusive additions.
6. Applications for demolition or removal of buildings, structures or landscape elements from *non-contributory* properties must be accompanied by documents that describe the use and form of the intended development.
7. *Non-contributory* elements may be removed to enhance the character and setting of the precinct.

Reproduction of Features

1. Reproduction of architectural features should only occur in instances where it can be proved that they were originally present and evidence of original or earlier appearance can be provided.

Materials and Finishes

1. Existing unpainted, un-rendered masonry and brick exterior surfaces to *contributory* places should be retained and not be painted or rendered. This does not apply to non-original features.
2. Removal of finishes from masonry surfaces to *contributory* places must be supported by advice from a suitably qualified person, such as a heritage architect.

Fences and Retaining Walls

1. Original or early fences to *contributory* places should be retained.
2. Original fences may be reconstructed where historical evidence exists of their form.
3. If original fences and walls require replacement or a *contributory* place requires a new fence, they should be replaced 'like for like' or in a manner which is considered to be typical of the period of the buildings on the site, or the predominant fencing style in the precinct. Any alternative solution must be supported by a report from a suitably qualified person.

Open Space and Landscaping

1. Front setbacks and open views that add to the streetscape should be retained.
2. Established and/or significant planting, hedges, and visually prominent trees should be retained, however removal may be considered if it will assist in the preservation of other items of historic heritage significance and this is supported by a report prepared by a suitably qualified person (arborist).
3. Removal, destruction or lopping of trees or the removal of vegetation should not detract from the existing character of the precinct.
4. The generous nature strips are to be retained.
5. Existing street trees are to be retained.

Subdivision

1. Road and allotment layouts that date from the original subdivision, including their established widths, are to be retained.

Vehicle Access, Parking, Outbuildings, and Services

1. Original/early detached single garages should be retained.
2. Original/early outbuildings should be retained.

Design Criteria

The following Design Criteria have been developed to provide for new development that is commensurate with the significance of the precinct. Where performance criteria for new work apply (refer clause C6.7.3 and C6.10.2), the following criteria should then be applied to guide the design and assessment of planning permit applications.

Design of Alterations and Additions to Existing Buildings

1. Should not alter fabric that contributes to the local heritage precinct's significance and of any part of a *contributory* place.
2. Should not obscure fabric that contributes to the local heritage precinct's significance and of any part of a *contributory* place that is visible from any road or public open spaces within 100m or within the Local Heritage Precinct, whichever is greater.
3. Should be located to the rear of the *contributory* place, where possible.
4. Should be located in a manner that does not detract from or dominate the significant fabric of the heritage features and/or characteristics. This may be achieved through a combination of building setback, height and physical separation as appropriate.
5. Should not rely on vegetation and fences to limit visibility from the street as these items are not considered to be permanent screening.
6. Should be sympathetic with heritage fabric and make use of materials and surface finishes that are complementary to the significant fabric of the heritage precinct.
7. Should use design details which are interpretive, honestly representing their modernity, while also conveying the patterns and heritage character of their surroundings and making reference to the features and characteristics of the heritage precinct, including, but not limited to, the type and form and arrangement of windows, doors, and façade lines.

Design of New Buildings

1. Should be sympathetic with heritage fabric and make use of materials and surface finishes that are complementary to the significant fabric of the heritage precinct.
2. Should use design details that are interpretive, honestly representing their modernity while also conveying the patterns and heritage character of their surroundings, making reference to the features and characteristics of the heritage precinct, including, but not limited to, the type, form, and arrangement of windows, doors, and façade lines.
3. Should not rely on vegetation and fences to limit visibility from the street, as these are not considered to be permanent screening.

Siting

1. New buildings and additions or alterations to *non-contributory* places should be oriented in a similar manner to adjacent *contributory* heritage places and to the heritage precinct as a whole.
2. New development should have a front setback equal to or greater than any adjoining contributory building, and no building, including garages, carports, or outbuildings, should be proposed within the front setback.
3. For additions and alterations to *contributory* places, new development should have side setbacks equal to or greater than the existing building.

4. For *non-contributory* places, new development should have side setbacks consistent with those of neighbouring contributory places.

Building Form and Height

1. New buildings and additions should be of a height and form that are consistent with the predominant single storey development of the precinct as viewed from the street.
2. Where multistorey additions are required, they should be located in recessive positions with proportions that are subservient to the dominant character of the precinct. For example, to the rear or beyond a main roof ridge line, and recessive from existing side walls.
3. The roof form, pitch and overall massing of new development should relate to the significant neighbouring buildings visually connected to it.

