



Planning Report

*Section 37(1) Land Use Planning and Approvals
Act 1993*

Request to Amend the Launceston Local Provisions
Schedule (Rezoning)

‘Mowbray Racecourse’ 27 Vermont
Road, Mowbray



Mowbray Racecourse - Jellico Street Entrance

Document Control Record

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Report Title:		Mowbray Racecourse Rezoning			
Project Number:		24.294	Project Name:	Mowbray Racecourse Scheme Amendment	
Client:		Tasmanian Turf Club Inc.		Client Contact:	Andrew Crosby
Revision:	Date:	Revision details:		Prepared by:	Reviewed by:
1	29 August 2025	Draft		G. Walker	Client
2	18 September 2025	Final		G. Walker	
3	16 February 2025	Response to RFI		J Tyson	G. Walker
Current revision:		3			

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1. Introduction

6ty° Pty Ltd has been engaged by **Tasmanian Turf Club Incorporated** to prepare an application for a draft amendment to the Local Provisions Schedule of the Tasmanian Planning Scheme - Launceston ('the Scheme') in accordance with section 37(1) of the *Land Use Planning and Approvals Act 1993* ('the Act').

The proposed draft amendment relates to land comprising the Mowbray Racecourse located at 27 Vermont Road, Mowbray ('the site').

The draft amendment seeks to partially rezone two lots that comprise the site in the following ways:

1. partially rezone a lot comprised in Folio of the Register Volume 112266 Folio 1:
 - a. by rezoning approximately 1,174.5m² of General Residential zone land to the Inner Residential zone; and
 - b. by rezoning approximately 1,244.5m² of Recreation zone land to the Inner Residential zone;
2. partially rezone a lot comprised in Folio of the Register Volume 164061 Folio 1 from Recreation to Inner Residential;
3. amend the application of the Local Heritage Place overlay as it applies to a lot comprised in Folio of the Register Volume 164061 Folio 1.

The location of the land to be rezoned within the context of the two lots that comprise the site is illustrated in Figure 1.

Figure 1 - aerial image illustrating the spatial location of the proposed rezoning within the context of the site.



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

This planning report ('report') forms the basis of the application and has been prepared having regard to the relevant requirements and objectives of the Act and relevant strategic and statutory planning documents including:

1. Northern Tasmanian Regional Land Use Strategy;
2. State Policies;
3. City of Launceston Strategic Plan 2025-2035;
4. Launceston Housing Plan 2025-2040; and
5. *Tasmanian Planning Scheme* incorporating the *Launceston Local Provisions Schedule*.

1.1 Application Overview

The site¹ comprises two (2) lots that, together with other lots, form the Mowbray Racecourse located at 27 Vermont Road, Mowbray. An overview of the site and proposed draft amendment is provided in Table 1 and the site is illustrated in Figure 2.

Table 1 - overview of the site and draft amendment.

Address:	27 Vermont Road, Mowbray	
Property Identification Number:	9378493	
Certificate of Title:	Volume	Folio
	164061	1
	112266	1
Owner:	Tasmanian Turf Club Incorporated	
Area:	36.53ha (combined)	
Planning Authority	City of Launceston	
Legislative Instrument	<i>Land Use Planning and Approvals Act 1993</i>	
Planning Instrument:	<i>Tasmanian Planning Scheme - Launceston</i>	
Current Zone(s):	General Residential	
	Recreation	
Current Overlay(s):	Waterway and Coastal Protection Area Local Heritage Place Attenuation Area	
Current General Overlay(s):	Nil	
Proposed Zone(s)	Inner Residential	
Proposed Overlay(s)	Minor modification to the Local Heritage Place overlay	
Proposed General Overlay(s)	No change	
Description of proposed Draft Amendment	Partially rezone the site from General Residential and Recreation to Inner Residential.	

¹ means the lot or lots on which a use or development is located or proposed to be located. Table 3.1, Scheme.

Figure 2 - aerial image illustrating the location and spatial extent of the site.



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

1.2 Proposed Draft Amendment

The proposed draft amendment seeks to rezone part of the north-western corner of the site from a mix of the General Residential zone and Recreation zone to the Inner Residential zone. The spatial area of the site that is subject to the proposed draft amendment is approximately 5,835m² and is illustrated in Figure 3. It follows the boundaries of a 2-lot subdivision currently being considered by Council in development application DA0297/2025 which is illustrated in Figure 4.

Currently this area of the site comprises a mix of General Residential zoned land (equating to approximately 1,174.5m² of the spatial area to be rezoned) and Recreation zoned land (equating to approximately 4,660.5m² of the spatial area to be rezoned).

The configuration of the existing zoning and proposed zoning of the area of the site that is subject to the proposed draft amendment is illustrated in Figures 5 and 6.

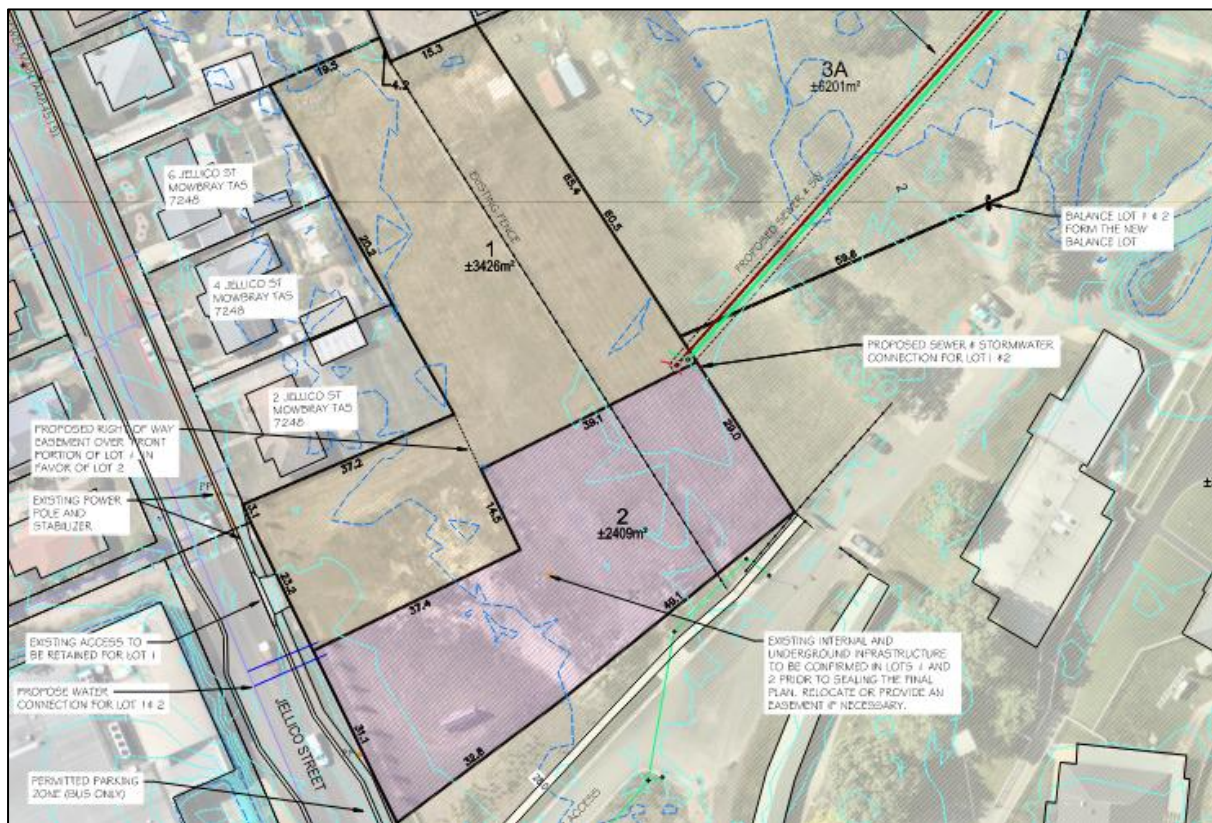
Incidental to the proposed draft amendment will be amending the Local Heritage Place overlay which applies to CT: 164061/1 to remove (approximately 3,335.5m²) of the overlay from the area of the lot that is proposed to be rezoned to Inner Residential. The extent of the amendment to the Local Heritage Place overlay is illustrated in Figure 7.

Figure 3 - aerial image illustrating the spatial area of the site that is subject to the proposed draft amendment (rezoning).



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

Figure 4 - proposed subdivision² which forms part of development application DA0297/2025.



² Subdivision does not form part of this application.

Figure 5 - existing zone configuration of the area of the site that is subject to the proposed draft amendment.



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

Figure 6 - proposed zoned configuration of the area of the site that is subject to the proposed draft amendment.



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

Figure 7 extent of Local Heritage Place overlay to be removed from CT: 164061/1 which will be incidental to the proposed draft amendment.



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

1.2.1 Rationale for the Draft Amendment

The primary purpose of the proposed draft amendment is to reallocate land that forms part of the Mowbray Racecourse that is surplus to the needs and requirements of the operation and running of the racecourse.

To this extent, the Board of the Tasmanian Turf Club ('TTC') have identified the land as being underutilised and surplus to the needs of the racecourse. Rezoning this area of the racecourse to Inner Residential will enable the land to be subdivided from the racecourse site and sold for future development.

The sale of the land will contribute to the revenue of the TTC which can be allocated to the continued improvement and maintenance of the racecourse facility.

In forming the approach with respect to the zone that ought be applied to the land that is subject to the proposed draft amendment, several zones were considered including the General Residential zone to match the partial General Residential zoning of the site and adjoining land to the north and west and the General Business zone to match and form an extension to the adjacent Mowbray Activity Centre to west.

Following collaboration with Council, it was determined that the Inner Residential zone would be best suited for the land on the basis that the Inner Residential zone is the prevailing residential zone that surrounds the Mowbray Activity Centre (defined by the General Business zone) and it is a zone that allows for a mixture of commercial activities and higher density residential development.

Accordingly, the Inner Residential zone is the zone that is sought by the proposed draft amendment.

Regarding the proposed removal of the Local Heritage Place overlay, the rationale for this part of the proposed amendment is that following the rezoning and approved subdivision, this land will no longer

form part of the listed place (being the Mowbray Racecourse) and therefore should not be subject to the listing of that place in the Local Historic Heritage Code. The proposal relates to an area in the north-western corner of the site that is currently a grassed lawn adjacent to the entrance driveway that is not developed or used for any activity directly related to the function of the racecourse.

The description of the Local Heritage Place provided in LAU-Table C6.1 Local Heritage Places is reproduced below:

Description: Mowbray Racecourse, including grandstand

Specific Extent: All of title

The part of the site that is subject to this application is more than 120m away from the grandstand and is separated from the grandstand, the racecourse and associated buildings, facilities, viewing areas and the like by an access road, parking area and a row of mature trees and shrubs.

Accordingly, the removal of the Local Heritage Place overlay from the subject land will not directly impact the heritage value of the Mowbray Racecourse and will facilitate the future development of the land under the proposed Inner Residential Zone.

It is recognised that the subject land falls within the extent of the State heritage listing of the site on the Tasmanian Heritage Register. If the proposed amendment is successful, a case will be made to Heritage Tasmania to also exclude the subject land from this listing. In any case, the presence of the Tasmanian Heritage Register listing does not necessitate the continued application of the Local Heritage Place overlay with the Launceston Local Provisions Schedule, in fact under the current provision C6.2.3 of the TPS, the Local Heritage Code would not apply while the land is on the Tasmanian Heritage Register.

1.3 Statutory Overview

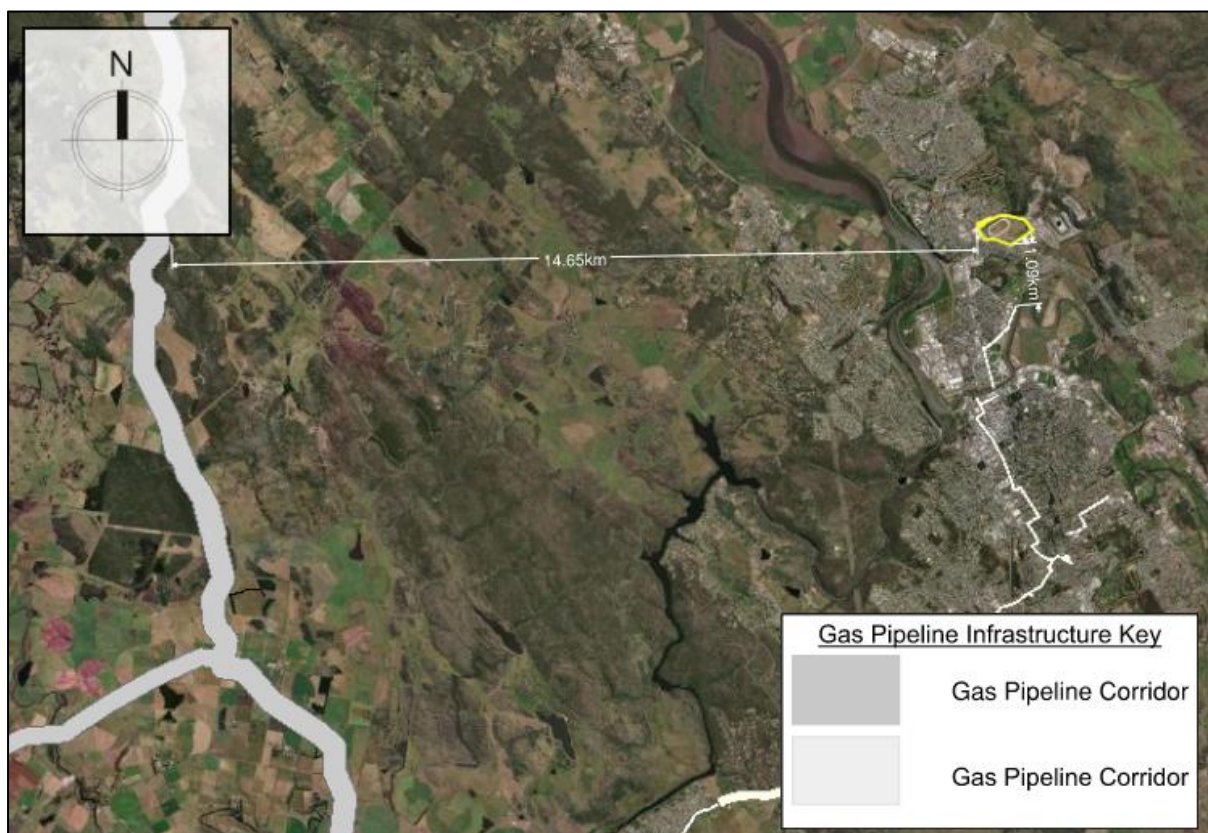
Section 38(1) of the Act requires that the planning authority must satisfy themselves that a draft amendment will meet the Local Provisions Schedule (LPS) criteria set out in section 34 of the Act. The following table provides an overview of the LPS criteria pertinent to the proposed draft amendment.

Table 2 - overview of LPS criteria set out in section 34(2) of the LUPA Act.

Section 34(2) LPS Criteria		
<i>The LPS criteria to be met by a relevant planning instrument are that the instrument –</i>		
Subclause	Requirement	Response
(a)	<i>contains all the provisions that the SPPs specify must be contained in an LPS.</i>	The proposed draft amendment seeks to amend the LPS by way of amending the applicable LPS zone and overlay map by replacing the General Residential and Recreation zone applying to the site with the Inner Residential zone and removing a small portion of the Local Heritage Place overlay from CT: 164061/1. All provisions that the State Planning Provisions ('SPPs') specify will continue to apply to the site.
(b)	<i>is in accordance with section 32.</i>	The proposed draft amendment will satisfy the matters specified in section 32 of the Act. In this regard, the site will be retained within zones provided for by the SPPs. The Zone Application Guidelines set out in Guideline No. 1 Local Provisions Schedule ('LPS') are addressed in Section 3.1 of this report for the application of the Inner Residential Zone to the site.
(c)	<i>further the objectives set out in Schedule 1.</i>	Assessment of the proposed draft amendment against the objectives set out in Schedule 1 of the Act is provided in Section 3.2 of this report.
(d)	<i>is consistent with each State policy.</i>	Assessment of the proposed draft amendment against each State policy is provided in Section 3.3 of this report.
(da)	<i>satisfies the relevant criteria in relation to the TPPs.</i>	There are no Tasmanian Planning Policies currently in effect in which to consider the proposed draft amendment against.
(e)	<i>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.</i>	Assessment of the proposed draft amendment against the Northern Tasmania Regional Land Use Strategy is provided in Section 3.4 of this report.
(f)	<i>Has regard to the strategic plan, prepared under section 66 of the <u>Local Government Act 1993</u>, that applies in relation to the land to which the relevant planning instrument relates.</i>	Assessment of the proposed draft amendment against the relevant parts of the City of Launceston Corporate Strategic Plan 2025-2035 is provided in Section 3.5 of this report.
(g)	<i>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.</i>	In this instance, the site does not adjoin and is not located adjacent to, land that is governed by another LPS within a different municipal area. Accordingly, the proposed draft

Section 34(2) LPS Criteria		
The LPS criteria to be met by a relevant planning instrument are that the instrument –		
Subclause	Requirement	Response
		amendment satisfies section 34(2)(g) of the Act.
(h)	<i>has regard to the safety requirements set out in the standards prescribed under the <u>Gas Safety Act 2019</u> .</i>	The site is not located within a Gas Pipeline Corridor or related easement. The nearest gas infrastructure is over 1km south of the site at the end of Forster Street. The proposed draft amendment will therefore not affect, or could be affected by, the requirements set out in the standards prescribed under the <i>Gas Safety Act 2019</i> .

