
From: Iain More <Iain.More@launceston.tas.gov.au>
Sent: Friday, 24 July 2026 10:03 AM
To: TPC Enquiry
Subject: PSA-LLP0041 - Amendment Initiation Notification

Categories:

To whom it may concern,

Please be aware that on Thursday 9th July 2026, by its own motion, Council initiated and certified Draft Planning Scheme Amendment PSA-LLP0041 to place 25 properties onto the local heritage register within the Launceston Local provisions Schedule.

The following link provides all relevant information pertaining to the amendment:

 [To send to TPC - 40F](#)

Please note the advertising material and TasWater referral will be provided in due course.

Should you require any further information or clarification, please let me know.

Kind Regards,

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11.2. PSA-LLP0040 - Local Heritage Places

FILE NO: PSA-LLP040

AUTHOR: Iain More (Senior Town Planner - Policy and Projects)

APPROVER: Chelsea van Riet (Executive Leader Community Assets and Design)

DECISION STATEMENT:

To decide whether to reject or agree to initiate and exhibit Amendment PSA-LLP0040 to the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme.

PLANNING APPLICATION INFORMATION:

Applicant: City of Launceston
Address: 18/28 St John Street, Launceston Tas 7250
Existing Zones: Multiple zonings
Existing Use: Residential

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston
Northern Tasmania Regional Land Use Strategy

RECOMMENDATION:

That Council, pursuant to:

1. section 40D of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates Amendment PSA-LLP0040, to the Launceston Local Provisions Schedule, to:
 - a. add 35 new properties to the local heritage listings within LAU-Table C6.1 Local Heritage Places, as shown on the instrument in Attachment 2;
 - b. create 35 new datasheets within Appendix A: Local Historic Heritage Code Datasheets, as shown on the instrument in Attachment 3;
 - c. introduce 35 new properties into the local heritage listing place overlay map, as shown on the instrument in Attachment 4; and
 - d. remove three properties from LAU-Table C6.1 Local Heritage Places and overlay mapping;
2. section 40F of the *Land Use Planning and Approvals Act 1993*, certifies draft amendment PSA-LLP0040; and
3. sections 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition be 28 days.

REPORT: APPLICATION FOR PLANNING SCHEME AMENDMENT

1. EXECUTIVE SUMMARY

The City of Launceston is updating its Local Heritage Places as part of an ongoing program of work to protect the city's built heritage.

The study area for the project is the entirety of the Launceston municipality. The project is ongoing, with the current amendment forming part of a larger multi-year amendment schedule. The purpose of this amendment is to ensure these 35 properties with identified heritage significance are protected.

1.1. HERITAGE LISTINGS

The properties subject to this amendment are located within Launceston, South Launceston, and East Launceston. The additions are identified in the table below.

Table 1 - Properties to be added to the local heritage list

#	Address	Folio & Register
1	2 Welman Street, Launceston	CT204164/1
2	6 Welman Street, Launceston	CT69112/2
3	27 Elizabeth Street, Launceston	CT126577/1
4	99 Elizabeth Street, Launceston	CT116243/1
5	101 Elizabeth Street, Launceston	CT116243/2
6	103 Elizabeth Street, Launceston	CT125740/1
7	105 Elizabeth Street, Launceston	CT125740/2
8	107 Elizabeth Street, Launceston	CT158428/1
9	109 Elizabeth Street, Launceston	CT158428/2
10	10 Lord Street, Launceston	CT6638/1
11	70 Frankland Street, Launceston	CT228900/1
12	94 Frankland Street, Launceston	CT226608/1
13	109 Frankland Street, Launceston	CT223283/5
14	106 Margaret Street, Launceston	CT122076/1
15	115 Margaret Street, Launceston	CT101769/1
16	120 Margaret Street, Launceston	CT22804/1
17	122 Margaret Street, Launceston	CT28075/1
18	4 Sherwins Avenue, Launceston	CT60715/3
19	6 Sherwins Avenue, Launceston	CT60715/4
20	28 Percy Street, Launceston	CT20765/1
21	232 St John Street, Launceston	CT63890/4
22	86 Bathurst Street, Launceston	CT125723/1
23	26 Hampden Street, South Launceston	CT71232/5
24	28 Hampden Street, South Launceston	CT71232/6
25	30 Hampden Street, South Launceston	CT71232/7
26	32 Hampden Street, South Launceston	CT71232/8
27	61 Howick Street, South Launceston	CT219788/1
28	63 Howick Street, South Launceston	CT242929/1
29	65 Howick Street, South Launceston	CT219788/1
30	263 Wellington Street, South Launceston	CT26879/1
31	12 Bell Street, South Launceston	CT33349/1

32	29A Abbott Street, East Launceston	CT202655/1
33	44 Abbott Street, East Launceston	CT204164/1
34	46 Abbott Street, East Launceston	CT158329/2
35	74 Arthur Street, East Launceston	CT233049/1

1.2 REMOVALS

Three properties have also been identified for removal – or delisting - from the local listings and removal from the heritage overlay. The properties and reasons for removal are discussed below.