Materials, Surface Finishes and Details

1. New development should incorporate and draw from the material palette and colours characteristic of the precinct, which typically includes brown, orange, red and cream brick, and terracotta tiled or corrugated roofing.
2. Painting should not be undertaken in a way that detracts from an understanding of the place, including painting over or obscuring windows, removing contrast that highlights architectural features, or applying colours that are visually intrusive or inconsistent with the heritage character of the precinct.
3. Unpainted and un-rendered masonry, brick or stone exterior surfaces should remain as such.
4. All sandstone and natural stone construction, generally seen in walls, kerbing or other site elements should be retained.

Fences and Retaining Walls

1. New fences should not block views of façades and gardens facing the streetscape.
2. For *non-contributory* places, the design of new fences should complement the characteristics of existing fences in the precinct, including height, visual permeability, spacing of elements, and the materials and finishes used.

Open Space and Landscaping

1. Open space and established garden settings between the primary buildings and the street should be reasonably retained to an area that provides an appropriate setting to the scale of the house.
2. New hard and soft landscaping should be designed to complement the heritage values of the area.
3. New hard and soft landscaping should be constructed without damaging existing significant features.
4. Street trees and grassed verges should be retained to preserve the garden city-esq movement elements of the original 1930s subdivision.

Subdivision

1. Subdivision must be consistent with and not diminish the identified U-shaped historic subdivision pattern or established streetscape character, having regard to the heritage significance of the precinct.
2. Subdivision must maintain an appropriate curtilage and setting for heritage places and contributory elements, and must not disrupt spatial, functional, or historical relationships that contribute to the heritage significance of the precinct.
3. Subdivision must respond to and retain significant landscape characteristics and topography that contribute to the heritage significance of the precinct.
4. Subdivision must result in lots capable of accommodating future development that will not adversely impact the heritage significance of the precinct.

Vehicle Access, Parking, Outbuildings, Services and Signage

1. Garages, carports and outbuildings should be located to enable the original building form to remain prominent within the streetscape.
2. If visible from any road or public open space, garages, carports and outbuildings should be subservient in scale and design to the main building on the site.
3. For corner properties, garages, carports and outbuildings should have setbacks greater than or equal to the setback of the dwelling.
4. Garages, carports and outbuildings should use construction or cladding materials that match the dwelling on the site.
5. Works to the street should consider the original street profile, including generous nature strips with trees.
6. Provision for vehicle access and parking should not detract from the existing character of the precinct and should be located to the side or rear of the primary buildings.
7. Any signage should complement and enhance the heritage precinct without directly or indirectly impacting on *heritage values, characteristics and features*.

References

- Libraries Tasmania Collections.
- Morris, Miranda, (1989). *An Architecture of the Depression - Vertical timber buildings in Launceston*. Report to Australian Heritage Commission, QVMAG & City of Launceston.
- Parsons, Andrew. (2019). *Launceston Revealed*, Queen Victoria Museum and Art Gallery.
- Paul Davies Heritage Architects, 2007. *Launceston Heritage Study*. Report to City of Launceston.
- Raworth, Bryce (1991). *Our Inter-War Houses*, National Trust of Australia (Victoria).
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.
- Wise & Co., (1891-1948). *Tasmanian Post Office Directories*.