Figure 8 - aerial image illustrating the location of the site within the context of the gas pipeline corridors.



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

2. Site Analysis

2.1 Location

The site comprises two (2) lots that have a combined area of 36.53ha. It has frontage to Jellico Street the west, Vermont Road to the south and Remount Road to the south-east.

The majority of the site is taken up with the thorough-bred, pacers and greyhound racing tracks which are arranged concentrically within a central position within the site. The main grandstand, marshalling area, club rooms and maintenance area is located along the western side of the site.

2.1.1 Specific Location of Site

The specific location of the site that is subject to the proposed draft amendment is illustrated in Photos 1 and 2.

Photo 1 - area of the site to the north of the Jellico Street entrance to the racecourse. View looking north-east.



Photo 2 - area of the site to the north of the Jellico Street entrance to the racecourse. View looking north-west.



2.2 Title Information

The site is comprised within the titles detailed in Table 4 below.

Table 3 - title details of the site.

Address	Ownership	Title Reference
27 Vermont Road, Mowbray	Tasmanian Turf Club Inc.	CT: 164061/1
27 Vermont Road, Mowbray	Tasmanian Turf Club Inc.	CT: 112266/1

A copy of the title documents is provided in **Appendix A**. Landowner's consent in accordance with Form No. 1 provided by the Tasmanian Planning Commission is provided in **Appendix B**.

2.3 Surrounding Area

The site adjoins residential zoned land to the north and west and industrial land to the east.

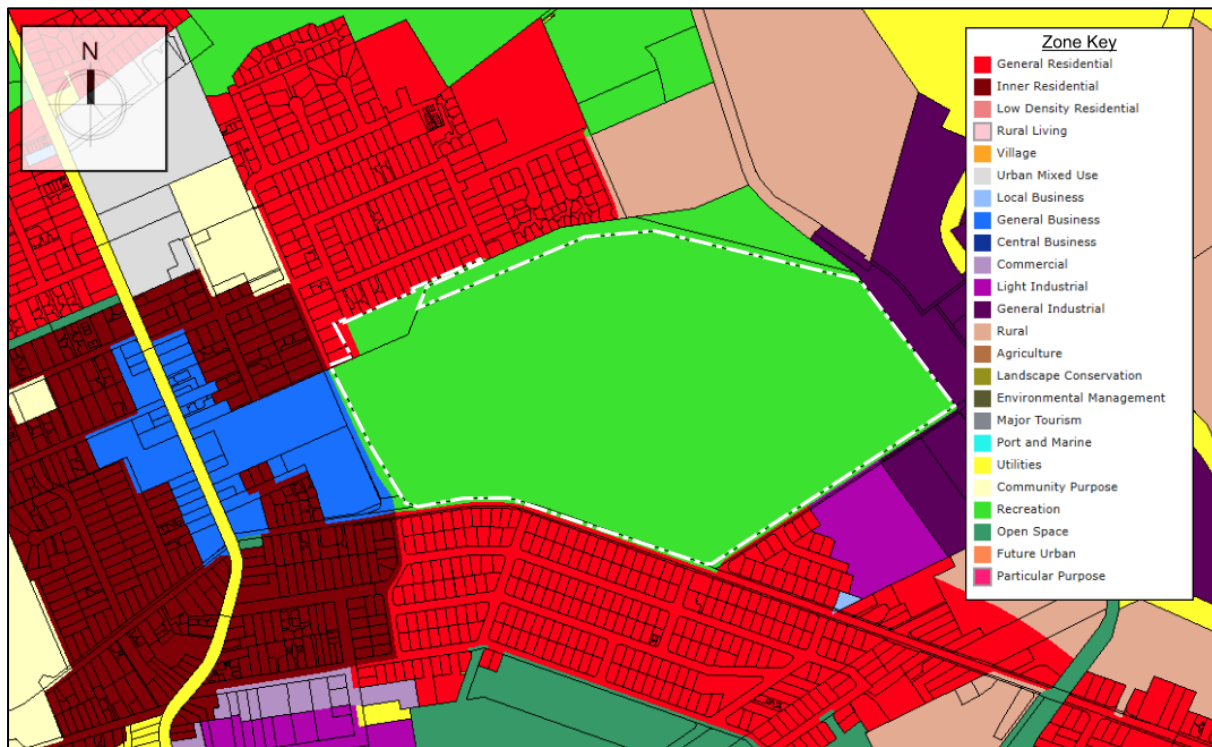
It is adjacent to the Mowbray Activity Centre to the west and Mowbray Golf Club to the north.

2.4 Zoning and Overlays

2.4.1 Zone

The site is assigned to the Community Purpose Zone under the *Tasmanian Planning Scheme* incorporating the *Launceston Local Provisions Schedule* ('the Scheme'). The zoning of the site and land surrounding the site is illustrated in Figure 4.

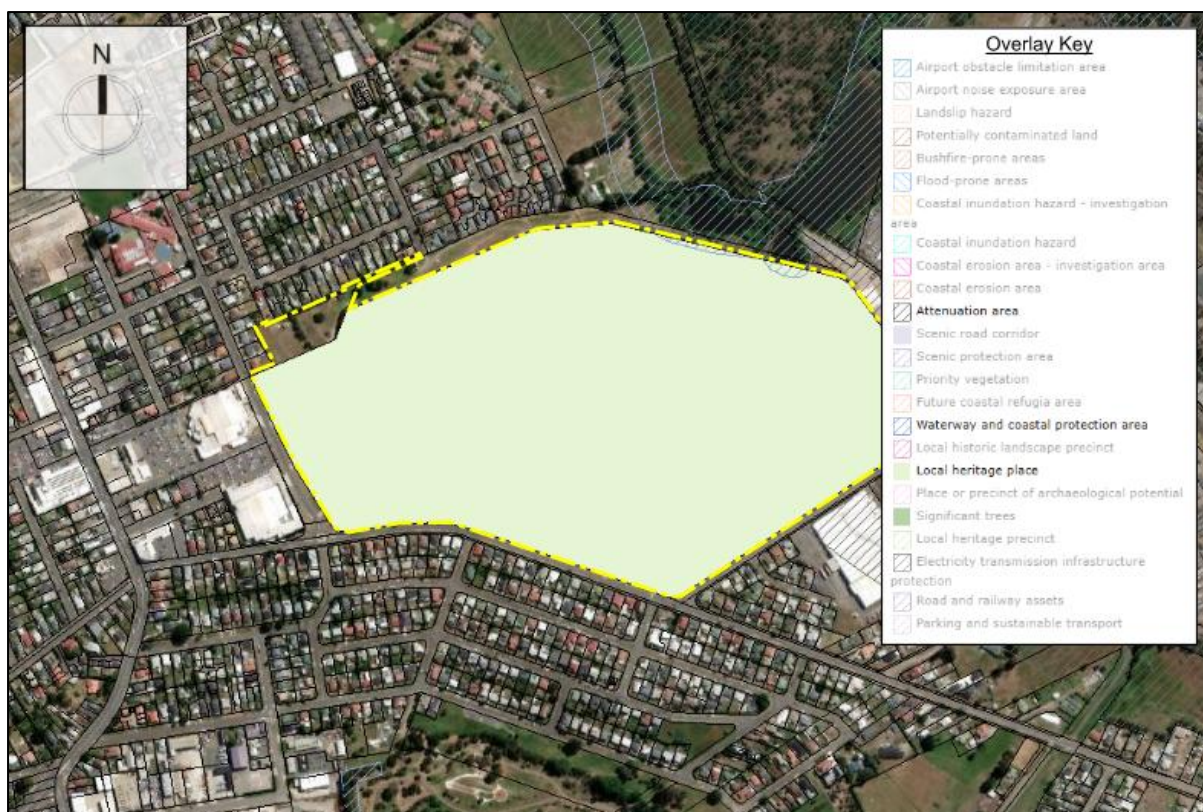
Figure 4 - map identifying the zone of the site and land surrounding the site.



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

2.4.2 Overlays

The site is subject to the Local Heritage Place, Waterway and Coastal Protection Area and Attenuation Area overlays (refer to Figure 5).



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

Notwithstanding this, only the Local Heritage Place overlay is relevant to the area of the site that is subject to the proposed draft amendment.

2.5 Built Form

The site is developed for use as a racecourse. The area of the site that is subject to the proposed draft amendment is vacant, comprising maintained lawn adjacent to the main entrance to the racecourse.

2.6 Topography

The area of the site that is subject to the proposed draft amendment is observable as being level with a minor fall to the south-west.

2.7 Infrastructure

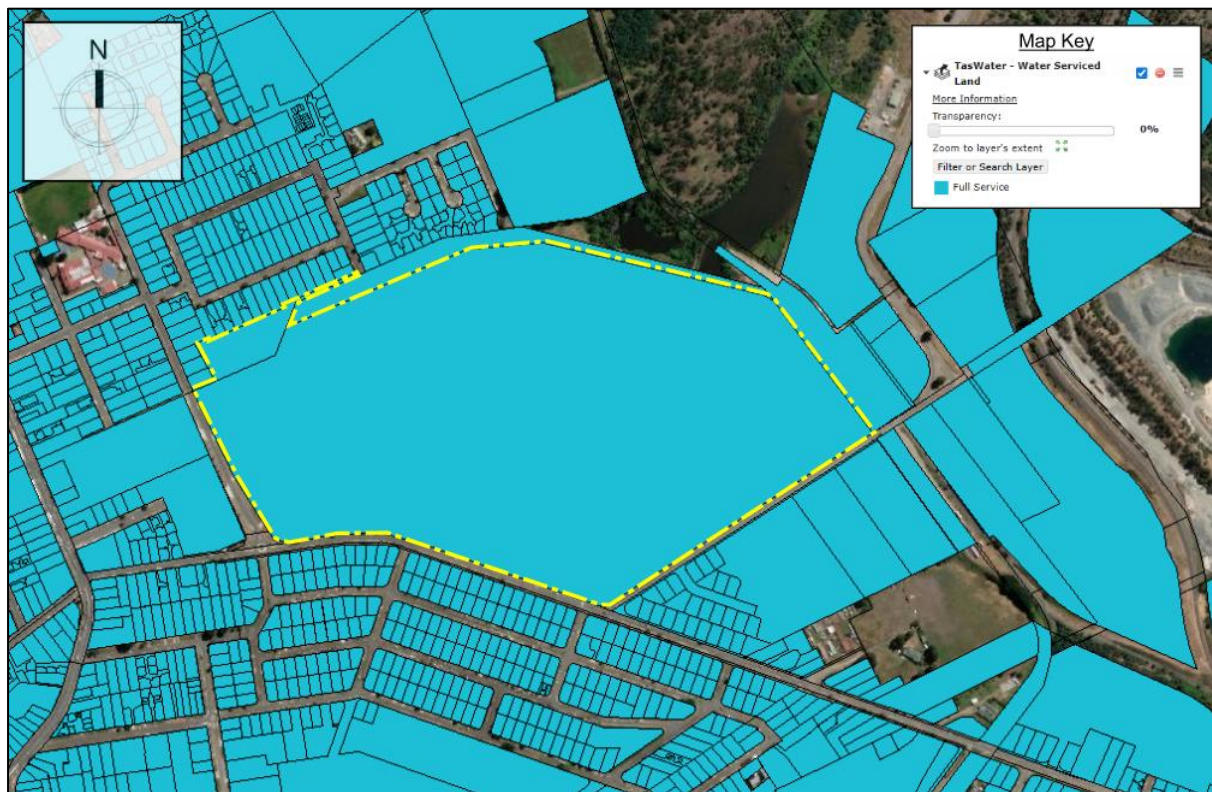
2.7.1 Road

The site has frontage to Jellico Street to the west, Vermont Road to the south and Remount Road to the south-east. No changes to road frontages or existing vehicle crossings is proposed or required as part of the draft amendment.

2.7.2 Hydraulic Services

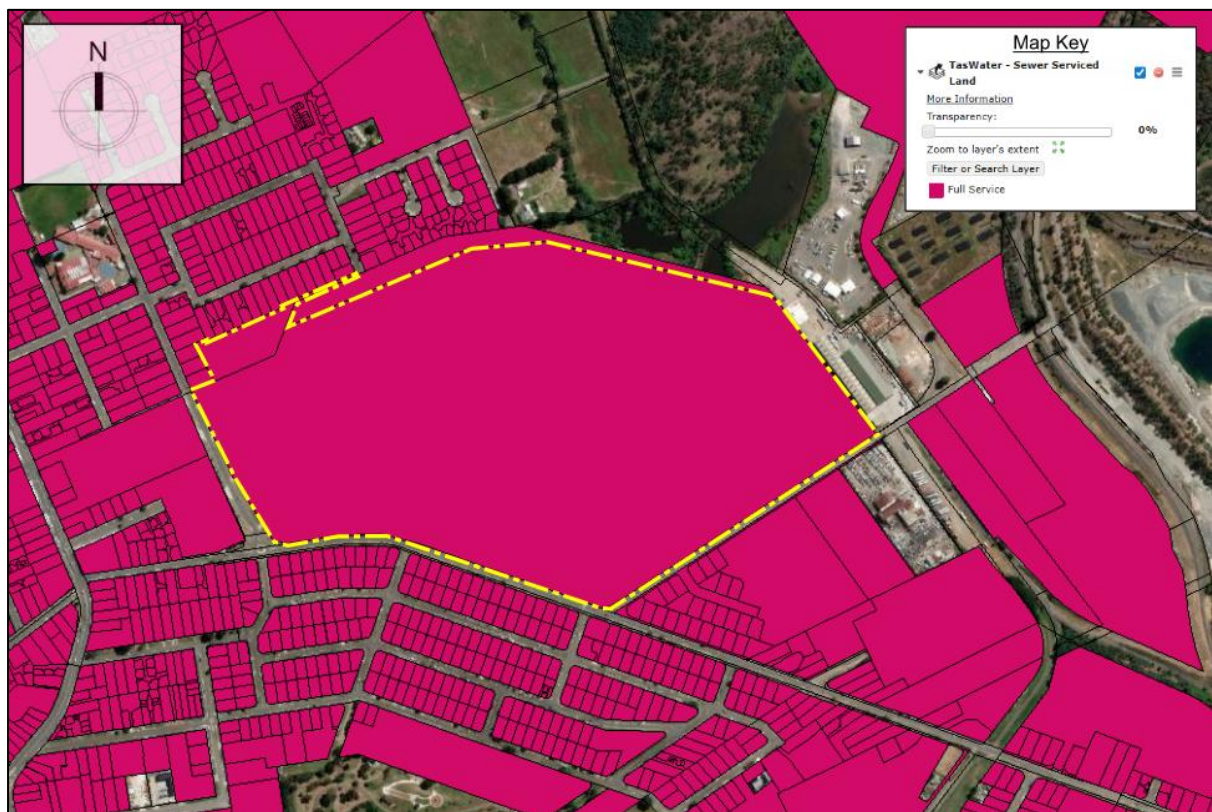
The site is located within an urban area with full access to reticulated water and sewer services (refer to Figures 9 and 10). The site is also located in an area that is serviced by a public stormwater system (refer to Figure 11).

Figure 9 - extent of full water serviced land.



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

Figure 10 - extent of full sewer serviced land.



Source: base image and data from the LIST (<https://maps.thelist.tas.gov.au/listmap/app/list/map>).

Figure 11 - extent of public stormwater system.



Source: base image and data from the ARCGIS (<https://launceston.maps.arcgis.com/>).

2.8 Natural Values

The site is modified and devoid of any known natural values.

