

From: "Claire Gregg" <claire.gregg2@gmail.com>
Sent: Sat, 18 Sep 2021 16:24:11 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Fwd: Representation LPS
Attachments: Representation LCGS.pdf

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Good Afternoon,
Please find attached a representation in relation to the Launceston LPS for Launceston Church Grammar School.
Kind Regards
Claire Gregg
Board Member

Launceston City Council

Mr. Michael Stretton

General Manager

contactus@launceston.tas.gov.au.

Dear Mr Stretton,

RE: Launceston LPS in relation to land owned by Launceston Church Grammar School

I am writing in relation to all properties owned by Launceston Church Grammar School. The school requests the courtesy of being consulted in any matter concerning the school's property (Held in trust by Christ College Trust) raised by any other representor. We make the following comments about specific properties.

137 East Tamar Highway, Mowbray (CT173811/1)

We request that the whole of the property is Zoned Recreation.

We request that the Priority Vegetation Overlay is removed from this title.

Zone

The LPS proposes to zone the whole of the property Utilities. This site is currently zoned Recreation and Utilities. This split zone reflects the access way that was acquired from the crown and then adhered to the boat shed title in 2018. This title contains the School's Boat Shed, including access and carparking.



Figure 1: Aerial Image, showing the extend of occupation.



Figure 2: Zone Map Launceston Interim Planning Scheme 2015

Priority Vegetation Overlay

The land around the boat shed is developed with asphalt and sown lawn. This is a well-maintained area. The access roads are approximately 6m wide with the grass verges mown. We also note that the priority vegetation mapping extends over the highway and onto the mown grass towards Invermay. This area appears well maintained and not supportive of natural values.

The modification would be to apply the priority vegetation area overlay consistent with Guideline No. 1.

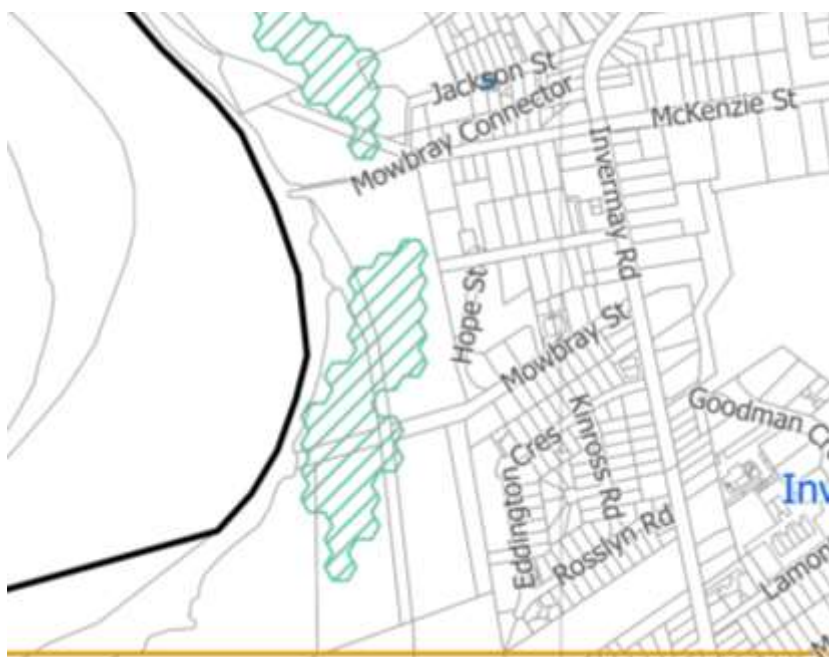


Figure 3: Extract of Priority Vegetation Map (MAP)



Figure 4: View looking north towards the boat shed from highway access.



Figure 5: View looking south towards Faulkner Park from the highway access.

We note the requirements for the Priority Vegetation Area Overlay Mapping set out in Guideline No. 1 Local Provisions Schedule (LPS): zone and code application, June 2018. Having had regard to the Guidelines we do not believe that Priority Vegetation overlay is accurate.