Historical mapping

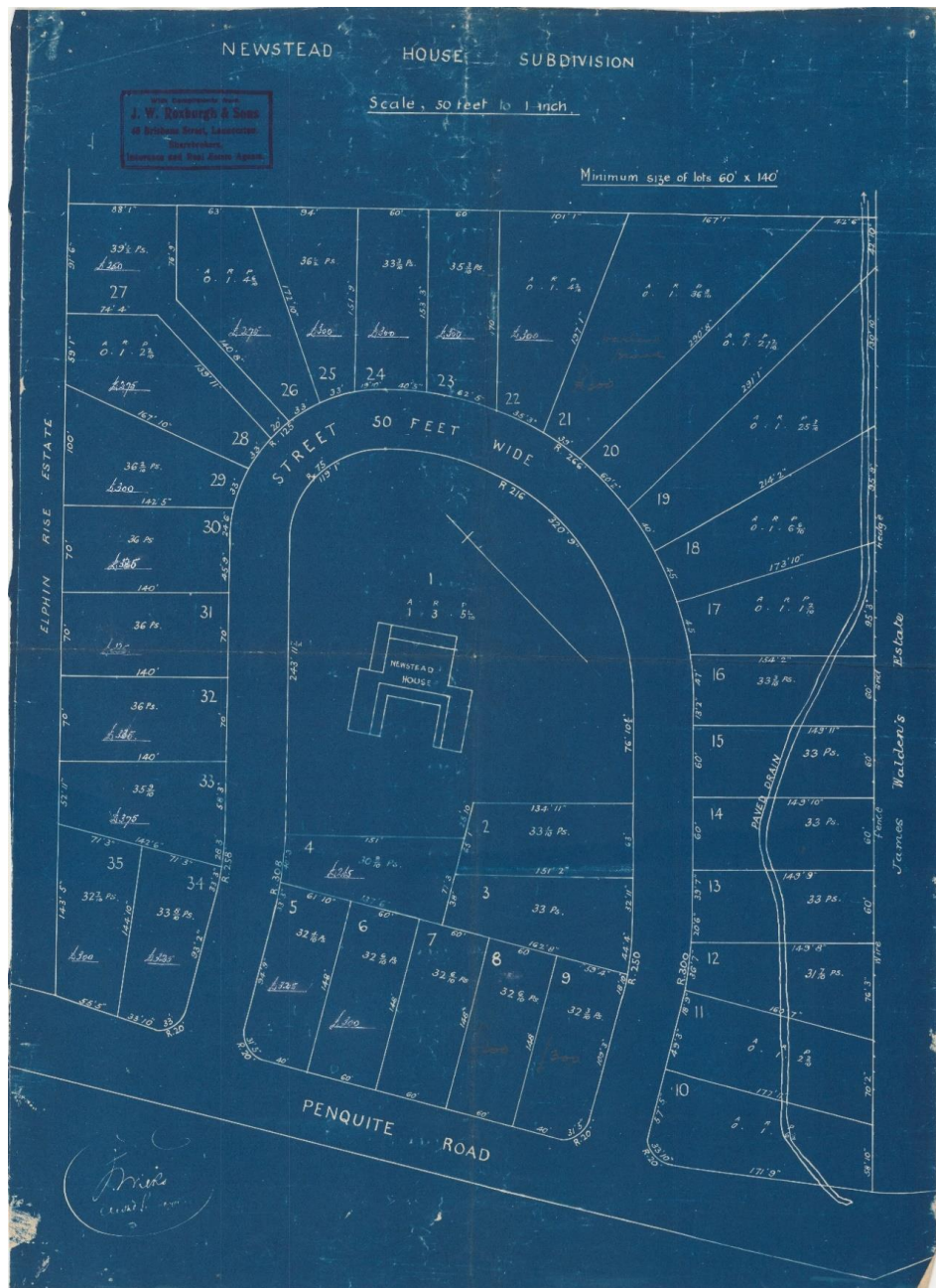


Figure 1 - Newstead House Subdivision, 1936, Queen Victoria Museum and Art Gallery (QVMAG) collection QVM:2018:M:0091

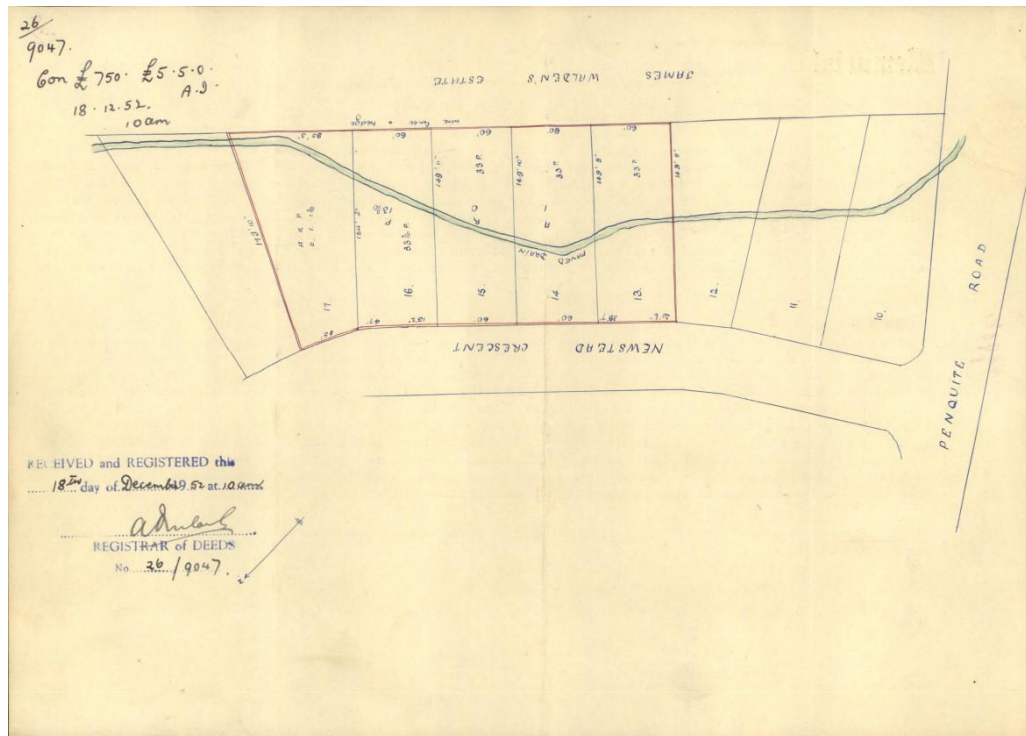


Figure 2 - 1952 Historic Deeds Plan for 35, 37, 39, 41 & 43 (Lots 13-17) Newstead Crescent purchased by J. Cuff, G. Riley and H. Fysh from B. Potter to create the Christopher Potter Gardens. (The LIST - Historic Deeds 26/9047)