18 Balfour Street, Launceston (CT175794/2).

The heritage place has been demolished, and with it all heritage significance of the property has been removed.

202 George Street, Launceston (CT175794/1)

The heritage place has been demolished and a new dwelling constructed. All heritage significance of the property has been removed.

8 Bedford Street, Launceston (CT232219/1)

The heritage place is derelict and the ownership is unresolved. Due to its neglect, the building requires a demolition order. It is no longer suitable to be retained for its heritage values.

1.3 WHAT IS A LISTING?

A listed property is considered to be a local heritage place as defined within C6.3.1 of the scheme. A local heritage place is:

a place that is listed, and the specific extent identified, in the local heritage places list in the relevant Local Provisions Schedule.

The scheme allows councils to identify places with local historic heritage significance and include them on the local heritage places list. This then requires those places to consider the provisions of C6.0 Local Historic Heritage Code when development is proposed. Locally listed places do not consider uses.

1.4 WHAT IS A DATASHEET?

For a local heritage place to be entered within the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme, a statement of significance must be provided. This statement of significance must address one or more of the local historic heritage significance criteria as outlined under Section C6.3.1 of the Tasmanian Planning Scheme - State Planning Provisions as follows:

Local historic heritage significance means significance in relation to a local heritage place or a local heritage precinct or local historic landscape precinct, and its historic heritage values as identified in the relevant list, in the relevant Local Provisions Schedule, because of:

- a. *Its role in, representation of, or potential for contributing to the understanding of:*
 - i. *Local history;*

- ii. *Creative or technical achievements*
- iii. *A class of building or place; or*
- iv. *Aesthetic characteristics*

- b. *Its association with:*
 - i. *A particular community or cultural group for social or spiritual reasons; or*
 - ii. *The life or works of a person, or group of persons, of importance to the locality or region.*

As identified in the relevant list in the relevant Local Provisions Schedule, or in a report prepared by a suitably qualified person, if not identified in the relevant list.

A datasheet has therefore been prepared for each local heritage place, addressing each of these criteria. In addition, the datasheet provides the site address, description, specific site extent, photographs, and supporting figures such as historical images.

1.5 INFORMAL CONSULTATION

In March 2023, City of Launceston engaged in informal, targeted public consultation in the form of a letter mail-out to all potentially impacted landowners whose properties had been identified for a new local listing, delisting, or an amendment to existing listing (i.e. preparation of a datasheet).

Of the 35 properties listed within this amendment, 31 did not respond, two (2) were supportive, and two (2) were hesitant.

An additional letter notifying the owners of the Council meeting and the intent to initiate the amendment to list their properties was issued in June 2026.

1.6 SUMMARY

A considered approach has resulted in an amendment that will ensure the local historic heritage significance of identified properties will be recognised and protected.

This report and attachments provide details of the amendment and the sites involved. The strategic outcomes of the proposal are outlined, having regard to matters of local, regional and State importance.

If the proposed planning scheme amendment is initiated, the next steps in the process are as follows:

- The amendment will be exhibited for 28 days.
- If representations are received, the proposed planning scheme amendment will be brought back to a council meeting, where the Planning Authority will consider any recommendations and modifications that can be made. In response to any representations, the Planning Authority could also recommend that the TPC does not approve the amendment.
- The Tasmanian Planning Commission will assess and decide whether to approve the amendment, approve the amendment with modifications or reject the amendment.

2. PROPOSED AMENDMENT

The City of Launceston has prepared by its own motion, under section 37(1) and section 40D(b) of the *Land Use Planning and Approvals Act 1993* (the Act), a scheme amendment to:

- a. add 35 new properties to the local heritage listings within LAU-Table C6.1 Local Heritage Places;
- b. create 35 new datasheets within Appendix A: Local Historic Heritage Code Datasheets;
- c. introduce 35 new properties into the local heritage listing place overlay map; and
- d. remove three properties from LAU-Table C6.1 Local Heritage Places and overlay mapping

The Launceston Local Provisions Schedule forms part of the Tasmanian Planning Scheme - Launceston. Part of this schedule is LAU-Table C6.1 Local Heritage Places. This table lists all current local heritage listings for Launceston. Further to the local schedule is Appendix A: Local Historic Heritage Code Datasheets. The Appendix provides datasheets for listed properties, noting that not all properties have datasheets. The datasheets provide information about property listings, including statements of local historic heritage significance and historic heritage values.

