

# TASMANIAN PLANNING COMMISSION

Our ref: DOC/20/82123  
Officer: Lauren O'Brien  
Phone: 6165 6813  
Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

22 July 2020

Mr Michael Stretton  
Chief Executive Officer  
Launceston City Council  
18 – 28 St John Street  
LAUNCESTON TAS 7250

By email: [council@launceston.tas.gov.au](mailto:council@launceston.tas.gov.au); [Iain.More@launceston.tas.gov.au](mailto:Iain.More@launceston.tas.gov.au)

Attention: Mr Iain More, Town Planner

Dear Mr Stretton

**Launceston Interim Planning Scheme 2015  
Draft Amendment 58 & permit DA 0472/2019  
Direction for submissions prior to hearing**

Further consideration of the draft amendment and planning permit by the Tasmanian Planning Commission (the Commission) has identified a number of issues requiring clarification as follows:

**Consistency with the regional land use strategy**

Section 32(1)(ea) of the Act requires that a draft amendment must not conflict with the requirements of section 300, which provides (emphasis added):

- (1) An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker, **practicable, consistent with the regional land use strategy** for the regional area in which is situated the land to which the scheme applies. [Emphasis added]

The planning authority and the applicant are required to provide a written submission that considers the proposed amendment in the wider context of the Northern Tasmania Regional Land Use Strategy (regional strategy) settlement objectives for rural living development, having particular regard to sections D2.2.2 and D.2.2.4 and RSN-A26 of the regional strategy.

RSN-A26 identifies 'existing supply within the region' as a criterion in the consideration of consolidation of growth of Rural Living Areas. The Commission is not convinced that the region, for the purpose of RSN-A26, is confined to the municipality of Launceston and it considers that further justification is required, or land supply information for a wider area should be provided.

## Water service

In order to ensure an appropriate water supply in the Rural Living Zone, Performance Criteria P1 of development standard 13.4.7 provides (emphasis added):

- (2) Where reticulated water services are not proposed to be connected, it **must** be demonstrated that the lots are in a locality where reticulated services are **not available or capable** of being connected.

The planning authority and the applicant are required to provide a written submission demonstrating TasWater is not capable of connecting a reticulated water supply to each lot in the subdivision.

The Commission requires this information be provided by email to [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au) by close of business on **Wednesday, 29 July 2020**. As the hearing is set down for 5 August 2020, response submissions can be made at the hearing.

Once received, your submission will be made available on the iplan website at: <https://www.iplan.tas.gov.au/Pages/XC.Track.Assessment/SearchAssessment.aspx?id=937>. This website will be the primary portal for exchanging information.

Please note that submissions will be published in full, without redaction.

If you require further information or are unable to access the website please contact Ms Lauren O'Brien, Planning Adviser, on 6165 6813.

Yours sincerely



Marietta Wong  
**Delegate (Chair)**

cc representors

# TASMANIAN PLANNING COMMISSION

Draft Amendment 58 DA 0472/2019

Officer: Lauren O'Brien

Phone: 6165 6813

Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

22 July 2020

Mr Ashley Brook  
Planning Consultant  
6ty° Pty Ltd.  
287 Charles Street  
LAUNCESTON TAS 7250

By email: [abrook@6ty.com.au](mailto:abrook@6ty.com.au)

Dear Mr Brooks

**Launceston Interim Planning Scheme 2015  
Draft Amendment 58 & permit DA 0472/2019 – 40520  
Direction for submissions prior to hearing**

Further consideration of the draft amendment and planning permit by the Tasmanian Planning Commission (the Commission) has identified a number of issues requiring clarification as follows:

## **Consistency with the regional land use strategy**

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Marietta Wong  
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