

APPENDIX 2: RESIDENTIAL ZONES PROJECT REPORT

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Contents

- 1 Background3**
- 2 Project3**
 - 2.1 Project Scope3
 - 2.2 Decision Rules4
- 3 Zones.....10**
 - 3.1 General Residential Zone10
 - 3.2 Inner Residential Zone11
 - 3.3 SPPs Zone Legend14
- 4 General Residential/Inner Residential Analysis15**
 - 4.1 Precinct 1: Prospect (Trotters Lane).....15
 - 4.1.1 Assessment16
 - 4.1.2 Recommendation.....17
 - 4.2 Precinct 2: Trevallyn19
 - 4.2.1 Assessment19
 - 4.2.2 Recommendation.....20
 - 4.3 Precinct 3: Newstead.....22
 - 4.3.1 Assessment22
 - 4.3.2 Recommendation.....26
 - 4.4 Precinct 4: East Launceston27
 - 4.4.1 Assessment27
 - 4.4.2 Recommendation.....30
 - 4.5 Precincts 5a and 5b: Kings Meadows.....32
 - 4.5.1 Assessment33
 - 4.5.2 Recommendation.....36
 - 4.6 Precinct 6: Mowbray39
 - 4.6.1 Assessment39
 - 4.6.2 Recommendation.....43
 - 4.7 Precinct 7: Invermay Road45
 - 4.7.1 Assessment47
 - 4.7.2 Recommendation.....51
 - 4.8 Precinct 8: Bathurst/Wellington Streets53
 - 4.8.1 Assessment53
 - 4.8.2 Recommendation.....57
 - 4.9 Precinct 9: Lilydale59
 - 4.10 Precinct 10: St Leonards59
- 5 Conclusion.....60**

Acronyms

In this report, the following acronyms will be used to describe frequently used terms:

SPPs	State Planning Provisions
TPS	Tasmanian Planning Scheme
LPS	Local Provisions Schedule
NEPMs	National Environmental Protection Measures
NRLUS	Northern Regional Land Use Strategy
LIPS	Launceston Interim Planning Scheme 2015
LUPAA	Land Use Planning and Approvals Act 1993
RMPS	Resource Management and Planning System
PAC	Principal Activity Centre
MAC	Major Activity Centre
SAC	Suburban Activity Centre
NTC	Neighbourhood or Town Centre
LMC	Local or Minor Centre
SAP	Specific Area Plan
GLP	Greater Launceston Plan

1 Background

The Tasmanian Parliament enacted amendments to the Land Use Planning and Approvals Act 1993 (LUPAA) in December 2015 that provide for a single planning scheme for Tasmania, known as the Tasmanian Planning Scheme. The Tasmanian Planning Scheme consists of State Planning Provisions (SPPs) and Local Provisions Schedules (LPSs) for each municipal area. The Minister for Planning and Local Government, the Hon Peter Gutwein MP, approved the draft State Planning Provisions (SPPs) for exhibition in March 2016. The Commission exhibited the draft SPPs for a 60 day period, during which representations were invited. 294 representations were received and a further nine late representations were accepted. After considering the representations, the Commission held hearings in Burnie, Launceston and Hobart between July and October 2016. The Commission considered the draft SPPs and reported to the Minister on 9 December 2016.

The Minister considered the Commission's report and has made the SPPs, modifying the draft SPPs that were exhibited. The SPPs include the administrative, zone and code provisions and the requirements for LPSs that are to apply in the Tasmanian Planning Scheme. Although the SPPs came into effect on 2 March 2017 as part of the Tasmanian Planning Scheme, they have no practical effect until an LPS is in effect in a municipal area (Tasmanian Planning Commission, 2018).

Local councils are required to prepare their LPS to implement local policy a strategic objectives in accordance with Guideline No. 1 Local Provisions Schedule: zone and code application and the LPS Criteria set out in Section 34(2) of LUPAA.

2 Project

2.1 Project Scope

This report provides analysis and recommendations for the application of the Inner Residential Zone and General Residential Zone in the City of Launceston. The analysis contained in this report has informed the spatial application of zoning comprised in the LPS.

As a starting point, the existing spatial application of Inner Residential zoning in the LIPS was deleted from the draft LPS zoning map. The rationale for this is based on the position that the General Residential Zone will be the default residential zoning in Launceston. The Inner Residential Zone will then be consciously introduced to areas which meet a set of decision rules which were developed for the project.

