

PSA-LLP0018 - Rezoning of land at 23 Racecourse Crescent, Launceston from the Recreation Zone to the Commercial Zone.

FILE NO: PSA-LLP0018

AUTHOR: Dileep Karna (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 proposed Amendment PSA-LLP0018 to the Launceston Local Provisions Schedule at 23 Racecourse Crescent, Launceston pursuant to the *Land Use Planning and Approvals Act 1993*.

PLANNING APPLICATION INFORMATION:

Applicant: 6ty
Area of the Site: 23 Racecourse Crescent, Launceston (CT 176749/1)
Existing Zones: Recreation Zone
Existing Use: Sports and Recreation
Receipt Date: 03 October 2023

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993

PREVIOUS COUNCIL CONSIDERATION:

Council – 3 April 2000 - Amendment 043 (DA0065/2000): Combined rezoning application

RECOMMENDATION:

That Council, pursuant to:

1. sections 37 and 38 of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates scheme amendment PSA-LLP0018 to the Launceston Local Provisions schedule to:

- (a) rezone land at 23 Racecourse Crescent, Launceston from the Recreation Zone to the Commercial Zone, as illustrated in Figure 1.

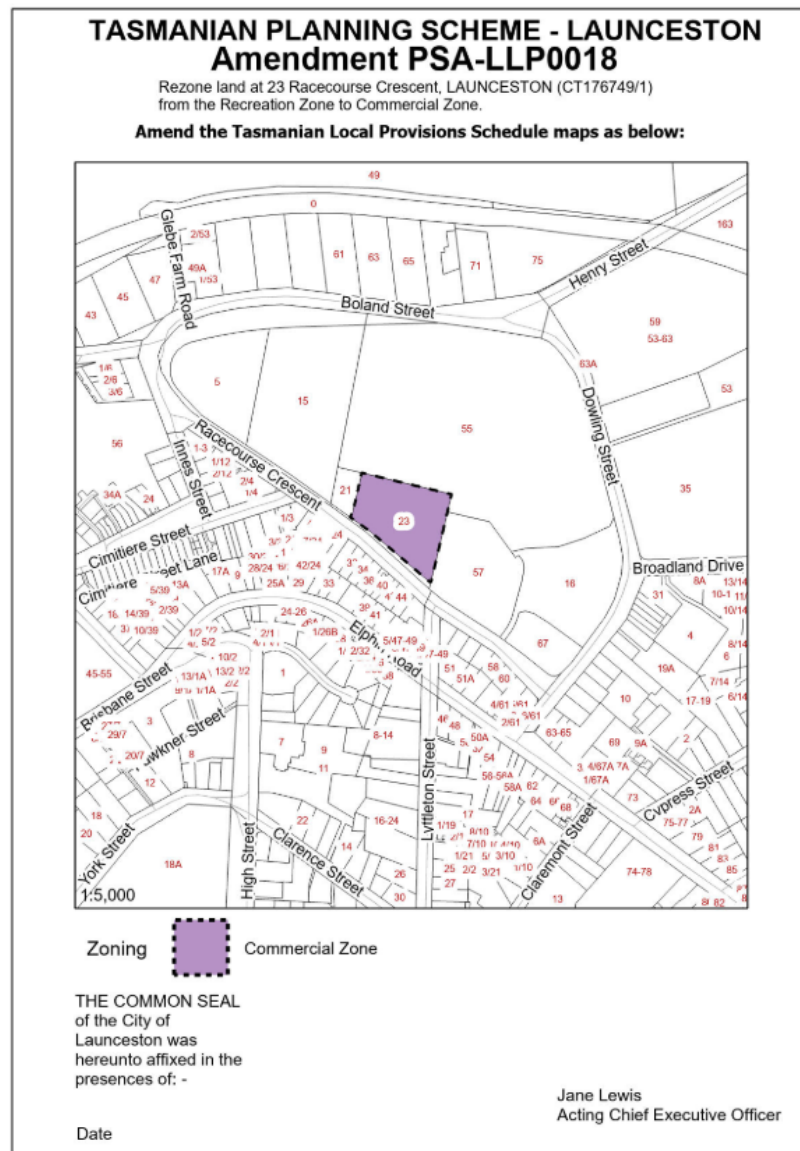


Figure 1: Instrument 1 – Proposed Rezoning

REPORT:

APPLICATION FOR PLANNING SCHEME AMENDMENT

1. EXECUTIVE SUMMARY

6ty Pty Ltd has lodged an application under section 37 of the *Land Use Planning and Approvals Act 1993* (the Act) for an amendment of the Local Provisions Schedule (LPSs) planning scheme amendment to rezone land at 23 Racecourse Crescent, Launceston from the Recreation Zone to the Commercial Zone. The area proposed to be rezoned is approximately 9836sqm.

The proposed amendment has been considered against the relevant requirements of the Act and applicable strategies, including a retail assessment for the subject site, which supports the conclusion that the subject site can accommodate future retail space to address the increasing demand for additional floor space.

1.1 Planning History

Historically, the subject site, and the adjoining 21 Racecourse Crescent, Launceston Plaza (5 and 15 Racecourse Crescent) sites were zoned Public Reserve under the 1956 Planning Scheme. Under the 1983 Planning Scheme, Launceston Plaza was rezoned to “District Business” and has subsequently remained within a Commercial Zone under the 2012, 2015, and 2022 planning schemes, with 21 Racecourse Crescent also being incorporated into the Commercial Zone under the 2015 Planning Scheme.

In contrast, the subject site has consistently remained within the Recreation Zone and has been in private ownership. The site has been the subject of multiple approved development applications involving the construction of buildings, as well as alterations and additions, including changes of use from indoor/outdoor sports, mini golf and sports shop activities to a fitness centre, and the installation of a takeaway coffee container. Notwithstanding these approvals, the underlying zoning of the subject site remains Recreation Zone, with the prevailing use classification continuing to align with sports and recreation purposes.

