

From: "Planning Policy" <planningpolicy@stategrowth.tas.gov.au>
Sent: Fri, 17 Sep 2021 15:29:34 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Cc: "Carroll, Patrick" <Patrick.Carroll@stategrowth.tas.gov.au>
Subject: State Growth Submission - Draft Launceston Local Provisions Schedule
Attachments: State Growth submission - Launceston Draft LPS.pdf

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To the Chief Executive Officer,

Please find attached correspondence from the Director, Transport Systems & Planning Policy, Department of State Growth regarding the Draft Launceston Local Provisions Schedule.

Should you have any questions or queries, please do not hesitate in contacting us.

Kind Regards,

Patrick Carroll | Principal Land Use Planning Analyst
Transport Systems and Planning Policy Branch | Department of State Growth
4 Salamanca Place, Hobart TAS 7000 | GPO Box 536, Hobart TAS 7001
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DEPARTMENT OF STATE GROWTH COURAGE TO MAKE A DIFFERENCE THROUGH:



Please note, I do not work Wednesdays

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Mr Michael Stretton
Chief Executive Officer
City of Launceston
18-28 St John Street
LAUNCESTON TAS 7250

By email: contactus@launceston.tas.gov.au

Tasmanian Planning Scheme – Draft Launceston Local Provisions Schedule

Dear Mr Stretton,

Thank you for your invitation to comment on the Draft Launceston Local Provisions Schedule (LPS).

The Department of State Growth (State Growth) has reviewed the Draft LPS, supporting mapping and overlay information and believes it largely reflects a sound translation from the *Launceston Interim Planning Scheme 2015* in accordance with the Tasmanian Planning Commission's *Guideline No. 1 Local Provisions Schedule (LPS): zone and code application*.

A detailed review has however highlighted a small number of issues that will require rectification or further discussion with Council officers and the Tasmanian Planning Commission. I have outlined each of the issues in the attached document for your consideration.

Please do not hesitate to contact Patrick Carroll, Principal Land Use Planning Analyst at Patrick.Carroll@stategrowth.tas.gov.au or on 03 6166 4472 who can arrange for relevant officers to respond to the matters raised in this submission.

Yours sincerely

James Verrier
Director, Transport Systems and Planning Policy

17 September 2021

Attachment I – State Growth Comments – Draft Launceston Local Provisions Schedule

Attachment I. State Growth comments - Draft Launceston Local Provisions Schedule

Land Use Planning

Application of Inner Residential Zone and General Residential Zone

The draft LPS proposes the major conversion of existing Inner Residential zoned land to General Residential, including land within key inner-city suburbs at Newstead, East Launceston, Kings Meadows, Mowbray, and Invermay Road.

These changes appear to be based on a concern from Council that the Inner Residential Zone of the State Planning Provisions provides for an expanded list of discretionary, non-residential uses, which have the potential to displace residential uses and exacerbate 'ribbon business development'. As such, Council has taken the policy position to apply the General Residential Zone as the default zoning for its residential areas through the draft LPS process, proposing the Inner Residential Zone only be applied to a fraction of the land currently under that zoning.

State Growth does not support this approach, considering higher density, infill housing, as provided under the Inner Residential Zone, key to meeting demand for well-located, accessible housing within Launceston.

Retaining the Inner Residential Zone provides the opportunity for a greater diversity of housing types, at a greater density, near existing infrastructure and services. Local businesses form an important part of inner residential areas, and do not detract from broader housing outcomes.

The land that is proposed to be converted from Inner Residential to General Residential is land that is identified in the Northern Regional Land Use Strategy ('NTRLUS') as Priority Consolidation Areas. The purpose of these areas is to "support a broadened range of housing accommodation types and provide improved access, services, amenity and liveability."

Any major conversion of land from the Inner Residential to General Residential Zone should also consider the impact on housing supply across Launceston, including the potential for these changes to generate greater pressure for peri-urban and new greenfield development.

Application of Low Density Residential Zone:

A review of the existing Low Density Residential Zone has been undertaken by Council, with some areas proposed to be converted to the Rural Living or General Residential Zones, based on Zone Application Guidelines. The extent of change from the Low Density Residential Zone to either the General Residential Zone or Rural Living Zone is limited.

Translation of existing Low Density Residential Zone to General Residential Zone for land within the Urban Growth Boundary of the NTRLUS, where the land is already fully serviced, is viewed positively.

State Road Network

Zoning of the State Road Network

Consistent with UZ 1 of *Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application* (the 'Guidelines')¹, the vast majority of State Roads have been zoned Utilities, based on the State

¹ Tasmanian Planning Commission (2018) *Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application*. Version 2.0.
https://www.planning.tas.gov.au/_data/assets/pdf_file/0006/583854/Section-8A-Guideline-No.-1-Local-Provisions-Schedule-LPS-zone-and-code-application-version-2.pdf

Road Casement layer published on the LIST. This layer was developed in 2018 to assist Councils in drafting their LPSs, with the intent to clearly identify land forming part of the State road network for inclusion within the Utilities Zone.

The application of the Utilities Zone to State Roads may require modification in the Commission's assessment due to the length of time between development of the State Road Casement layer and finalisation of the LPS, ongoing State Road projects, acquisition or transfer of Crown land and other relevant considerations raised during the hearing process.

Application of Road and Railway Attenuation Area

State Growth supports Council's approach to rely on the written application of the Road and Railway Attenuation Area provisions, rather than applying the Attenuation Area via overlay mapping. The latter approach would require the overlay mapping to be updated via a Planning Scheme Amendment each time a parcel of land is acquired or disposed of for road purposes.

The approach taken will also ensure consistency with other approved LPSs, such as Brighton, Glenorchy, Meander Valley, West Coast, Circular Head, Burnie and Devonport.

CT 50/6664, Blessington Road, Blessington

CT 50/6664 is owned by State Growth and is currently zoned Rural Resource under the Interim Planning Scheme.

Under the draft LPS, the land is proposed to be zoned Utilities. However, the land does not form part of the State Road Casement and is surplus to the Department's needs.

State Growth's preference is for the land to be zoned Agriculture, consistent with adjoining land.

State Growth will make further submissions on the zoning of the title at a hearing.