The decision rules have been developed to inform the application of the Inner Residential Zone and also provide justification as to why existing Inner Residential zoned properties in the LIPS are recommended for the General Residential Zone in the LPS. Any change in zoning is required to demonstrate compliance with the decision rules set out below. Points B-E below reflect the LPS Criteria set out in Section 34(2) of LUPAA. Section 34 of LUPAA reads:

34. LPS criteria

- (1) *In this section –
"relevant planning instrument" means a draft LPS, an LPS, a draft amendment of an LPS and an amendment of an LPS.*
- (2) *The LPS criteria to be met by a relevant planning instrument are that the instrument –*
 - (a) *contains all the provisions that the SPPs specify must be contained in an LPS; and*
 - (b) *is in accordance with [section 32](#) ; and*
 - (c) *furtheres the objectives set out in [Schedule 1](#) ; and*
 - (d) *is consistent with each State policy; and*
 - (e) *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; and*
 - (f) *is consistent with the strategic plan, prepared under [section 66 of the Local Government Act 1993](#) , that applies in relation to the land to which the relevant planning instrument relates; and*
 - (g) *as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and*
 - (h) *has regard to the safety requirements set out in the standards prescribed under the [Gas Pipelines Act 2000](#) .*
- (3) *An amendment of an LPS, or a draft amendment of an LPS, is taken to meet the LPS criteria if the amendment of the LPS, or the draft amendment of the LPS, if made, will not have the effect that the LPS, as amended, will cease to meet the LPS criteria.*

The Future Urban Zone will be applied to areas of land which are intended to meet the residential land demand needs beyond the current supply. This work ties into the Residential Land Analysis Project being separately undertaken.

2.2 Decision Rules

A. Zone Application Guidelines

Assessment against the Zone/Code Application Guidelines prepared by the Tasmanian Planning Commission and Planning Policy Unit will be required to justify a change in zoning.

B. State Policies and Legislation

Consideration of the applicable State Policies and applicable legislation will be required to justify a change in zoning. Discussion will be provided for each precinct where applicable -

- State Coastal Policy 1986
- State Policy on Water Quality Management 1997
- State Policy on the Protection of Agricultural Land 2009
- National Environment Protection Measures (NEPMs): The NEPMs are automatically adopted as State Policies. They outline common environmental objectives for managing the environment. Current NEPMs include:

- National Environmental Protection (Used Packaging Materials) Measure;
- National Environmental Protection (Ambient Air Quality) Measure;
- National Environmental Protection (Movement of Controlled Waste Between States and Territories) Measure;
- National Environmental Protection (National Pollutant Inventory) Measure;
- National Environmental Protection (Assessment of Site Contamination) Measure;
- National Environmental Protection (Diesel Vehicle Emissions) Measure; and
- National Environmental Protection (Air Toxics) Measure.
- Gas Pipelines Act 2000 (section 34(2)(h) of LUPAA)
- Consistency with sections 11 and 12 of LUPAA - the recommended zoning changes are intended to bring the zoning into greater conformity with the existing use and development of land. None of the matters listed in section 11(3) need to be separately assessed for each precinct.

C. Northern Regional Land Use Strategy (NRLUS)

Where the LPS zoning varies from the LIPS, a statement of the reasons how the zoning change is consistent with the NRLUS is required.

The NRLUS is a policy framework that guides land use, development and infrastructure decisions across the northern region by State and Local Government and other relevant infrastructure providers.

The Regional Settlement Network Policy is relevant to consideration of the application of the General Residential and Inner Residential Zones.

Policy RSN-P5 states that *a higher proportion of development should be at high and medium densities 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.* The corresponding Action RSN-A10 requires *zoning provisions to 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.*

Policy RSN-P6 states that *there is to be a focus on higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.* The corresponding Action RNS-A11 requires settlement boundaries to be clearly identified at the local level for all significant activity centres.

Policy RSN-P7 states that *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.* The corresponding Actions RNS-A12 & A13 seeks to *encourage well-designed new urban communities through detailed planning provisions and to 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.

Consistency can be demonstrated by referring to relevant parts of the NRLUS and identifying:

- (a) those areas of the NRLUS that are relevant;
- (b) any parts of the NRLUS with which the proposed zoning is inconsistent; and
- (c) any alternatives considered to achieve greater consistency with the NRLUS and state why those alternatives were not practicable, noting that maintaining the current zoning is an alternative.

The majority of Inner Residential zoned land in the LIPS surrounds existing activity centres and General/Central Business or Commercial zoning. The following activity centres were mapped as separate precincts to assist with the analysis -

- Precinct 1: Prospect (Suburban Activity Centre)
- Precinct 2: Trevallyn (Local or Minor Centre)
- Precinct 3: Newstead (Suburban Activity Centre)
- Precinct 4: East Launceston (Local or Minor Centre*)
- Precinct 5: Kings Meadows (Major Activity Centre)
- Precinct 6: Mowbray (Major Activity Centre)
- Precinct 7: Invermay Road (Neighbourhood or Town Centre*)
- Precinct 8: Bathurst/Wellington Street (Neighbourhood or Town Centre)
- Precinct 9: Lilydale (Neighbourhood or Town Centre)
- Precinct 10: St Leonards (Neighbourhood or Town Centre)

**centres are not formally listed in the Activity Centre Hierarchy of the NRLUS. Notwithstanding, the 'best-fit' option has been listed above. These areas were included for consideration of application of the Inner Residential Zone as they either already had Inner Residential zoning surrounding the business zoning or represent a cluster of Local Business or Commercial zoning.*

D. Schedule 1 Objectives of LUPAA

Where a change in zoning is recommended, and it does not align with the zone application guidelines, a statement as to how the changes meet the objectives of Schedule 1 is required.

