

# TASMANIAN PLANNING COMMISSION

Our ref: DOC/24/32089  
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28 March 2024

Mr Shane Eberhardt  
Acting General Manager  
Launceston City Council  
PO Box 396  
LAUNCESTON TAS 7250

By email: [council@launceston.tas.gov.au](mailto:council@launceston.tas.gov.au)  
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Dear Mr Stretton

**Tasmanian Planning Scheme - Launceston**  
**Draft amendment PSA-LLP-0002 (Substitute) and permit DA0439-2022**  
**9 Rose Lane, South Launceston**

I refer to the above draft amendment and to the hearing held at the Launceston Convention Centre on 6 March 2024 which was adjourned.

The Commission is considering modifications to the draft amendment to address a range of planning matters including some of the matters raised by the planning authority and discussed with the applicant during the hearing.

To this end, the Commission has drafted site-specific qualifications and your comments on the operation of these provisions is requested.

1. The planning authority is to provide comment to the Commission by **11 April 2024** on the SSQs below:

Reference Number	Site reference	Folios of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions
LAU-8.2	9 Rose Lane, South Launceston	159336/1 247578/2 200709/1	A modification for this site to the Use Table is to:  (a) delete the No Permit Required Use Class Residential; (b) delete the qualification for the Permitted Use Class Residential; and (c) insert a qualification for the Permitted Use Class Residential:  "If not for a single dwelling."	General Residential Zone - clause 8.2 Use Table

LAU-C14.1	9 Rose Lane, South Launceston	159336/1 247578/2 200709/1	An additional Acceptable Solution and Performance Criterion for this site is:  A2 No acceptable solution  P2 For a sensitive use, or a specified use listed in Table C14.1, the land is suitable for the intended use, having regard to the need for the introduction and maintenance of measures to manage the risk from contamination.	Potentially Contaminated Land Code - clause C14.5.1 Suitability for intended use
LAU-C14.2	9 Rose Lane, South Launceston	159336/1 247578/2 200709/1	An additional Acceptable Solution and Performance Criterion for this site: modification to clause 14.7.1 Subdivision for sensitive use to include:  A2 Subdivision of land is consistent with a use approved under clause 14.5.1 and the measures required to be implemented to manage the risk from contamination.  P2 Subdivision of potentially contaminated land does not adversely affect remediation and protection measures likely to be necessary for the intended use or development.	Potentially Contaminated Land Code - clause C14.7.1 Subdivision for sensitive use

2. Additionally, the planning authority is to provide an overlay plan that shows the relevant parts of the property at 9 Rose Lane, South Launceston in the Potentially Contaminated Land Code.

Submissions must be made by email to [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au). Once received, the submissions referred to above will be made available under the [relevant assessment](#)<sup>1</sup> on the Commission's website.

<sup>1</sup> <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/AP-LAU-PSA-LLP0002-substitute-amendment>

Please note that submissions will be published in full, without redaction. If you require further information please contact Louise Blyth, Planning Adviser, on 6165 6818.

Yours sincerely

A handwritten signature in black ink, appearing to read 'MH', with a horizontal line extending to the right.

Michael Hogan  
**Delegate (Chair)**

cc. ERA Planning and Environment