1.2 Current Site Conditions

The subject site is an irregular-shaped lot with an area of 9836sqm and a frontage of approximately 130m to Racecourse Crescent, served by a single vehicle access point. The site contains two registered drainage easements, comprising a 1.2m wide easement along the northern side boundary and a 1.5m wide easement along the eastern side boundary.

The site is currently under the private ownership of Merost Pty Ltd, who are also the owners of the adjoining Kmart Plaza site at 15 Racecourse Crescent. The subject site contains an existing building with a gross floor area of approximately 4700sqm, which is currently occupied by the Launceston Institute of Fitness & Training (LIFT). The use comprises a fitness centre and associated services, including personal training, fitness coaching, nutrition services, sports physiotherapy, and remedial and rehabilitation massage.

The site includes a sealed car parking area with a capacity of approximately 41 car parking spaces, with additional overflow parking capacity of approximately 56 spaces located to the southeast of the site. The site also accommodates a takeaway coffee container and includes varied landscaping along the Racecourse Crescent frontage.

A planning permit was issued on 14 November 2025 (D0383/2025) for additional development, including building extensions comprising new amenities, a recovery centre, plunge pools and sauna facilities, as well as a group fitness room, cardio zone, and increasing the size of the existing Pilates room. The approved works also include reconfiguration of the existing car parking layout, the provision of 56 additional car parking spaces, a second exit-only crossover, and a pedestrian footpath connection to Racecourse Crescent.

1.3 Surrounding Context

The subject site is located adjacent to the Commercial Zone to the northwest, including 5, 15, and 21 Racecourse Crescent and the properties along Boland Street.

The site also adjoins the Recreation Zone to the north and east, and the General Residential Zone to the south.

The surrounding locality to the northwest and far northwest supports a number of commercial businesses, including bulky goods sales, general retail and hire services,

warehouses, and offices with vehicle access and onsite customer parking. To the east and north of the site is a sporting complex comprising tennis courts, cricket grounds, and the Elphin Sports Centre.

To the south, particularly adjacent to the frontage of the subject site, the area is developed with single dwellings, visitor accommodation, and a motel. The frontage of the site is separated by large trees within the road reserve.

2. RATIONALE FOR SUPPORTING THE AMENDMENT

2.1 Purpose of the Amendment

The purpose of this amendment is to rezone the subject site having regard to its location adjoining an established commercial precinct containing existing retail and bulky goods development, and its suitability for commercial development within the relevant activity centre hierarchy of the municipality, as identified in the Map D.1 Regional Framework Plan.

The amendment is supported by a Retail Assessment prepared by Urban Enterprise, which analyses the characteristics of the site and the existing activity centre hierarchy within the municipality. The Retail Assessment identifies a demonstrated undersupply of retail floor space within the surrounding area and supports the suitability of the site for future retail development.

An analysis of Recreation Zone land within the Launceston local government area has identified that the majority of land within the zone is either Council-owned or Crown land, including privately owned land operated by sporting clubs and associations. In this context, the proposed rezoning affects only a limited extent of privately owned Recreation Zoned land.

The land proposed for rezoning comprises approximately 9,910sqm, representing around 0.6% of privately owned Recreation Zone land (163.7ha) and approximately 0.7% of Recreation Zone land owned by the Crown or Council within the Launceston local government area. In the broader context, the proposal represents approximately 0.3% of all Recreation Zone land within the Launceston local government area. Accordingly, the proposal results in a relatively minor reduction in the overall extent of Recreation Zoned land.

The subject site adjoins land within the Commercial zone and forms part of an established urban area that complements the existing retail activity along Racecourse Crescent. In this regard, the amendment supports a coordinated extension of commercial activity within the urban context and ensures that the proposed rezoning is consistent with the existing land use pattern.

2.2 Why the Commercial Zone is Preferred?

The proposed Commercial Zone provides for a mix of commercial activities, including the redevelopment of the subject site for uses and services that complement the existing activity centre. The zone supports a diverse range of land uses, including developments requiring large floor areas and high level of vehicle access and customer parking to support operational requirements.

The Commercial Zone also facilitates use and development that supports and does not compromise or distort, the role of other activity centres in the activity centre hierarchy. In

this regard, the submitted Retail Assessment identifies a demonstrated demand for additional retail floor space and supports the expansion of retail functions within this locality without adversely affecting the broader activity centre hierarchy.

Rezoning the site to Commercial Zone is consistent with the intent of the Planning Scheme to encourage commercial and mixed-use outcomes within well located urban areas adjoining existing activity centres. The amendment will:

- Enable redevelopment opportunities associated with the Launceston (Kmart) Plaza activity centre, with the subject site located immediately east of the plaza.
- Support efficient land use outcomes and encourage continued investment within an established commercial precinct, while enabling the continuation and expansion of existing lawful commercial or recreation activities.
- Respond to the identified demand for additional retail floor space, having regard to the analysis and supportable floor area identified within the Retail Assessment.
- Improve planning certainty for the landowners and facilitate the coordinated future development of land integrated with the existing Kmart Plaza activity centre.

No alternative zoning was considered appropriate, as the Commercial Zone is the most suitable having regard to the site's location, its relationship to the Launceston (Kmart) Plaza activity centre hierarchy, and the coordinated extension of commercial activity along Racecourse Crescent.

- The Urban Mixed Use Zone was not considered appropriate, as it does not align with the relevant activity centre hierarchy and is not a prevailing zone within the locality.
- The Local Business Zone would align more directly with the landowners' interest in retail development; however, the site does not satisfy the application guidelines for the Local Business Zone.
- The General Business Zone was not considered appropriate, as it is not a prevailing zone within the locality and the site is not situated within a major activity centre in the municipality.

