

From: [Dileep Karna](#)
To: [TPC Enquiry](#)
Subject: PSA-LLP0036 - Amendment
Date: Thursday, 23 April 2026 2:19:08 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
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[image005.png](#)
[image006.png](#)

Dear Commission,

At Council meeting on 16 April 2026, Council initiated Amendment PSA-LLP0036 for zoning and overlay modification at 27 Vermont Road, Mowbray.

The following link provides for information on the amendment, including the supporting documentation, and council minutes:

 [New folder](#)

Please note that I am in the process of obtaining the signed instruments for the above scheme amendment. Once I have received the documents, I will forward them later this week or early next week. Apologies for the delay.

Should you require any further information, please let me know.

Kind Regards,

Dileep Karna
Town Planner

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11.1. PSA-LLP0036 - Partial rezoning of land at 27 Vermont Road, Mowbray, from the Recreation Zone and General Residential Zone to the Inner Residential Zone, and modification of the Local Heritage Place overlay

FILE NO: PSA-LLP0036

AUTHOR: Dileep Karna (Town Planner)

APPROVER: Dean Edsall (Acting Executive Leader Community Assets and Design)

DECISION STATEMENT:

To decide whether to reject or agree to initiate and exhibit proposed Amendment PSA-LLP0036 to the Launceston Local Provisions Schedule at 27 Vermont Road, Mowbray pursuant to the *Land Use Planning and Approvals Act 1993*.

PLANNING APPLICATION INFORMATION:

Applicant:	6ty
Area of the Site:	27 Vermont Road, Mowbray (CT 164061/1 and CT 112266/1)
Existing Zones:	Recreation Zone, General Residential Zone and Rural Zone
Existing Use:	Sports and Recreation
Receipt Date:	18 September 2025

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston

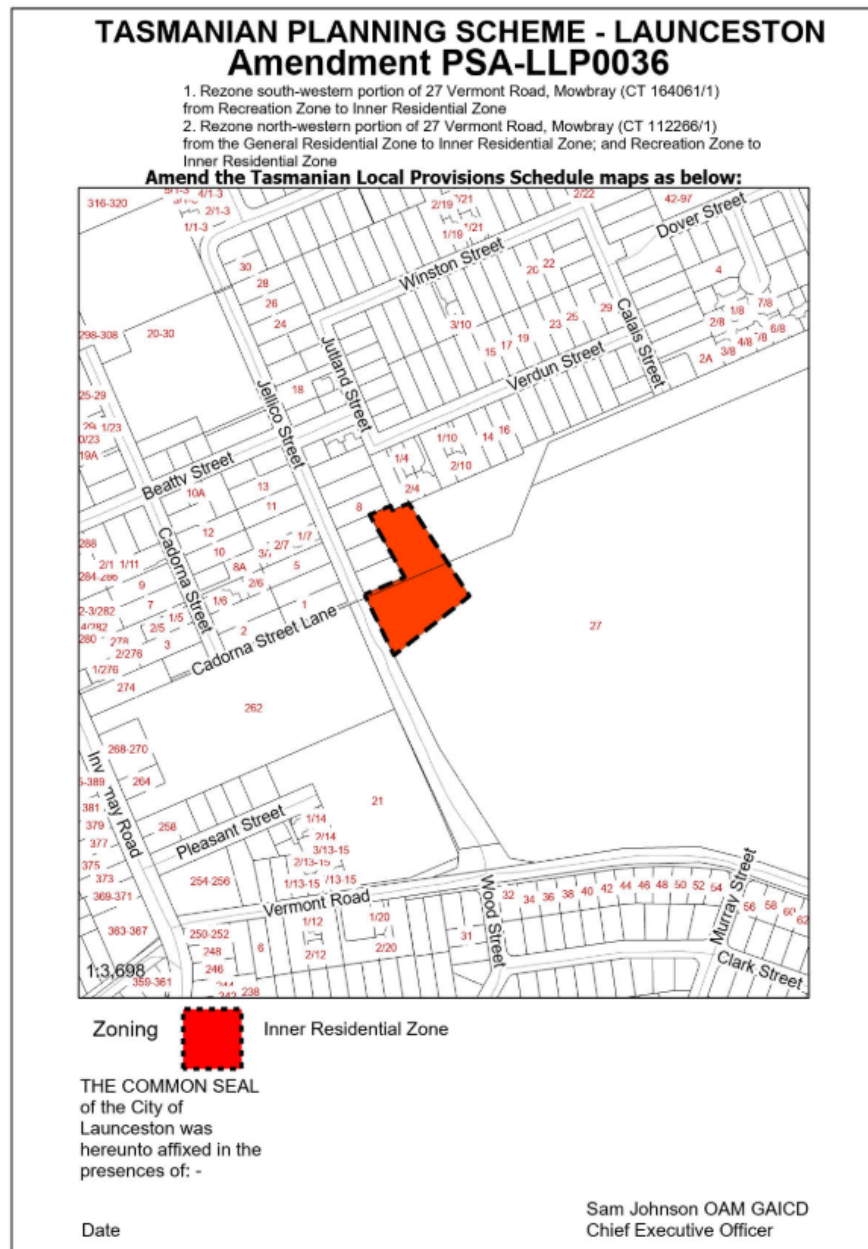
PREVIOUS COUNCIL CONSIDERATION:

N/A

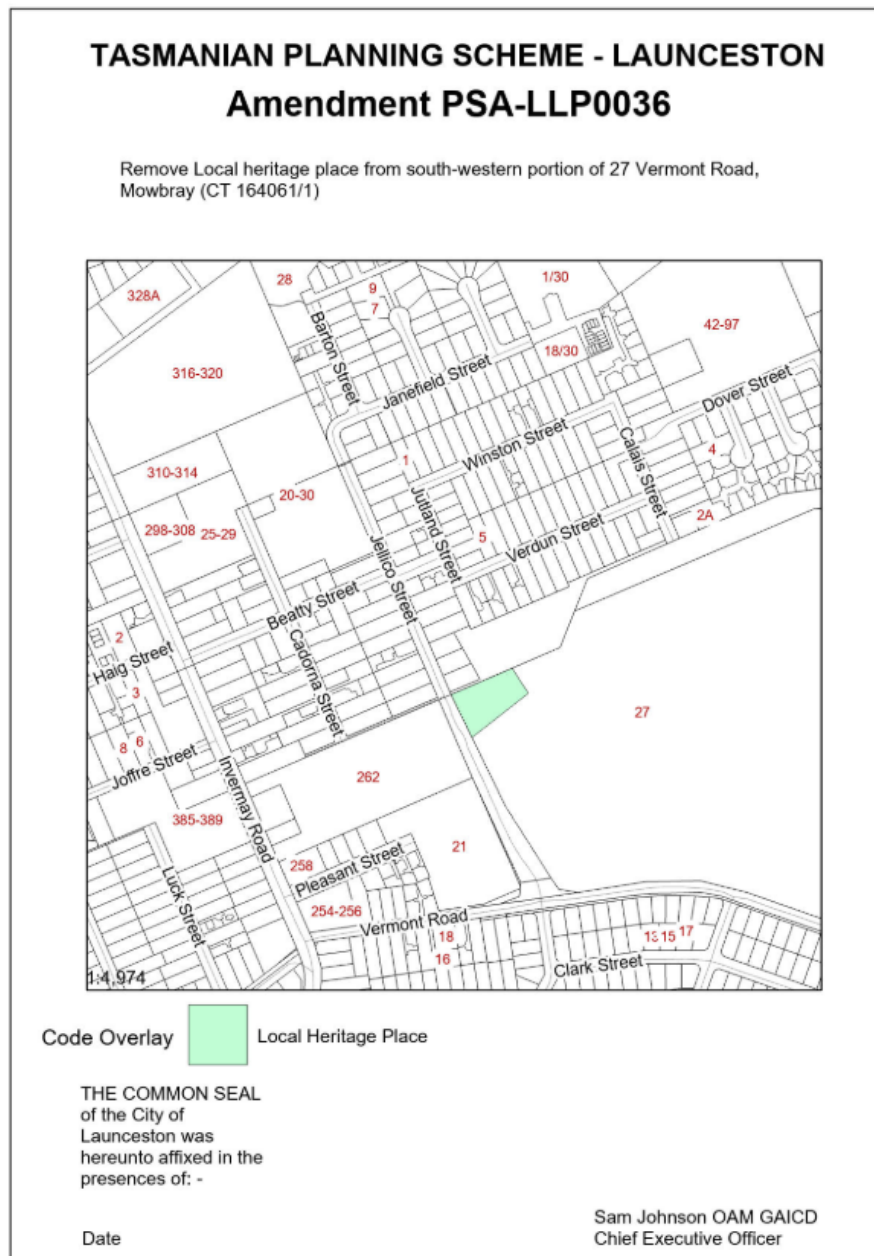
RECOMMENDATION:

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-LLP0036 to the Launceston Local Provisions schedule to:
 - (a) rezone south-western portion of 27 Vermont Road, Mowbray (CT 164061/1) from Recreation Zone to Inner Residential Zone.
 - (b) rezone north-western portion of 27 Vermont Road, Mowbray (CT 112266/1) from the General Residential Zone to Inner Residential Zone; and Recreation Zone to Inner Residential Zone.
 - (c) remove Local heritage place from south-western portion of 27 Vermont Road, Mowbray (CT 164061/1)



Instrument 1 – Rezoning



Instrument 2 - Removal of a portion of the Local Heritage Place

REPORT: APPLICATION FOR PLANNING SCHEME AMENDMENT

1. EXECUTIVE SUMMARY

An application has been lodged under section 37 of the *Land Use Planning and Approvals Act 1993 (the Act)* for an Amendment to the Launceston Local Provisions Schedule (the LPS) of the Tasmanian Planning Scheme - Launceston. The application proposes the following:

- rezone south-western portion of 27 Vermont Road, Mowbray (CT 164061/1) from Recreation Zone to Inner Residential Zone.
- rezone north-western portion of 27 Vermont Road, Mowbray (CT 112266/1) from the General Residential Zone to Inner Residential Zone; and Recreation Zone to Inner Residential Zone.

- The area proposed to be rezoned within CT 164061/1 is approximately 3416sqm and approximately 2419sqm within CT 112266/1.

Historically, the subject site at 27 Vermont Road, Mowbray, is triple zoned for Recreation, Rural and Residential use. The area proposed for rezoning has remained vacant, with no prior development. The subject site comprises six titles - CT 164061/1, CT 112266/1, CT 210962/1, CT 114060/3, CT 21408/2, and CT 21408/1, with a total area of 54.35ha and fronting Jellico Street, Vermont Road, and Remount Road.

The site is currently used as a racecourse under the Sports and Recreation use class within the Recreation Zone, which allows both “no permit required” and “permitted” activities. The site includes associated buildings (grandstand), racecourse and parking areas on CT 164061/1, which are listed on the Tasmanian Heritage Register.

The area proposed for the amendment encompasses two titles - CT 164061/1 and CT 112266/1. These titles have an existing approval for the subdivision of two lots, comprising approximately 3426sqm for Lot 1 and approximately 2409sqm for Lot 2 under DA0297/2025. These approved new lot boundaries reflect the proposed rezoning. Both titles are currently under single ownership by the Tasmanian Turf Club Inc.



2. RATIONAL FOR SUPPORTING THE AMENDMENT

2.1 Purpose of the Amendment

The purpose of the amendment is to modify the zoning of the subject site to maximise its development potential, particularly the vacant area to the northwest of the site located on CT 164061/1 and CT 112266/1. This area already has approval for the subdivision of two lots, with access via an existing crossover on Jellico Street.

The area proposed for rezoning is approximately 5835sqm, representing approximately 1.07% of the total site area and approximately 1.18% of the privately owned recreation area (39.2ha). The Board of the Tasmanian Turf Club has identified this land as underutilised and surplus to the needs of the existing racecourse.

