

TASMANIAN PLANNING COMMISSION



Our ref: DOC/26/69517
Officer: Louise Blyth
Phone: 6165 6818
Email: tpc@planning.tas.gov.au

18 June 2026

Mr Sam Johnson
Chief Executive Officer
City of Launceston

Attention: Ms Anushka Dissanayake

By email: council@launceston.tas.gov.au;
Anushka.Dissanayake@launceston.tas.gov.au

Dear Mr Johnson

Tasmanian Planning Scheme - Launceston
Draft amendment PSA - LLP0029
LAU-S17 Flood Levee Protected Areas Specific Area Plan

I refer to the above draft amendment and to a hearing held at the Launceston Convention Centre on 16 and 17 June 2026 which was adjourned.

The Commission gives the following directions:

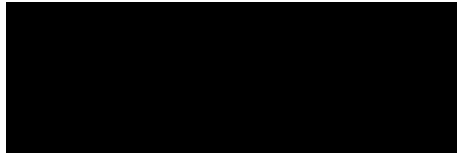
1. The planning authority is to provide a submission to the Commission by **2 July 2026** on the following:
 - a) In relation to each standard, confirm that all the zones identified in the draft SAP are zones that apply to that standard
 - b) In accordance with the provisions of 5.3.1 of the SPPs do all the relevant standards in the draft SAP operate as additions to the underlying zone
 - c) Please provide amended definitions for the comprehensive risk assessment and flood emergency response plan which provide guidance in a structure similar to the flood hazard report definition to allow for appropriate exercise of discretion
 - d) In relation to standards which refer to extensions to residential use and non residential use, does the 1st January 2008 date require review given the different areas included in the draft SAP
 - e) Provide maps in accordance with Practice Note No.7 which show:
 - the extent of SAP area
 - precincts within the SAP (as discussed at the hearing)
 - map of items 3 and 4 of the 40K report decision (22 January 2026)
 - f) Review all the tables included in the draft SAP for consistency with drafting conventions. Please refer to the Commissions Practice Notes.

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

If the hearing is to be reconvened, the Commission will advise the parties and publish a notice.

If you require further information please contact Louise Blyth, Planning Adviser, on 6165 6818.

Yours sincerely



Roger Howlett
Delegate (Chair)

cc. all parties

¹ <https://www.planning.tas.gov.au/assessments-and-hearings/current-assessments-and-hearings/lau-am-psa-llp0029>