2.3 What changes to the existing recreation facility in the Recreation Zone

The proposed rezoning amendment is not expected to affect existing site operations or the current approved development, as outlined in Section 1.2 of this report. The existing Sports and Recreation use class currently benefits from no permit required and permitted status under the existing zoning provisions. Under the proposed zoning framework, however, the use would become discretionary.

Notwithstanding this change, the Tasmanian Planning Scheme provides a pathway for existing uses under Clause 7.2.1, where future development associated with a discretionary use may still be treated as permitted, provided the development does not result in a substantial intensification of the existing use. The proposed zoning framework therefore continues to support the ongoing operation of the site and future redevelopment opportunities associated with Sports and Recreation activities.

The proposed Commercial Zone provides slightly greater flexibility for building heights, allowing an additional 2m compared to the current Recreation Zone. Both zones require similar street frontage setbacks and include provisions relating to setbacks adjoining residential zones, particularly the General Residential Zone land to the south of Racecourse Crescent.

The site has approval to operate 24 hours a day, seven days a week. Any future use or development would still be required to comply with planning provisions relating to operating hours, deliveries, and loading activities.

The current zoning also allows additional discretionary uses, some of which are also permitted within the proposed Commercial Zone, including General Retail and Hire use where they are associated with sports and recreation activities or for a market.

Overall, the proposed rezoning is not considered likely to significantly alter the existing recreational context of the site. Future use and redevelopment would remain subject to frontage setbacks and residential interface controls, which will continue to protect nearby residential amenity. The site already contains an existing building, parking area, and established vegetation along the frontage, which provides separation from adjoining residential properties.

3. NEXT STEPS

If the proposed planning scheme amendment is agreed to, the next steps in the process are as follows:

- The proposed amendment will be exhibited for 28 days
- The proposed amendment will be brought back to a Council meeting if representations are received or major modifications are required. In response to any representations, the Planning Authority could also recommend that the Tasmanian Planning Commission does not approve the amendment.
- The TPC will assess and decide whether to approve the amendment, approve the amendment with modifications, or reject the amendment.

If the amendment is refused, a person may not make another change that is substantially the same within 2 years of the decision, unless there are changes to the scheme or the regional strategy, to the satisfaction of the TPC.

4. ZONING AND OVERLAYS

The following zones and overlays currently apply to the site:

- Aerial map of the site
- Recreation Zone
- Landslip Hazard
- Airport Obstacle Limitation Area



Figure 1: Subject site (Source: SAM Mapping)

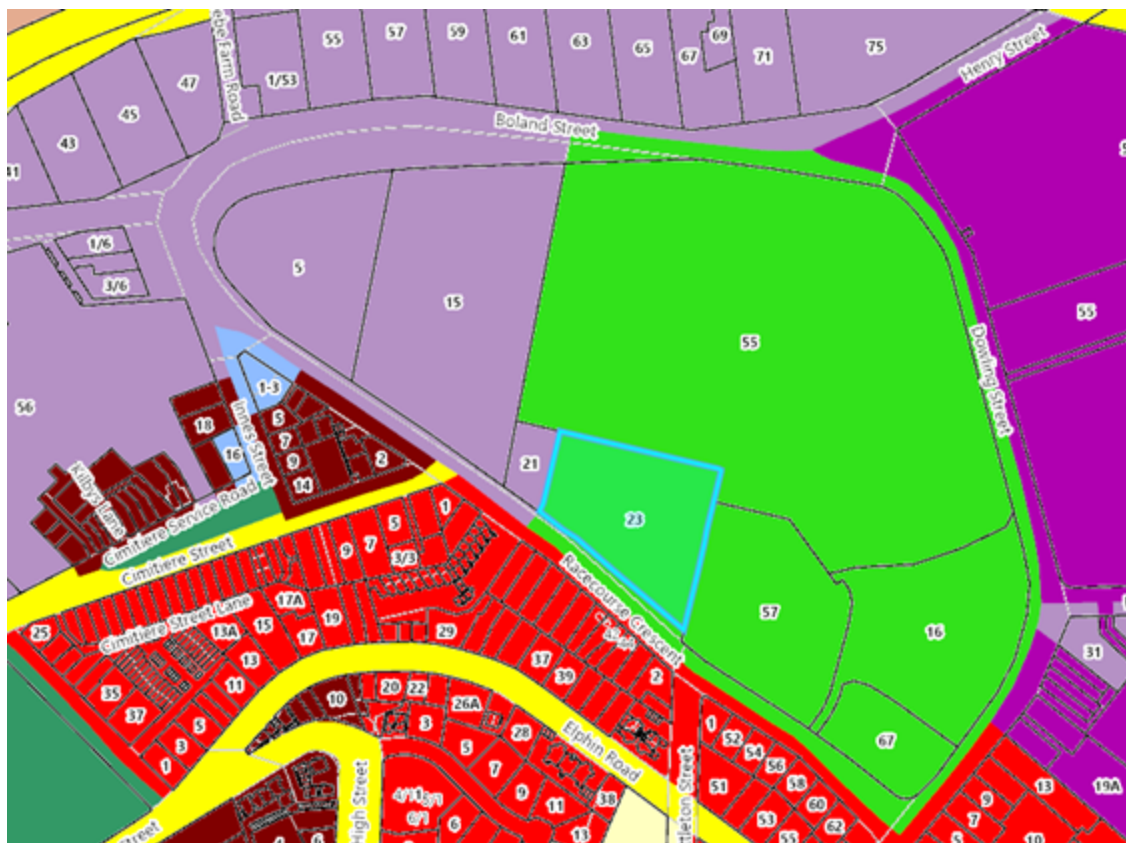


Figure 2: Subject site and existing zoning (Source: SAM Mapping)



Figure 3: Landslip Hazard - Low landslip hazard band (Source: SAM Mapping)



Figure 4: Airport obstacle limitation area - 316m AHD (Source: SAM Mapping)

Note: The site is subject to an amendment initiated by the Council that is currently under consideration by the Tasmanian Planning Commission, PSA-LLP0029 Flood Levee Protected Areas SAP (Draft SAP).