2.9 European Heritage

The Mowbray Racecourse Grandstand is permanently listed on the Tasmanian Heritage Register (THR ID No. 4398). The site is also identified as a Local Heritage Place on the Scheme overlay maps which is understood to reflect the overarching THR listing.

The proposed draft amendment will not result in any material impacts to the heritage listing of the site (both State and local listing). In this regard, the grandstand is located approximately 129m to the east of the area of the site that is subject to the proposed draft amendment and is buffered by established vegetation and racecourse infrastructure.

2.10 Aboriginal Heritage

The site comprised urban land that has been significantly modified. It is not expected that the site will contain any Aboriginal relics. Notwithstanding this, obligations under the *Aboriginal Heritage Act 1975* will continue to apply to the site irrespective of the status of the proposed draft amendment.

2.11 Environmental Hazards and Constraints

2.11.1 Landslip Hazard

The site is not shown as being subject to a Landslip Hazard Area on the Scheme overlay maps.

2.11.2 Bushfire Hazard

The site is not shown as being within a Bushfire Prone Area on the Scheme overlay maps.

2.11.3 Site Contamination

The site is not known to have been used for a potentially contaminating activity.

2.11.4 Flood Hazard

The site is not shown as being subject to a Flood Hazard Area on the Scheme overlay maps..

2.11.5 Biodiversity Values

The area of the site that is subject to the proposed draft amendment is not shown as being subject to a Priority Vegetation Area, Waterway and Coastal Protection Area or a Future Coastal Refugia Area on the Scheme overlay maps.

2.11.6 Scenic Values

The site is no subject to a Scenic Management Area or Scenic Road Corridor on the Scheme overlay maps.

3. Statutory Assessment

The following sections provide a detailed assessment of the proposed draft amendment against the LPS criteria listed in, or otherwise implied by, 34(2) of the LUPA Act.

3.1 Section 8A Guidelines

The Section 8A Guidelines were issued by the Tasmanian Planning Commission under section 8A of the LUPA Act. They provide guidance with respect to how and where SPP zones and codes should be applied to land. The proposed draft amendment seeks to change the zoning of the site from General Residential and Recreation to Inner Residential. Assessment of the guidelines with the context of the application of the Inner Residential Zone to part of the site is provided below.

5.0 Zone Application		
9.0 General Residential Zone		
Reference	Guideline	Response
IRZ 1	The Inner Residential Zone should be applied to urban residential areas that are connected to a reticulated water supply service, reticulated sewerage system, and a public stormwater system, and have been identified for higher density development where any of the following conditions exist:	The site is located within an established urban area within Mowbray which is serviced by and connected to a reticulated water supply, reticulated sewerage system and public stormwater system.
	(a) characterised by higher dwelling density with greater presence of non-housing activity;	The site is adjacent to the Mowbray Activity Centre which is defined by the General Business Zone. The activity centre is surrounded by Inner Residential Zoned land which reflects the higher dwelling density of this land along with the presence of non-housing activities. The Inner Residential Zone will therefore be compatible with the arrangement of zoning within the area which seeks to promote higher density residential use and development adjacent to the Mowbray Activity Centre.
	(b) proximity to activity centres with a range of services and facilities; or	The site is adjacent to the Mowbray Activity Centre which offers a range of services and facilities.
	(c) located along high frequency public transport corridors.	The site is located approximately 267m (via 262 Invermay Road) to Invermay Road which is a high frequency public transport corridor.
IRZ 2	The Inner Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:	The proposed rezoning of the site to Inner Residential is recognised as in-fill rezoning where surplus racecourse land has been identified to be reallocated to the Inner Residential Zone.
	(a) within the Inner Residential Zone in an interim planning scheme; or	The site is no longer subject to an interim planning scheme.

5.0 Zone Application		
9.0 General Residential Zone		
Reference	Guideline	Response
	(b) within an equivalent zone under a section 29 planning scheme; or	The site is not subject to a section 29 planning scheme.
IRZ 3	The Inner Residential Zone should not be applied to land that is highly constrained by hazards, natural or cultural values or other impediments that will limit developing the land to higher densities.	The area of the site that is subject to the proposed draft amendment which seeks to apply the Inner Residential zone to a 5,835m ² area of the site is not identified as being subject to any natural or environmental hazards or any cultural, environmental or scenic values which would limit the ability to develop the land for higher (residential) densities.

3.2 Schedule 1 Objectives

3.2.1 Schedule 1 Objectives – Part 1

Part 1 – Objectives of the Resource Management and Planning System of Tasmania	
1. The objectives of the resource management and planning system of Tasmania are –	
Objective	Response
(a) <i>to promote the sustainable development³ of natural and physical resources and the maintenance of ecological processes and genetic diversity.</i>	The site is located within an urban area that has previously been modified for the purposes of a racecourse. The site has been cleared and significantly modified, and it does not contribute significantly to ecological processes or genetic diversity within the local area or region.
(b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water.</i>	The proposed amendment will provide for fair, orderly and sustainable use and development. It will provide an opportunity to re-develop land within an existing urban area for uses that are permissible within the (proposed) Inner Residential Zone. The site is located within a fully serviced area. There are no particular natural or cultural values associated with the land, and future use and development allowed by the proposed draft scheme amendment would be unlikely to impact air, land and water resources any differently than the previous use and development on the site or on surrounding properties.
(c) <i>to encourage public involvement in resource management and planning.</i>	If initiated, the proposed draft amendment will be placed on public exhibition for a formal comment period pursuant to Section 40G of the LUPA Act.

³ **Sustainable development** means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while –

- (a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and
- (b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
- (c) avoiding, remedying or mitigating any adverse effects of activities on the environment.

<i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a) , (b) and (c).</i>	The proposed amendment will facilitate economic development through the development of the site insofar as it will generate additional Inner Residential zoned land that is capable of being subdivided, sold and ultimately developed, all stages of which involve economic activity.
<i>(e) 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>	The proposed draft amendment process represents the sharing of responsibility for resource management between the different spheres of Government, the community and industry within the State through engagement of the planning authority (local government), Tasmanian Planning Scheme (state government level), community and industry through public exhibition and the associated assessment processes.

3.2.2 Schedule 1 Objectives – Part 2

Part 1 – Objectives of the Resource Management and Planning System of Tasmania	
2. The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule –	
Objective	Response
<i>(a) to require sound strategic planning and co-ordinated action by State and local government.</i>	The proposed draft amendment is assessed against the applicable sections of the Northern Tasmania Regional and Use Strategy (NTRLUS) in section 3.4 of this Planning Report. The proposed draft amendment has been found to be consistent with the applicable policies and actions in sections E.3 and E.5 of the NTRLUS. The proposed draft amendment therefore represents coordinated and sound strategic planning.
<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>	The proposed draft amendment will not materially alter the established system of planning instruments that set the objectives, policies and controls for the use, development and protection of land. The relevant zone and code provisions will continue to apply to the site in relation to the proposed development application that will be facilitated by the proposed draft amendment.
<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>	Attainment of this objective is not impacted by the proposed draft scheme amendment. In this regard, the site is within an established urban area and the proposed draft amendment only seeks to enable the site to be used for permissible use and development allowed by the Inner Residential zone which is similar to the adjacent area. Codes and other applicable Scheme provisions that seek to manage and control environmental impacts will continue to remain relevant to the site to the degree that they are applicable.
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management</i>	The proposed draft amendment is consistent with relevant State, regional and local strategy and policy directions which broadly seek to achieve sustainable development that does not

<i>policies at State, regional and municipal levels.</i>	compromise environmental, social, economic and resource management objectives.
<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>	The application does not involve a combined (draft) amendment and development application process. Accordingly, a coordinated approach to planning approvals is not sought.
<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 proposed amendment will provide for use and development that is permissible within the Inner Residential zone in a location adjoining existing residential and community services. It will therefore assist with the creation of a secure, pleasant, efficient and safe built 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>	The proposed draft amendment will not result in any impact on a place listed or known to be significant for its scientific, aesthetic, architectural, historical or cultural value.
<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>	The site is capable of being serviced by road, sewer, water, stormwater and electricity infrastructure with capacity.
<i>(i) to provide a planning framework which fully considers land capability.</i>	Land capability is aligned to land assigned or designated for agricultural use. The site is located within an established urban area and is not assigned to the Agriculture or Rural zones of the TPS. The proposed draft amendment will therefore not impact land capability.

3.3 State Policies

3.3.1 Tasmanian State Coastal Policy 1996

The State Coastal Policy 1996 defines the term 'Coastal Zone' as, under the *State Coastal Policy Validation Act 2003*, a reference in the *State Coastal Policy 1996* to the coastal zone is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.

In this instance, the site is located approximately 993m from the nearest mean high-water mark located at adjacent to the East Tamar Highway next to Launceston Church Grammar School senior campus. Whilst the State Coastal Policy ('SCP') applies to the site and the proposed draft amendment, the proposed draft amendment will not have any bearing upon the attainment of the SCP per se.

To this extent, the site is almost located outside the coastal zone defined by the SCP and is situated at an elevation of approximately 39m above the mean high-water mark of the coastline. There is substantial (existing) development including public infrastructure, housing and community services located between the coastline and the site. The proposed draft amendment, including any future use and development facilitated by the (proposed) Inner Residential zone will not impact upon the achievement or advancement of applicable principles of the SCP including, but not limited to:

- impacting the natural character of the coastal zone;
- impacting locations of significant Aboriginal heritage;
- impacting the interconnected relationship between the coastal zone and urban environment;

- impacting areas of the coastal zone that are susceptible to natural events including erosion, inundation and flooding;
- impacting upon water quality and ecological values of the coastal zone.

The proposed draft amendment represents the consolidation of an established urban area located partially within a coastal zone and avoids ribbon development and cluster development along coastlines, which is consistent with the SCP.

3.3.2 State Policy on the Protection of Agricultural Land 2009

The *Protection of Agricultural Land Policy 2009* ('PAL Policy') seeks to conserve and protect agricultural land. The site is located within an established urban area of Launceston. The site does not comprise agricultural land and is not adjacent to agricultural land. The PAL Policy therefore does not apply to the site or the proposed draft amendment.

3.3.3 State Policy on Water Quality Management 1997

The *State Policy on Water Quality Management 1997* ('SPWQM Policy') applies to all surface waters, including coastal waters and ground waters. It seeks to manage and where possible, enhance the quality of surface and ground water systems through catchment management, monitoring and development control. The SPWQM Policy comprises a series of often technical objectives for the management of surface and ground water systems.

The objectives of the SPWQM are integrated into the current Resource Management and Planning System of Tasmania. In this regard, the Natural Assets Code of the Tasmanian Planning Scheme ('TPS') which applies to watercourses contains development controls that seek to minimise impacts on water quality including native riparian vegetation, watercourse condition and the natural ecological function of watercourses. The site is not subject to the Natural Assets Code or any other TPS code that relates to management of water quality. Further, the site is capable of connection to a reticulated public stormwater system. The SPWQM Policy therefore does not apply to the proposed draft amendment.

3.3.4 National Environment Protection Measures

National Environmental Protection Measures (NEPMs) are developed under the *National Environment Protection Council (Tasmania) Act 1995* and outline the objectives and protections for specific environmental matters. Section 12A of the *State Policies and Projects Act 1993* provides NEPMs with an equivalent status as State policies.

There are seven active NEPMs which deal with the following environmental matters:

1. Ambient air quality;
2. Air toxins;
3. Assessment of site contamination;
4. Diesel vehicle emissions;
5. Movement of controlled waste between states and territories;
6. National pollutant inventory; and
7. Used packaging material.

None of the above NEPMs are considered directly relevant to the proposed draft amendment.

The draft amendment seeks to rezone land from Recreation Zone to the Inner Residential Zone. There are no allowable uses within the Inner Residential Zone that would be expected to generate any emissions or activity that would be contrary to the NEPMs.

To the extent that the NEPM's are applicable to the draft amendment within the context of air quality and noise, consideration can be provided, specifically relating to the presence of attenuation areas over

the site for two existing activities that produce emissions, being a pre-mix bitumen plant at 11 Cavalry Road and a shooting range at 75 Remount Road, Mowbray.

It is acknowledged that the site falls within the specified attenuation area for these uses, as created by the provisions of the Attenuation Code of the Tasmanian Planning Scheme.

The application of the Attenuation Code to the subject land will not be changed in any way by the proposed amendment. Any proposal for a sensitive use, as defined in the Scheme, will be subject to a Development Application that will be assessed under the provisions of the Attenuation Code, which requires that any impacts from emissions generated by the identified uses will be considered. This is no different than the operation of the Scheme under the current zoning of the land, which also allows for sensitive uses.

Given that there are already many existing examples of sensitive uses present within the attenuation areas of the identified impacting uses, it is expected that future use and development of the subject site can be achieved in accordance with the provisions of the Attenuation Code and without causing significant land use conflict.

In summary, the existing Scheme provisions, specifically the Attenuation Code, will continue to apply to the land and will ensure that the proposal will not impede the achievement of any of the NEPM's and is therefore in accordance with the associated State Policy.

3.4 Northern Tasmania Regional Land Use Strategy

The Northern Tasmania Regional Land Use Strategy ('NTRLUS') was established under section 5A of the LUPA Act.

The NTRLUS is the regional plan for Northern Tasmania which sets out the strategy and policy framework to facilitate and manage change, growth and development within the region through until 2032. The NTRLUS contains seven (7) distinct parts which are:

- **Part A:** The purpose and scope of the NTRLUS
- **Part B:** Regional Profile and Overview
- **Part C:** Regional Strategic Planning Framework
- **Part D:** Regional Planning Land Use Categories
- **Part E:** Regional Planning Policies
- **Part F:** Implementation and Monitoring Measures
- **Part G:** Local Provisions Schedule Preparation Addendum

All municipal planning schemes and policy making within the region are expected to advance and implement all active parts of the NTRLUS. In this instance, the sections of the NTRLUS that are most pertinent to the proposed draft amendment are Parts E and G.

3.4.1 Part C Regional Strategic Planning Framework

Part C of the NTRLUS sets out the Vision for Northern Tasmania, to create a region within which:

- All communities enjoy a positive, affordable and competitive future;
- Councils and communities work cooperatively;
- Sustainable economic prosperity flourishes;
- Valued environmental features and assets are promoted; and
- Quality of life is enhanced and people are moved to live, invest and visit Northern Tasmania.

The Vision is underpinned by a Strategic Planning Framework, which outlines four key strategic goals—Economic Development, Liveability, Sustainability, and Governance—each supported by strategic directions that together form the broad policy framework for regional planning. These goals inform the

regional planning policies set out in Part E, which are intended to guide local policy development and implementation. Discussion and assessment of the proposal against the relevant sections of Part E is provided below.