Figure 3 - View of Newstead House, c1900
(QVMAG Collections QVM:2013:P:0127)

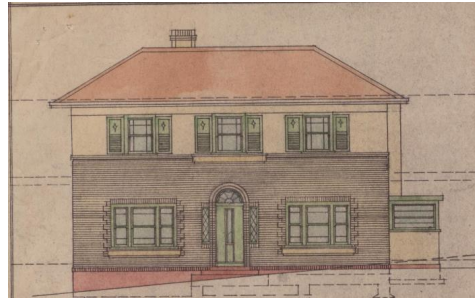


Figure 4 - Section of architectural plan of 21
Newstead Crescent, 1939 by East, Roy Smith &
Willing Architects (Accessed via City of
Launceston Records)

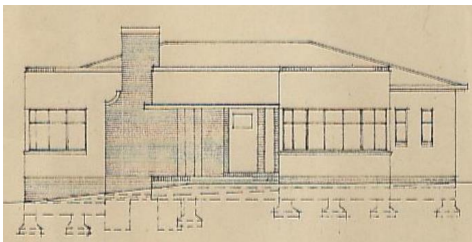


Figure 5 - Section of architectural plan of 23
Newstead Crescent, 1940 by Hinman, Wright &
Manser (Accessed via City of Launceston
Records)

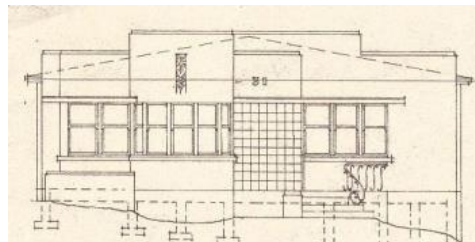


Figure 6 - Section of architectural plan of 31
Newstead Crescent, 1944 by J. J. Martin
(Accessed via City of Launceston Records)



Figure 7 - Section of architectural plan of 17
Newstead Crescent, 1940 by East, Roy Smith &
Willing Architects (Accessed via City of
Launceston Records)



Figure 8 - Section of architectural plan of 15
Newstead Crescent, 1941 by H. J. Martin
(Accessed via City of Launceston Records)

ATTACHMENT 2 - Strategic and Legislative Assessment

Strategic Assessment - Response to Requirements for Local Provisions Schedule (LPS) under *Land Use Planning and Approvals Act 1993* (LUPAA).

Section 34(2) of LUPAA requires a relevant planning instrument to meet all of the following criteria:

(a) contains all the provisions that the SPPs specify must be contained in an LPS

The proposed amendment applies to an area in the City of Launceston municipal area, the proposed amendment is for the application of the standards of the Local Historic Heritage Code for a Local Heritage Precinct through the Tasmanian Planning Scheme - Launceston. The proposed amendment does not change any other provisions of the State Planning Provisions (SPPs) that are applicable to the areas where the precincts are proposed.

The proposed planning scheme amendment complies with the SPP requirements for an LPS.

(b) is in accordance with section 32

Section 32. *Contents of LPSs* contains the technical aspects of an amendment to the LPS, the amendment has been prepared to meet those provisions that are applicable.

(c) furthers the objectives set out in Schedule 1 of LUPAA

Assessment of the amendment against the Schedule 1 objectives is provided in the following table.

Part 1 Objectives	Planning Assessment
(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity	The proposed amendment sustains the local historic heritage significance by recognising and protecting those recognised values.
(b) to provide for the fair, orderly and sustainable use and development of air, land and water	The proposed amendment recognises and protects the local historic heritage significance through the development standards of the Local Historic Heritage Code.
(c) to encourage public involvement in resource management and planning	The statutory process for assessment of planning scheme amendment involves a public notification period. Any representations received will be formally considered by the Planning Authority. The Planning Authority is required to report