As currently endorsed by the Council, the land is identified within the Medium and High Flood Risk Precincts and is subject to applicable use and development standards. Should the Tasmanian Planning Commission approve the Draft SAP as endorsed, this may result in some limitations applying to the site. However, the standards of the Draft SAP are not considered to unreasonably affect the amendment that is the subject of this report.

5. STRATEGIC OUTCOMES

5.1 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)*.

5.1.1 Regional 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. It defines three land use categories to direct the allocation of all land in the region:

- Urban Growth Areas
- Rural Areas
- Natural Environment Areas

This site falls within Urban Growth Area.

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

5.1.2 City of Launceston Strategic Plan 2025-2035

The City of Launceston Strategic Plan 2025-2035 (LSP) is prepared under the Local Government Act 1993 (Tas). The detailed assessment against the principles and goals of the LSP is provided in **Attachment 2** to this report.

5.1.3 Northern Tasmania Sports Facility Plan - 2023

The assessment against the Northern Tasmania Sports Facility Plan - 2023, is provided in **Attachment 2** to this report

5.1.4 State Policies

A detailed assessment against the relevant state policies is provided in **Attachment 2** to this report.

5.2 Statutory Considerations

5.2.1 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 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.

5.2.2 Section 56S - Water and Sewerage Industry Act 2008

The application was referred to TasWater under section 56S (1) of the Water and Sewerage Industry Act 2008. TasWater has issued its Submission to Planning Authority Notice (TWDA 2024/00161-LCC) dated 06/02/2024, with no objection to the draft amendment.

5.2.3 Landowner Consent

The land is registered to Merost Pty Ltd and consent was provided on 12/07/2023 by the director of Merost.

6. CONCLUSION

The proposed planning scheme amendment seeks to change the zoning at 23 Racecourse Crescent, Launceston, from the Recreation Zone to the Commercial Zone.

For the above reasons, it is assessed that the proposed planning scheme amendment is consistent with the objectives and other requirements of the *Land Use Planning and Approvals Acts 1993*, the intent of the Tasmanian Planning Scheme – Launceston, and is consistent with the *Northern Tasmanian Regional Land Use Strategy* and State Policies. It is recommended that Council acting as the Planning Authority initiate the amendment to enable public exhibition and determination by the Tasmanian Planning Commission.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The Tasmanian Planning Scheme 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

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and Executive Leader Community Assets and Design have no interests to declare in this matter.

ATTACHMENTS:

1. PS A- LL P 0018 Attachment 1 Map [**11.2.1** - 1 page]
2. PSA LLP0018 ATTACHMENT 2 Strategic Assessment [**11.2.2** - 14 pages]
3. PS A- LL P 0018 Tas Water - Submission to Planning Authority Notice [**11.2.3** - 1 page]
4. PS A- LL P 0018 - Application Documents [**11.2.4** - 113 pages]

Amend the Tasmanian Local Provisions Schedule maps as below:



ATTACHMENT 2

Strategic Assessment - Response to Requirements for Local Provisions Schedule under 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; and

The proposed amendment to rezone the land at 23 Racecourse Crescent, Launceston, from the Recreation Zone to the Commercial Zone, does not alter the State Planning Provisions and is applying to rezone land from the suite of zones available under the SPPs.

(b) is in accordance with section 32; and

This section identifies the technical aspects of an LPS such as inclusion of zone maps and overlays, and what additional local provisions can be included if permitted to do so under the State Planning Provisions (SPPs), to add to or override the SPPs.

The proposed amendment is for rezoning of land and removal of local heritage place in the Launceston municipal area, as identified in the instrument of certification which has been prepared in accordance with section 32 of LUPAA.

(a) must specify the municipal area to which its provisions apply; and

(b) must contain a provision that the SPPs require to be included in an LPS; and

(c) must contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to land, if required to do so by the SPPs; and

(d) may, subject to this Act, contain any provision in relation to the municipal area that may, under section 11 or 12, be included in the Tasmanian Planning Scheme; and

(e) may contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to particular land; and

- (f) must not contain a provision that is inconsistent with a provision of section 11 or 12; and*
- (g) may designate land as being reserved for public purposes; and*
- (h) may, if permitted to do so by the SPPs, provide for the detail of the SPPs in respect of, or the application of the SPPs to, a particular place or matter; and*
- (i) may, if permitted to do so by the SPPs, override a provision of the SPPs; and*
- (j) may, if permitted to do so by the SPPs, modify, in relation to a part of the municipal area, the application of a provision of the SPPs; and*
- (k) may, subject to this Act, include any other provision that –*
 - (i) is not a provision of the SPPs or inconsistent with a provision of the SPPs; and*
 - (ii) is permitted by the SPPs to be included in an LPS; and*
- (l) must not contain a provision that the SPPs specify must not be contained in an LPS.*

The amendment is proposed within the Launceston municipality. The amendment will result in the provisions of the Commercial Zone applying to future development assessments. It will include updates to the zoning maps for the property within CT176749/1.

The proposed changes are consistent with the State Planning Provisions and meet the requirements of section 32(2).

