

APPENDIX 1

Summary of Changes - LIPS 2015 to Draft LPS

1. In some areas, existing General Industrial zoned land has been recommended to be zoned Light Industrial. This is due to changes to the zone standards in the SPPs as follows:
 - a. General Industrial Zone does not contain any amenity standards to protect sensitive (residential) uses.
 - b. Light Industrial Zone no longer protects sensitive uses within 100m. The standard in the SPPs Light Industrial Zone now only applies to properties within a residential zone within 50m from a Light Industrial Zone boundary.
2. The existing LIPS 2015 contains one zone for the agricultural estate - Rural Resource Zone. This has been split into two zones in the SPPs - Rural Zone and Agriculture Zone.
3. The existing Inner Residential zoned land under the LIPS 2015 has been significantly reduced and recommended to be zoned General Residential. This is due to the expanded list of discretionary uses in the SPPs Inner Residential Zone. The General Residential Zone will be the default residential zone in Launceston with targeted areas of Inner Residential zoning recommended.
4. Some areas of Low Density Residential zoning in the LIPS 2015 have been recommended for the General Residential Zone based on decision rules around slope, hazard mapping and average lot density.
5. A review of the existing extent of the Urban Mixed Use Zone was undertaken. The Local Business zoned 'strip' along Charles Street has been recommended for Urban Mixed Use zoning between Princes Square and the LGH.
6. A review of the existing Open Space and Environmental Management zoning along the Tamar River between Windermere and Swan Bay was undertaken to ensure that connectivity for open space purposes and protection for environmental management is maintained.
7. A review of the isolated Local Business zoned properties was undertaken. In some instances where 'corner shops' which were historically zoned Local Business but are no longer operational, a zoning change back to the surrounding residential zone has been recommended.
8. Mapping of the priority vegetation area overlay of the Natural Assets Code was undertaken on a regional basis and applied through the Regional Ecosystem Model by Rod Knight.

9. The new SPPs Rural Living Zone contains four density precincts for subdivision - 1ha, 2ha, 5ha and 10ha. An analysis was undertaken on the existing Rural Living zoned land and based on existing density, recommendations for Rural Living A, B, C and D were made.
10. The existing Environmental Living Zone of the LIPS 2015 has been deleted from the SPPs suite of zones. A new zone has been included - Landscape Conservation Zone. This zone has a slightly different focus to the Environmental Living Zone and therefore a direct translation could not be recommended without analysis. Notwithstanding, following a detailed analysis of the suite of zones which could possibly be applied, the properties in the agricultural areas (primarily owned or previously owned by the Tasmanian Land Conservancy) and the urban titles surrounding the Cataract Gorge have been recommended for the Landscape Conservation Zone. It is noted that there will be other mechanisms restricting subdivision and obtrusive development through the Cataract Gorge Subdivision SAP and the Cataract Gorge Management Area Code (this will be translated into a SAP in the LPS).
11. It was timely to conduct a review of the existing buffer areas around our TasWater and MRT sites. The Attenuation Code in the SPPs also contains an expanded list of uses which trigger assessment. Consultation with TasWater and MRT indicated that TasWater do not need their sites formally mapped whereas MRT would like their sites mapped on the planning scheme overlay maps. An internal database has also been developed which identifies sites which contain uses listed in the Code.
12. The SPPs Scenic Protection Code cannot apply to land zoned Low Density Residential and General Residential. In Launceston there are significant areas of the hillside which are mapped as Scenic Management in the LIPS 2015 which will not be mapped if a direct translation was to occur. Particular areas of significance will be managed for its scenic values by recommendation of a two new SAPs - Southern Gateway and Western Hills as well as the Scenic Protection Areas and Scenic Road Corridors applicable through the Scenic Protection Code.
13. The existing Local Heritage Place listings have been reviewed and each site will be updated to include statements of significance over the coming years. One heritage precinct is also recommended, with further precincts to be included over the work program in the coming years and will be introduced as amendments to the LPS.