This amendment is the part of an ongoing series of amendments pertaining to cultural heritage.

The Tasmanian Planning Scheme - Launceston, will be referred to as *the scheme* in this report. The Launceston Local Provisions Schedule will be referred to as the LPS in this report.

The amendment will ensure the local heritage place list reflects the existing situation on properties with heritage significance. The change is considered consistent with all levels of policy and will encourage appropriate design and development on sites to protect their cultural heritage.

3. STRATEGIC OUTCOMES

3.1 LOCAL STRATEGIES AND IMPACTS

3.1.1 City of Launceston Corporate Strategic Plan 2025-2035

Section 20(1) of the *Local Government Act 1993 (Tas)* requires a planning scheme amendment to have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Act.

Attachment 1 includes an assessment against the Corporate Strategic Plan.

3.1.2 Infrastructure Impacts

The changes will not affect infrastructure requirements for any site.

3.1.3 Environmental Impacts

The proposed amendment will have no negative environmental impacts. Vegetation removal will be a consideration under the Local Historic Heritage Code if any datasheets identifies it as having heritage significance.

3.1.4 Amenity Impacts

The purpose of the amendment is to protect the historic significance of identified properties. This will mean that heritage amenity is able to be retained.

3.1.5 Social and Economic Impacts

The proposed amendment is considered to have positive social and economic impacts. This will be achieved by protecting what can be considered a social identity within the Launceston community. Heritage protection ensures social heritage amenity is maintained and will attract like-minded persons to the region.

3.2 Regional Land Use Strategy

The Northern Tasmanian Regional Land Use Strategy (RLUS) was originally declared by the Minister for Planning in accordance with the relevant provisions of LUPAA on 27 October 2011. The current version was amended on 23 June 2021 and provides a framework for the sustainable use and development of land within the region.

The RLUS is a strategic regional plan for the eight council areas in the north and north-east of Tasmania. It has a 20-year time horizon to 2032 for integrated infrastructure, land use development and transport planning, and is underpinned by economic development, social and environmental strategies. It defines three land use categories to direct the allocation of all land in the region:

- Urban Growth Areas
- Rural Areas
- Natural Environment Areas

All identified heritage sites are within the urban area.

The detailed assessment against the relevant principles, policies and actions of the NRLUS is provided in Attachment 1 to this report.

3.3 State Policies

The amendment furthers the objectives in Schedule 1 of LUPAA, by promoting sustainable and orderly development through more efficient use of underutilised, serviced, highly accessible, urban land. Attachment 1 also includes an assessment against the objectives of Schedule 1 of LUPAA and the State Policies.

The State Coastal Policy 1996 is the only applicable state policy.

3.4 Statutory Considerations

3.4.1 Section 40D(b) - Land use Planning and Approvals Act 1993

Section 40D allows the Planning Authority, by its own motion, to prepare a draft amendment of an LPS.

3.4.2 Section 32 - Land Use Planning and Approvals Act 1993

Section 32 of LUPAA provides for the contents of a Local Provisions Schedules (LPS), and Section 34 outlines the LPS Criteria. Attachment 1 provides a detailed assessment of the amendment against the requirements of these provisions. The amendment is considered to satisfy all the listed considerations and meet the LPS Criteria.

3.4.3 Section 56S - Water and Sewerage Industry Act 2008

Under Section 56S(1) of the *Water and Sewerage Industry Act 2008*, a Planning Authority must refer a draft planning scheme amendment to the relevant regulated entity. Under Section 56S(2) of the same Act, the relevant regulated entity may provide comments during the public notification period. The application was referred to TasWater on 28/06/2024.

3.4.4 Landowner Consent

As Council is initiating the amendment by their own motion, consent is not required.

4. CONCLUSION

The proposed planning scheme amendment seeks to add and remove properties on the Local Heritage Places list. This amendment is part of ongoing program that will ensure that the local heritage significance of local heritage places is retained.

For the above reasons, it is assessed that the proposed planning scheme amendment is consistent with the objectives and other requirements of the *Land Use Planning and Approvals Act 1993*, the intent of the Tasmanian Planning Scheme - Launceston and is consistent with the Northern Tasmanian Regional Land Use Strategy and State policies.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

The Tasmanian Planning Scheme - Launceston contains provisions intended to implement the objectives of the Resource Management Planning System. The application has been assessed using these provisions and as such the economic, environmental and social impacts have been considered.

STRATEGIC DOCUMENT REFERENCE:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston
Northern Tasmania Regional Land Use Strategy

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Author and Executive Leader have no interests to declare in this matter.