(c) furthers the objectives set out in Schedule 1; and

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

Part 1 Objectives	Planning Assessment
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(a) <i>to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and</i>	The subject site is located within a developed urban area with limited natural values.
(b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water; and</i>	The rezoning will not affect the existing fair, orderly, or sustainable use and development of air, land, or water.
(c) <i>to encourage public involvement in resource management and planning; and</i>	The public will have the opportunity to comment on the proposal during the statutory exhibition period of four weeks. Written representations may be lodged during this period, which will be considered by the Planning Authority and referred to the Tasmanian Planning Commission (TPC). If representations are received, the TPC may hold a hearing to consider the matters raised.
(d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and</i>	The rezoning of the site will increase opportunities for mixed-use development, particularly in conjunction with the adjoining Commercial Zone, while enabling the continuation and expansion of existing lawful commercial or recreation activities.
(e) <i>to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	The amendment process represents a shared responsibility between State and local government, the community, and industry, in accordance with the requirements of the Act.
Part 2 Objectives	Planning Assessment
(a) <i>to require sound strategic planning and co-ordinated action by State and local government; and</i>	The proposal is considered to comply with the relevant sections of the NTRLUS.
(b) <i>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; and</i>	The Act provides the process for making and amending planning instruments, including the Planning Scheme, in accordance with this objective. The proposed amendment seeks to modify the zoning map to apply the Commercial Zone to the site. The established State Planning

	Provisions (SPPs) for the Commercial Zone, along with the relevant code provisions, will continue to apply to the future use and development of the site.
(c) <i>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; and</i>	Matters relating to the future use and development of land are required to be considered in accordance with the applicable provisions in the Planning Scheme as part of the assessment of permit applications.
(d) <i>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; and</i>	The proposed amendment is considered consistent with the State, regional and municipal levels, which broadly seek to achieve sustainable development with environmental, social, economic, conservation and resource management.
(e) <i>to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and</i>	The amendment does not involve any immediate use or development but seeks to apply the Commercial Zone. Any future use and/or development will be subject to the applicable standards and permit processes under the Planning Scheme.
(f) <i>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; and</i>	The proposed amendment is considered consistent with this objective, as it will be required to be considered in accordance with the applicable provisions of the Planning Scheme, which broadly seek to ensure a pleasant, efficient, and safe environment for working, living, and recreation.
(g) <i>to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and</i>	There will be no impacts on any buildings, whether of historical interest or otherwise.
(h) <i>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; and</i>	The site is capable of connecting to all reticulated services, includes pedestrian footpath access, and has vehicular access.
(i) <i>to provide a planning framework which fully considers land capability.</i>	The site is located within a developed urban area, and land capability is not a relevant consideration for this amendment.

(d) *is consistent with each State policy; and*

The state policies are listed below, noting that none are applicable for the assessment of this amendment.

State Policy	Planning Assessment	
State Policy on the <i>Protection of Agricultural Land 2009</i>	The policy only applies to agricultural land and the subject site is located in an urban area and does not adjoining agricultural land.	
State Policy on <i>Water Quality Management 1997</i>	The proposal does not make any changes to standards of the SPPs that have been prepared in accordance with the requirements of the policy.	
State Policy on <i>State Coastal Policy 1996</i>	The subject site is located approximately 484m from the high water mark and is located within the coastal zone. Therefore, the subject site is assessed against the three main principles. The three principles are as follows:	
	Principles	Response
	Natural and cultural values of the coast shall be protected.	The proposed Amendment will have no significant impacts on the natural and cultural values of the coast, as the site is in an existing, developed urban area. However, the stormwater provisions and the Urban Drainage Act 2013 will continue to apply the subject area.

	The coast shall be used and developed in a sustainable manner.	The subject site is located within an existing developed urban area, and the proposed amendment will not expand into coastal areas.
	Integrated management and protection of the coastal zone is a shared responsibility.	The subject site is located within an existing developed urban area and is not subject to any identified coastal provisions of the SPPs. However, the site is identified within the proposed Flood Levee Protected Areas Specific Area Plan, and any future development on the site will be subject to the relevant provisions.
National Environment Protection Measures		The subject sites does not have any contaminations registered. Therefore, no assessment is required.

(da) satisfies the relevant criteria in relation to the TPPs; and

The Tasmanian Planning policies have not been implemented.

Tasmanian Planning Policies	Response
1.2 Liveability <i>Applies to existing settlements and land that is proposed, allocated or identified for future settlement</i>	The proposal will facilitate the expansion and consolidation of an existing suburban activity centre, providing additional

<i>growth, with the exception of rural residential settlements.</i>	employment opportunities and benefiting from the locality's connection to existing public transport routes.
4.7 Business and commercial 4.7.3 (4) Encourage the intensification and growth in, and around, higher order activity centres that are highly accessible and which promote the efficient use of infrastructure and services.	The zone facilitates use and development that supports, and does not compromise or distort the role of other activity centres within the activity centre hierarchy. This approach directly aligns with section 4.7 of the TPPs relating to Business and Commercial policy, as the submitted Retail Assessment prepared by Urban Enterprise identifies future growth areas and projected demand for additional floor space that will serve and support the commercial businesses in a manner that effectively complements the adjoining Launceston (Kmart) Plaza activity centre. Furthermore, the existing use of the site will retain existing use and development rights, as detailed in section 2.3 of this report.

(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; and

The applicable regional land use strategy for Launceston is the Northern Tasmanian Regional Land Use Strategy.

The site is located within a Priority Consolidation Areas (Urban Growth Areas), as identified in the Regional Framework Map D.1.

The key principals of a Priority Consolidation Area consist of:

- *Comprising land in established urban areas focused on the Launceston Central Area as defined in the Regional Framework Plan Map D.1; and*
- *Support a range of urban use and development that provides improved access, services, amenity and liveability.*

The site is located on the border of the Launceston Central Area and is also identified as Launceston (Kmart) Plaza within the activity centre hierarchy of Map D.1 Regional Framework Plan.

The amendment will support a range of mixed-use development within a locality that is currently developed with commercial land uses, including retail and bulky goods premises, along with associated services that are cohesive with the growing community. The proposal will not detract from or compromise the existing activity centre hierarchy.

