

17 August 2020

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Tasmanian Planning Commission  
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Dear Ms Wong,

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**LAUNCESTON INTERIM PLANNING SCHEME 2015 – DRAFT AMENDMENT  
58 / PERMIT DA0472/2019 – 40520 TASMAN HIGHWAY, ST LEONARDS**

I refer to the Commission's letter dated 6 August 2020 which invites response submissions to the additional information requested of Council, which was provided on 10 August 2020.

**1. Dwelling Approval and Completion Rates**

A table on Plan A0 produced by Council includes a summary of completed building approvals within the Rural Living areas across the Launceston Local Government Area ("LGA"). It is drawn from Council's GIS database. It identifies that there was a total of 125 additional dwellings, or an average of 15.6 per annum, between 2011-19.

Council's Residential Land Demand and Supply Assessment (March 2019) is referred to in Section 7.2 of Council's Section 35 report on the initiation and certification of the draft amendment (January 2020) at page 228 and Section 5.2 of the 6ty<sup>o</sup> Pty Ltd Planning Submission (November 2019) at page 31.

The March 2019 document includes a summary of completed building approvals for the entire LGA which is also drawn from Council GIS database. Table 1A of the document indicates that there was an average of 152 additional dwellings per annum between 2012-17. The average of 15.6 additional dwellings per annum in Rural Living areas identified on Council's Plan A0 represents 10% of equivalent data for the entire LGA.

Rural Living dwellings are therefore a minor part of the housing mix within the LGA. As identified in Section D.2.2.2 of the Northern Tasmania Regional Land Use Strategy ("NTRLUS"), the allocation of land to a Rural Living zoning assists in diverting the demand for housing away from productive rural areas.

Plans A1 to A5 produced by Council include the completed dwelling approvals data for each Rural Living area, which is broken down into increments across the overall time period between 2011-19. These supplement the data in the table on Plan A0 and have summarised in Table 1 below.

**Table 1: Completed building approvals for single dwellings - 2011 to 2019**

Location	2011-2013	2013-2015	2015-2017	2017-2018	2018-2019	Total	
						No.	p.a.
St Leonards	15	19	21	6	0	61	7.6
Relbia	3	2	1	2	1	9	1.1
Dilston	0	2	3	4	1	10	1.1
Windermere	0	1	1	1	0	3	0.4
Swan Bay	5	11	16	7	3	42	5.3
<b>Total</b>	<b>23</b>	<b>35</b>	<b>42</b>	<b>20</b>	<b>5</b>	<b>125</b>	<b>15.6</b>

Source: City of Launceston GIS data

Table 1 illustrates that there has been a decline in dwelling approvals and completions in Rural Living areas since 2017, particularly in St Leonards and Swan Bay. This is reflected in the historical lot sales for rural residential lots these areas. The sales data from Appendix 3 of the Launceston Rural Residential Demand Assessment (Urban Enterprise, September 2019) is summarised in Table 2 based on the locations and time periods adopted in the reporting of Council's completed dwelling approvals data.

**Table 2: Historical lot sales for rural residential lots <5ha - 2011 to 2019**

Location	2011-2013	2013-2015	2015-2017	2017-2018	2018-2019	Total	
						No.	p.a.
St Leonards	22	20	11	5	1	59	6.6
Relbia	3	2	2	1	0	8	0.9
Dilston	7	5	8	3	0	23	2.6
Windermere	0	0	1	0	0	1	0.1
Swan Bay	7	19	16	17	3	62	6.9
<b>Total</b>	<b>39</b>	<b>46</b>	<b>38</b>	<b>26</b>	<b>4</b>	<b>153</b>	<b>17.0</b>

Source: Urban Enterprise (September 2019)

Based on the supply assessment prepared by 6ty° Pty Ltd, Urban Enterprise (2019) has identified that the current market for rural residential housing is constrained in terms of supply. This is reflected in the decline in the sales since 2018.

At the time the supply assessment was undertaken, there were 3 approved lots at St Leonards and no other approved or market ready lots at St Leonards or Relbia. There were 7 market ready lots at Dilston and Swan Bay and a further 53 approved lots at Swan Bay.

Additionally, it was identified that up to 40 lots could be created from Category 2-4 land at St Leonards and Relbia, including:

- Category 2 land: 0 lots at St Leonards and 7 lots at Relbia.
- Category 3 land: 7 lots at St Leonards and 10 lots at Relbia.
- Category 4 land: 13 lots at St Leonards and 3 lots at Relbia.