3.4.2 Part D Regional Land Use Categories and Key Principles

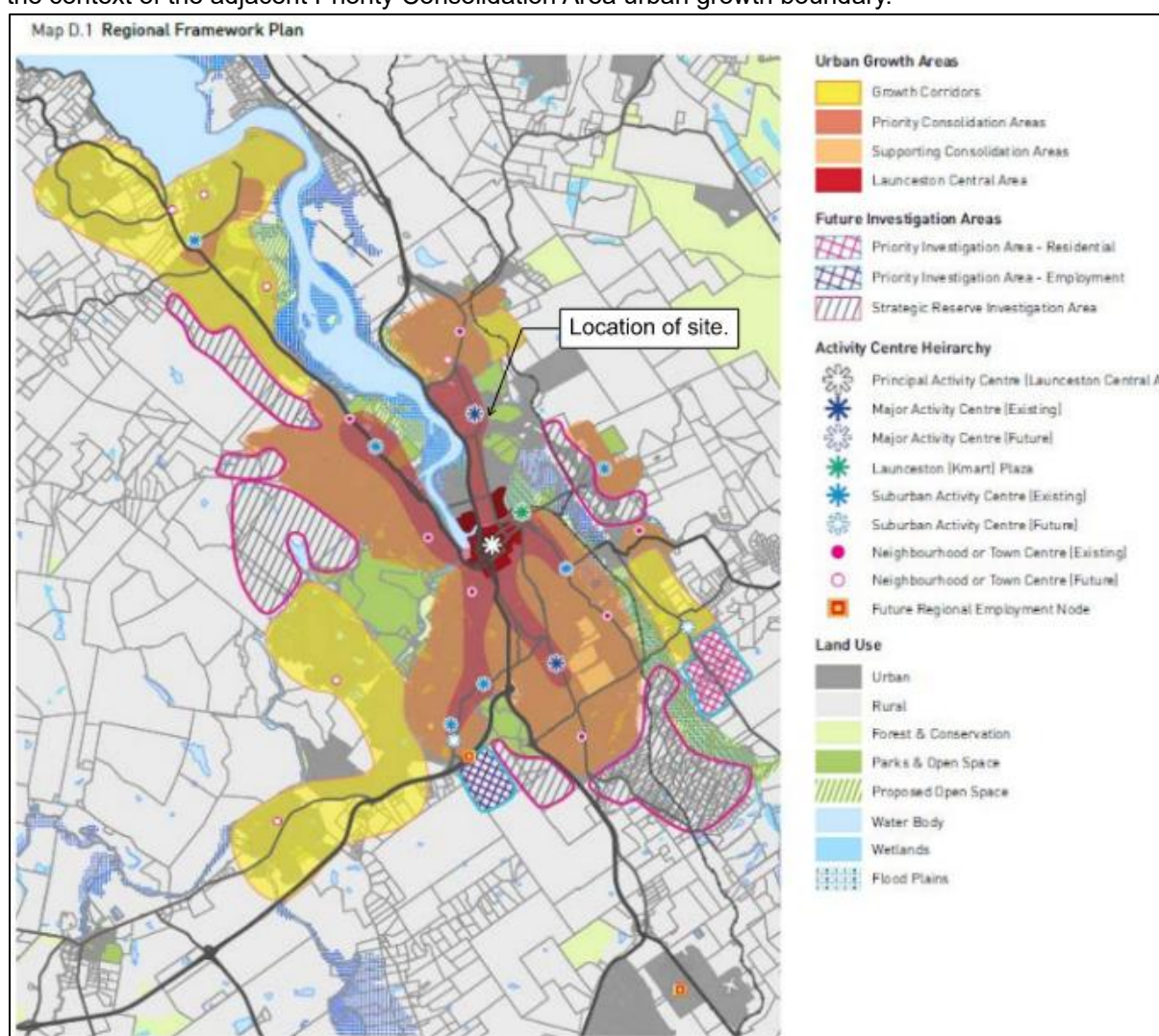
Part D of the NTRLUS establishes three Regional Land Use Categories to provide the spatial framework to achieve the Vision of the Strategy:

- Urban Growth Areas;
- Rural Areas; and
- Natural Environment Areas.

3.4.3 Site Context

The site is located within an Urban Growth Area. Urban Growth Areas ('UGA') comprise land within developed urban settlements or areas intended for urban development as identified in a Priority Consolidation Area, Supporting Consolidation Area or Growth Corridor on the Regional Framework Maps. The Regional Framework Map D.1 in the RLUS identifies that the site is at the edge of a Priority Consolidation Area (refer to Figure 12) within the Mowbray UGA and Major Activity Centre.

Figure 12 - excerpt of Regional Framework Plan for Launceston showing the location of the site within the context of the adjacent Priority Consolidation Area urban growth boundary.



Source: Map D.1 NTRLUS

3.4.4 Urban Growth Area Policy

D.2.1 of the RLUS sets out the policy direction and key principles associated with Urban Growth Areas. Applicable parts of D.2.1 of the RLUS include D.2.1.1 (Urban Growth Areas - Key Principles) and D.2.1.2 (Urban Growth Areas – Supporting Consolidation Areas). The proposed draft amendment is assessed against these parts of the RLUS in the applicable tables below.

D.2.1 Urban Growth Areas	
<i>Urban Growth Areas</i> will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. <i>Urban Growth Areas</i> will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).	
D.2.1.1 Urban Growth Areas - Key Principles	Response
The Urban Growth Areas aim to provide for a well-planned region of distinct cities, towns and villages that: – maintains the integrity of 'intra-regional' open space green breaks. – minimises impacts on natural resources. – maximises the use of major transport and water and sewerage infrastructure (committed and/or planned). – enables efficient physical and social infrastructure, including public transport.	The site is located within an Urban Growth Area and is directly adjacent to a Priority Consolidation Area that covers the established suburb of Mowbray which is recognised as a Major Activity Centre. The proposed draft amendment will not impact upon the integrity of the 'intra-regional' open space green breaks which currently exist between the distinct activity centres within the region. It achieves this by confining the spatial extent of the proposed draft amendment to within the established urban settlement boundary of Mowbray where infill and consolidation of the Priority Consolidation Area is prioritised. The proposed draft amendment minimises impacts on natural resources by confining the spatial extent of the proposed draft amendment to an infill grey-field site that is within the established settlement boundary of Mowbray as defined by the Urban Growth Area in Regional Framework Plan (Map D.1) of the NTRLUS, which is predominately devoid of significant or material natural resources including native vegetation, major watercourses and known mineral resources. The proposed draft amendment will utilise existing road and service infrastructure. The site is located adjacent to significant north-south transport corridors of Invermay Road and East Tamar Highway to the west. Full water and sewerage infrastructure is available. Mowbray is well served with existing physical and social infrastructure including public and private schools, open spaces, sports and recreation facilities, health services and other business and community facilities. Mowbray is relatively well served with several public transport (bus service) routes accessible from the site including Invermay Road which is located within 400m walking distance of the site. The proposed draft amendment will provide for additional Inner Residential zoned land within the established

D.2.1 Urban Growth Areas

Urban Growth Areas will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. *Urban Growth Areas* will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).

D.2.1.1 Urban Growth Areas - Key Principles	Response
– has ready access to services and employment. – ensures significant non-residential activities will meet specific location, infrastructure and site requirements.	suburb, increasing the efficiency of existing physical and social infrastructure. The site is located within an established suburb of Mowbray, with good access to services and employment opportunities in the Major Activity Centre. The draft amendment is intended to facilitate additional Inner Residential zoned land that will promote a mixture of non-residential and residential use (within the confines of the Inner Residential zone) adjacent to the established Priority Consolidation Area of Mowbray which forms part of the broader Urban Growth Area of the Regional Framework Plan.
Development opportunities will increase the capacity of the existing <i>Urban Growth Areas</i> , unless local strategy determines that expansion is the most appropriate response to the strategic needs of the area.	The proposed draft amendment will increase the capacity of the existing Urban Growth Area as it relates to reallocation of an infill grey-field site that is within the established settlement boundary of Mowbray as defined by the Urban Growth Area in Regional Framework Plan (Map D.1) of the RLUS.
Land within the <i>Urban Growth Areas</i> illustrated in the Regional Framework Plan Maps D.1, D.2 and D.3 or settlements categorized by the descriptions in Table E.1 or illustrated in Map E.1, may be rezoned for urban development, subject to local strategy, that responds to the Key Principles and leads to the strategic and orderly development of the area.	The proposed draft amendment seeks to rezone the subject land from General Residential and Recreation to Inner Residential which will reflect and build upon the strategic and orderly development of the area within the context of the aspirations of the adjacent Priority Consolidation Area.
Areas contiguous to the <i>Urban Growth Areas</i> identified in the Regional Framework Plan Maps D.1, D.2 and D.3 or settlements categorized by the descriptions in Table E.1 or illustrated in Map E.1, may also be considered for rezoning for urban development, where it can be demonstrated that their inclusion responds to the Key Principles and is appropriate for the strategic and orderly development of the area or where evidence identifies it is necessary to accommodate higher than anticipated demand or changing demands.	This principle is not applicable as the site is located within the Urban Growth Area of Mowbray.
Land considered for rezoning within or contiguous to an <i>Urban Growth Area</i> should: – be physically suitable.	The proposed draft amendment seeks to rezone land to Inner Residential which is located within the Mowbray Urban Growth Area. Land subject to the draft amendment has been determined to be physically suitable for the intended purposes insofar as it is unaffected by significant topographical constraints, natural hazards and natural values and is capable of being connected to full infrastructure services.

D.2.1 Urban Growth Areas

Urban Growth Areas will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. *Urban Growth Areas* will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).

D.2.1.1 Urban Growth Areas - Key Principles	Response
– exclude areas with unacceptable risk of natural hazards, including predicted impact of climate change. – exclude areas with significant biodiversity values. – be appropriately separated from incompatible land uses. – be a logical extension of an existing urban area or be of sufficient size to support efficient social and economic infrastructure.	Land within the spatial extent of the proposed draft amendment avoids areas with an unacceptable risk from natural hazards, including bushfire, landslip and flooding. Land within the spatial extent of the proposed draft amendment does not contain any remnant vegetation or areas of significant biodiversity or conservation value. Land subject to the proposed draft amendment is part of an existing urban suburb, predominantly surrounded by development for residential and community uses. Where potentially impacting uses are present in the surrounding area the existing standards of the Attenuation Code will sufficiently address any potential issues. As such, the site is appropriately separated from incompatible land uses. The site is within the existing urban area of Mowbray.
As a guide, any investigations to support growth within or contiguous to Urban Growth Areas should include an assessment of the following matters where relevant: – the identification of existing land use. – for proposed planning scheme amendments within, or contiguous to, the urban growth areas shown in Map D.1, an analysis of residential supply and demand for the Greater Launceston Area (<i>The Greater Launceston Area is the contiguous, urban extent of the Regional City and includes the Legana and Hadspen settlements, as generally indicated in Map D.1.</i>).	Land subject to the proposed amendment is within the established Mowbray Urban Growth Area. The site is currently (partially) vacant forming a contiguous area of the Mowbray Racecourse. The proposed draft amendment seeks to rezone the subject land from General Residential and Recreation to Inner Residential to facilitate use and development permissible within the Inner Residential zone. The proposed Inner Residential zone will provide for a continuation of the zoning pattern surrounding the Mowbray activity centre. The need for additional supply of land for housing in Launceston has been well documented in regional and local strategic planning work over the last decade: • The Greater Launceston Plan (GLP) published in 2014 identified a need to deliver over 12,000 residential lots in greater Launceston and of those 4810 lots within the City of Launceston between 2013-2036 and established the Regional Framework Plan that was adopted into the NTRLUS;

D.2.1 Urban Growth Areas

Urban Growth Areas will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. *Urban Growth Areas* will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).

D.2.1.1 Urban Growth Areas - Key Principles

Response

- The Launceston Residential Strategy (2009-2029) identified a need for 175-293ha of residential land to 2024 and prioritised infill development to achieve this. The Strategy helped to deliver housing in some key sites, though progress in other areas with greater infrastructure and planning challenges has not progressed and the land supply has not been maintained;
- A Northern Tasmania Residential Demand and Supply Study (February 2024) has been completed by REMPLAN for the Northern Tasmanian Development Corporation (NTDC) and will inform the next iteration of the NTRLUS.
This report identifies ongoing residential demand that is driven by population growth and reducing household size. The report identifies a need for approximately 730 dwellings per year for the region, with the highest proportion of this demand to be in and around Launceston.
The subject site falls within the Launceston North planning area. While this area is forecast to have sufficient land to meet supply, there are barriers identified to achieving the theoretical supply for much of the available land supply, such as servicing and transport requirements that have stalled delivery of supply in 'The Green' development area, which forms around half of the identified supply in the northern part of Launceston. While the subject site is not anticipated as a potential infill area in the study, this proposal can contribute to the delivery of increased housing supply in the Launceston North area, with certainty of delivery with full reticulated infrastructure and access to transport.
- The Launceston Housing Plan 2024-2040 further articulates the need to deliver more housing in Launceston to ensure sufficient ongoing supply for a growing and changing population. The Plan identifies an existing undersupply of housing and shortfall of land supply and resulting decrease in housing affordability. The Plan aims to deliver 6450 new dwellings over 15 years, with a

D.2.1 Urban Growth Areas

Urban Growth Areas will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. *Urban Growth Areas* will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).

D.2.1.1 Urban Growth Areas - Key Principles

Response

	balance of infill and greenfield development and increased diversity of housing form. This translates to an average of 300 new dwellings required per year to keep up with the forecast. The northern area of Launceston (where the subject site is located) is expected to accommodate 20% of the required dwelling demand, which is at least 60 new dwellings per year. The Plan aims to increase the proportion of medium and high density housing types from 34% to almost 70%. The proposal directly aligns with the direction of the GLP, NTRLUS and Housing Plan 2024-2040 to deliver infill development opportunities in the urban growth area and to provide for greater density through the application of the Inner Residential Zone. The proposal provides an ideal opportunity for dense infill development in a Priority Consolidation Area that is directly adjacent to the Mowbray Major Activity Centre. The site is less than 300m walk from a shopping centre, bus route and local primary school. The site area is shown in Map D.1. The proposed draft amendment seeks to rezone the subject land from General Residential and Recreation to Inner Residential to facilitate use and development permissible within the Inner Residential zone. The proposed Inner Residential Zone aligns with the need to provide for additional residential zoned land to accommodate current demand for housing. The most relevant local strategy is the Launceston Housing Plan 2024-2040. As discussed above, the proposal directly aligns with the intent of this Plan and can contribute to the delivery of an increased supply of housing in a well-connected and serviced infill site with potential for medium to high density development.
– for areas not shown in Map D.1, an analysis of residential supply and demand for the relevant individual settlement identified in Table E.1. – an analysis of growth opportunity based on local strategy for the relevant settlement.	

D.2.1 Urban Growth Areas

Urban Growth Areas will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. *Urban Growth Areas* will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).

D.2.1.1 Urban Growth Areas - Key Principles	Response
– an analysis of the potential loss to the agricultural estate including prime agricultural land. – the impact on agricultural productivity and infrastructure, and other resources. – the extent to which land is included in irrigation districts (and potential loss in irrigation infrastructure). – the potential for land use conflict with nearby uses if residential development were to occur. – the potential impact on the efficiency of the State road and rail networks. – the potential impact on, and fettering of, extractive industries (and potential to sterilise strategic mineral resources). – an assessment of natural, cultural and landscape values. – an assessment of natural or other hazards. – the potential for conflict with State policies.	The proposed amendment relates to land in an urban setting and will have no impact on the agricultural estate. The proposed amendment relates to land in an urban setting and will have no impact on agricultural productivity or infrastructure. The proposed amendment relates to land in an urban setting that is not in an irrigation district and will not impact irrigation infrastructure. The proposed amendment relates to land in an urban setting, that has a previous use for a racecourse. The site is surrounded by residential use in addition to the established racecourse, business activity centre and other community and sporting uses (including schools and the Mowbray golf course). There is a low potential for land use conflict with the future use and development facilitated by the Inner Residential zone. The proposed amendment will have no impact on the efficiency of State road and rail networks. The proposed amendment will have no impact on extractive industries. The proposed amendment relates to land in an urban setting and is not anticipated to have any impact on natural, cultural or landscape values. Land within the spatial extent of the proposed draft amendment avoids areas with an unacceptable risk from natural hazards, including bushfire, landslip and flooding. The proposed amendment is assessed against the State Policies in Section 3.3 of this report and is found to be consistent with them, as far as they are applicable.
D.2.1.2 Urban Growth Areas – Priority Consolidation Areas	Response
Comprising land in established urban areas focused on the Launceston Central Area as defined in the Regional Framework Plan Map D.1.	The subject site is in the suburb of Mowbray, which is identified as a Priority Consolidation Area in Map D.1 (see Figure 12 above).
Support a range of urban use and development that provides improved access, services, amenity and liveability.	The site is well served by the existing transport network, including options for public transport (bus routes) nearby.

3.4.5 Part E: Regional Planning Policies

Part E of the NTRLUS sets out the regional planning policies that manage and direct growth at the regional level. The regional planning policies are expressed through the following themes:

- Regional Settlement Network Policy
- Regional Activity Centre Network Policy
- Regional Infrastructure Network Policy
- Regional Economic Development Policy
- Social Infrastructure and Community
- Regional Environment Policy

The most relevant planning policies within the context of the proposed draft amendment include specific policies and actions contained within the Regional Settlement Network Development Policy and Regional Activity Centre Network Policy.

Notwithstanding this, each of the policy themes including specific policies and actions are interlinked and integrated. Accordingly, compliance or consistency with the overarching policies and actions feed into compliance with the lower order or subsequent policies.

3.4.6 Regional Settlement Network Policy

The RLUS adopts a Regional Settlement Hierarchy to serve the existing and future population of the region. The Regional Settlement Hierarchy is illustrated in Map E.1 and described in Table E.1 of the NTRLUS.

The site is part of the Greater Launceston Urban Area, which is identified as the Regional City in Map E.1 and in Table E.1, and is described as:

Provides the central business district level functions to the region with high levels of administrative, government, business, commercial, financial and retail services. The Regional City is supported by modern and vibrant regional arts, cultural, entertainment and recreational facilities and is set within a strong built cultural heritage and history.

Contains regional education, health and allied health facilities to support regional and visitor needs.