The registered titles for the subject site fall within three different zones: Recreation, Rural, and Residential. Only a small portion of the Recreation and General Residential Zone is proposed for rezoning, as this area has an existing frontage to Jellico Street with a crossover. Subject to final plan submission and rezoning to the Inner Residential Zone, this surplus land is likely to be sold. According to the applicant, revenue from the sale would contribute to the ongoing maintenance and improvement of the racecourse facility.

2.2 Why the Inner Residential Zone is Preferred?

The Inner Residential Zone allows for a mix of commercial activities and higher-density residential development that complement the existing Major Activity Centre (Mowbray), as it is the prevailing residential zone surrounding the centre.

The amendment will:

- Enable redevelopment of surplus land at the Mowbray Racecourse in a manner consistent with the Major Activity Centre.
- Support efficient land use, encourage investment, and contribute to the strategic consolidation of the centre.

No alternative zoning was considered appropriate. The land is surplus to operational requirements and privately owned. The Inner Residential Zone is the most suitable, as it:

- Aligns with the prevailing residential zoning surrounding the activity centre.
- Is consistent with the adjoining General Residential Zone to the north.
- Supports similar uses as the General Residential Zone, while allowing for higher-density residential development.
- Aligns with the Launceston Housing Plan 2025-2040, that supports medium density housing and housing diversities around the activity centres.

2.3 Why not the General Residential Zone?

As outlined in section 2.2, the proposed Inner Residential Zone is the prevailing zone surrounding the activity centre to the west and is consistent with the spatial application of existing zones.

The proposed rezoning also aligns with the Launceston Housing Plan 2025–2040 (LHP), which supports the application of Inner Residential Zones around activity centres. The subject site is located within 100m of the activity centre.

The application of the Inner Residential Zone will support medium-density housing and housing diversity, noting that Launceston's current housing stock is predominantly detached dwellings. Given the site's proximity to the activity centre (less than 100m), its identification as a consolidation investigation area in Figure 22 of the LHP, including the General Residential Zone immediately to the north, the area is likely to be reviewed in the future to encourage increased housing diversity within a highly serviced area.

Given the limited availability of vacant land in the central area, and noting that Figure 18 of the housing demand analysis (LHP), indicates that the northern suburbs are anticipated to absorb approximately 20% of the total dwelling demand, the site's close proximity to the Mowbray Activity Centre means that the proposed rezoning of this underutilised, surplus land will enable higher-density residential development and provide infill opportunities in the area.

2.4 Changes to Local Heritage Place of Local Historic Heritage Code

The subject site, particularly CT 164061/1, is listed as a Local Heritage Place and is also registered on the Tasmanian Heritage Register for the Mowbray Racecourse Grandstand. The application seeks to remove the Local Heritage Place overlay from the portion of land proposed for rezoning, which is currently vacant.

Once the land has been subdivided under DA0297/2025, the owner is likely to apply to the Tasmanian Heritage Council (THC) to consider the removal of the THC listing over this portion of land which will enable future development of this area.

The Local Historic Heritage Code will not require consideration for this area as part of the proposed amendment. However, any future development on land subject to the Tasmanian Heritage Register will continue to require assessment by the THC. Any decision regarding the removal of the Tasmanian Heritage Register listing will be at the discretion of the THC.

As part of the application process, the planning scheme amendment was referred to the THC, which advised that it has no interest in the application because no works are proposed.

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 (TPC) 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, General Residential Zone and Rural Zone
- Local Historic Heritage Code
- Waterway and Coastal Protection Area and Priority Vegetation Area
- Bushfire-Prone Areas
- Tasmanian Heritage Register



Figure 1: Subject site (Source: SAM Mapping)

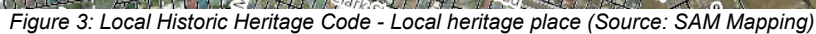
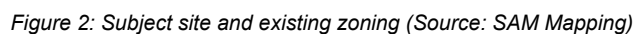




Figure 4: Waterway and Coastal Protection Area and Priority Vegetation Area (Source: SAM Mapping)



Figure 5: Bushfire-Prone Areas (Source: SAM Mapping)



Figure 6: Tasmanian Heritage Register (Source: SAM Mapping)

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 Launceston Housing Plan 2025-2040

Launceston Housing Plan 2025-2040 is prepared under the *Local Government Act 1993* (Tas). The detailed assessment against the principles 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 Tasmanian Heritage Council (THC)

The application was referred to THC, who advised that this amendment does not require heritage referral as it does not contain heritage works or development.