	on any representations to the Tasmanian Planning Commission, which in turn may hold public hearings into representations. Informal community consultation was undertaken in 2025 and the amendment has been prepared with respect to the previously endorsed Launceston Heritage Study 2007.
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)	There is no specific economic imperative to the proposed amendment.
(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State	Community, industry and other government agencies will have the opportunity to comment on the proposed planning scheme amendment during the public notification period. Informal community consultation was undertaken in 2025 and the amendment has been prepared with respect to the previously endorsed Launceston Heritage Study 2007.
Part 2 Objectives	
(a) to require sound strategic planning and co-ordinated action by State and local government	The identification, investigation and application of Local Heritage Precinct standards to areas of identified historic heritage significance is considered to be consistent with the NTRLUS, the local <i>Launceston Heritage Study 2007</i> , and Council's strategic plan.
(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land	The proposed amendment is consistent with the established standards of the Local Historic Heritage Code of the established SPPs.
(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land	The proposed amendment may result in additional environmental benefit in recognition of landscape features that contribute to the local historic heritage significance of the place. Otherwise, applicable standards of the SPPs for the management of environmental values would apply.
(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels	The proposed amendment facilitates the integration of social and conservation policies at a municipal level through the application of the Local Historic Heritage Code to areas with identified local historic heritage significance.

(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals	The proposed amendment is consistent with established approval processes.
(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation	The proposed amendment recognises and protects local historic heritage for the benefit of current and future Tasmanians.
(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value	The proposed amendment is for the conservation of the identified historic cultural heritage significance of the precinct.
(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community	The proposed amendment applies to areas of public and other assets. This infrastructure would still be subject to exemptions of the SPPs to ensure the ongoing orderly provision for the benefit of the community.
(i) to provide a planning framework which fully considers land capability.	All land is in an urban area; land capability will not be impacted by the proposed amendments.

(d) is consistent with each State policy;

Assessment of the amendment against the various policies is provided in the following table.

State Policy	Planning Assessment
State Policy on the Protection of Agricultural Land 2000	The proposed amendment does not include agricultural land and is therefore consistent with the policy.
State Policy on Water Quality Management 1997	The proposed amendment is for the application of the standards of the Local Historic Code Standards of the SPPs that have been prepared to be consistent with the State policies.
State Coastal Policy 1996	The proposed precinct is located within 1km of the high water mark, the proposed amendment are for the application of the standards of the Local Historic Code Standards of the SPPs that have been prepared to be consistent with the State policies.
National Environmental Protection Measures	The are no known contamination issues associated with the area of the precinct and the proposed amendment does not

	facilitate any activities that would require assessment for environmental impacts. Should any contamination issues be discovered in the future, these would be addressed under C14.0 Potentially Contaminated Land Code. In relation to air and water quality, the provisions of the applicable zone which relate to stormwater, the Natural Assets Code and Attenuation Code, the <i>Urban Drainage Act 2013</i> and the <i>Environmental Management and Pollution Control Act 1994</i>.
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(da) satisfies the relevant criteria in relation to the TPPs;

The Tasmanian Planning Policies come into effect on the 1 July 2026, however advice received from the Tasmanian Planning Commission (email comms: 05/12/25) is that the application of the TPPs will depend on the date that the Commission makes a decision. Estimated timeframes for assessment mean that a decision is likely to be after 1 July 2026, as such the TPPs have been considered.

Tasmanian Planning Policies		Planning Assessment
Objective	Strategies	
6.2 Historic cultural heritage		
6.2.2 To support the strategic consideration of places listed on State, National and world heritage registers and identification and conservation of significant local historic cultural heritage buildings, part of buildings, infrastructure (for example bridges), places/features, precincts and landscapes and promote sympathetic	4. Provide for the protection, and encourage the restoration of identified buildings, part of buildings, infrastructure, places/features, precincts and landscapes that contain local historic cultural heritage significance.	The intent of the proposed amendment is to provide protection of the local historic heritage significance of the precinct through the standards of the Local Historic Heritage Code.
	5. Encourage appropriate development and adaptive reuse of buildings, part of buildings, infrastructure, places/features, precincts and	The proposed amendment would enable new development in the precinct to be undertaken with regard to the particular historic cultural heritage significance through the standards of the Local Historic Heritage Code.

design solutions and responses that preserve or complement those cultural heritage values and facilitate appropriate adaptive reuse.	landscapes of local historic cultural heritage significance by promoting innovative and complementary design responses that conserves, restore and retain cultural heritage values.	
	6. Support the retention of appropriate surrounding settings and site context that contributes to the significance of the local historic cultural heritage values of buildings, part of buildings, infrastructure, places/features, precincts and landscapes.	The intent of the proposed amendment is to provide protection of the local historic heritage significance of the precinct through the standards of the Local Historic Heritage Code.
	7. Encourage the initiation and implementation of local heritage surveys to proactively identify and manage historic heritage places of local historic cultural heritage significance and to clearly articulate the heritage values of places and precincts listed as having local historic cultural heritage significance.	The proposed amendment is based on the investigations in the <i>Launceston Heritage Study 2007</i> and consolidated with further analysis by Council's heritage officers. The detail of the investigations is included in the datasheet as part of the amendment and has been prepared in accordance with requirements of the Tasmanian Planning Scheme and guidelines of the Tasmanian Planning Commission.
	8. Encourage the preparation and publishing of conservation policies for heritage precincts, as well as development, in-fill, and pre-development assessment guidelines, that will foster understanding and awareness of the importance	The proposed amendment includes the datasheet in the Local Provisions Schedule of the Planning Scheme. The datasheet includes detail of the historic cultural heritage significance of the precincts, consistent with the definitions of the Planning Scheme. Council has raised awareness and provided information on the importance of heritage values on its website and through initial

	of historic cultural heritage and provide greater clarity and consistency in the management of significant heritage values.	informal consultation with property owners that may be impacted by the proposed amendment.
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(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates;