Section E.2.4 of the NTRLUS details specific policies and actions within the following policy areas:

- Regional Settlement Networks
- Housing Dwellings and Densities
- Integrated Land Use and Transport
- Residential Design
- Housing Affordability
- Rural and Environmental Living Development

A response in relation to how the proposed draft amendment is considered to reflect consistency with pertinent policies and actions of the Regional Settlement Network Policy is provided below.

3.4.6.1 Key Settlement Network Strategies

The Key Activity Centre Networks Strategies set out in section E2.3 of the RLUS are addressed in the table below.

E2.3 Key Settlement Network Strategies

Planning for and development of the Regional Settlement Network should apply the following strategies:

Strategy	Response
Support sustainable growth in identified <i>Urban Growth Areas</i> .	The proposed draft amendment will facilitate infill use and development within an established Urban Growth Area.
Contain settlements within identified <i>Urban Growth Areas</i> with a focus on consolidating and development the Greater Launceston Area and sub-regional centres identified in the Regional Settlement Hierarchy.	The proposed draft amendment will contribute to the consolidation of the Greater Launceston Area through appropriate infill development.
Support development of the Greater Launceston Area consistent with the Regional Framework Plan Maps D.1, D.2 and D.3 to promote efficient function, servicing and future development of the area.	The proposed draft amendment will contribute to the infill development within the Greater Launceston Area consistent with the Regional Framework Plan in Map D1 and will promote efficient function, servicing and development of the area.
Consolidate existing land use patterns and identify infill opportunities within existing settlements and urban centres, and around activity centres and key public transport nodes and networks.	The proposed draft amendment will contribute to the consolidation of the Greater Launceston Area through appropriate infill development.
Complement and support a viable Regional Activity Centres Network to maximise regional productivity, economic activity and employment opportunities.	The proposed draft amendment will complement and support the Regional Activity Centres Network by facilitating infill development in an area with good access to existing activity centres.

3.4.6.2 Regional Settlement Hierarchy Specific Policies and Actions

The site is located within the Greater Launceston Urban Area, which is identified as the Regional City in Table E.1.

E2.4 Specific Policies and Actions

Policy	Actions	Response
Regional Settlement Networks		
RSN-P1 Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).	RSN-A1 Provide an adequate supply of well-located and serviced residential land to meet projected demand. Land owners and developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.	The site is located in Mowbray which is an established urban settlement within an identified Urban Growth Area. The proposed draft amendment will contribute to the infill development adjacent to a Priority Consolidation Area.
	RSN-A2 Land supply will be provided in accordance with the Key Principles through local strategy	

E2.4 Specific Policies and Actions

Policy	Actions	Response
	for Urban Growth Areas which include: – <i>Priority Consolidation Areas</i> – <i>Supporting Consolidation Areas</i> – <i>Growth Corridor</i> – <i>Future Investigation Areas</i> RSN-A3 Apply zoning that provides for the flexibility of settlements or precincts within a settlement and ability to restructure underutilised land.	The Inner Residential zone that is sought by the proposed draft amendment will provide the greatest flexibility for the land to be used for residential growth.
RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.	RSN-A4 Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity - both residential and industrial.	The proposed draft amendment is in accordance with RSN-P2 and RSN-A4 as it seeks to consolidate infill residential growth within the established zoned land within a growth area of Mowbray, in a fully serviced location.
RSN-P3 Recognise the isolated relationship of the Furneaux Group of islands to the settlement system of the region, and that settlement and activity centre planning will be dependent on local strategies to support sustainable outcomes.	RSN-A5 Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; 'ageing in home' options should be provided. RSN-A6 Encourage urban residential expansion in-and-around the region's activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services. RSN-A7 Ensure all rural and environmental living occurs outside Urban Growth Areas.	The proposed draft amendment seeks to rezone the site to the Inner Residential Zone which is capable of facilitating diverse and accessible housing choice. The proposal is for an infill development, it will not contribute to urban expansion. The proposed draft amendment does not involve the application of rural or environmental living zones or land that is located outside an Urban Growth Area.

E2.4 Specific Policies and Actions

Policy	Actions	Response
	RSN-A8 Identify areas with existing mixed land use patterns, and/ or 'Brownfield' areas adjacent to activity centres, for mixed use redevelopment, and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement.	The proposal seeks to rezone land that is currently underutilised and surplus to the needs of the Mowbray Racecourse to Inner Residential. The proposed zoning will provide the flexibility required to allow for a mixture of residential (and other) use and development permissible under the Inner Residential Zone.
Housing Dwellings and Density		
RSN-P4 Provide a planning framework for new and upgraded infrastructure and facilities to support a growing and ageing population, and provide housing choice through a range and mix of dwelling types, size and locations in new residential developments.	RSN-A9 Undertake a regional dwelling yield analysis.	To date, a specific regional dwelling yield analysis has not been released by the Council's of the northern region. However, the proposal is consistent with the intentions of RSN-P4, as the proposal seeks to rezone infill land that is already within a serviced area with good access to infrastructure and facilities that is currently underutilised and surplus to the needs of the Mowbray Racecourse. The proposed zoning to Inner Residential will provide the flexibility required to allow for a mixture of residential use to a medium density and/or other use and development that is permissible under the Inner Residential Zone Current local and regional strategies recognise a shortage of dwellings and suitable zoned land for residential development. The proposed Inner Residential Zone is capable of contributing to additional dwelling yield.
RSN-P5 Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.	RSN-A10 Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.	The proposal seeks to rezone land that is currently underutilised and surplus to the needs of the Mowbray Racecourse to Inner Residential. The proposed zoning will provide the flexibility required to allow for a mixture of residential (and other) use and development permissible under the Inner Residential Zone. The Inner Residential Zone provides opportunity for a diversity of

E2.4 Specific Policies and Actions		
Policy	Actions	Response
RSN-P6 Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors. RSN-P7 In new development areas include a diversity in land uses, employment opportunities and housing types at densities that support walkable communities, shorter vehicle trips and efficient public transport services.	RSN-A11 Clearly identify settlement boundaries at the local level for all significant activity centres. RSN-A12 Encourage well-designed new urban communities through detailed planning provisions. RSN-A13 Apply the Urban Mixed Use Zone to areas within or adjacent to Activity Centres that are appropriate for a mix of uses, including higher density residential development.	housing choices in an accessible location. The proposed amendment is capable of facilitating higher density residential development within an existing settlement and in an area with good access to activity centres and public transport through the application of the Inner Residential Zone. The proposal relates to infill development in an existing settlement. The proposed draft amendment does not involve the Urban Mixed Use Zone.
Integrated Land Use and Transport		
RSN-P8 New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment. RSN-P9 Apply transit oriented development principles and practices to the planning and development of transit nodes, having regard for local circumstances and character. RSN-P10 Plan new public transport routes, facilities and high-frequency services to provide safe and convenient passenger accessibility, and to support the interrelationship between land use and transport.	RSN-A14 Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors.	The proposed draft amendment represents infill development in an established Urban Growth Area which has access to existing transport infrastructure, community services and employment. The proposed draft amendment represents infill development in an established Urban Growth Area which has access to existing transport infrastructure. The proposed draft amendment represents infill development in an established Urban Growth Area which has access to existing transport infrastructure.

E2.4 Specific Policies and Actions

Policy	Actions	Response
RSN-P11 Coordinate land use and transport planning and the sequence of development with timely infrastructure provision.	RSN-A15 Planning will be informed by the Northern Integrated Transport Plan (2013). Future iterations of the strategy are to require planning schemes provide appropriate zoning patterns and support land use activities by: – Identifying transport demands and infrastructure required – Protecting key transport corridors from incompatible land uses; and – Creating sustainable land use patterns that maximise efficient use of all future transportation modes i.e. road/rail, freight routes (including land and sea ports), and public transport, pedestrian and cyclists networks.	The proposed draft amendment will not affect this policy action.
RSN-P12 Connect active transport routes to improve accessibility and encourage transport use by a broader range of people.		The proposed draft amendment will not affect this policy action.
RSN-P13 Manage car parking provision in regional activity centres and high-capacity transport nodes to support walking, cycling and public transport accessibility.	RSN-A16 Promote the region's Activity Centre Network and multifunctional mixed-use areas, which provide a focus for integrating higher residential development outcomes, social and community facilities and services, and public transport opportunities.	The proposed draft amendment will not affect this policy action.
RSN-P14 New development within walking distance of a transit node or regional activity centre is to maximise pedestrian amenity, connectivity and safety.		The proposed draft amendment will facilitate a multiple dwelling development in area with existing amenity for pedestrians including footpaths and street lighting.
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	RSN-A17 Adopt and/or apply within infill and higher residential density areas any medium density guidelines developed by the State.	The proposed infill multiple dwelling development will be assessed against the applicable standards of the Tasmanian Planning Scheme.

E2.4 Specific Policies and Actions		
Policy	Actions	Response
strengths and character of the area in which it is set. 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.	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 site is not located within the Launceston CBD. The area of the site subject to the proposed draft amendment is in proximity to public parks and other associated recreational areas.
Housing Affordability		
RSN-P20 Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability.	RSN-A19 Review the community needs for housing provision and affordability.	The proposed draft amendment seeks to rezone the site to the Inner Residential Zone which is capable of facilitating a variety of housing options.

3.4.7 Regional Activity Centre Network

The RLUS adopts a Regional Activity Centre Network Hierarchy to serve the existing and future population of the region. Activity centres provide focal points for a diverse range of mixed land uses including services, employment, commercial/retail facilities, community infrastructure, entertainment and residential accommodation commensurate to the spatial and geographic nature of settlements and the existing and desired role they play within the region.

The Activity Centre Hierarchy is illustrated in Map E.1 and described in Table E.2 of the NTRLUS. The site is not within or directly adjacent to any of the identified activity centres.

The site is located adjacent to the Mowbray Major Activity Centre.

A response in relation to how the proposed draft amendment is considered to reflect consistency with pertinent policies and actions of the Regional Activity Centre Network Policy is provided below.

3.4.7.1 Key Activity Centre Network Strategies

The Key Activity Centre Networks Strategies set out in section E3.3 of the RLUS are addressed in the table below.

E3.3 Key Activity Centre Network Strategies	
Planning for and development of the Regional Activity Centre Network should apply the following strategies:	
Strategy	Response
Implement a regional activity centre network to support a wide range of land uses and activities consistent with the role and function of centres	The proposed amendment relates to the application of additional residential zoned land adjacent to a Major Activity Centre and does not

E3.3 Key Activity Centre Network Strategies

Planning for and development of the Regional Activity Centre Network should apply the following strategies:

Strategy	Response
described in the <i>Regional Activity Centre Hierarchy</i> (Table E.3).	conflict with the implementation of the <i>Regional Activity Centre Hierarchy</i> .
Strengthen the Region's capacity to deliver high order government, community, commercial and private sector services and facilities through an integrated network of activity centres.	The proposed amendment does not conflict with the achievement of this goal.
Support the primacy and role of the Launceston PAC	Proposed draft amendment will not have the effect of compromising or undermining the primacy and role of the Launceston Principal Activity Centre.
Enable the provision and retention of critical services and facilities, particularly in rural areas, by containing the network to a limited number of strategically located rural centres that can be conveniently and widely accessed and efficiently supported.	The proposed amendment does not conflict with the achievement of this goal.
Promote accessibility of employment to support sustainable development.	The proposed amendment does not conflict with the achievement of this goal.
Promote efficient land use, transport and infrastructure planning to reduce dependence on private vehicle travel.	The proposed amendment facilitates the application of additional residential zoned land in an area served with existing transport infrastructure including public transport.
Plan the development of each activity centre relative to its identified function, role and anticipated catchment to:	The site is not located within an activity centre.
– Create economic growth by co-locating a mix of land uses.	The site is not located within an activity centre.
– Concentrate goods and services more efficiently.	The site is not located within an activity centre.
– Provide appropriate locations for government investment in public transport, health, education, cultural and entertainment facilities.	The site is not located within an activity centre.
– Provide a focus for community and social interaction.	The site is not located within an activity centre.
– Promote sustainable travel and access to transport infrastructure and networks.	The site is not located within an activity centre.
– Integrate land use and transport to support walking, cycling and public transport.	The site is not located within an activity centre.
– Accommodate higher density residential development, employment and multiple trip-generating activities.	The site is not located within an activity centre.

3.4.7.2 Regional Activity Centre Network Specific Policies and Actions

E5.4 Specific Policies and Actions		
Economic Development		
Policy	Actions	Response
RAC-P1 Maintain and consolidate the Regional Activity Centres Network so future urban development consolidates and reinforces the spatial hierarchy of existing centres. This will be achieved through the reuse and redevelopment of existing buildings and land to integrate a mix of land uses including the coordinated provision of residential development, retail, commercial, business, administration, social and community facilities, public and active transport provision and associated infrastructure.	RAC-A1 Integrate the Regional Activity Centres Network into government policy and strategies (including strategic plans, corporate plans, planning schemes and capital works programs).	The proposed amendment does not conflict with the achievement of this policy action.
	RAC-A2 Zoning and land use planning provisions are to minimise potential for decentralisation of functions outside of the Regional Activity Centres Network and reinforce the spatial hierarchy, role and function of centres.	The proposed amendment is for rezoning of land for residential purposes in a location outside of any activity centre. The proposed amendment does not conflict with the achievement of this goal.
RAC-P2 Reinforce the role of the Launceston Principal Activity Centre as the primary focus for administration, government, business, commercial, cultural, high order retail goods (including bulk goods locations/ precincts) recreational, arts and tourism activity for the region.	RAC-A3 Reinforce the role of Launceston City as the region's Principal Activity Centre (PAC) and provide for it to be sustained and strengthened through the preparation of a master plan that: – Maintains and consolidates regional significant retail attractions and amenities by facilitating and encouraging new investment. – Supports regional level retail investment in the CBD and inner city areas; – Complements the other higher order regional activity centres; and – Facilitates the consolidation of bulky goods precincts within the	The proposed amendment seeks to achieve infill residential development in a location that will support the role of Mowbray as a Major Activity Centre.

E5.4 Specific Policies and Actions

Economic Development

Policy	Actions	Response
	City and the Greater Launceston Urban Area.	
RAC-P3 Promote and support the role of Major and Suburban Activity Centres so these centres broaden their district and regional attractions as places of future employment and residential development with substantially improved access, amenity, diversity, liveability outcomes.	RAC-A4 Provide for the major activity centres to be sustained by providing opportunities for residential development at higher densities, and a greater variety and mix of land uses to create employment opportunities, and integrate and improve public amenity, urban spaces, social infrastructure and public transport provision.	The proposed amendment seeks to achieve infill residential development in a location that will support the Major Activity Centre of Mowbray.
RAC-P4 Promote and support the role of lower order activity centres, particularly neighbourhood and rural town centres. This will support and strengthen local communities and encourage a viable population base for regional and rural settlements, while promoting the development of new neighbourhood and local centres within Urban Growth Areas where appropriate.	RAC-A5 Provide for lower order activity centres to be sustained through a local residential strategy or development plans to create vibrant and sustainable regional and rural communities. It should strengthen their role and function, maintaining and consolidating retail attractions, local employment opportunities, public amenities and services.	The proposed amendment does not conflict with the achievement of this goal.
RAC-P5 Provide safe and amenable access to Activity Centres, for all members of the community, by supporting active transport opportunities that encourage people to walk, cycle and use public transport.	RAC-A6 Support the improved use of public transport and alternative modes of transport, pedestrian amenity and urban environments in a coordinated and consistent manner between the higher order activity centre.	The proposed draft amendment will facilitate use and development permissible within the Inner Residential Zone in area with existing access to public transport near the site and with provision for pedestrians including footpaths and street lighting.
RAC-P6 Improve the integration of public transport with activity centre planning, particularly where it relates to higher order activity centres.	RAC-A7 Planning schemes are to support integrated land use and transport planning principles to reinforce the role and function of the Regional Activity Centres Network.	The proposed draft amendment will facilitate use and development permissible within the Inner Residential Zone in a location within walking distance of an existing public transport route.
RAC-P7 Coordinate with state agencies to support the ongoing delivery of high quality, high frequency	RAC-A8 Transport strategies and future infrastructure provision are to support the role and function of	The proposed draft amendment will facilitate use and development permissible within the Inner Residential Zone in a location within walking distance

E5.4 Specific Policies and Actions

Economic Development

Policy	Actions	Response
public transport that meets the needs and expectations of the community and supports the Regional Activity Centres Network	the Regional Activity Centres Network.	of an existing public transport route.
RAC-P8 Provide high quality urban design and pedestrian amenity within regional activity centres by acknowledging the significance of place making, activity diversity and improvement of amenity. Coordinated urban design and planning are necessary elements in the development and management of attractive, sustainable and socially responsive regional activity centres. The desired urban design outcomes include: – Improvements in the presentation, safety and amenity of the public realm and built environment; and – Provision of outdoor urban spaces and streetscape environments (shopfronts, etc.) that create a diversity of land use activities and maximise public and private investments.	RAC-P9 Incorporate the principles of sustainable place making and urban design in the development of existing and new activity centres having regard to the following elements: – Improvements in the presentation, safety and amenity of the public realm and built environment; and – Provision of outdoor urban spaces and streetscape environments (shopfronts, etc.) that create a diversity of land use activities and maximise public and private investments.	The proposed amendment does not conflict with the achievement of this goal.
RAC-P9 Discourage 'out-of-centre' development and provide for new development that supports the Regional Activity Centres Network and the integrated transport system. Development applications that are 'out of centre' will only be considered if all of the following criteria are adequately addressed: – Community need; – No adverse impact on existing activity centres; and – Synergy with existing employment hubs (i.e. health, education, research).	RAC-A11 Undertake master planning for the major regional activity centres, taking into account the Regional Activity Centres Network and supporting policies to encourage in-centre developments. Master plans should include a detailed development capacity audit, public consultation, opportunities and constraints assessment, methods to improve urban amenity and an economic development strategy and address other activity centre principles. Master plans should enhance accessibility of the higher order activity centres	The proposed amendment does not conflict with the achievement of this goal.