ATTACHMENTS:

1. PSA LLP0040 40D report Attachment 1 [11.2.1 - 13 pages]
2. Attachment 2 - Instrument - LA U- Table C 6.1 [11.2.2 - 3 pages]
3. Attachment 3 - Instrument - Datasheets [11.2.3 - 82 pages]
4. Attachment 4 - Instrument - Mapping [11.2.4 - 37 pages]

ATTACHMENT 1
Statutory Assessment - Response to Requirements for Local
Provisions Schedule under LUPAA

Section 34(2) of LUPAA requires a relevant planning instrument to meet all of the following criteria:

(a) contains all the provisions that the SPPs specify must be contained in an LPS

The proposed amendment applies to multiple properties subject to differing zones and codes of the Tasmanian Planning Scheme - Launceston. The proposed planning scheme amendment complies with the SPP requirements for an LPS.

(b) is in accordance with section 32

This section identifies the technical aspects of an LPS such as inclusion of zone maps and overlays, and what additional local provisions can be included if permitted to do so under the State Planning Provisions (SPPs), to add to or override the SPPs. Section 32(4) identifies that an LPS may only include these additional local provisions where:

- (a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*
- (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

The proposed amendment includes introducing new properties on the local heritage places list including datasheets and the removal of three properties from the list.

As the amendment does not propose a change identified within 32(3), being a PPZ, SAP, or SSQ, no justification against 32(4) is required.

(c) furthers the objectives set out in Schedule 1 of LUPAA

Assessment of the amendment against the Schedule 1 objectives is provided in the following table.

<i>Part 1 Objectives</i>	<i>Planning Assessment</i>
<i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i>	The identified sites are located within a developed urban area, with limited natural values. Where natural values are applicable, C7.0 Natural Assets Code may be applicable.

(b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water</i>	The sites are identified within the urban area within the Regional Land Use Strategy. The placement of properties onto the heritage list is considered appropriate to protect and maintain the local historic heritage significance of not just the site, but the region overall. The listings will not alter the sustainable use and development of air, land, or water.
(c) <i>to encourage public involvement in resource management and planning</i>	The public will have the opportunity to comment on this proposal during the exhibition period, which will run for 28 days. The public will have the opportunity to lodge written representations to the application during the exhibition period and they will be considered by the planning authority and referred to the Tasmanian Planning Commission. If any representations are received, the Tasmanian Planning Commission may hold a public hearing to deal with the representations.
(d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>	The addition of the properties will ensure the heritage values of the city are upheld, and will still allow development to occur subject to the requirements of the heritage code. The datasheets will assist in the preservation of these heritage values.
(e) <i>to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</i>	Community, industry and other government agencies will have the opportunity to comment on the proposed planning scheme amendment during the public notification period. The application will be referred to TasWater if initiated.
Part 2 Objectives	
(a) <i>to require sound strategic planning and co-ordinated action by State and local government</i>	The amendment is consistent with the objectives of the Northern Tasmania Regional Land Use Strategy and the Scheme

<i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</i>	An application made pursuant to section 40D of the Act must be considered against the objectives of the Act and the planning system of Tasmania more broadly for compliance. The introduction of new properties on the local heritage places list will enable the land to be assessed against the relevant provisions of the Scheme, and the datasheets will assist with this assessment.
<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land</i>	The amendment has considered the effects on the natural values of the subject sites and water resources.
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels</i>	The proposed amendment is consistent with the local, regional and State policies as assessed by this report.
<i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</i>	No combined planning application is included with the proposed planning scheme amendment. The proposed amendment will facilitate a future development application for land use and development of the land in accordance with the Tasmanian Planning Scheme - Launceston.
<i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation</i>	The amendment will not constrain a safe working and living environment.
<i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>	Any places within the study area listed as having heritage value will benefit from further provisions protecting their historic significance.
<i>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community</i>	Not Applicable.

(i) <i>to provide a planning framework which fully considers land capability.</i>	Land capability is not a consideration.
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(d) is consistent with each State policy;

Assessment of the amendment against the various policies is provided in the following table.

State Policy	Planning Assessment	
<i>State Policy on the Protection of Agricultural Land 2000</i>	The proposal does not involve the conversion of prime agricultural land (PAL) to a non-agricultural use.	
<i>State Policy on Water Quality Management 1997</i>	The proposed amendment will not result in an increase in sediment transport to surface waters, and does not increase the potential extent of sediment transport from future development.	
<i>State Coastal Policy 1996</i>	Some properties are located within the coastal zone.	
	<i>Principles</i>	<i>Response</i>
	Natural and cultural values of the coast shall be protected.	The proposed additions of listed properties will have no significant impacts on the natural and cultural values of the coast, as the sites are existing within a developed urban area. The stormwater provisions and the <i>Urban Drainage Act 2013</i> will continue to apply the subject area.
	The coast shall be used and developed in a sustainable manner.	All sites are located in an existing developed urban area.