By contrast, the potential yield from Category 2-4 land at Dilston and Swan Bay is 167 lots. This highlights that the areas to the south of Launceston are constrained for active and future supply of rural residential lots.

During the period where active estates were available at St Leonards and Swan Bay, the data in Tables 1 and 2 indicates that relatively high demand was sustained in both areas concurrently. Lot sales at St Leonards peaked at 22 between 2011-13, which was relatively higher than a peak of 19 at Swan Bay between 2013-15. Completed dwelling approvals at St Leonards peaked at 21 between 2016-17, which was relatively higher than a peak of 16 at Swan Bay during the same period. The data, together with Plan A1 produced by Council, indicates that the majority of lots sold within the Drivers Run estate at St Leonards have subsequently been developed and contain a single dwelling. At Swan Bay, the proportion of completed building approvals equates to 68% of lot sales over the period 2011-19.

The pre-hearing submissions prepared by Council and 6ty<sup>o</sup> Pty Ltd both dated 29 July 2020 differentiate between the rural living areas at St Leonards and Relbia and those at Dilston and Swan Bay on the basis of proximity to services and facilities within the Launceston urban area. The demand assessment prepared by Urban Enterprise (2019) identifies that proximity to the Launceston CBD and nearby access to amenity in St Leonards, Norwood and Newstead were key attributes that attracted buyers to lots within the Drivers Run Estate at St Leonards.

The updated supply assessment prepared by 6ty<sup>o</sup> Pty Ltd identified that there were 0 market ready or approved lots within the functional region at Hadspen/Travellers Rest, Norwich Drive and Riverside. It identified that up to 79 lots could be created from Category 2-4 land in Hadspen/Travellers Rest and Norwich Drive (0 lots at Riverside), including:

- Category 2 land: 15 lots at Hadspen/Travellers Rest, 4 lots at Norwich Drive.
- Category 3 land: 34 lots at Hadspen/Travellers Rest, 7 lots at Norwich Drive.
- Category 4 land: 18 lots at Hadspen/Travellers Rest, 1 lots at Norwich Drive.

Out of the 67 lots at Hadspen/Travellers Rest, 61 relate to the area encompassed by the Hadspen Specific Area Plan within the *Meander Valley Interim Planning Scheme 2013* which seeks to provide for the coordinated subdivision of land and provision of infrastructure and open space within a key future growth area within the Meander Valley LGA.

The absence of an active estate within the functional region, apart from the now exhausted supply in the Drivers Run estate at St Leonards, is reflected in the lot sales data included with the 6ty<sup>o</sup> Pty Ltd submission dated 29 July 2020. There was an average of 11 rural residential lot sales per annum in the functional region between 2009-18, including 6 at St Leonards, 1 at Relbia, 2 at Hadspen/Travellers Rest, 1 at Norwich Drive and 1 at Riverside. Most of the demand was therefore accommodated at St Leonards however the number of lot sales per annum declined to 1 in 2019.

The draft amendment and permit application will provide 29 vacant rural residential lots in an area close to services and employment where there is relatively high demand. Given the absence of active estates, both within the Launceston LGA and the functional region, the additional supply associated with the proposal will not alter the existing housing mix over the short-term period during which lots are capable of being taken up and developed.

## 2. Department of State Growth

Whilst Council did not receive a response to its referral of the draft amendment and combined permit application to the Department of State Growth, it is noted that the department was consulted in preparing the Traffic Impact Assessment ("TIA") (Traffic & Civil Services, August 2019). This is evidenced by the discussion in Section 2 of the TIA at page 8 which identifies that the permit application provided for Tasman Highway road widening and the removal of an existing access onto the highway, as requested by the department.

Additionally, the following permissions were received:

- Permission on behalf of the Minister for Infrastructure and Transport for the lodgement of the application, in accordance with Section 43D(1) of the *Land Use Planning and Approvals Act 1993* which is dated 24 September 2019; and
- Permission on behalf of the Minister for Infrastructure and Transport for the concentration and discharge of drainage, in accordance with Section 17B(1) of the *Roads and Jetties Act 1935* which is dated 30 October 2019.

A copy of these permissions is attached.

## 3. Amended Planning Permit

We are supportive of the amendments to the permit shown as track changes in Council's submission of 10 August 2020.

Please do not hesitate to contact me should any clarification be required.

Yours faithfully

**6ty° Pty Ltd**



Ashley Brook  
Planning Consultant

- Attachments:
1. Crown permission for the lodgement of the application.
  2. Crown permission for the concentration and discharge of stormwater.

