

File No: DA0472/2019 - Draft Amendment 58

21 October 2020

Ms M. Wong
Tasmanian Planning Commission
Level 3/144 Macquarie Street
HOBART TAS 7001

Dear Ms Wong

Draft Amendment 58 & Permit DA0472/2019 - 40520 Tasman Highway, St Leonards

I refer to the Tasmanian Planning Commission's letter dated 19 October 2020 requesting submissions concerning the adjournment of the Draft Amendment 58 and Permit DA0472/2019.

The Council's decision to initiate and certify the draft Amendment 58 is consistent with the rural residential planning principles and the long term planning outcomes sought by the Council over the last ten years.

The Launceston Residential Strategy 2009-2029 (LRS 2009-2029) embodies flexibility and provides rural residential development opportunities in the municipal area. The LRS 2009-2026 is an endorsed local strategy, empowering Council to respond to changing demands for residential land and housing choices as they emerge.

The Eastern Approaches Conceptual Development Plan and the St Leonards Village Plan, Discussion Paper - 2018 build on the foundations of the LRS 2009-2029. These local strategies reinforce the rationale for the proposed rezoning of land and demonstrate it does not deviate from any long-term land use planning outcomes sought for the St Leonards area. The Draft Amendment is in an identified area for growth of Rural Residential Areas and consistent with local strategy as required by RSN-A26 in the Northern Tasmania Regional Land Use Strategy (NTRLUS). It is also noted that RSN-A26 does not call on an endorsed 'local strategy' by the Council.

Furthermore, the draft Amendment 58 is aligned with past approved amendments in this location:

- Amendment 36/2017 and Permit DA0169/2017, Boomers Road, St Leonards; and
- Amendment 164/2011 and Permit DA0109/2010, Driver's Run.

The LRS 2009-2029 formed the strategic rationale along with the Eastern Approaches Conceptual Development Plan (although not directly referred to as such) and the St Leonards Village Plan Discussion Paper for Amendment 36. These documents formed the basis for a decision and it was concluded that Amendment 36 *'as far as is, in the opinion of the relevant decision maker, practicable consist with the regional land use strategy'*. It complied with section 300 of the (former) *Land Use Planning and Approvals Act 1993*.

Additionally, the LRS 2019-2026 referred to in the decision for Amendment 164/2011. The conclusion formed in this decision was that the rezoning was consistent with the endorsed LRS 2019-2026 and is the reason for its approval.

The Council intends to progress the St. Leonards Village Plan - Discussion Paper in the next year. However, it is estimated that this will take eighteen months to two years to complete. The Council is also seeking changes to the NTRLUS over the next few months to incorporate and formally recognise the intended land use outcomes for St Leonards, as shown in Council's local strategies.

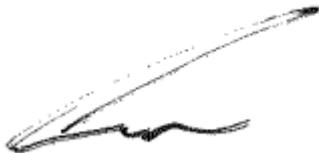
Accordingly, the Council requests:

1. the Commission to further elaborate and identify the specific concerns and the reasons to adjourn the matter with the Draft Amendment 58 to enable Council to respond; and
2. that the hearing is reconvened to discuss the strategic rationale and concerns of Draft Amendment 58 and Permit DA0472/2019 instead of adjourning the matter.

Please also note that an extension of the statutory time is supported to enable the hearing to be reconvened and for the Commission to determine the matter.

If you have any queries in relation to this application, please do not hesitate to contact me on (03) 6323 3382 or iain.more@launceston.tas.gov.au.

Yours sincerely



Iain More
Town Planner