A detailed assessment against the relevant principles, policies and actions of the NTRLUS are provided below:

REGIONAL ACTIVITY CENTRE NETWORK POLICY

<i>Specific Policies and Actions</i>		<i>Planning Assessment</i>
<i>Policy</i>	<i>Action</i>	
Regional Activity Centre Network		
RAC-P1 <i>Maintain and consolidate the Regional Activity Centres Network so future urban development consolidates and reinforces the spatial hierarchy of existing centres. This will be achieved through the reuse and redevelopment of existing buildings and land to integrate a mix of land uses including the coordinated provision of residential development, retail, commercial, business, administration, social and community facilities, public and</i>	RAC-A1 <i>Integrate the Regional Activity Centres Network into government policy and strategies (including strategic plans, corporate plans, planning schemes and capital works programs).</i> RAC-A2 <i>Zoning and land use planning provisions are to minimise potential for decentralisation of functions outside of the Regional Activity Centres Network and reinforce the spatial hierarchy, role and function of centres.</i>	The rezoning will not affect the regional activity centre hierarchy. The proposed Commercial Zone is integrated within the existing activity centre hierarchy, particularly adjacent to the existing Launceston (Kmart) Plaza identified in Map D.1 Regional Framework Plan. Table E.2 of the NTRLUS does not include any further detail on the role and land uses of the Plaza Activity Centre. The proposed amendment is consistent with the existing established zone of the activity centre.

<i>active transport provision and associated infrastructure.</i>		
RAC-P3 <i>Promote and support the role of Major and Suburban Activity Centres so these centres broaden their district and regional attractions as places of future employment and residential development with substantially improved access, amenity, diversity, liveability outcomes.</i>	RAC-A4 <i>Provide for the major activity centres to be sustained by providing opportunities for residential development at higher densities, and a greater variety and mix of land uses to create employment opportunities, and integrate and improve public amenity, urban spaces, social infrastructure and public transport provision.</i>	The submitted Retail Assessment identifies a demonstrated demand for additional retail floor space and supports the expansion of retail functions within this locality. The assessment includes forecasts for the required retail floor space and addresses projected population growth within the surrounding areas of Ravenswood, Waverley, and St Leonards. In addition, the site is located within an area that currently provides a wide range of commercial uses, and the amendment will facilitate an integrated commercial activity centre that creates employment opportunities without significant impact on public amenity, existing infrastructure, or transport provisions.
RAC-P5 <i>Provide safe and amenable access to Activity Centres, for all members of the community, by supporting active transport opportunities that encourage people to walk, cycle and use public transport.</i>	RAC-A6 <i>Support the improved use of public transport and alternative modes of transport, pedestrian amenity and urban environments in a coordinated and consistent manner between the higher order activity centres.</i>	The amendment will continue to provide access to public transport and alternative modes of travel, including pedestrian and cycling opportunities. The site is adjacent to the Launceston Central Area and Launceston (Kmart) Plaza and has convenient connections to existing public transport routes and shared public parking areas, supporting pedestrian amenity and active transport.

REGIONAL INFRASTRUCTURE NETWORK POLICY

Specific Policies and Actions		Planning Assessment
Policy	Action	
Regional Infrastructure Network		
RIN-P3 <i>Direct new development towards settlement areas that have been identified as having spare infrastructure capacity.</i>	RIN-A3 <i>Direct growth to areas where existing infrastructure capacity is underutilised and give preference to urban expansion that is near existing transport corridors and higher order Activity Centres.</i>	The amendment will incorporate a privately owned site adjacent to the Launceston (Kmart) Plaza activity centre identified in Regional Framework Plan Map D.1 into a similar Commercial Zone as the plaza. The inclusion of the site within the Commercial Zone, consistent with the plaza, will facilitate the integrated expansion of the precinct for either retail, service industry, storage or bulky goods sales. The proposed expansion of the zone will complement the existing higher-order activity centres, particularly the Launceston (Kmart) Plaza and the Launceston Central Area, while utilising existing infrastructure.
RIN-P6 <i>Facilitate and encourage active modes of transport through land use planning.</i>	RIN-A23 <i>Provide for new urban development to be located adjacent to existing, and preferably mixed-use areas to reduce travel requirements and distances.</i>	The amendment is located adjacent to a higher-order activity centre, Launceston (Kmart) Plaza, which will reduce travel requirements and distances, taking into account its location within the established urban area of Launceston.

- (f) *has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 (Tas), that applies in relation to the land to which the relevant planning instrument relates; and*

The City of Launceston Strategic Plan 2025-2035 (LSP) is prepared under the Local Government Act 1993 (Tas). The assessment of the application has had regard to the LSP and is generally consistent with the principles and goals:

City of Launceston Strategic Plan 2025-2035

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.		
Our Economic Development Objectives	Our Economic Development Actions	Planning Assessment
Objective 1.2(b) <i>Position Launceston as a business-friendly city that attracts & nurtures entrepreneurs, startups, and microbusinesses.</i>	• <i>Continue and promote the 'Business-Friendly Council' initiative.</i> • <i>Collaborate with the State Government on a Northern Tasmania Investment Prospectus.</i>	The amendment relates to a privately owned site, the owners of which also own the adjacent property at Launceston (Kmart) Plaza. The proposed rezoning will enable and support additional commercial floor space identified in the submitted Retail Assessment. While the proposal does not directly align with the actions, the rezoning to a Commercial Zone, consistent with the adjoining Launceston (Kmart) Plaza, will facilitate coordinated development either as an expansion of the plaza or through the provision of additional retail floor space identified in the Retail Assessment.

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.		
Our Open Space and Community Hubs Objectives	Our Open Space and Community Hubs Actions	Planning Assessment

Objective 3.1(c) <i>Ensure neighbourhoods are well-served through community activity hubs that are accessible and inclusive, provide a range of amenities, create opportunities for a diverse range of community activities and support Launceston's diverse cultural, economic, and age groups.</i>	• <i>Develop a community facilities plan that identifies and prioritises the long term needs for delivery of community services & programs.</i>	The amendment will rezone the site from the Recreation Zone to the Commercial Zone. The site is currently developed with a building that accommodates a fitness centre. As the site is privately owned and is not identified as part of the Northern Tasmania Sports Facility Plan 2023, the proposal is not considered to directly impact this objective. The existing fitness centre will retain its use rights within the proposed zone, as detailed in section 2.3 of this report.
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Northern Tasmania Sports Facility Plan - 2023

The focus of the project is on indoor and outdoor sports facilities and grounds within five local government areas, City of Launceston, George Town, Meander Valley, Northern Midlands, and West Tamar.