	Integrated management and protection of the coastal zone is a shared responsibility.	The subject sites are located in an existing developed urban area.
National Environmental Protection Measures The National Environment Protection Measures (NEPMs) are automatically adopted as State Policies under Section 12A of the <i>State Policies and Projects Act 1993</i> and are administered by the Environment Protection Authority. The NEPMs relate to: • ambient air quality • ambient marine, estuarine and fresh water quality • the protection of amenity in relation to noise (but only if differences in markets for goods and services) • general guidelines for the assessment of site contamination • environmental impacts associated with hazardous wastes • the re-use and recycling of used materials. Principle 5 of the NEPMs states that planning authorities <i>'that consent to developments, or changes in land use, should ensure a site that is being considered for development or a change in land use, and that the authorities ought reasonably know if it has a history of use that is indicative of potential contamination, is suitable for its intended use'</i>.	There are no known contamination issues associated with the land. Should any contamination issues be discovered in the future, these would be addressed under C14.0 Potentially Contaminated Land Code. In relation to air and water quality, the provisions of the applicable zone which relate to stormwater, the Natural Assets Code and Attenuation Code, the <i>Urban Drainage Act 2013</i> and the <i>Environmental Management and Pollution Control</i>	

(da) satisfies the relevant criteria in relation to the TPPs;

The Tasmanian Planning Policies came into effect on 1 July 2026. There are six implementation principles within the TPP's:

- 1.0 Settlement
- 2.0 Environmental Values

- 3.0 Environmental Hazards
- 4.0 Sustainable Economic Development
- 5.0 Physical Infrastructure
- 6.0 Cultural Heritage

Each principle has sub-objective and subsequent strategies that enforce the policy context of the overall principle. Section 12B(3) of LUPAA, and guidance notes within the TPPs outline how the strategies are assessed in terms of changes to a Local Provisions Schedule. Assessment requires that the amendment Satisfies the relevant criteria in relation to the TPP's. Of the seven principles, only 6.0 Cultural Heritage is relevant for the assessment of this application.

Tasmanian Planning Policies		Planning Assessment
Objective	Strategies	
6.2 Historic cultural heritage		
6.2.2 To support the strategic consideration of places listed on State, National and world heritage registers and identification and conservation of significant local historic cultural heritage buildings, part of buildings, infrastructure (for example bridges), places/features, precincts and landscapes and promote sympathetic design solutions and responses that preserve or complement those cultural heritage values and facilitate appropriate adaptive reuse.	4. Provide for the protection, and encourage the restoration of identified buildings, part of buildings, infrastructure, places/features, precincts and landscapes that contain local historic cultural heritage significance.	The intent of the proposed amendment is to provide protection of the local historic heritage significance of identified properties.
	5. Encourage appropriate development and adaptive reuse of buildings, part of buildings, infrastructure, places/features, precincts and landscapes of local historic cultural heritage significance by promoting innovative and complementary design responses that conserves,	The proposed amendment would enable new development on the properties to be undertaken with regard to the particular historic cultural heritage significance through the standards of the Local Historic Heritage Code.

	restore and retain cultural heritage values.	
	6. Support the retention of appropriate surrounding settings and site context that contributes to the significance of the local historic cultural heritage values of buildings, part of buildings, infrastructure, places/features, precincts and landscapes.	The intent of the proposed amendment is to provide protection of the local historic heritage significance of the properties through the standards of the Local Historic Heritage Code.
	7. Encourage the initiation and implementation of local heritage surveys to proactively identify and manage historic heritage places of local historic cultural heritage significance and to clearly articulate the heritage values of places and precincts listed as having local historic cultural heritage significance.	The proposed amendment is in part based on the investigations in the <i>Launceston Heritage Study 2007</i> and consolidated with further analysis by Council's heritage officers. The detail of the investigations is included in the datasheets as part of the amendment and has been prepared in accordance with requirements of the Tasmanian Planning Scheme and guidelines of the Tasmanian Planning Commission.
	8. Encourage the preparation and publishing of conservation policies for heritage precincts, as well as development, in-fill, and pre-development assessment guidelines, that will foster understanding and awareness of the importance of historic cultural heritage and	The proposed amendment includes the datasheets in the Local Provisions Schedule of the Planning Scheme. The datasheets include detail of the historic cultural heritage significance of the properties, consistent with the definitions of the Planning Scheme. Council has raised awareness on the importance of heritage values through initial informal consultation with property owners

	provide greater clarity and consistency in the management of significant heritage values.	that may be impacted by the proposed amendment.
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- (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;***

