

From: "Mark Grey" [REDACTED]
Sent: Mon, 20 Jul 2026 16:44:55 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Cc: "Hugh McKenzie" [REDACTED]
Subject: Re Zone of Land at 23 RaceCourse Crescent, Launceston.

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Attention: Chief Executive Officer, Launceston City Council

Dear Sir,

I refer to the proposed re-zoning of 23 Racecourse Crescent Launceston under section 5 of the Land Use Planning and Approvals Regulations 2024, and sections 40G and 40H of the Land Use Planning and Approvals Act 1993.

I am resident [REDACTED]

As such I am directly affected by any development of this area that might be detrimental to myself or my neighbours.

I wish to strongly object to the re-zoning for the following reasons.

1. The area bounded by Racecourse Crescent has historically and remains a sports precinct, with the NTCA, LIFT Leisure and Gym centre, Tennis Courts and the Basket Ball courts. Apart from the K Mart and Coles supermarket, the precinct is sports and leisure focused. It is my considered view that it should remain so.
2. The area of 23 Racecourse Crescent is currently vacant land used as a car park, predominately for LIFT Gym users. It also importantly allows access to the soccer fields behind it. Any development there that is not sport related, would diminish access to the sporting grounds and undoubtedly increase noise levels
3. Racecourse Crescent is already inappropriately subject to excessive use by trucks originating from the TOLL/Strait LINK Depot. Additional commercial development will only increase traffic. If, as surmised, the development is an extension of Coles this will result in additional delivery trucks, contributing to noise levels both during the day and at night.
4. The corner of Cimitiere St and Racecourse Crescent is inherently dangerous. It is neither served by traffic lights or a roundabout. Accidents and near misses are not uncommon due to frustrations by trucks and cars trying to access Racecourse Crescent from Cimitiere Street. An additional Commercial building almost opposite this intersection will undoubtedly lead to greater traffic congestions and the potential for vehicle and pedestrian accidents.
5. On a personal note I am a Vision Impaired Person and navigate walking with the support of a Vision Assistance Dog. I have already been struck once crossing an intersection in Launceston and had a number of near misses at the intersection of Cimitiere and Racecourse. Without traffic lights and with increased truck traffic due to a Commercial development I fear that myself or another pedestrian could be seriously injured or worse.

Please note I have copied the Deputy Mayor who can vouch for my Vision Impaired condition and my concern for road safety.

I respectfully ask that you consider my reasonable concerns and that the council rejects this application to re zone a sports precinct into a Commercial zone.

Your sincerely

Mark Grey