

TASMANIAN PLANNING COMMISSION

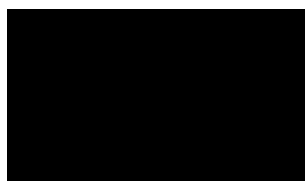


DECISION

Planning scheme	Tasmanian Planning Scheme - Launceston
Amendment	PSA-LLP0036 – rezone part of 27 Vermont Road, Mowbray from General Residential to Inner Residential and part from Recreation to Inner Residential and modify Table C6.1 and the Local Heritage Places overlay
Planning authority	City of Launceston
Applicant	6ty Pty Ltd for Tasmanian Turf Club Inc
Date of decision	28 August 2026

Decision

The draft amendment is modified under section 40N(1)(b) of the *Land Use Planning and Approvals Act 1993* as set out in Annexure A and is approved under section 40Q.



John Ramsay
Executive Commissioner

REASONS FOR DECISION

Background

Amendment

The draft amendment relates to 27 Vermont Road, Mowbray and proposes to:

- rezone part of folio of the Register 112266/1 from part General Residential Zone and part Recreation Zone to the Inner Residential Zone
- rezone part of folio of the Register 164061/1 from the Recreation Zone to the Inner Residential Zone, and
- to remove the Local Heritage Places listing LAU-C6.1.1310 and the associated overlay from that part of folio of the Register 164061/1 proposed to be zoned Inner Residential.

Site information

The property at 27 Vermont Road, Mowbray known as the 'Mowbray Racecourse', consists of 6 titles with a combined area of approximately 54ha of land. The property contains existing horse racing tracks, various buildings, and other associated facilities along the western side of the property. The grandstand building is listed on the Tasmanian Heritage Register.

The subject portion of the site has an area of approximately 5,835m², and is located on the north-western side of the property with frontage to Jellico Street.

The subject site is currently vacant land and has an existing approval for a two-lot subdivision comprising lot 1 of 3,426m² and lot 2 of 2,409m². The boundaries of the proposed lots align with the proposed boundary of the Inner Residential Zone. Land surrounding the site is in the Recreation, General Residential, Inner Residential and General Business zones.

Issues raised in representations

The draft amendment was referred to TasWater under section 56S of the *Water and Sewerage Industry Act 2008*. In response, TasWater made a representation stating it had no objection to the draft amendment and did not wish to attend a hearing.

The planning authority advised that no other representations about the draft amendment were received.

Consideration of the draft amendment

Statutory Requirements

1. Under section 40M of the *Land Use Planning and Approvals Act 1993* (the Act), the Commission is required to consider the draft amendment to the Tasmanian Planning Scheme - Launceston Local Provisions Schedule (LPS) and the representations, statements and recommendations contained in the planning authority's section 40K report, any information obtained at a hearing, and any technical matters.

2. Under section 40L(2) of the Act, the Commission dispensed with holding a hearing as the representor (TasWater) notified the Commission it did not wish to attend the hearing.
3. The Commission must also consider whether the draft amendment meets the following LPS criteria as set out under section 34(2) of the Act:
 - (a) contains all the provisions that the SPPs specify must be contained in an LPS; and
 - (b) is in accordance with section 32; and
 - (c) furthers the objectives set out in Schedule 1; and
 - (d) is consistent with each State policy; and
 - (da) satisfies the relevant criteria in relation to the TPPs; and
 - (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
 - (f) has regard to the strategic plan, prepared under section 66 of the *Local Government Act 1993*, that applies in relation to the land to which the relevant planning instrument relates; and
 - (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
 - (h) has regard to the safety requirements set out in the standards prescribed under the *Gas Safety Act 2019*.
4. The Commission has considered the evidence provided by the applicant in its report dated February 2026, and the planning authority in its supporting report dated 16 April 2026, and finds the draft amendment meets the LPS criteria in subsections 34(2) (a), (b), (g), and (h). Matters related to the remaining criteria are considered below.

Schedule 1 Objectives of the Act

5. The applicant in its report date February 2026 and the planning authority in its supporting report dated 16 April 2026, provided detailed submissions on the objectives in Part 1 and Part 2 in Schedule 1 of the Act. Both submitted that the draft amendment furthered the objectives of the Act for the following reasons:
 - the site is located within an urban area that is not of natural value
 - the draft amendment would provide for development of the land, including for mixed-use developments
 - the draft amendment would facilitate economic development through property development
 - the site adjoined existing residential and community services
 - the draft amendment would not impact places of scientific, aesthetic, architectural, historical or cultural value; and

- the site is capable of being serviced by road, sewer, water, stormwater and electricity infrastructure with capacity.