The applicable regional land use strategy for Launceston is the Northern Tasmanian Regional Land Use Strategy. Comments against the relevant NTRLUS policies and actions are provided below:

Specific Policies and Actions		Planning Assessment
Policy	Action	
Cultural Heritage		
CH-P01 Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history.	CH-A01 Investigate planning means to recognise and list places, precincts of heritage significance within planning schemes and spatially define them with associated map overlays.	The proposed amendment is based on investigations in the <i>Launceston Heritage Study 2007</i> and consolidated with further analysis by Council's heritage officers. The detail of the investigations is included in the datasheet as part of the amendments and has been prepared in accordance with guidelines of the Tasmanian Planning Commission, including the spatial mapping of the precinct.
CH-P02 Recognise, manage and preserve regional archaeological values	CH-A02 Planning schemes are to require an assessment of impacts on heritage-listed places, precincts and landscapes.	As the proposed amendment is for the application of Local Heritage Precincts, they are consistent with enabling the assessment of impacts to heritage precinct through the standards of the Local Historic Heritage Code. The area of the precinct has not been identified as being an area of archaeological significance.
	CH-A03 Provide for the protection of identified significant cultural	The proposed amendment is considered to be highly consistent with recognising, retaining and protecting the historic cultural

	heritage and archaeological sites CH-A04 Ensure that development is undertaken in accordance with an archaeological management plan where soil disturbance within areas of archaeological significance is proposed.	heritage of the region. Furthermore, it meets Strategic Direction G2.3 to Promote local character values.
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(f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates

The municipal strategic plan is the City of Launceston Strategic Plan 2025-2035 (CSP), adopted in June 2025. The CSP details three pillars of vision, each with three goals:

Pillar 1: Property

- *Goal 1.1. Launceston is a premier visitor destination, celebrated for its natural beauty, creative and historic city centre, welcoming community, and rich food culture.*
- *Goal 1.2 Launceston's economy is resilient and sustainable, with significant growth in its gross regional product (GRP) through a diverse economic base supported by a skilled workforce, enabling business environment, and facilitation of investment opportunities.*
- *Goal 1.3. Launceston's attractive employment opportunities, enviable lifestyle and our reputation as a forward-thinking city make it the destination of choice for professionals, entrepreneurs and innovators.*

Pillar 2: Place

- *Goal 2.1 Plan for current and medium-term housing and infrastructure needs while maintaining a focus on a longer-term growth projection of 100,000 residents.*
- *Goal 2.2 Launceston's transport system connects communities, reduces car dependency in activity centres and corridors, and promotes active transportation options.*
- *Goal 2.3. Launceston's community is connected to our Aboriginal and built heritage, while growing a city of the future.*

Goal 2.3 includes the following Objectives and actions to be achieved that are relevant to the proposed amendments:

Specific Objectives and Actions		Planning Assessment
Policy	Action	
Objective 2.3(b) Ensure that significant heritage elements are respected while addressing the future housing, commerce and recreational needs of the community.	• Identify and promote the key elements that express our city's unique sense of place including histories, stories and architecture. • Promote adaptive re-use of heritage buildings, especially for community-based uses.	The proposed amendment is intended to ensure that the significant heritage elements of the precinct, as identified in previous heritage studies, are addressed through the application of standards of the Local Historic Heritage Code for Local Heritage Precincts. The proposed amendment applies to development and not use. Use standards of the underlying zones will continue to apply to the land subject to the amendment.

Pillar 3: People

- *Goal 3.1 Community members have access to green, diverse, and inclusive open spaces and facilities enabling them to lead active lives, enjoy nature, and connect with others.*
- *Goal 3.2 Participation in cultural and recreational activities is widespread across the community and promotes health and wellbeing at all ages while bridging social, cultural and geographical gaps.*
- *Goal 3.3 As northern Tasmania's cultural and commercial centre, Launceston's historic city heart is buzzing with activity throughout the day and into the night.*

The proposed amendment has been prepared by Council in accordance with its goals to achieve the overall vision.

(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates;

The subject site is not located adjacent to a shared municipal boundary.