The applicable regional land use strategy for Launceston is the Northern Tasmanian Regional Land Use Strategy. Comments against the relevant NRLUS policies and actions are provided below:

<i>Specific Policies and Actions</i>		<i>Planning Assessment</i>
<i>Policy</i>	<i>Action</i>	
Regional Settlement Networks		
Residential Design		
RSN-P15 In established urban areas where an existing urban or heritage character study has been undertaken and adopted by Council, provide for development that is consistent with that study and reinforces and enhances the strengths and character of the area in which it is set.	RSN-A17 Adopt and/or apply within infill and higher residential density areas any medium density guidelines developed by the State. RSN-A18 Develop and support a master plan for the Launceston CBD (being the CAD and inner city core areas as defined by the Launceston City Council planning scheme) to confirm and position the future strategic planning of the city as the Principal Activity Centre for Northern Tasmania.	The amendment seeks to identify properties that contain historic cultural heritage values, and properties where those values remain unidentified. The addition of new properties on the local heritage register will ensure that the heritage values of individual sites are retained should new development take place within the specific extents. This will ensure that the heritage places within Launceston are recognised and protected.
RSN-P16 Achieve high quality design outcomes for all new prominent buildings and public spaces in the Launceston Central Business District, regional activity centres and transit communities.		
RSN-P17 Provide accessible and high-quality public open space in all new 'Greenfield' and infill development by creating well designed public places		
Social Infrastructure and Community Policy		
Cultural Heritage		
CH-P01 Recognise, retain and protect	CH-A01 Investigate planning means to	Whilst the amendment does not encompass any sites of

cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history. CH-P02 Recognise, manage and preserve regional archaeological values	recognise and list places, precincts of heritage significance within planning schemes and spatially define them with associated map overlays. CH-A02 Planning schemes are to require an assessment of impacts on heritage-listed places, precincts and landscapes. CH-A03 Provide for the protection of identified significant cultural heritage and archaeological sites. CH-A04 Ensure that development is undertaken in accordance with an archaeological management plan where soil disturbance within areas of archaeological significance is proposed.	archaeological significance, the review has identified new sites with heritage value. This will ensure the cultural significance of each individual site is protected.
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(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

The municipal strategic plan is the City of Launceston Corporate Strategic Plan 2025-2035. The plan details three pillars:

- Prosperity
- Place
- People

The proposed draft amendment aligns with all three pillars:

- Launceston is the most populous Local Government Area (2019 - ABS) in Tasmania, and is notable for its heritage listed buildings. The addition of new properties on the local heritage places list will ensure the heritage values of the properties are recognised and protected.
- Any future development over any of the listed properties will be subject to the relevant natural environment codes of the scheme to ensure the properties are protected against the impacts of the natural environment.
- The introduction of new properties and datasheets will be subject to the requirements of the local historic heritage code. The code will ensure development opportunities are able to be realised whilst maintaining the historic cultural values of the properties.
- The introduction of identified properties onto local heritage places list will allow for investment into historically significant sites.
- Informal targeted consultation occurred in April 2023, seeking comment from affected landowners. The current amendment will allow a formal consultation period of 28 days.

(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;

The adjacent municipal areas have adopted the Tasmanian Planning Scheme. However, the proposed amendment to the LPS will not impact the adjacent municipal areas.

(h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.

The *Gas Pipelines Act 2000* is not applicable to the proposed development.

Section 32 of LUPAA sets out the Contents of an LPS

- (3) Without limiting subsection (2) but subject to subsection (4), an LPS may, if permitted to do so by the SPPs, include –**
- (a) a particular purpose zone, being a group of provisions consisting of –**
 - (i) a zone that is particular to an area of land; and**
 - (ii) the provisions that are to apply in relation to that zone; or**
 - (b) a specific area plan, being a plan consisting of –**
 - (i) a map or overlay that delineates a particular area of land; and**
 - (ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs; or**

- (c) *a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.*
- (4) *An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –*
 - (a) *a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*
 - (b) *the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*
- (5) *An LPS must be in accordance with the structure, if any, that is indicated, or specified, in the SPPs to be the structure to which an LPS is to conform.*
- (6) *A provision of an LPS must be in the form, if any, that the SPPs indicate a provision of an LPS is to take.*
- (7) *A provision of an LPS in relation to a municipal area is not to be taken to have failed to comply with this section, or to be inconsistent with a provision of the SPPs, by reason only that it is inconsistent with a provision of the SPPs that has not come into effect in relation to the municipal area.*

Response:

Section 32(3) is not applicable to this amendment.