Commission consideration

6. The Commission agrees with the submissions of the applicant and the planning authority and finds that the draft amendment would further the objectives in Schedule 1 of the Act.

State Policies

7. The applicant's report contended the relevant state policies were the State Policy on Water Quality Management 1997 (Water Quality Policy) and the National Environment Protection Measures (NEPMs).
8. The applicant noted the site was not subject to the Natural Assets Code overlay nor any other code relating to water quality management, and submitted the site was capable of connection to the reticulated stormwater system.
9. In response to the NEPMs, the applicant contended that none of the NEPMs were applicable to the proposal. The applicant also submitted that the existing scheme provisions would continue to apply and ensure the NEPMs would be achieved.
10. The planning authority in its supporting report considered that no assessment was required against the State Policies or the NEPMs.

Commission consideration

11. The Commission finds that the *State Policy on the Protection of Agricultural Land 2009* is not relevant to the draft amendment. The Commission also finds that since the location of the site is more than 1km from the high-water mark, the *State Coastal Policy 1996* is not relevant to the draft amendment. The Commission notes the land is within an area serviced by reticulated water, sewer and stormwater and that water quality management measures can be required for future development by the planning authority when an application for a planning permit is made. The Commission finds that the draft amendment is consistent with the *State Policy on Water Quality Management 1997*.
12. The Commission accepts the views of the applicant and the planning authority that the draft amendment is not inconsistent with the NEPMs. The Commission also accepts the advice of the planning authority that the site is not contaminated.

Tasmanian Planning Policies

13. The Tasmanian Planning Policies (TPPs) came into effect on 1 July 2026 and are now relevant to the Commission's assessment of the draft amendment.
14. The applicant provided a detailed response to the relevant criteria (strategies) of the TPPs, submitting that the draft amendment satisfied the applicable policies for the following reasons:
 - the draft amendment would support the growth strategies and provide for infill housing development near the Mowbray Major Activity Centre and existing transport corridors

- the site does not contain or was not near areas of natural, geodiversity, landscape or coastal values
 - the site is not exposed to natural hazards, such as bushfire
 - the site is not suitable or required for economic development related to agriculture, timber production, extractive industry, tourism, renewable energy, industrial, business and commercial, or innovation and research purposes
 - it would provide for the use and development of the site making efficient use of existing land that was fully serviced, and
 - use and development of the site was not expected to impact areas of Aboriginal or European cultural heritage value.
15. The planning authority made the following comments in response to the relevant criteria (strategies) of the TPPs:
- ‘The proposed amendment will provide an infill development opportunity immediately west of Mowbray which is categorised as a Major Activity Centre and will enable higher-density residential and non-residential uses that primarily serve the local community within an established urban area, with access to existing community infrastructure and services.
- The area proposed for rezoning is not constrained by hazards, natural or cultural values, or other factors, including cultural heritage, that would limit its potential for higher-density development.’

Commission consideration

16. The Commission agrees with the applicant and the planning authority’s submissions and finds that the draft amendment satisfies the relevant criteria in relation to the TPPs.
17. The Commission notes that Aboriginal heritage, while not expected on the site, can be adequately considered by requirements of the *Aboriginal Heritage Act 1975*.

Regional land use strategy

18. The relevant regional land use strategy is the Northern Tasmania Regional Land Use Strategy (regional strategy), 23 June 2021.
19. The applicant’s report provided a detailed assessment of the draft amendment against the relevant policies of the regional strategy. The applicant noted that:
- ‘The most relevant planning policies within the context of the proposed draft amendment include specific policies and actions contained within the Regional Settlement Network Development Policy and Regional Activity Centre Network Policy.’
20. The applicant concluded the draft amendment was consistent with the relevant policies. Specifically, these policies included those related to urban growth areas, settlement hierarchies, housing density, integrated land use and transport, and activity centres. The planning authority’s supporting report also

provided a response to the relevant regional strategy policies. The planning authority submitted that the site was within an established urban settlement and, as such, was appropriately located in a priority consolidation area, near a Major Activity Centre with access to infrastructure.