This plan covers major sports such as basketball, netball, rowing, and football etc., typically within sites that are either council-owned or council-managed facilities. The existing use of the site as a gymnasium does not fall within the activities identified in the Sports Facility Plan. However, the proposed amendment will not prohibit any future use for sports and recreation purposes, whether indoor or outdoor, subject to the relevant provisions of the SPPs.

(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; and

The adjacent municipal areas adopted the Tasmanian Planning Scheme. However, the proposed Amendment to the LPS will not impact the adjacent municipal areas.

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

The site is not located in the vicinity of the gas distributor pipeline.

Guideline No. 1

Guideline No. 1 Local Provisions Schedule: zone and code application was issued by the Tasmanian Planning Commission under Section 8A of LUPAA with the approval of the Minister for Planning and Local Government in June 2018 and sets out the application guidelines for the State Planning Provisions.

Commercial Zone	
Zone Application Guidelines	Planning Response
CZ 1 <i>The Commercial Zone should be applied to land within urban settlements that provides, or is intended to provide, for large floor area retailing (such as Bulky Goods Sales and Equipment and Machinery Sales and Service), service industry, low impact storage and warehousing, or other commercial use needs of the community that demand:</i> <i>(a) large floor or outdoor areas; and</i> <i>(b) high levels of vehicle access and car parking for customers.</i>	The rezoning meets both (a) and (b). The application of the Commercial Zone will provide consistency with established activity centre to the northwest of the site and will support larger floor areas with associated outdoor space, including high levels of vehicle access and customer parking.
CZ 2 <i>The spatial application of the Commercial Zone must ensure that it does not compromise the viability of the other retail and business centres located within the three business zones.</i>	The spatial application of the Commercial Zone is consistent with the existing zoning to the northwest of the site. Furthermore, the application of the zone is considered appropriate given the site is privately owned and the owners also own the adjacent property at Launceston (Kmart) Plaza. The proposed zone will enable and support additional commercial floor space as identified in the

	submitted Retail Assessment this would not compromise the viability of other retail and business centres.
CZ 3 <i>The Commercial Zone should not be applied to land:</i> <i>(a) where the primary purpose is to provide for industrial purposes (see industrial zones);</i> <i>or</i> <i>(b) where the primary purpose is to provide for General Retail and Hire uses such as supermarkets, department stores or other variety stores (see business zones).</i>	The land is not being considered for industrial purposes, meeting (a). In response to (b), the submitted Retail Assessment identifies the need for additional retail floor space to facilitate future use of the site for General Retail and Hire uses, such as supermarkets, department stores, or other variety stores, either as an expansion of or in conjunction with Bulky Goods Sales adjoining Launceston (Kmart) Plaza. However, the application of the Business Zone is not considered consistent with the spatial application of the zone under CZ 2 of the Guidelines, as it would result in an isolated zone within the overall spatial hierarchy. The application of the Commercial Zone is consistent with the zoning of the remainder of the Launceston Plaza Activity Centre, which contains similar use and development patterns, including limitations on uses within the zone use table under the established Launceston Plaza Retail Specific Area Plan, particularly the General Retail and Hire use class as a permitted use.

PSA-LLP0018 - Rezoning of land at 23 Racecourse Crescent, Launceston from the Recreation Zone to the Commercial Zone.

FILE NO: PSA-LLP0018

AUTHOR: Dileep Karna (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 proposed Amendment PSA-LLP0018 to the Launceston Local Provisions Schedule at 23 Racecourse Crescent, Launceston pursuant to the *Land Use Planning and Approvals Act 1993*.

PLANNING APPLICATION INFORMATION:

Applicant: 6ty
Area of the Site: 23 Racecourse Crescent, Launceston (CT 176749/1)
Existing Zones: Recreation Zone
Existing Use: Sports and Recreation
Receipt Date: 03 October 2023

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993

PREVIOUS COUNCIL CONSIDERATION:

Council – 3 April 2000 - Amendment 043 (DA0065/2000): Combined rezoning application

RECOMMENDATION:

{recommendation-start}

That Council, pursuant to:

1. sections 37 and 38 of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates scheme amendment PSA-LLP0018 to the Launceston Local Provisions schedule to:
 - (a) rezone land at 23 Racecourse Crescent, Launceston from the Recreation Zone to the Commercial Zone, as illustrated in Figure 1.