Guideline No. 1

Guideline No. 1 Local Provisions Schedule: zone and code application was issued by the Tasmanian Planning Commission under Section 8A of LUPAA with the approval of the Minister for Planning and Local Government in June 2018 and sets out the application guidelines for the State Planning Provisions.

The proposed amendment references C6.0 Local Historic Heritage Code. The purpose of the code is:

To recognise and protect the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential and significant trees by regulating development that may impact on their values, features and characteristics.

How the proposed changes to the local listings adheres to the application guidelines is set out below.

Guideline No. 1 Local Provisions Schedule: Zone and Code Application	
Zone/Code Application Guidelines	Planning Response

<i>LHHC 1 THR places may be listed as local heritage places in the Code list (Table C6.1).</i>	Not Applicable.
<i>LHHC 2 If the planning authority has local historic landscape precincts, local heritage precincts, or places or precincts of archaeological potential, within its municipal area, the LPS must include an overlay map showing these places or precincts for the application of the code</i>	An update to the statutory overlay map will include all new listings.
<i>LHHC 3 Each LPS may contain an overlay map showing local heritage places for the application of the Local Historic Heritage Code</i>	An update to the statutory overlay map will include all new listings.
<i>LHHC 4 Each LPS may contain an overlay map showing significant trees, for the application of the Local Historic Heritage Code.</i>	Not Applicable.
<i>LHHC 5 If including a statement of significance in Table C6.1, C6.2 or C6.3 the information included in the right hand column (titled 'Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values') must address the significance of each place and its historic heritage values, as set out in the definition for local historic heritage significance in the code. The statement of local historic heritage significance must incorporate the historic heritage values of the place. The information may be set out in the table or appear in a separate datasheet. All external documents must be listed in the LPS's Applied, Adopted or Incorporated Documents table</i>	Table C6.1 is the only relevant table. Each new listing, and each updated listing will be included within a separate datasheet.

11.2. PSA-LLP0040 - Local Heritage Places

FILE NO: PSA-LLP040

AUTHOR: Iain More (Senior Town Planner - Policy and Projects)

APPROVER: Chelsea van Riet (Executive Leader Community Assets and Design)

DECISION STATEMENT:

To decide whether to reject or agree to initiate and exhibit Amendment PSA-LLP0040 to the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme.

PLANNING APPLICATION INFORMATION:

Applicant: City of Launceston
Address: 18/28 St John Street, Launceston Tas 7250
Existing Zones: Multiple zonings
Existing Use: Residential

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston
Northern Tasmania Regional Land Use Strategy

RECOMMENDATION:

That Council, pursuant to:

1. section 40D of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates Amendment PSA-LLP0040, to the Launceston Local Provisions Schedule, to:
 - a. add 35 new properties to the local heritage listings within LAU-Table C6.1 Local Heritage Places, as shown on the instrument in Attachment 2;
 - b. create 35 new datasheets within Appendix A: Local Historic Heritage Code Datasheets, as shown on the instrument in Attachment 3;
 - c. introduce 35 new properties into the local heritage listing place overlay map, as shown on the instrument in Attachment 4; and
 - d. remove three properties from LAU-Table C6.1 Local Heritage Places and overlay mapping;
2. section 40F of the *Land Use Planning and Approvals Act 1993*, certifies draft amendment PSA-LLP0040; and
3. sections 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition be 28 days.

Richard Jamieson (Senior Leader City Development), Iain More (Senior Town Planner - Policy and Projects), Jen Welch (Team Leader Planning Assessments) and Sophie Appleby (Place and Heritage Officer) were in attendance to answer questions in respect of this item. A table of questions asked during debate has been provided after the decision.

David Hopes spoke against the Recommendation.

DECISION: 9 July 2026

MOTION 1

Moved Councillor Tim Walker, seconded Deputy Mayor Hugh McKenzie.

That Council, pursuant to:

1. section 40D of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates Amendment PSA-LLP0040, to the Launceston Local Provisions Schedule, to:
 - a. add 35 new properties to the local heritage listings within LAU-Table C6.1 Local Heritage Places, as shown on the instrument in Attachment 2;
 - b. create 35 new datasheets within Appendix A: Local Historic Heritage Code Datasheets, as shown on the instrument in Attachment 3;
 - c. introduce 35 new properties into the local heritage listing place overlay map, as shown on the instrument in Attachment 4; and
 - d. remove three properties from LAU-Table C6.1 Local Heritage Places and overlay mapping;
2. section 40F of the *Land Use Planning and Approvals Act 1993*, certifies draft amendment PSA-LLP0040; and
3. sections 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition be 28 days.