21. In addition, the planning authority submitted that the application of the Inner Residential Zone would allow for a range of housing options, compatible commercial use, and provide opportunity for densification on otherwise underutilised land.

Commission consideration

22. The Commission finds the draft amendment is as far as practicable consistent with the regional strategy. In particular, the Commission notes the housing density provided by the Inner Residential Zone is supported by action RAC-A4 of the regional strategy. Action RAC-A4 provides for major activity centres, including Mowbray, '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.'

City of Launceston Strategic Plan 2025-2035 and Launceston Housing Plan 2025-2040

23. The applicant's supporting report provided a detailed assessment against the relevant goals, objectives and actions of the City of Launceston Strategic Plan 2025-2035 (strategic plan). The applicant concluded the draft amendment was consistent with the strategic plan, particularly those goals related to housing, attraction of new residents, lifestyle, encouragement of infill development, and connection to public transport and open space.

24. The planning authority's report also considered the draft amendment was consistent with the strategic plan, including objective 2.1(a) (housing) for the following reasons:

'The subject site is located in a Priority Consolidation Area and is directly adjacent to the existing Mowbray Major Activity Centre. The proposed Inner Residential Zone, applied to land that is currently underutilised and surplus to the needs of the Mowbray Racecourse, will facilitate infill development with higher-density residential uses or non-residential uses that support the local community, in accordance with the purpose of the Inner Residential Zone.'

25. The applicant also contended the draft amendment was consistent with the relevant goals, principles, objectives and actions of the Launceston Housing Plan 2025-2040 (housing plan) for the following reasons:
 - the land is suitable for residential use
 - the land is in an area, which was intended to contribute to future housing supply, and
 - the Inner Residential Zone would provide for infill development around an existing activity centre.

26. The planning authority also considered the draft amendment was consistent with the housing plan for the following reasons:

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

The proposed rezoning of the subject area to the Inner Residential Zone, adjacent to the existing Mowbray Activity Centre, will enable diverse housing opportunities, including higher-density residential development.’

Commission consideration

27. The Commission finds that the draft amendment has regard to the strategic plan prepared under section 66 of the *Local Government Act 1993* and the Launceston Housing Plan 2025-2040.

Modifications required to draft amendment

28. Under section 40M of the Act, the Commission must consider whether modifications to a draft amendment of an LPS ought to be made.
29. It is noted that the certified amendment did not identify the amendments required to the existing listing LAU-C6.1.1310 to reflect the proposed removal from that part of folio of the Register 164061/1 proposed to be zoned Inner Residential. Modifications are therefore required to Table C6.1 to reflect the proposed amendment to the overlay. The current listing is as follows:

Reference Number	THR Number	Town/ Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
LAU-C6.1.1310	4398	Mowbray	27 Vermont Road	Mowbray Racecourse	164061/1	Description: Mowbray Racecourse, including grandstand Specific Extent: All of title

30. The specific extent identified in the final column of the table shown above requires an amendment to replace the words ‘All of title’ with the words ‘That part of the land in the Recreation Zone’. Additionally, it is noted the word

'granstand' [sic] in the description has been misspelled and should be corrected to 'grandstand'.

31. Modifications are also required to identify the location of the split-zone boundary by coordinates and to provide clarity on the removal of the Local Heritage Places overlay.
32. The Commission otherwise notes the Tasmanian Heritage Register listing for the grandstand will need to be amended outside of this application and considered by the Tasmanian Heritage Council under the *Historic Cultural Heritage Act 1995*.

Decision on draft amendment

33. Subject to the modifications described above and identified in Annexure A, the Commission is satisfied that the draft amendment meets the LPS criteria and gives its approval.

Attachments

Annexure A - Modified amendment

Annexure A

Modified amendment PSA-LLP0036, Tasmanian Planning Scheme – Launceston

1. Apply the Inner Residential Zone to part of 27 Vermont Road, Mowbray, folios of the Register 112266/1 and 164061/1, as shown in Figure 1 below.