Figure 6: Tasveg 3.0 (TheList) showing the site mapped as Weed Infestation (FWU) and Agricultural, urban and exotic vegetation.

36 Button Street (CT197183/1)

This title contains the bulk of the senior campus. We request that the Priority Vegetation Overlay be removed.

The area of the school mapped as Priority Vegetation is a mix of European species such as pine trees, oak trees, Hawthorne, with an understory of bulbs, grass, blackberries and gorse. In the early 2000 the bank was cleared of pine trees and planted out with native species by the school students. We therefore dispute that this should be classified as remnant vegetation. We also dispute that the area mapped is habitat for devils, eastern quolls and spotted tailed quolls. This property is in the middle of Launceston. The bank is used as a mountain bike track and contains access pathways to the highway overpass. The modification would be to apply the priority vegetation area overlay consistent with Guideline No. 1.



Figure 7: View of mapped priority vegetation adjacent to Jackson Street.



Figure 8: View of area of planted native vegetation, including pine trees.



Figure 9: The Areas of DAC (*Eucalyptus amygdalina* coastal forest and woodland) were in fact planted by students.

Local Heritage Code

- a. 36 Button Street (CT106501/1)

This title has frontage to Bank Street and contains no buildings.

We request that this title is removed from the Local Heritage Code.

- b. 36 Button Street (CT39238/3)

This title has frontage to Bank Street and contains a 1960's weather board house and the maintenance shed. These buildings have no heritage significance.

We request that this title is removed from the Local Heritage Code.



Figure 10: View from Bank Street



Figure 11: View from inside school property of the maintenance shed located behind weather board house.

c. 8-14 Lyttleton Street (103204/1)

This title is a grass lawn with frontage to Bifrons Court. We request this title is removed from the Local Heritage Code.

d. 8-14 Lyttleton Street (199205/2)

This title is a grass lawn with frontage to Bifrons Court. We request this title is removed from the Local Heritage Code.



Figure 12: View of Bifrons Court Lawn from Bifrons Court.

e. 8-14 Lyttleton Street (224348/1)

This title contains the Street building c. 1970s and The Henty building c.1960s. We request this title is removed from the Local Heritage Code.

We note that Schedule 6 of the Act required the code-applying provisions of the Local Historic Heritage Code to transition in accordance with the Minister's declaration; and modifying a code-applying provision is limited to purpose set out in Schedule 6 clause 8D(8) of the Act.

8D(8) states that,

(8) The Commission may only determine under subclause (7) that a code-applying provision is to be modified if the modification is necessary in order to ensure –

(a) that a correct cross-reference is used in the code-applying provision when it is included in the draft LPS; or

(b) the correction of a minor error in the code-applying provision; or

(c) the effective operation of the provision when it is included in a draft LPS.

Given that both the senior campus (THR #144358) and junior campus (THR #11959,CPR#10179) are listed on the Tasmanian Heritage Register then we request that the titles (parts of the school) that are not specifically included in the THR listings be removed from the Local Heritage Register.

All land owned by the school on the two campuses were included on the Local Heritage Register due to the use of the address of the campus. We believe that this is an error of cross-referencing, as the titles mentioned above do not have local heritage significance.

The Local Heritage Code is not applicable to sites listed on the Tasmanian Heritage Register, this then creates a situation where titles that are open spaces or contain non-contributory buildings to the heritage of the site are assessed against the Local Heritage Code. This impacts the effective operation of the provisions.

We therefore request that the 5 titles listed above are removed from the Local Heritage Code in accordance with Schedule 6 clause 8D(8) (a) and (c).

Change of Zone

8-14 Lyttleton Street (232119/1). We support Council's decision to change the zone of this land to Community Purpose from Inner Residential.

If this representation has not specifically commented about a particular property or issues then this should be taken as support for what is proposed. Thank you for the opportunity to provide a representation.

Kind Regards

Claire Gregg

Board Member

Launceston Church Grammar School