# Department of State Growth

Salamanca Building Parliament Square  
4 Salamanca Place, Hobart TAS  
GPO Box 536, Hobart TAS 7001 Australia  
Email [permits@stategrowth.tas.gov.au](mailto:permits@stategrowth.tas.gov.au) Web [www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)  
Ref:



Ashley Brook  
6ty Pty Ltd  
Po Box 63  
RIVERSIDE TAS 7250

Dear Ashley Brook

## **Crown Landowner Consent Granted - 40520 Tasman Highway, St Leonards**

I refer to your recent request for Crown landowner consent relating to the development application at 40520 Tasman Highway, St Leonards for the creation of 30 rural living lots including road & drainage infrastructure.

I, Andrew Hargrave, Manager Asset Management, State Roads, the Department of State Growth, having been duly authorised by the Minister for Infrastructure under section 43D(1) of the former provisions of the *Land Use Planning and Approvals Act 1993*, hereby give my consent to the making of the application, insofar as it affects the State road network and any Crown land under the jurisdiction of this Department.

The consent given by this letter is for the **making of the application only** insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 27 August 2019, and the documents approved as follows:

<b>Approved Document Name</b>	<b>Author</b>	<b>Date Received</b>	<b>Notes</b>
Application for Crown Landowner Consent	-	27/08/2019	
Launceston Council Planning Application Form	-	27/08/2019	
Folio Plan and Text – CT 164745/1	-	27/08/2019	Search date: 27/08/2019
Application for Crown Landowner Consent Cover Letter, dated 27 August 2019	-	27/08/2019	
Subdivision Concept Plan, Project No. 19.060, Drawing No. P01, Rev C	6ty°	27/08/2019	
40520 Tasman Highway, St Leonards Subdivision Traffic Impact Assessment	Traffic and Civil Services	27/08/2019	
MEMO – Re: 40520 Tasman Highway Subdivision Stormwater Assessment, 27 August 2019	Hydrodynamica	27/08/2019	

In giving consent to lodge the subject development application, the Department notes the following applicable advice:

**A. Construction of infrastructure in the road reserve/on Crown land (Works permit required)**

In giving consent to lodge the subject development application, the Department notes that the works in the State road network will require the following additional consent:

The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

For further information please visit <http://www.transport.tas.gov.au/road/permits> or contact [permits@stategrowth.tas.gov.au](mailto:permits@stategrowth.tas.gov.au).

**B. Discharge of Stormwater or drainage into the State road drainage system (Ministerial consent required)**

In giving consent to lodge the subject development application, the Department notes that the works in the State road network will require the following additional consent:

The consent of the Minister under Section 17B of the *Roads and Jetties Act 1935* to concentrate and discharge drainage to the State road reserve.

The proponent must submit a drainage plan, including catchment area, flows and drainage design for any area discharging to the State road reserve.

If any enlargement of the existing State road drainage infrastructure is required in order to carry any additional drainage, these works must be undertaken under the supervision and to the satisfaction of an officer designated by the Minister. If such works are required, the costs associated with the works will be payable by the proponent.

The proponent is responsible for the ongoing maintenance of their own infrastructure.

For further information please contact Road Assets at [roadassets.utilities@stategrowth.tas.gov.au](mailto:roadassets.utilities@stategrowth.tas.gov.au).

The Department reserves the right to make a representation to the relevant Council in relation to any aspect of the proposed development relating to its road network and/or property.

Yours sincerely



Andrew Hargrave  
**MANAGER ASSET MANAGEMENT**

On behalf of  
**Minister for Infrastructure and Transport**  
Michael Ferguson MP

24 September 2019

cc: General Manager, Launceston City Council

# Department of State Growth

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Our Ref: D19/247689



Ashley Brook  
6ty Pty Ltd  
Po Box 63  
RIVERSIDE TAS 7250

## **Ministerial Consent 40520 Tasman Highway, St Leonards**

I, Andrew Hargrave, being and as the Manager Asset Management, State Roads Division, Department of State Growth, having been duly delegated by the Minister under Section 17D of the *Roads and Jetties Act 1935* (the Act), hereby give approval under Section 17B (1) of the Act for the concentration and discharge of drainage to the Tasman Highway by JCBGP Pty Ltd for the alternations of State Growth's drainage infrastructure and increases to discharge from the development.

Yours sincerely

A handwritten signature in black ink, appearing to read "A. Hargrave", written over a light blue rectangular background.

Andrew Hargrave  
**Manager Asset Management**

Delegate of  
**Minister for Infrastructure and Transport**  
Michael Ferguson MP

30 October 2019