(h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.

The proposal is for amendments to apply the standards of the Tasmanian Planning Schemes, Local Historic Heritage Code. The amendments will not impact on the requirements of the *Gas Safety Act 2019*.

ATTACHMENT 3 - Local Heritage Precinct Q&A

Why do we need a local heritage precinct?

Heritage plays an important role in ensuring we retain our city's character and community's sense of place. The heritage protection system exists to conserve, manage, promote, and celebrate our heritage.

The creation of heritage precincts under the planning scheme allows for the recognition of specific areas of local historic heritage significance, because of the collective heritage value of individual places as a group for their streetscape or townscape values.

What happens if my building requires demolition in a local heritage precinct?

If your land is within a local heritage precinct, unless the building that requires demolition is in a local heritage place; visible from any road or public open space; and involves a value, feature or characteristic listed in the relevant local provisions, compliance under the planning scheme can be achieved and a permit may not be required.

If a permit is required, for the demolition to occur it must be established that demolition of the building would not cause an unacceptable impact on the local historic heritage significance of the local heritage precinct.

Relevant matters the planning authority will consider include: the physical condition of the building, rate and extent of deterioration, safety of the building, the streetscape, any special or unique contribution that the building makes to the streetscape or townscape values of the local heritage precinct, any possible options available to reduce or mitigate deterioration, and any economic considerations.

Can I replace my front fence in a local heritage precinct?

If a new front fence is designed and constructed to match the existing original front fence it will likely not require a permit.

If a permit is required, the new front fence must be compatible (in harmony or broad correspondence) with the local heritage precinct. Relevant matters the planning authority will consider include: streetscape or townscape values of the precinct, height, form, style, and material of the proposed fence, and the style, characteristics and setbacks of fences in the surrounding area.

Can I replace the windows, roof or cladding of a building in a local heritage precinct?

Under Section 12 of the Act maintenance and repair of buildings does not require approval. However, it is preferable that works are like for like and our heritage officers can provide advice if required.

Can I build new buildings on land in a local heritage precinct?

Yes, new buildings that are:

- (a) not on a local heritage place,
- (b) not visible from any road or public open space, and

(c) do not involve a value, feature or characteristic listed in the relevant local provisions, will likely not be impacted by the land being within a heritage precinct.

If the new building work does not comply with each of the requirements listed (a) to (c), it must be established that the design and siting of buildings and works is compatible (in harmony or broad correspondence) with the local heritage precinct.

Relevant matters the planning authority will consider include: streetscape or townscape values, the character and appearance of the surrounding area, height and bulk of other buildings in the surrounding area, setbacks of other buildings in the surrounding area, and any relevant design criteria identified in the local provisions schedule.

Can I build extensions to my house in a local heritage precinct?

Yes, you can build an extension onto your house in a heritage precinct, however unless the extension is:

- (a) not in a local heritage place,
- (b) not visible from any road or public open space, and
- (c) does not involve a value, feature or characteristic listed in the relevant local provisions, it will likely require assessment as a consequence of it being within a heritage precinct.

If assessment is required, it must be established that the extension is compatible (in harmony or broad correspondence) with the local heritage precinct.

Relevant matters the planning authority will consider include streetscape or townscape values, the character and appearance of the surrounding area, height and bulk of other buildings in the surrounding area, setbacks of other buildings in the surrounding area, and any relevant design criteria identified in the local provisions schedule.

Is an assessment required for installing solar panels on a building in a local heritage precinct?

Assessment may be required to install solar panels on a building in a heritage precinct. However, solar panels will be exempt from assessment if they are:

- (a) aligned with the plane of a roof; and
- (b) located on a roof plane not visible from any road or public open space adjoining (next to or having a common boundary with) the site.

A permit for solar panels would otherwise be assessed in response to the buildings and works standards of the local historic heritage code.

What does it mean to 'not be visible from any road or public open space'?

To be considered as "not visible from any road or public open space" the relevant building and or works must not be capable of being seen or perceptible from the eye from a road and/or land for public recreation such as gardens, playgrounds etc.

In assessing where new development is visible, Council will consider public areas within 100m or within the Local Heritage Precinct, whichever is greater.

Can I remove trees from my property if it is in a local heritage precinct?

You can remove a tree from your property if it is in a heritage precinct, however if the tree is:

- (a) in a local heritage place;
- (b) visible from any road or public open space; and
- (c) involves a value, feature or characteristic listed in the relevant local provisions, a qualitative assessment under the planning scheme for its removal will likely be required.

If an assessment is required, it must be established that removal of the tree will not cause an unacceptable impact on the local historic heritage significance of the local heritage precinct.