E5.4 Specific Policies and Actions

Economic Development

Policy	Actions	Response
Overall, community benefit must be demonstrated through a social and economic impact assessment to reflect the strategic direction and policies of the RLUS.	through good layout and good pedestrian movement. RAC-A12 Require any proposed 'out of centre' developments are to undertake a detailed economic impact assessment that addresses how the 'out of centre' proposal complies with the strategic directions and policies of the RLUS.	
RAC-P10 Provide for a range of land uses to be incorporated into activity centres appropriate to their role and function within the Activity Centres Hierarchy.	RAC-A13 Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors. RAC-A14 Planning scheme controls concerned with land use, built form and residential density should reflect the Regional Activity Centres Network.	The proposed amendment is consistent with the intent to provide higher density development around activity centres and public transport corridors. The proposed amendment does not conflict with the achievement of this action.
RAC-P11 Develop activity centres with street frontage retail layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres where the defined character or purpose requires otherwise.		The proposed amendment does not conflict with the achievement of this goal.
RAC-P12 Regional Activity Centres should encourage local employment. In most instances this will consist of small-scale businesses servicing the local or district areas.	RAC-A15 Local policy should provide for home based businesses to support small businesses to establish and operate, while facilitating relocation into activity centres at an appropriate size and scale of operation.	The proposed amendment does not conflict with the achievement of this goal.
RAC-P13 Support effective access to a hierarchy of social facilities and amenities.	RAC-A16 Have regard to the location of activity centres relative to existing or proposed principal	The proposed amendment does not conflict with the achievement of this goal.

E5.4 Specific Policies and Actions**Economic Development**

Policy	Actions	Response
	public transport corridors in the consideration of planning scheme amendments, including rezoning proposals, as appropriate.	
RAC-P14 Investigate capital improvements works to improve pedestrian safety and access to activity centres and precincts. Progressively implement capital works improvements to the region's activity centres.	RAC-A17 Enhance the experience of activity centres and encourage people to linger beyond that required for their retail needs through the provision of: – A good quality public realm including provision for a public open space focus (i.e. a town square) for community events and social networking; and – Entertainment, dining and indoor recreational opportunities.	The proposed amendment does not conflict with the achievement of this goal.
RAC-P15 Coordinate joint agreements on the range of future needs for community, social and recreation facilities and amenities with relevant providers and state agencies.	RAC-A18 For strategically important sites, introduce a planning mechanism through the existing legislative framework to allow quality of design for sites primarily in the Launceston CBD where the Council and/or the community recognises the need for a finer grain control in order to secure the desired beneficial outcome.	The proposed amendment does not conflict with the achievement of this goal.
RAC-P16 Coordinate joint agreements with relevant providers and state agencies on the most effective spatial distribution of future social facilities and services to the community. In this context: – Consider the co-location of facilities and services within the activity centre network; and – Develop a policy framework and guidelines for social community services and facilities appropriate to activity centres as part of the overall planning and	RAC-A19 Investigate strategies to deliver a coordinated approach to the delivery of key facilities and services to the community consistent with the relative order of the Regional Activity Centres Network..	The proposed amendment does not conflict with the achievement of this goal.

E5.4 Specific Policies and Actions		
Economic Development		
Policy	Actions	Response
development of those centres and precincts.		

3.5 City of Launceston Strategic Plan 2025-2035

Adopted in June 2025 the City of Launceston Strategic Plan 2025-2035 is intended to provide direction to the range of operations Council undertake to shape the municipality's growth and actions over the next ten years.

The Strategic Plan sets the following Vision for Launceston: *A city of history, innovation and opportunity*

Launceston is deeply connected to our history and natural beauty, and will thrive as Northern Tasmania's economic, cultural, and culinary heart. With a commitment to diverse housing, sustainability, economic growth and innovation, we're building a city where people feel connected, businesses succeed, and the environment flourishes. Launceston is a place to live, work, play, visit and belong.

The Strategic Plan presents Goals Objectives and Actions for each of the three main themes ('Pillars'): Prosperity, Place and People. The content is informed by community engagement and submissions.

The proposed draft amendment is considered against the strategic priorities of the Plan below.

City of Launceston Strategic Plan 2025-2035			
Goal 1.1		Launceston is a premier visitor destination, celebrated for its natural beauty, creative and historic city centre, welcoming community, and rich food culture.	
Visitation Objectives		Visitation Actions	Response
1.1(a)	Grow and celebrate our identity as a UNESCO Creative City of Gastronomy.	- Partner with tourism bodies and private sectors to enhance and promote visitor experiences and expand UNESCO City of Gastronomy offerings. - Develop a City of Gastronomy 'ecosystem' through innovation hubs, micro-business incubators, and public digital resources ('every resident an ambassador').	The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.
1.1(b)	Enhance Launceston's reputation nationally and internationally as a leading host city for events and festivals, while leveraging our history and natural beauty to encourage extended and expanded stays.	Advocate for and support world-class facilities and key infrastructure projects, including a 6,000 seat indoor stadium and a 500+ seat (approx.) conference centre.	The proposed draft amendment supports the attainment of this Objective by providing an opportunity for infill development for a range of uses allowed in the Inner Residential Zone, including Visitor accommodation. The site is close and well connected by road and active transport routes to tourism and

City of Launceston Strategic Plan 2025-2035

		Collaborate with partners on the creation of a Kanamaluka/ Tamar Estuary cultural and recreational precinct.	event destinations such as York Park/UTAS Stadium precinct, QVMAG/Inveresk (around 2.5km) and is within 4km of Royal Park, City Park and the wider city centre. The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.		
1.1(c)	Expand Launceston's position as an arts and cultural hub by providing an environment for creative industries to thrive.	Create the first Collection Discovery Centre in Australia, providing public access to the QVMAG collection.	The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.		
		Undertake an Arts and Cultural Audit to understand the ecology, diversity and sustainability of the sector to guide the planning of future capacity building initiatives.	The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.		
Goal 1.2		Launceston's economy is resilient and sustainable, with significant growth in its gross regional product (GRP) through a diverse economic base supported by a skilled workforce, enabling business environment, and facilitation of investment opportunities.			
Economic Objectives		Development	Economic Actions	Development	Response
1.2(a)	Capitalise on our competitive advantages by focusing on key sectors including food and agricultural innovation, research & development, advanced manufacturing, healthcare and circular economy initiatives.	- Develop innovation districts and tech hubs focused on maritime, digital technology, medical/health, and green energy sectors. - Advocate for a regional intermodal hub to improve supply chain efficiencies.			The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.
1.2(b)	Position Launceston as a business-friendly city that attracts & nurtures entrepreneurs, startups, and microbusinesses.	Continue and promote the 'Business-Friendly Council' initiative.			The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.

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		Collaborate with the State Government on a Northern Tasmania Investment Prospectus.	The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.
1.2(c)	Advocate and collaborate with the State Government, education institutions, industry partners and non-profits to support improvements in adult literacy (including digital literacy) and to support skills development in key sectors.	- Partner with government and educational institutions to provide targeted literacy & skills programs, particularly in underserved areas. - Strengthen collaboration with universities and training institutions to align education with industry needs.	The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.
Goal 1.3		Launceston's attractive employment opportunities, enviable lifestyle and our reputation as a forward-thinking city make it the destination of choice for professionals, entrepreneurs and innovators.	
Population Objectives		Population Actions	Response
1.3(a)	Position Launceston as a national testbed for urban innovation (e.g., pilot smart city projects, future mobility solutions, and climate-adaptive urbanism).	- Support businesses in accessing grants and funding for innovation, sustainability, and high-value job creation. - Develop and showcase urban innovation initiatives in Council's projects and practices.	The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.
1.3(b)	Attract and retain young professionals (25 - 34 year-olds) to Launceston.	- Establish a pilot program to attract and support new residents. - Enhance and promote Launceston's lifestyle advantages, with a focus on the needs and interests of 25 - 34 year-olds.	The proposed draft amendment can contribute to attracting new residents by facilitating an infill development opportunity with a zoning (Inner Residential) that allows for medium density housing and/or opportunity for new businesses. The proposed draft amendment can contribute to the attraction of Launceston for existing and potential residents by facilitating an infill development opportunity with a zoning (Inner Residential) that allows for medium density housing and/or opportunity for

City of Launceston Strategic Plan 2025-2035

		Collaborate with the Australian Maritime College and the University of Tasmania and industry to attract and retain students and workers.	new businesses to develop in a well-connected area of Mowbray that is close to employment education and recreational opportunities. The proposed draft amendment can contribute to the attraction of Launceston for existing and potential residents by facilitating an infill development opportunity in a well connected area of Mowbray, that is close to the Australian Maritime College and Newnham UTas campus.
1.3(c)	Establish Launceston as a national leader in sustainability through our achievements in circular economy innovation and reducing greenhouse gas emissions	- Partner with UTas, businesses and the community to reduce Launceston's greenhouse gas emissions in line with national standards. - Engage with Circular North to promote and implement bold and innovative initiatives to reduce waste and boost recycling, including incentives for commercial enterprises.	The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.
Goal 2.1		Plan for current and medium-term housing and infrastructure needs while maintaining a focus on a longer-term growth projection of 100,000 residents.	
Growth Objectives		Growth Actions	Response
2.1(a)	Facilitate an increase in housing supply to meet current demand and align with planned growth, aiming and planning for 4,300 new homes in priority development and infill areas by 2035.	- Implement Neighbourhood Plans and Infrastructure Funding Frameworks for priority growth areas such as South Prospect, Newnham and St Leonards. - Implement Neighbourhood Plans in Kings Meadows, Mowbray, Lilydale and the northern suburbs.	The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action. While a Neighbourhood Plan has not yet been implemented for Mowbray, the proposed draft amendment directly aligns with the attainment of this objective. The site is in a Priority Consolidation Area (Greater Launceston Plan) and is directly adjacent to the existing

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			businesses that form the Mowbray Major Activity Centre. The proposed rezoning would release land that is surplus to the requirements of the Mowbray Racecourse and in doing so, facilitate future infill development of this key site, either for medium density housing or non-residential uses that support the local community, in accordance with the purpose of the proposed Inner Residential Zone.
2.1 (b)	Enable and encourage delivery of medium density houses in and around activity centres and transport corridors, and more diverse, sustainable and energy efficient housing.	- Develop a comprehensive plan to encourage infill residential development within a 1.5km radius of the CBD. - Facilitate improvements to climate resilience and energy efficiency of existing housing stock.	The proposed draft amendment aligns with the attainment of this objective. While the site is more than 1.5km from the CBD, it would provide for an infill development opportunity in an activity centre with good access to the CBD via major transport corridors and pathway networks. As identified above, the site is in a Priority Consolidation Area (Greater Launceston Plan) and is directly adjacent to and part of the Mowbray Major Activity Centre. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.
2.1(c)	Proactively address affordability, homelessness and housing insecurity.	- Encourage developers to create energy efficient housing products that encourage downsizing. - Partner with the State government and Community Housing Providers to provide an adequate supply of well-located, diverse, affordable, social, and emergency housing.	The proposed draft amendment furthers this objective as it can provide an opportunity for modern, infill residential development at a medium density. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.
Goal 2.2		Launceston's transport system connects communities, reduces car dependency in activity centres and corridors, and promotes active transportation options.	
Transport Objectives		Transport Actions	Response
2.2 (a)	Partner with the state government and local councils to expand access to reliable and	Advocate for a high-frequency public transport system connecting key	The proposed draft amendment accords with this objective, insofar as it would provide for infill development in a major

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	frequent public transport services in and around Launceston.	areas, supported by a local network. Launch a publicity campaign with the state government to improve public transport awareness and ridership	activity centre that is connected to existing public transport routes. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.
2.2 (b)	Work with partners to enable convenient daily travel by supporting public transport and investing in key road infrastructure between Launceston and rural and regional communities and surrounding facilities (e.g. Launceston Airport, Bell Bay).	Work with the state government and northern councils to strengthen public transport connections between Launceston and rural and regional communities.	The proposed draft amendment accords with this objective, insofar as it would provide for infill development in a major activity centre that is connected to existing public transport routes.
2.2 (c)	Develop a safe, pleasant and connected walking and active transportation network that is integrated with the transport system, across Launceston's urban footprint.	Invest in a seamless active transportation network, including associated infrastructure such as bike parking and shade trees, that links open spaces and waterways, other transport systems, key attractions and activity centres.	The proposed draft amendment accords with this objective, insofar as it would provide for infill development in a location that is connected to the existing active transport network, including Heritage Forest and pathways around the North Esk levees.
Goal 2.3		Launceston's community is connected to our Aboriginal and built heritage, while growing a city of the future.	
Heritage Objectives		Heritage Actions	Response
2.3 (a)	Encourage and facilitate recognition of Aboriginal cultural heritage as a means of retaining a sense of place and connection to Country.	- Undertake authentic, genuine consultation and build enduring relationships with Aboriginal people in a place-based and finegrained way, and support and collaborate with Aboriginal people to deliver community-led projects. - Establish the Centre for Aboriginal Science and Education in the redevelopment of QVMAG Royal Park.	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.
2.3 (b)	Ensure that significant heritage elements are respected while addressing the future housing, commerce and recreational needs of the community.	Identify and promote the key elements that express our city's unique sense of place including histories, stories and architecture.	The proposed draft amendment accords with this objective, as the historic heritage value of the significant features of the Mowbray Racecourse would be maintained and continue to be protected by the Scheme.

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		Promote adaptive re-use of heritage buildings, especially for community-based uses.	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.
2.3 (c)	Implement planning guidelines (particularly within the CBD) to encourage adaptive reuse of heritage buildings, and infill development that promotes our city's built heritage character.	Complete the Precincts Heritage Register and incorporate Heritage best practice into Special Area Plans.	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.
Goal 3.1 Community members have access to green, diverse, and inclusive open spaces and facilities enabling them to lead active lives, enjoy nature, and connect with others.			
Open Space Objectives		Open Space Actions	Response
3.1 (a)	Enhance community members' access to climate-change resilient leafy, well-maintained, inclusive public open spaces, prioritising areas with low wellbeing measures.	- Address the urban heat island effect by investing in greening of our urban areas and engaging the community in tree planting programs, aiming for 30% tree canopy coverage across Launceston by 2035. - Develop and implement a plan for all households in Launceston to be within a 400-metre walking distance of a park, recreational open space playground, green space, or similar.	The proposed draft amendment accords with this objective, insofar as the proposed rezoning would not remove any significant area of public open space or any standing vegetation and would maintain most of the green space within the Mowbray Racecourse site. The site is around 500m from the large Heritage Forest reserve and around 700m from Dover Reserve.
3.1 (b)	Leverage Launceston's network of waterways by rehabilitating and connecting riparian corridors, connecting them with the public open space network and supporting improvements to the Kanamaluka/Tamar Estuary and surrounding precinct.	Incorporate rehabilitation and end user interaction with waterways into open space and active transport initiatives at all stages of development.	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.
3.1 (c)	Ensure neighbourhoods are well-served through community activity hubs that are accessible and inclusive, provide a range of	Develop a community facilities plan that identifies and prioritises the long term needs for delivery of community services & programs.	The proposed draft amendment accords with this objective, insofar as the proposed rezoning would provide for an infill development opportunity that is within an existing major activity centre and is close to existing

City of Launceston Strategic Plan 2025-2035

	amenities, create opportunities for a diverse range of community activities and support Launceston's diverse cultural, economic, and age groups.		community services, such as the Northern Suburbs Community Centre (Dover Street) and Mowbray Heights Primary School.
Goal 3.2	Participation in cultural and recreational activities is widespread across the community and promotes health and wellbeing at all ages while bridging social, cultural and geographical gaps.		
Recreation & Culture Objectives	Recreation & Culture	Recreation & Culture Actions	Response
3.2 (a)	Achieve an improvement in health and wellbeing through addressing barriers to inclusion and promotion of physical and social activity such as community arts, sports and recreation.	• Redevelop the NTCA Sports Complex to support the needs of Northern Tasmania. • Work towards becoming Australia's first UNESCO designated Child Friendly City. • Promote community literacy of healthy lifestyle choices through the Launnie Connecting Community program.	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.
3.2 (b)	Broaden and increase participation in arts, cultural, and community events to foster community identity, leadership and capacity building, resilience, pride & a sense of belonging.	• Develop initiatives specifically aimed at engaging children and youth, people with disabilities, and culturally diverse groups. • Collaborate with partners to establish a calendar of community cultural events. • Engage community in shaping positive change through collective action initiatives such as Launnie Connecting Community.	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.