5.2.3 Section 56S - Water and Sewerage Industry Act 2008

The application was referred to TasWater under section 17 of the *Land Use Planning and Approvals Regulations 2004*. TasWater has issued its Submission to Planning Authority Notice (TWDA 2025/01306-LCC) dated 29/10/2025, with no objection to the draft amendment.

5.2.4 Landowner Consent

The land is registered to Tasmanian Turf Club Incorporated and consent was provided on 09/08/2025 by the board members of the Tasmanian Turf Club.

6. CONCLUSION

The proposed planning scheme amendment seeks to change the zoning at 27 Vermont Road, Mowbray, from the Recreation Zone and General Residential Zone to the Inner Residential Zone, and modification of the Local Heritage Place overlay.

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.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The Tasmanian Planning Scheme - Launceston 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
Tasmanian Planning Scheme - Launceston

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 0036 Attachment 1 Maps [**11.1.1** - 2 pages]
2. PSA-LLP0036 Attachment 2 - Strategic Assessment [**11.1.2** - 17 pages]
3. TasWater - Submission to Planning Authority Notice [**11.1.3** - 1 page]
4. PSA-LLP0036 - Tasmanian Heritage Council [**11.1.4** - 1 page]
5. PSA-LLP0036 - Application Documents [**11.1.5** - 85 pages]

11.1. PSA-LLP0036 - Partial rezoning of land at 27 Vermont Road, Mowbray, from the Recreation Zone and General Residential Zone to the Inner Residential Zone, and modification of the Local Heritage Place overlay

FILE NO: PSA-LLP0036

AUTHOR: Dileep Karna (Town Planner)

APPROVER: Dean Edsall (Acting Executive Leader Community Assets and Design)

DECISION STATEMENT:

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Receipt Date:	18 September 2025

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

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1. sections 37 and 38 of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates scheme amendment PSA-LLP0036 to the Launceston Local Provisions schedule to:
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TASMANIAN PLANNING SCHEME - LAUNCESTON Amendment PSA-LLP0036

1. Rezone south-western portion of 27 Vermont Road, Mowbray (CT 164061/1) from Recreation Zone to Inner Residential Zone
2. Rezone north-western portion of 27 Vermont Road, Mowbray (CT 112266/1) from the General Residential Zone to Inner Residential Zone; and Recreation Zone to Inner Residential Zone

Amend the Tasmanian Local Provisions Schedule maps as below:



Zoning  Inner Residential Zone

THE COMMON SEAL
of the City of
Launceston was
hereunto affixed in the
presences of: -

Date

Sam Johnson OAM GAICD
Chief Executive Officer

Instrument 1 – Rezoning

TASMANIAN PLANNING SCHEME - LAUNCESTON Amendment PSA-LLP0036

Remove Local heritage place from south-western portion of 27 Vermont Road,
Mowbray (CT 164061/1)



Code Overlay  Local Heritage Place

THE COMMON SEAL
of the City of
Launceston was
hereunto affixed in the
presences of: -

Date

Sam Johnson OAM GAICD
Chief Executive Officer

Instrument 2 - Removal of a portion of the Local Heritage Place

DECISION: 16 April 2026

Dean Edsall (Executive Leader Community Assets and Design)

