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Dear Ms Wong,

**LAUNCESTON INTERIM PLANNING SCHEME 2015 – DRAFT AMENDMENT
58 / PERMIT DA0472/2019 – 40520 TASMAN HIGHWAY, ST LEONARDS**

I refer to the Commission's letter dated 19 October 2020 in relation to consistency with the Northern Tasmania Regional Land Use Strategy ("RLUS"), specifically in relation to the existence or otherwise of a local strategy.

The relevant part of RSN-A26 in the RLUS states:

"Consolidation and growth of Rural Residential Areas is to be directed to areas identified in local strategy..."

It is noted that the regional action refers to local strategy generally rather than a specific and adopted local strategy.

In any event, the Launceston Residential Strategy 2009-2029 ("Residential Strategy"), adopted by Council in 2010 and remaining current, addresses rural residential development.

At the time the Residential Strategy was prepared, there were 2 major rural residential areas in the Launceston LGA including Relbia and Windermere/Dilston. It recommended expansion of the Los Angeles Road/Swan Bay and Dilston areas, where growth has subsequently occurred. It also sought to provide elements of responsiveness by allocating only a portion of the anticipated demand for rural residential development. This was intended to allow a role for the market in satisfying the balance of the demand and to enable the flexibility to assess proposals by individual landowners against suitability criteria within the document.

The original Drivers Run rural residential subdivision adjoining the site is not specifically identified in the Residential Strategy. However, it was ultimately determined to be consistent with the strategy which formed the basis for its approval in 2011¹.

The more recent rezoning of 30 Boomer Road, Waverley nearby also is not specifically identified however the Residential Strategy is identified as forming part of the strategic basis for its approval 2018². Additionally, the St Leonards Village - Discussion Paper (2018), the 'Eastern Approaches Long Term Conceptual Development Plan (2010) and the Greater Launceston Plan were considered and provided the strategic basis for the rezoning of additional land for rural residential development in the area.

¹ Launceston Planning Scheme 1996 amendment 164 [2011] TASPComm 10 (31 January 2011)

² Launceston Interim Planning Scheme 2015 amendment 36 [2018] TASPComm 15 (24 April 2018)

The Residential Strategy, subsequent local strategy work undertaken by Council and the abovementioned rezoning decisions demonstrate a consistent long-term strategic approach over the past decade. They provide the strategic basis for the draft amendment involving the land within the subject site at 40520 Tasman Highway, St Leonards.

The St Leonards Village Plan – Discussion Paper will address a variety of housing types within an expanded growth corridor, and it is understood that it will be progressed by Council over the period of the next two years. It is also understood that Council is firstly seeking amendments to the RLUS to underpin this strategic work over the period of the next few months.

Accordingly, the applicant would support a further extension to the statutory period for determining the application in order to reconvene the hearing to provide an opportunity for the Commission and the parties to examine these issues in greater detail.

Please do not hesitate to contact me should any clarification be required in relation to our submissions on this matter.

Yours faithfully

6ty° Pty Ltd



Ashley Brook
Planning Consultant