Relevant matters the planning authority will consider include: the physical condition of the tree, its rate and extent of deterioration, safety, streetscape, historic heritage values, options available if any, to reduce or mitigate deterioration, and economic considerations.

In assessing what would be considered a tree contributing to the heritage significance, Council will consider street trees, or trees with a height greater than 5m and that has a single trunk circumference of 1m or more measured from a height of 1m above existing ground level.

Do I need a permit for a new single dwelling in the General Residential Zone in a heritage precinct?

Yes, you will likely require a permit to build a new single dwelling in the General Residential Zone if that land is within a heritage precinct. If assessment is required, it must be established that the new dwelling is compatible (in harmony or broad correspondence) with the local heritage precinct.

Relevant matters the planning authority will consider include streetscape or townscape values, the character and appearance of the surrounding area, height and bulk of other buildings in the surrounding area, setbacks of other buildings in the surrounding area, and any relevant design criteria identified in the local provisions schedule.

Can I change the use of my property if it is within a local heritage precinct?

Yes, you can change the use of your property if it is within a heritage precinct. A permit may still be required as it would to meet the existing standards of the planning scheme.

Can I paint my house if it is in a local heritage precinct?

Under Section 12 of the Act maintenance and repair of buildings does not require approval. However, it is preferable that works are like for like and our heritage officers can provide advice if required.

11. PLANNING AUTHORITY

Under the provisions of the *Land Use Planning and Approvals Act 1993*, Council acts as a Planning Authority in regard to items included in Agenda Item 11 - Planning Authority.

11.1. PSA-LLP0034 Newstead Crescent Local Heritage Precinct

FILE NO: PSA-LLP0034

AUTHOR: Jen Welch (Senior Town Planner)

APPROVER: Chelsea van Riet (Executive Leader Community Assets and Design)

DECISION STATEMENT:

To decide whether to reject or agree to initiate and exhibit Amendment PSA-LLP0034 Newstead Crescent Heritage Precinct to the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme, in accordance with Sections 51 and 57 of the *Land Use Planning and Approvals Act 1993*.

PLANNING APPLICATION INFORMATION:

Applicant: City of Launceston

Address: As defined by the Newstead Crescent Heritage Precinct

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston
Northern Tasmania Regional Land Use Strategy
Historic Cultural Heritage Act 1995
Local Government Act 1993
Water and Sewage Industry Act 2008

RECOMMENDATION:

That Council:

1. initiate Draft Amendment PSA-LLP0034 for the Newstead Crescent Heritage Precinct in accordance with the following requirements of the *Land Use Planning and Approvals Act 1993*, pursuant to:
 - a. Section 40D, of its own motion initiates Draft Amendment PSA-LLP0034 to the Launceston Local Provisions Schedule to:
 - Update LAU-Table C6.2 Local Heritage Precincts to include the Newstead Crescent Local Heritage Precinct as detailed in Attachment 1.

-
- Amend the Tasmanian Planning Scheme Local Provisions Schedule - Launceston maps to include the identified precinct as shown in Attachment 1 to this report.
 - Insert the datasheet for the listing within Appendix A: Local Historic Heritage Code Datasheets, as shown in Attachment 1 to this report; and
- b. Section 40F, certifies Draft Amendment PSA-LLP0034 identified below and in Attachment 1.
 - c. Sections 40G and 40H, determines the period for public exhibition to be 28 days.
-

Richard Jamieson (Senior Leader City Development), Jen Welch (Coordinator Planning Assessments) and Sophie Appleby (Place and Heritage Officer) were in attendance to answer questions in respect of this item. A table of questions asked by Councillors during debate is included after the decision.

DECISION: 2 April 2026

MOTION

Moved Deputy Mayor Councillor D H McKenzie, seconded Councillor A G Harris.

That Council:

1. initiate Draft Amendment PSA-LLP0034 for the Newstead Crescent Heritage Precinct in accordance with the following requirements of the *Land Use Planning and Approvals Act 1993, pursuant to:*
 - a. Section 40D, of its own motion initiates Draft Amendment PSA-LLP0034 to the Launceston Local Provisions Schedule to:
 - Update LAU-Table C6.2 Local Heritage Precincts to include the Newstead Crescent Local Heritage Precinct as detailed in Attachment 1.
 - Amend the Tasmanian Planning Scheme Local Provisions Schedule - Launceston maps to include the identified precinct as shown in Attachment 1 to this report.
 - Insert the datasheet for the listing within Appendix A: Local Historic Heritage Code Datasheets, as shown in Attachment 1 to this report; and
 - b. Section 40F, certifies Draft Amendment PSA-LLP0034 identified below and in Attachment 1.
 - c. Sections 40G and 40H, determines the period for public exhibition to be 28 days.

CARRIED 11:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor A G Harris, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor S Cai, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden

AGAINST VOTE: Nil