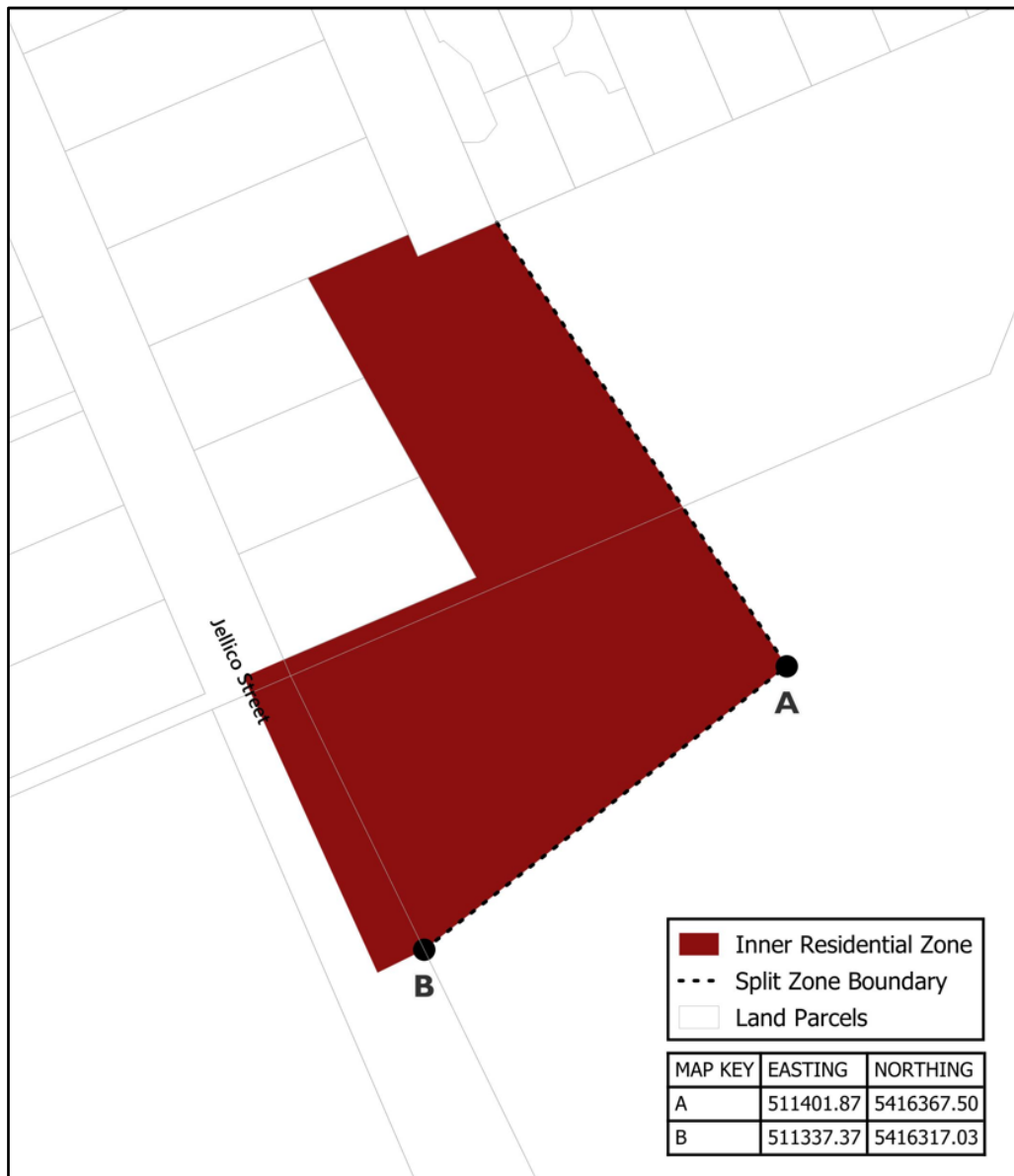


Figure 1: Application of the Inner Residential Zone to 27 Vermont Road, Mowbray.

2. Remove the Local Heritage Places overlay from part of 27 Vermont Road, Mowbray, folio of the Register 164061/1, as shown in Figure 2 below.



Figure 2: Removal of the Local Heritage Places overlay from 27 Vermont Road, Mowbray from that part of the site zoned Inner Residential.

3. Modify listing LAU-C6.1.1310 in Table C6.1 as shown in the table below.

Reference Number	THR Number	Town/ Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values
LAU-C6.1.1310	4398	Mowbray	27 Vermont Road	Mowbray Racecourse	164061/1	Description: Mowbray Racecourse, including grandstand Specific Extent: That part of the land in the Recreation Zone.