City of Launceston Strategic Plan 2025-2035

3.2 (c)	Leverage the City of Gastronomy designation to foster a sense of shared identity, enhance understanding of cultural diversity, promote grassroots food culture, and enhance food security.	- Collaborate with non-profits to launch a regional zero-foodwaste program linking surplus food to creative initiatives, microbusinesses and relief projects. - Invest in street food culture. - Through the Launnie Connecting Community program promote community literacy of healthy food choices and food preparation techniques. - Promote and support initiatives that increase availability of local seasonal produce.	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.
Goal 3.3	As northern Tasmania's cultural and commercial centre, Launceston's historic city heart is buzzing with activity throughout the day and into the night.		
City Centre Objectives		City Centre Actions	Response
3.3 (a)	Intensify baseline activity in the city centre by facilitating an increase in inner-city living and working.	- Investigate all Council-owned sites, such as public carparks, for opportunities to enhance inner-city living & mixed-use development. - Establish partnerships or mechanisms to facilitate development of Council-owned land for uses including residential & office space.	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.
3.3 (b)	Implement bold initiatives that increase nighttime activity, optimise dwell time, maximise appeal to locals and visitors, and add to the City's vibrancy and safety.	- Support or coach smaller venues on how to provide nighttime activities. - In and around the Princess Theatre, improve	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.

City of Launceston Strategic Plan 2025-2035			
		accessibility, establish the 'Princess to Princes' nighttime route and collaborate with partners, businesses and experts to expand the hospitality offering. • Introduce art-based play programming into the Brisbane Street Mall.	policy, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.
3.3 (c)	Create a walkable centre and optimise the use of public space by reducing car dominance and expanding opportunities for greening and alternative forms of transport.	• Introduce two-way traffic, street trees and wider footpaths in suitable locations. • Facilitate alternative forms of transport, especially active and public transport.	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.

3.6 Launceston Housing Plan 2025-2040

The City of Launceston has prepared a Housing Plan to guide residential development across the municipality to 2040. This new plan seeks to increase the number of homes, provide more choice, and increase affordability while protecting the existing amenity and values of Launceston.

The vision for housing in Launceston expressed in the Housing Plan is to *"deliver homes for every stage of life while protecting what we love and enriching every suburb"*.

Achievement of this vision is supported by four key principles:

- **Strong supply:** Increase housing variety to better meet the needs of different households and unleash supply.
- **Enrich our Neighbourhoods:** Encourage sustainable, well-designed housing that integrates with local character and supports inclusive communities.
- **Collaborate with Partners:** Leverage collaborations between government, developers, and community organisations to accelerate housing delivery.
- **Align investment with development:** Prioritise resources for infrastructure and services that support liveable, well-connected communities.

A response in relation to how the proposed draft amendment is considered to reflect consistency with pertinent principle and priorities of the Launceston Housing Plan is provided below.

Launceston Housing Plan 2025-2040		
Principle 1: Strong Supply		
Policy	Actions	Response
1.1	1.1.1	The proposed draft amendment does not directly align with this

Launceston Housing Plan 2025-2040

Zone enough land that is capable of development	Prepare and implement Neighbourhood Plans for urban growth in: a. St Leonards and Waverley b. Alanvale c. South Prospect 1.1.2 Identify suitable land for future residential opportunities and rezoning based on objective methodology and criteria identified in the Housing Plan 1.1.3 Align the updated Northern Tasmanian Regional Land Use Strategy (NTRLUS) with City of Launceston's Housing Plan 2025-2040, particularly the amended urban growth boundaries	action, but it will not impact on the attainment of this action. The proposed draft amendment supports this action by proposing to rezone suitable land to allow for more intensive residential use in the form of multiple dwellings. Figure 18 in the Housing Plan shows the site falls within the Northern Area which is forecast to provide 20% of the overall identified dwelling demand for Launceston (average of 300 new dwellings per year required over the period to 2040). The discussion around Location of housing identifies that the northern suburbs is expected to deliver a mix of medium and standard density development using well-located underutilised land and with opportunities for medium to high density development around the Mowbray activity centre. The proposal is directly in accordance with these statements. Figure 22 and the discussion around Opportunities for Consolidation and Uplift identifies areas for consideration of rezoning to Inner Residential or Urban Mixed Use. The proposal is consistent with the goal to deliver infill opportunities in this area. The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action.
1.2 Enable diverse housing opportunities and typologies	1.2.1 Prepare a review of Launceston CBD area and land surrounding activity centres to identify key development sites for consolidation and/or increased density	The proposed draft amendment contributes to the attainment of this Action by identifying an infill development site in the Mowbray Activity Centre which can contribute to consolidation and increased density through the

Launceston Housing Plan 2025-2040

	1.2.2 Prepare and implement precinct plans for Margaret Street Corridor and Hospital/Wellington Street areas 1.2.3 Advocate to the State Government for expediated approval pathways for key strategic infill housing projects. 1.2.4 Investigate the implementation of Inner Residential and Urban Mixed-Use zones around activity centres, and new Specific Area Plans (SAPs) for certain residential uses (if required)	application of the Inner Residential Zone. The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action. The proposed draft amendment accords with this Action as it will implement the Inner Residential Zone on an infill site in the Mowbray Activity Centre. This zone provides opportunity for higher density residential development and/or business development that serves the local community.
1.3 Improve availability of affordable and social housing	1.3.1 Prepare an Affordable Housing Strategy that outlines Council's direction for accommodating affordable and social housing in City of Launceston. 1.3.2 Work with Homes Tasmania to identify appropriate sites within Launceston for affordable and social housing delivery, trying to shift the focus from Launceston's Northern Suburbs and implementing a place-based approach 1.3.3 Investigate all Council owned sites, such as public car parks, for opportunities to provide affordable and social housing in key locations	The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action.
Principle 2: Enrich our neighbourhoods		
Policy	Actions	Response
2.1 Create vibrant and accessible neighbourhoods that contribute to liveability	2.1.1 Prepare and implement Neighbourhood Plans for existing suburbs in: a. Kings Meadows b. Mowbray c. Lilydale	The proposed draft amendment does not directly contribute to this Action, other than to deliver an infill development opportunity in Mowbray.

Launceston Housing Plan 2025-2040

	d. Northern Suburbs	
	2.1.2 Prepare and adopt a Launceston Public Domain Strategy	The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action.
	2.1.3 Align the updated Northern Tasmanian Regional Land Use Strategy (NTRLUS) with City of Launceston's Housing Plan 2025-2040, particularly the amended urban growth boundaries.	The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action. The site of the draft amendment falls within the urban growth boundary.
2.2 Support economic vitality and access to opportunities	2.2.1 Prepare a key site review of the Launceston CBD and existing activity centres for development potential to support diverse housing opportunities	The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action.
	2.2.2 Prepare and implement Launceston Retail and Activity Centres Strategy that aligns retail and residential growth and supports contemporary offerings in activity centres.	The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action.
	2.2.3 Prepare and implement an Employment Lands Strategy focused on integrated future employment opportunities that support residential growth.	The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action.
	2.2.4 Prepare Economic Uplift Assessment focusing on the benefits of development based on current and future growth in Launceston	The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action.
2.3 Balance what we need with what we love	2.3.1 Prepare and implement the CBD Building Heights and Massing project and associated Specific Area Plan (SAP)	The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action.
	2.3.2 Prepare and implement heritage precincts, with associated specialised planning controls for heritage listed sites and areas identified for residential intensification	The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action.
	2.3.3	The proposed draft amendment does not directly align with this

Launceston Housing Plan 2025-2040		
	Prepare and implement Levee Protected Areas Specific Area Plan (SAP)	action, but it will not impact on the attainment of this action.
Principle 3: Collaborate with partners		
Policy	Actions	Response
3.1 Lead a collaborative approach for delivery	3.1.1 Advocate for and actively participate in reviews of the Tasmania Planning Scheme and Northern Tasmania Regional Land Use Strategy to support diverse housing opportunities, including apartments, “missing middle”, and other inclusionary zoning.	The proposed draft amendment does not directly align with this action, however it represents an opportunity to deliver diverse and densified housing through suitable zoning of an infill area.
	3.1.2 Identify and promote incentive mechanisms for the delivery of affordable housing opportunities provided by the State and Commonwealth Government to local development community.	The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action.
3.2 Strong external partnerships that help generate housing diversity	3.2.1 Undertake ongoing Housing Forums with developers, key landowners, and Community Housing Providers	The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action.
	3.2.2 Establish ongoing formal meetings with State agencies including Department of State Growth, TasWater, TasNetworks, and Metro Tasmania, to ensure infrastructure delivery is aligned with Council's planned population growth.	The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action.
	3.2.3 Partner with University of Tasmania to develop a pilot program for student level projects that focus on planning/urban design outcomes for key sites within Launceston.	The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action.
	3.2.4 Establish “Housing Innovation Awards” program to highlight and celebrate Launceston's progress in delivering high-quality and sustainable housing solutions.	The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action.
3.3 Focus on developing affordable housing in suitable locations	3.3.1 Identify opportunities for the inclusion of affordable/social housing incentives in higher density developments.	The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action.

Launceston Housing Plan 2025-2040

	3.3.2 Advocate to Homes Tasmania for affordable and social housing options to be focused on suitable areas that are located with key services, access to public transport and adequate provision to open space. 3.3.3 Require residential development on Council-owned land to include a proportion of affordable/social housing. 3.3.4 Proactively engage with Homes Tasmania and Community Housing Providers to align their needs with opportunities in suitable locations	The delivery of infill land suitable for higher density development contributes to the steady supply and improved affordability of housing in Launceston. The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action.
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Principle 4: Align investment with development

Policy	Actions	Response
4.1 Ensure adequate funding and resource allocation to allow investment in local mobility, urban greening, and infrastructure improvements.	4.1.1 Prepare and implement Infrastructure Funding Frameworks for: a. St Leonards and Waverley (under preparation) b. South Prospect c. Kings Meadows d. Mowbray e. Lilydale f. Northern Suburbs 4.1.2 Investigate opportunities for infrastructure funding through Federal and State government grants and/or development contributions. 4.1.3 Prepare a Housing and Services Alignment Review and	The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action. The proposed draft amendment does not directly align with this

4.2 Promote coordinated collaboration among council departments for effective delivery.	Implementation Strategy to identify enabling infrastructure that unlocks housing potential and creates a serviceable plan for implementation.	action, but it will not impact on the attainment of this action. The subject site represents an opportunity for infill development in a location that is already fully serviced.
	4.1.4 Establish a dedicated Property and Asset Manager for the City of Launceston to establish direction for Council's owned land.	The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action.
	4.2.1 Establish a quarterly Housing Delivery Committee with applicable Council teams to discuss and address issues with the delivery of new dwellings in Launceston.	The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action.
	4.2.2 Prioritise enabling infrastructure that facilitates and supports housing development in Council's Capital Works Program.	The proposed draft amendment does not directly align with this action, but it will not impact on the attainment of this action.

4. Conclusion

The proposed draft amendment seeks to partially change the zoning of land located at 27 Vermont Road, Mowbray from General Residential and Recreation to Inner Residential.

The land sought to be rezoned by the proposed amendment is currently underutilised land which is surplus to the requirements of the Mowbray Racecourse. It is located adjacent to the Mowbray (Major) Activity Centre within an established Urban Growth Area. Rezoning of the land to Inner Residential represents an infill development opportunity of underutilised land within an established urban area.

The above assessment addresses each applicable assessment criteria set out by the *Land Use Planning and Approvals Act 1993* that is relevant to the amendment of the Launceston Local Provisions Schedule including:

- Northern Tasmanian Regional Land Use Strategy;
- State Policies;
- City of Launceston Corporate Strategic Plan 2014-2024: 2019 Review; and
- Launceston Housing Plan 2025-2040.

It is contended that the proposed draft amendment is in accordance with the strategic policy for the area and should be included in the LPS.

Support for the preparation and initiation of the proposed draft amendment is therefore requested from Council.



Planning Report

Tasmanian Planning Policies

Supporting the Request to Amend the Launceston
Local Provisions Schedule (Rezoning)

‘Mowbray Racecourse’ 27 Vermont
Road, Mowbray



Mowbray Racecourse - Jellico Street Entrance

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Report Title:		Mowbray Racecourse Rezoning – TPP Response			
Project Number:		24.294	Project Name:	Mowbray Racecourse Scheme Amendment	
Client:		Tasmanian Turf Club Inc.	Client Contact:	Andrew Crosby	
Revision:	Date:	Revision details:	Prepared by:	Reviewed by:	
1	4 March 2026	Final	J. Tyson	J. Tyson	
Current revision:		1			

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1. Introduction

6ty° Pty Ltd has been engaged by **Tasmanian Turf Club Incorporated** to prepare an application for a draft amendment to the Local Provisions Schedule of the Tasmanian Planning Scheme - Launceston (**'the Scheme'**) in accordance with section 37(1) of the *Land Use Planning and Approvals Act 1993* (**'the Act'**).

The proposed draft amendment relates to land comprising the Mowbray Racecourse located at 27 Vermont Road, Mowbray (**'the site'**).

The draft amendment seeks to partially rezone two lots that comprise the site in the following ways:

1. partially rezone a lot comprised in Folio of the Register Volume 112266 Folio 1:
 - a. by rezoning approximately 1,174.5m² of General Residential zone land to the Inner Residential zone; and
 - b. by rezoning approximately 1,244.5m² of Recreation zone land to the Inner Residential zone;
2. partially rezone a lot comprised in Folio of the Register Volume 164061 Folio 1 from Recreation to Inner Residential;
3. amend the application of the Local Heritage Place overlay as it applies to a lot comprised in Folio of the Register Volume 164061 Folio 1.

2. Tasmanian Planning Policies

Section 34(2)(da) of the Act requires an amendment to satisfy the relevant criteria of a Tasmanian Planning Policies ("TPPs").

Although the TPPs will not take effect until the 1 July 2026, as the assessment of this proposed scheme amendment may be ongoing on this date, as assessment against the TPP's is provided below.

Policy Topic	Policy Application	Policy Objective
1.0 Settlement		
1.1 Growth	1.1.1 Applies to existing settlements and land that has been proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements unless that rural residential settlement, or part of it, has been identified for infill growth at urban densities and included within an urban or settlement growth boundary.	1.1.2 To plan for settlement growth that allocates land to meet the existing and future needs of the community and to deliver a sustainable pattern of development.
Response The proposal directly supports the Growth Policy. The proposed amendment will provide an infill development opportunity within the Mowbray Major Activity Centre, which is part of the major urban centre of Launceston. The site can provide for additional housing or business uses (as far as allowable in the proposed Inner Residential Zone) that will be close to the existing services and facilities of the activity centre. The proposal represents sustainable infill growth that provides for densification within the existing settlement growth boundary and maximises the use of existing services and facilities. The Structure Plan therefore responds directly to Strategies 1.1.3 (2), (4), (5) (7), (9) and (10).		
1.2 Liveability	1.2.1 Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements.	1.2.2 To improve the liveability of settlements by promoting a pattern of development that improves access to housing, education, employment, recreation, nature, health and other services that support the wellbeing of the community.
Response The proposal directly supports the Liveability Policy. The proposed amendment will provide an infill development opportunity within the Mowbray Major Activity Centre, close to existing services including shops, transport routes, health and education facilities. The site will provide a development opportunity for either additional housing or businesses that will support the role of Mowbray and provide for the needs of the community in a highly accessible location. The Structure Plan therefore responds directly to Strategies 1.2.3 (1), (2) and (5).		