CARRIED 11:0

FOR VOTE: Mayor Matthew Garwood, Deputy Mayor Hugh McKenzie, Councillor Alan Harris, Councillor Tim Walker, Councillor Joe Pentridge, Councillor Andrew Palmer, Councillor Lindi McMahon, Councillor Susie Cai, Councillor Alex Britton, Councillor Krista Preece and Councillor Ross Marsden

AGAINST VOTE: Nil

DECISION: 9 July 2026

MOTION 2

Moved Deputy Mayor Hugh McKenzie, seconded Councillor Alan Harris.

That an additional three minutes speaking time be granted to Councillor Tim Walker.

CARRIED 11:0

FOR VOTE: Mayor Matthew Garwood, Deputy Mayor Hugh McKenzie, Councillor Alan Harris, Councillor Tim Walker, Councillor Joe Pentridge, Councillor Andrew Palmer, Councillor Lindi McMahon, Councillor Susie Cai, Councillor Alex Britton, Councillor Krista Preece and Councillor Ross Marsden
AGAINST VOTE: Nil

COUNCILLOR	QUESTION	RESPONSE
Councillor Deputy Mayor Hugh McKenzie	If Council initiates the process today, can property owners lodge objections during the exhibition period?	Senior Town Planner - Policy and Projects <i>Yes. If initiated, the amendment will be formally exhibited for 28 days. Landowners will be notified and may lodge formal representations. Those representations will return to Council for consideration before being referred to the Tasmanian Planning Commission.</i>
	Can Council remove individual properties from the amendment if representations justify it?	Senior Leader City Development <i>Yes. Council can assess each representation on its merits. If a representation demonstrates a property should not be heritage listed, Council may recommend its removal while the broader amendment continues.</i>
Councillor Lindi McMahon	Can officers explain why 2 Wellman Street was selected?	Place and Heritage Officer • <i>Demonstrates characteristics of an interwar bungalow.</i> • <i>Contains notable Art Deco features.</i> • <i>Was built in 1926.</i> • <i>Includes sympathetic 1955 additions.</i> • <i>Was formerly associated with the Presbyterian Aged People's Home.</i> • <i>Was constructed by noted Launceston builder William Bound.</i> • <i>Makes a significant contribution to the Wellman Street streetscape.</i>
Councillor Alex Britton	Where did the information come from that identified these properties for heritage listing?	Place and Heritage Officer <i>The 35 properties were selected from the Paul Davies Heritage Study and were assessed as strong candidates for local heritage listing. The properties were chosen because they contribute significantly to Launceston's heritage and streetscape.</i>
	When was the report that identified these properties prepared?	Place and Heritage Officer <i>The Paul Davies Heritage Study was completed in 2007 and has continued to be reviewed by Council's heritage staff.</i>
Councillor Susie Cai	If representations are received from owners who do not want their	Executive Leader Community Assets and Design <i>Representations are assessed on their</i>

	property listed, what happens?	<i>individual merits. Outcomes depend on the evidence and arguments provided. Council officers will assess the representations and make recommendations accordingly.</i>
Councillor Alan Harris	Can officers explain the process and timeline following today's decision?	Senior Town Planner - Policy and Projects <i>The process is:</i> 1. Council initiates the amendment. 2. Amendment is publicly advertised for 28 days. 3. Representations are received. 4. A further report returns to Council. 5. Council considers responses and possible changes. 6. The amendment proceeds to the Tasmanian Planning Commission. 7. The Commission may conduct hearings before making a final decision.
	If a property owner wants the listing removed, what sort of information is needed?	Senior Leader City Development <i>Simply stating "I don't want my property listed" carries little weight. Owners would need to provide evidence such as:</i> • Reasons why the property lacks heritage significance, or • Other compelling grounds against listing. <i>Such evidence is more likely to influence the assessment.</i>
Councillor Alex Britton	Has Council relied only on the Paul Davies Study, or have there been later reviews?	Senior Leader City Development <i>Yes, there have been later reviews. Additional work was undertaken by consultant Gayle Plunkett and during this time the list was reviewed and additional properties added.</i>
Councillor Alan Harris	Is a property required to be 100 years old to be listed?	Place and Heritage Officer No.
	Would interior fittings and fixtures be protected if a property is heritage listed?	Senior Leader City Development <i>Generally, no. Internal fixtures and fittings are usually not protected under local heritage provisions. Some structural elements connected to external heritage features may require consideration. Internal heritage controls are more commonly associated with higher-level (state) heritage protection.</i>
	While the properties were listed in the newspaper, I understand the owners were also sent letters in June?	Senior Leader City Development Yes.

Councillor Susie Cai	Do we still offer grants for maintaining heritage listed properties?	<i>Place and Heritage Officer</i> <i>We do not currently, but we are looking at bringing it back.</i>
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