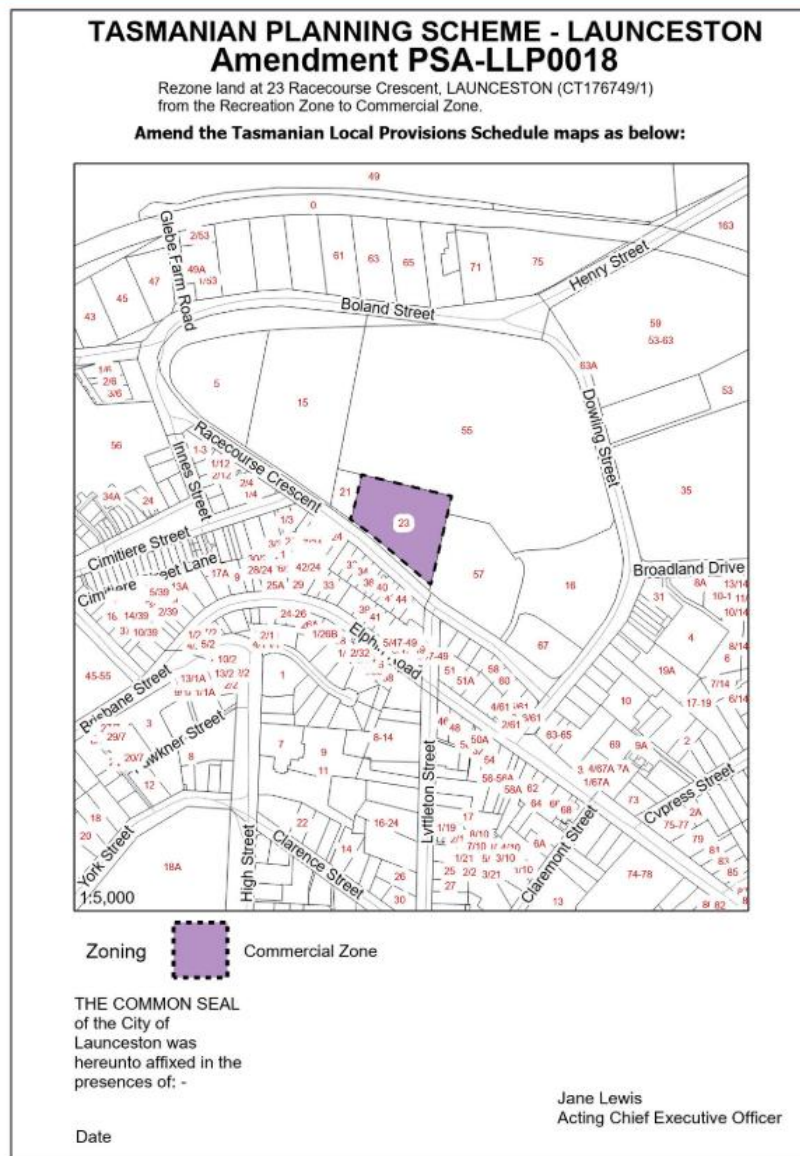


Figure 1: Instrument 1 – Proposed Rezoning

{recommendation-end}

{remove-from-minutes-end}

DECISION: 11 June 2026

were in attendance to answer questions in respect of this item. A table of questions asked by Councillors during debate has been provided after the decision.

MOTION

Moved Deputy Mayor Hugh McKenzie, seconded Councillor Alan Harris.

That Council, pursuant to:

1. sections 37 and 38 of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates scheme amendment PSA-LLP0018 to the Launceston Local Provisions schedule to:
 - (a) rezone land at 23 Racecourse Crescent, Launceston from the Recreation Zone to the Commercial Zone, as illustrated in Figure 1.

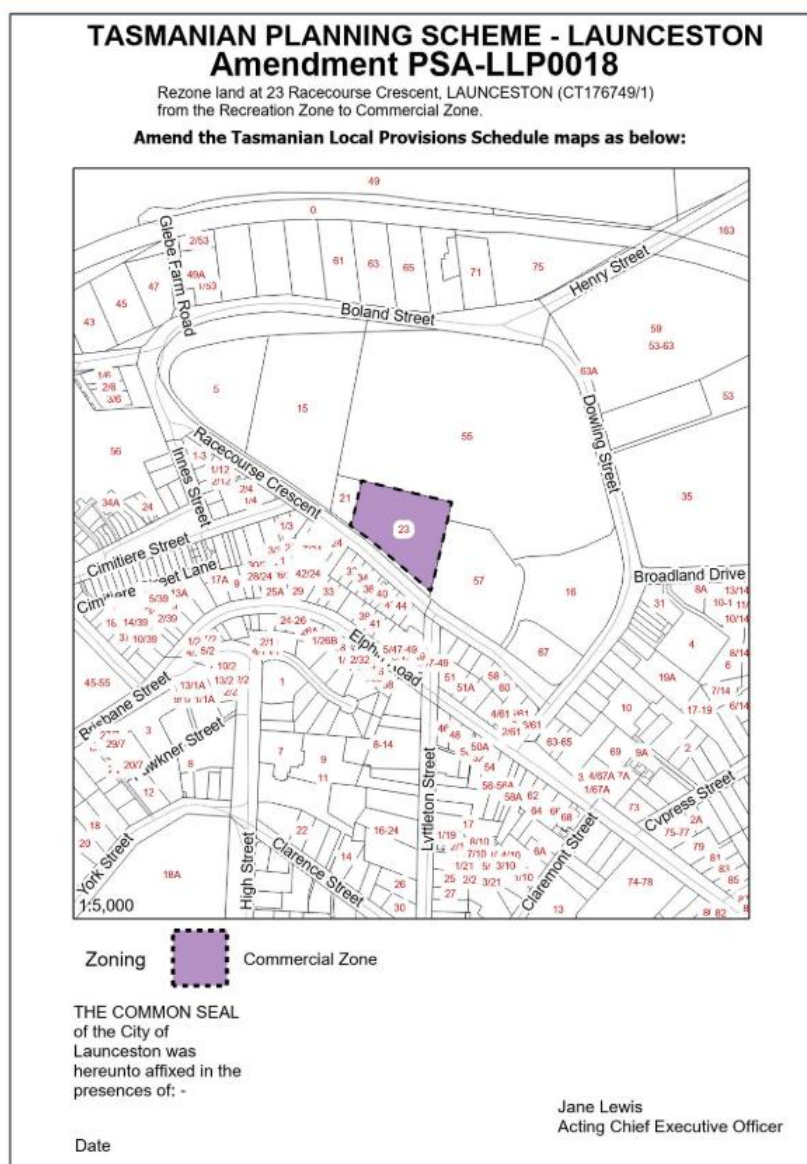


Figure 1: Instrument 1 – Proposed Rezoning

CARRIED 9:0

FOR VOTE: Mayor Matthew Garwood, Deputy Mayor Hugh McKenzie, Councillor Alan Harris, Councillor Andrew Palmer, Councillor Lindi McMahon, Councillor Susie Cai, Councillor Alex Britton, Councillor Krista Preece and Councillor Ross Marsden
AGAINST VOTE: Nil