Policy Topic	Policy Application	Policy Objective
1.3 Social Infrastructure	1.3.1 Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements, other than for the provision of social infrastructure that supports the safety of those communities such as rural fire services.	1.3.2 To support the provision of adequate and inclusive social infrastructure to promote the health, education, safety and wellbeing of the community.
Response The proposed amendment will provide an infill development opportunity that will build upon the role of Mowbray as a Major Activity Centre and neighbourhood providing affordable living opportunities close to existing social infrastructure such as education facilities, health services and public amenities. The Structure Plan therefore is consistent the Social Infrastructure Policy, particularly Strategies 1.3.3 (3) and (5).		
1.4 Settlement Types	1.4.1 Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth including rural residential development.	1.4.2 To plan for the sustainable use and development of settlements that have particular characteristics or values.
Response The proposed amendment will provide an infill development opportunity that will build upon the role of Mowbray as a Major Activity Centre and neighbourhood providing affordable living opportunities close to services and transport corridors. The Structure Plan therefore directly responds to or is consistent with Strategy 1.4.3 (1).		
1.5 Housing	1.5.1 Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth.	1.5.2 To provide for a sufficient supply of diverse housing stock, including social and affordable housing, that is well-located and well-serviced to meet the existing and future needs of the Tasmanians.
Response The proposal aligns with the Housing Policy. The proposed rezoning to Inner Residential will provide for an additional supply of infill land within the Mowbray Major Activity Centre that can be used to supply additional housing at a higher density that is close to services, social and physical infrastructure including education and employment opportunities and public transport. The Structure Plan therefore directly responds to, or is consistent with, Strategies 1.5.3 (1), (2), (4) and (5).		
1.6 Design	1.6.1 Applies to existing and proposed urban spaces.	1.6.2 To create functional, connected and safe urban spaces that positively contribute to the amenity, sense of place and enjoyment experienced by the community.

Policy Topic	Policy Application	Policy Objective
Response		
The proposal indirectly accords with the Design Policy.		
The proposal is for a rezoning only at this stage. Future use and development will need to respond to the relevant provisions of the Inner Residential Zone in regard to design characteristics.		
None of the Strategies of the Design Policy are directly applicable to the proposal.		
1.7 Development Contributions	1.7.1 Applies to existing settlements and new areas of settlement growth.	1.7.2 To support the equitable sharing of costs between developers and the wider community associated with the provision of new, or upgraded, infrastructure to service growth.
Response		
The proposal does not impact this Policy.		
Development contributions will be made in accordance with any requirements in place at the time of future development or subdivision of the land.		
2.0 Environmental Values		
2.1 Biodiversity	2.1.1 Statewide.	2.1.2 To contribute to the protection and conservation of Tasmania's biodiversity.
Response		
The proposal relates to an urban site that is maintained as part of the racecourse grounds and is devoid of natural vegetation.		
The proposal will not impact upon the protection and conservation of Tasmania's biodiversity values.		
None of the Strategies of the Wetlands, Waterways and Biodiversity Policy are applicable to the proposal.		
2.2 Waterways, Wetlands and Estuaries	2.2.1 Statewide.	2.2.2 To protect and improve the quality of Tasmania's waterways, wetlands and estuaries.
Response		
The proposal relates to an urban site that does not contain any waterways, wetlands or estuaries.		
The proposal will not impact upon the protection and quality of Tasmania's waterways, wetlands or estuaries.		
None of the Strategies of the Wetlands, Waterways and Estuaries Policy are applicable to the proposal.		
2.3 Geodiversity	2.3.1 Statewide.	2.3.2 To protect and conserve land containing high conservation value geodiversity and to promote natural geological, geomorphological and soil processes that support broader,

Policy Topic	Policy Application	Policy Objective
		and more balanced, ecological functions.
Response The proposal relates to an urban site that does not contain any high conservation value geodiversity or localised natural geological, geomorphological or soil processes that support or maintain local ecological functions. The proposal will not impact upon the protection and conservation of Tasmania's geodiversity. None of the Strategies of the Geodiversity Policy are applicable to the proposal.		
2.4 Landscape Values	2.4.1 Statewide.	2.4.2 To protect and enhance significant landscapes that contribute to the scenic value, character and identity of a place.
Response The proposal relates to an urban site in Mowbray that is already developed and does not contain any mapped cultural, ecological, geological or aesthetic landscapes or scenic areas. The proposal will not impact upon the protection and enhancement of significant landscapes and scenic values in Tasmania. None of the Strategies of the Landscape Values Policy are applicable to the proposal.		
2.5 Coasts	2.5.1 Applies to the Coastal Zone as defined in the <i>State Coastal Policy 1996</i> , which is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the highwater mark.	2.5.2 To promote the protection, conservation and management of coastal values.
Response The State Coastal Policy 1996 defines the term 'Coastal Zone' as, <i>under the State Coastal Policy Validation Act 2003, a reference in the State Coastal Policy 1996 to the coastal zone is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.</i> In this instance, the site is located approximately 993m from the nearest mean high-water mark located at adjacent to the East Tamar Highway next to Launceston Church Grammar School senior campus, so is just within the defined Coastal Zone. The proposed rezoning relates to land within the existing Mowbray activity centre that is not of a coastal character. None of the Strategies of the Coasts Policy are directly applicable.		
3.0 Environmental Hazards		
3.1 Bushfire	3.1.1 Statewide.	3.1.2 To prioritise the protection of human life and to support the resilience of settlements and communities by reducing the potential impacts of bushfire on life, property and infrastructure.

Policy Topic	Policy Application	Policy Objective
Response The proposal relates to an urban site in Mowbray that is not identified as a Bushfire-Prone Area under the Launceston LPS. None of the Strategies of the Bushfire Policy are applicable to the proposal.		
3.2 Landslip	3.2.1 Statewide.	3.2.2 To reduce the risk to people, property and the environment from the adverse impacts of landslip hazards.
Response The proposal relates to an urban site in Mowbray that is not identified as being within a Landslip Hazard Area under the Launceston LPS. None of the Strategies of the Landslip Policy are applicable to the proposal.		
3.3 Flooding	3.3.1 Statewide.	3.3.2 To minimise the impact of flood hazards that have the potential to cause harm to human life, property and infrastructure and to reduce the cost to the community as a result of flood events.
Response The proposal relates to an urban site in Mowbray that is not identified as being within a Flood Prone Area under the Launceston LPS. None of the Strategies of the Coastal Hazards Policy are applicable to the proposal.		
3.4 Coastal Hazards	3.4.1 Applies to the Coastal Zone as defined in the <i>State Coastal Policy 1996</i> , which is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the highwater mark.	3.4.2 To minimise the risks associated with coastal erosion and coastal inundation caused by climate change induced sea level rise by incorporating avoidance, mitigation and adaptation strategies into land use planning.
Response The State Coastal Policy 1996 defines the term 'Coastal Zone' as, <i>under the <u>State Coastal Policy Validation Act 2003</u>, a reference in the <u>State Coastal Policy 1996</u> to the coastal zone is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.</i> In this instance, the site is located approximately 993m from the nearest mean high-water mark located at adjacent to the East Tamar Highway next to Launceston Church Grammar School senior campus, so is just within the defined Coastal Zone. The site is not identified as being subject to any coastal hazards in the planning scheme code maps. None of the Strategies of the Coastal Hazards Policy are directly applicable.		

Policy Topic	Policy Application	Policy Objective
3.5 Contaminated Air and Land	3.5.1 Statewide.	3.5.2 To consider the impacts of past, present and future land use and development that has involved, or is proposed to involve, potentially contaminating activities, and to minimise the risk of harm to human health, property and the environment arising from exposure, or potential exposure, to contaminants or nuisances caused by those activities.
Response The proposal relates to part of the Mowbray Racecourse that is not known to have been used for potentially contaminating activities. If any potential for site contamination is identified in the future, the risk can be managed through assessment under the existing provisions of the TPS – Potentially Contaminated Land Code. The proposal is consistent with the Contaminated Air and Land Policy, as far as it is applicable.		
4.0 Sustainable Economic Development		
4.1 Agriculture	4.1.1 Statewide.	4.1.2 To promote a diverse and highly productive agricultural sector by protecting agriculture land and the resources on which agriculture depends, while supporting the long-term viability and growth of the agricultural sector.
Response The proposal relates to an urban site in Mowbray that is already developed and does not contain any agricultural land and is not adjacent to any agricultural land. The Agriculture Policy is therefore not applicable to the proposal.		
4.2 Timber Production	4.2.1 Statewide.	4.2.2 To contribute to the protection of Tasmania's timber resources.
Response The proposal relates to an urban site in Mowbray that is already developed and does not contain any timber production areas or resources. The Timber Production Policy is therefore not applicable to the proposal.		
4.3 Extractive Industry	4.3.1 Statewide.	4.3.2 To identify and protect existing and potential extractive industry resources, and supporting infrastructure, to facilitate economic growth and support efficient infrastructure and urban development.
Response		

Policy Topic	Policy Application	Policy Objective
The proposal relates to an urban site that does not include any mining leases or land that is used for extractive industry purposes, and the site is not within an attenuation area of any nearby extractive industry activities. The Extractive Industry Policy is therefore not applicable to the proposal.		
4.4 Tourism	4.4.1 Statewide.	4.4.2 To promote the sustainable development of the State's tourism industry.
Response The proposal indirectly accords with the Tourism Policy. While the site is not identified as a key tourism site or destination, the proposal will create an infill development opportunity in the Mowbray activity centre, which can support the delivery of tourism growth in the city. The proposal does not conflict or compete with the Strategies of the Tourism Policy.		
4.5 Renewable Energy	4.5.1 Statewide.	4.5.2 To promote renewable energy use and development to support economic and employment opportunities and strengthen the State's economy, while also supporting emissions reduction.
Response The proposal is not directly impacted by the Renewable Energy Policy. There is potential for future use and development on the site to incorporate renewable energy generation such as solar panels. The proposal does not conflict or compete with the Strategies of the Renewable Energy Policy.		
4.6 Industry	4.6.1 Statewide.	4.6.2 To protect industrial land, facilitate sustainable industrial use and development and ensure there is sufficient availability of suitable industrial land to meet the existing and future needs of Tasmania.
Response The site does not include land zoned or used for industrial purposes and does not directly adjoin any industrial land. The site is generally not suitable for industrial use, given the urban location in an activity centre with close proximity to existing residential areas. The proposal does not conflict or compete with the Strategies of the Industry Policy.		
4.7 Business and Commercial	4.7.1 Statewide.	4.7.2 To promote business and commercial activities at a scale and intensity suited to the location to support diverse

Policy Topic	Policy Application	Policy Objective
		economic and employment opportunities and strengthen the State's economy.
Response The proposed rezoning to Inner Residential will facilitate infill development for higher density residential use and/or business uses in accordance with the allowable uses in the zone. The proposal supports the role of the existing Mowbray Major Activity Centre and provides for mixed use growth in a highly accessible location where potential land use conflict can be managed appropriately. The proposal is therefore consistent with Strategies 4.7.3 (3), (4) and (9).		
4.7 Innovation and Research	4.7.1 Statewide.	4.7.2 To promote innovation and research, and the institutions and infrastructure that drives learning and prepares a skilled workforce, that will support existing and emerging opportunities and contribute to a diverse and resilient economy.
Response The proposal does not directly relate to the Innovation and Research Policy. The proposal does not conflict or compete with the Strategies of the Innovation and Research Policy.		
5.0 Physical Infrastructure		
5.1 Provision of Services	5.1.1 Statewide.	5.1.2 To promote the efficient, effective, sustainable and safe delivery of services including reticulated water and sewerage, stormwater management, electricity, gas, telecommunications and recycling and waste management.
Response The proposal is consistent with the Provision of Services Policy. The proposal relates to an urban site with full access to reticulated services, electricity, telecommunications and transport infrastructure including a high frequency public transport route. The proposed rezoning to Inner Residential will facilitate infill development of the site, making efficient use of fully serviced land within the Mowbray Major Activity Centre.		
5.2 Energy Infrastructure	5.2.2 Statewide.	5.2.2 To protect electricity infrastructure, including infrastructure to support energy efficiency and renewable energy and provide for a safe, secure and reliable energy system to meet the needs of the community, businesses and industry.
Response		

Policy Topic		Policy Application		Policy Objective	
The subject site does not contain any electricity infrastructure or easements relating to this infrastructure. The Energy Infrastructure Policy is therefore not applicable to the proposal.					
5.3 Roads		5.3.1 Statewide.		5.3.2 To plan, manage and maintain an integrated road network that supports efficiency, connectivity, travel reliability and safety.	
Response The proposal is consistent with the Roads Policy. The proposal will not impact upon key road corridors or future road corridors. The site is accessed from Jellico Street, which is a local road maintained by Council. While the proposal is for a rezoning only at this stage, there is no indication that the safety or efficiency of the local road network would be negatively impacted by future use and development of the site. Design details including traffic and road access related matters can be adequately considered at the Development Application stage of future use/development of the site, in accordance with the applicable standards of the Tasmanian Planning Scheme, including the Road and Railway Assets Code and Parking and Sustainable Transport Code.					
5.4 Passenger Transport Modes		5.4.1 Statewide.		5.4.2 To support a safe, reliable, efficient and accessible passenger transport system that provides people with modal choice and is well integrated with land use.	
Response The proposed amendment is consistent with the Passenger Transport Modes Policy. The proposed draft amendment will provide for additional Inner Residential zoned land within the established suburb of Mowbray, with good proximity to a range of services and employment opportunities active transport opportunities such as the Heritage Forest pathway network and within walking distance (less than 400m) from a high frequency public transport route on Invermay Road. The proposal is therefore consistent with Strategies 5.4.3 (1), (2), (3), (5) and (6).					
5.5 Ports and Strategic Transport Networks		5.5.1 Statewide.		5.5.2 To recognise and protect Tasmania's strategic freight system, including key freight networks, ports, intermodal hubs and industrial estates.	
Response The proposal is not impacted by and does not conflict with the Ports and Strategic Transport Networks Policy.					
6.0 Cultural Heritage					
6.1	Aboriginal Cultural Heritage	6.1.1	Statewide.	6.1.2	Support the protection and Aboriginal custodianship of Aboriginal Cultural Heritage including places, objects and practices.

Policy Topic		Policy Application		Policy Objective	
Response					
The Aboriginal Cultural Heritage Policy has limited application to the proposal.					
The proposal relates to an urban site in Mowbray that is part of the established racecourse.					
There is no known record of Aboriginal Cultural Heritage values associated with the site or immediate surrounds.					
However, if any Aboriginal Cultural Heritage objects were identified during any future development work, the provisions <i>Aboriginal Heritage Act 1975</i> would be applicable.					
6.2	Historic Cultural Heritage	6.2.1	Statewide.	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.
Response					
The site does not contain any identified cultural heritage values that require consideration.					
The proposal is not impacted by and does not conflict with the Strategies of this Policy.					
7.0 Planning Processes					
7.1	Public Engagement	7.1.1	Statewide.	7.1.2	To improve and promote public engagement processes to provide for the community's needs, expectations and values are identified and considered in land use planning.
Response					
The proposal aligns with the Public Engagement Policy.					
If Council agree to initiate the proposed planning scheme amendment, the legislated advertising period and Tasmanian Planning Commission hearing process will allow for public engagement with the proposal.					
The Structure Plan is therefore consistent with Strategies 7.1.3 (2), (3) and (4).					
7.2	Strategic Planning	7.2.1	Statewide.	7.2.2	To encourage the strategic consideration of land use planning issues by promoting integrated and coordinated responses that balance competing social, economic,

Policy Topic	Policy Application	Policy Objective
		environmental and intergenerational interests to provide for the long-term sustainable use and development of land.
Response The proposal is consistent with the Strategic Planning Policy. The proposed planning scheme amendment is subject to the established assessment process which involves coordinated assessment by local government and the State (Tasmanian Planning Commission) in accordance with legislated processes. LPS amendments must demonstrate consistency with the applicable legislation and strategic planning documents.		

3. Conclusion

The proposed draft amendment is consistent with the relevant Tasmanian Planning Policies and does not conflict with the achievement of any of the Policies and accompanying Strategies.

Support for the initiation of the proposed draft amendment is therefore requested from Council.

