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Sent: Wed, 1 Sep 2021 10:19:00 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: LPS submission Forster St, Launceston
Attachments: LPS Submission Forster St.pdf

FAO Pip Glover

Hi Pip

Here is another submission regarding LPS. You might have talked to a Debra Hills about this one
- she has POA over Mrs Buchanan's affairs.

Ian



Submission in Regard to Launceston Local Planning Scheme

**In respect of
48 Forster St and Part 147/149 Invermay
Road, Launceston**

**For
Lesley Anne Buchanan**

Prepared by Ian Abernethy

August 2021

Purpose of this Report

The purpose of this report is to support a submission to the Launceston Local Planning Scheme.

My client owns three adjoining parcels of land, each with their own titles but with variable zoning and precinct which restricts development potential.

Affordable multi-residential housing is aspirational future development.

Proposal

The proposal comes in the form of a suggestion to rezone part of 147/149 Invermay Road from Commercial to Inner Residential Use. Linked to this suggestion is the adjustment of the Inveresk Residential Precinct boundary within the Inveresk/Invermay Flooding Protection Code to include the part 147/149 Invermay Road site and 48 Forster St.

The suggestions are shown below:



The part of 147/149 Invermay Road to be rezoned is marked with a black star – the site is shown with the proposed zoning in place.



The area to be changed to Inveresk Residential Precinct outlined in black.

The subject site relates to part of a holding by my client over a number of titles as shown outlined in black below:



Blue = Commercial Zone

Brown = Inner Residential Zone

Related to the site is the boundaries of the Invermay/Inveresk Flood Protection Code – Precincts.



Photos of the subject site is shown below:



The vacant Commercial site as viewed from Forster St.



Vacant Inner Residential lot viewed from Forster St.



48 Forster St Centre – vacant lot to left



Vacant lot to right and 44 Forster St to left/centre

Sites and Titles

The titles which make up this suggestion are:

Property Address	48 FORSTER ST INVERMAY TAS 7248
Property ID	6557360
Title Reference	222497/1

Property Address	44 FORSTER ST INVERMAY TAS 7248
Property ID	6557352
Title Reference	69653/2

And part of:

Property Address	147-149 INVERMAY RD INVERMAY TAS 7248
Property ID	7561978
Title Reference	32616/4

Conclusion

This is a simple request to rezone and alter the boundary of a Precinct within the Inveresk/Invermay Flood Protection Code to make best use of two vacant/underused sites with a view to achieving a vision of affordable housing.