

TASMANIAN PLANNING COMMISSION



Our ref: DOC/20-121249
Officer: Lauren O'Brien
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19 October 2020

To parties

By email:

Dear

**Launceston Interim Planning Scheme 2015
Draft Amendment 58 and Permit DA 0472/2019, 40520 Tasman Highway, St Leonards**

I refer to a hearing on 5 August 2020 into the draft amendment and permit above.

After reviewing the submissions and evidence of the parties, the Commission considers that that in the absence of a local strategy, with reference to RSN-A26 of the Northern Tasmania Regional Land Use Strategy (regional strategy), that the draft amendment may not be as far as is practicable, consistent with the regional strategy as required under section 300 of the *Land Use Planning and Approvals Act 1993*.

The Commission notes that the planning authority is well advanced with local strategic planning for a significant residential expansion that will provide a wide range of housing types that have close connection to the city and a St Leonards focus. The subject site has been identified within the study area in the St Leonards Village Discussion Paper - 2018 and is indicated as a rural living opportunity on Map U: Integrated Development Opportunities Plan (p. 50). However, this local strategy is yet to be finalised and adopted by the planning authority.

In the circumstances, submissions from the parties are sought as to whether to adjourn the matter sine die, until a date to be set, following the adoption of a relevant local strategy. Submissions should be made to tpc@planning.tas.gov.au by close of business on 21 October 2020.

Yours sincerely

Marietta Wong
Delegate Chair