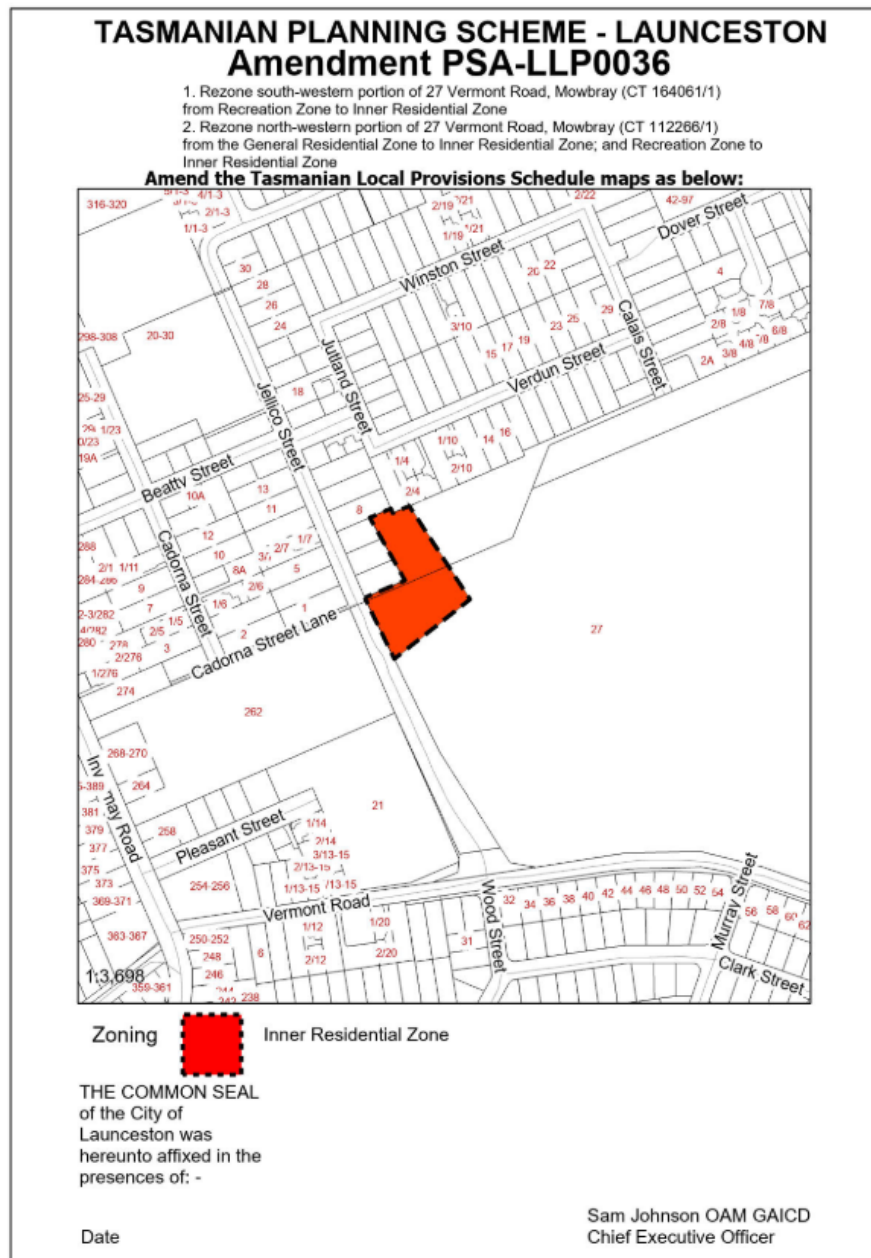
MOTION

Moved Deputy Mayor Councillor D H McKenzie, seconded Councillor A G Harris.

That Council, pursuant to:

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Instrument 1 – Rezoning

TASMANIAN PLANNING SCHEME - LAUNCESTON Amendment PSA-LLP0036

Remove Local heritage place from south-western portion of 27 Vermont Road,
Mowbray (CT 164061/1)



Code Overlay  Local Heritage Place

THE COMMON SEAL
of the City of
Launceston was
hereunto affixed in the
presences of: -

Date

Sam Johnson OAM GAICD
Chief Executive Officer

Instrument 2 - Removal of a portion of the Local Heritage Place

CARRIED 10:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor A G Harris, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor S Cai, Councillor K M Preece and Councillor R A I Marsden
AGAINST VOTE: Nil