Schedule 1, Part 1 -

- (a) *to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and*
- (b) *to provide for the fair, orderly and sustainable use and development of air, land and water; and*
- (c) *to encourage public involvement in resource management and planning; and*
- (d) *to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and*
- (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.*

Schedule 1, Part 2 -

- (a) to require sound strategic planning and co-ordinated action by State and local government; and*
- (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; and*
- (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; and*
- (d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and*
- (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; and*
- (f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and*
- (g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and*
- (i) to provide a planning framework which full considered land capability.*
- (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; and*

E. Strategic Plan 2014-2024

Where a change in zoning is recommended, and it does not align with the zone application guidelines, a statement as to how the recommended changes are consistent with the strategic plan prepared under section 66 of the Local Government Act 1993 [section 34(2)(f)] is required.

The Strategic Plan 2014-2024 seeks to provide direction to the range of operations Council undertakes in their role as the major provider of services and facilities for the City of Launceston. The Strategic Plan essentially indicates the actions and strategies that the Council will implement to deliver on the Greater Launceston Plan goals.

The 10-year goals set out in the Strategic Plan are set out below. An assessment will be provided against the relevant goals for each precinct where applicable -

- 1. To foster creative and innovative people and industries.*
- 2. To promote Launceston as a unique place to live, work, study and play.*
- 3. To ensure Launceston is accessible and connected through efficient transport and digital networks.*
- 4. To offer access to services and spaces for all community members and to work in partnership with others to address the needs of vulnerable and diverse communities.*
- 5. To reduce the impacts on our natural environment and to build resilience to the changing intensity of natural hazards.*
- 6. To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions.*

7. To develop a strategic and dedicated approach to securing economic investment in Launceston.
8. To communicate and engage consistently and effectively with our community and stakeholders.
To seek and champion collaboration to address major issues for Northern Tasmania.

F. Heritage and Hazard mapping

An area which is characterised by local/state heritage listed properties should be in the first instance considered for the General Residential Zone on the basis that further subdivision, higher density development and/or non-residential use of the site is not preferred in the Launceston municipality.

Hazard mapping was applied to each precinct map. In accordance with the zone application guidelines, the Inner Residential Zone is not considered appropriate for areas constrained by natural hazards (i.e. landslip, flooding etc.) on the basis that higher density should not be encouraged in areas which are constrained. It is noted that the existing Scenic Management area as mapped in the LIPS is not considered to be a 'hazard' and sites which are suitable for higher density which are currently covered by the overlay will be considered on a case by case basis. A separate project is being undertaken to consider existing scenic management areas which will not meet the code application for the Scenic Protection Code of the SPPs.

The Invermay/Inveresk and Invermay Road areas will be considered separately in relation to permissible uses/subdivision controlled by the Invermay/Inveresk Flood Inundation Code of the LIPS. It is noted that this code will be translated into a Specific Area Plan (SAP) in the LPS.

G. Mixed use character/areas of transition

Use permissibility in the Inner Residential Zone of the SPPs must be considered. The Inner Residential Zone of the SPPs allows for an expanded list of discretionary uses in the Use Table. The key variations are highlighted below in red -

Inner Residential Zone	
SPPs	LIPS
<i>No Permit Required</i>	
Natural and cultural values management	Educational and occasional care (if for home based child care)
Passive recreation	Natural and cultural values management
Residential (if for a single dwelling)	Passive recreation
	Residential (if for a single dwelling)
<i>Permitted</i>	
Residential (if not listed as No Permit Required)	Utilities (if for minor utilities)
Visitor accommodation	
<i>Discretionary</i>	
Business and Professional Services	Business and Professional Services - If for a medical centre

(if for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services)	- If at 40 Ann Street, Launceston folio of the Register Volume 131354 Folio 1
Community Meeting and Entertainment (if for a place of worship, art and craft centre, public hall, community centre or neighbourhood centre)	Community Meeting and Entertainment (if not for a cinema or function centre)
Educational and Occasional Care (if not for a tertiary institution)	Educational and Occasional Care
Emergency Services	Food Services (if for a café or takeaway food premises)
Food Services (if not for a take away food premises with a drive through facility)	General Retail and Hire (if for a local shop)
General Retail and Hire	Residential
Sports and Recreation (if for a fitness centre, gymnasium, public swimming pool or sports ground)	Sports and Recreation
Utilities (if not listed as No Permit Required)	Tourist Operation
	Utilities
	Visitor Accommodation

Notwithstanding, discretionary uses must meet the tests outlined in clause 9.3.1 P4 -

A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:

- (a) *the intensity and scale of the use;*
- (b) *the emissions generated by the use;*
- (c) *the type and intensity of the traffic generated by the use;*
- (d) *the impact on the character of the area; and*
- (e) *the need for the use in that location.*

Even if an area fits within the density standards of the Inner Residential Zone in the SPPs, the future intended use and development of the area should be considered. For example, if 'ribbon development' is occurring in a residential zone under the LIPS and expansion of the existing business zone extent is not desirable, then application of the Inner Residential Zone may create the opportunity for additional non-residential uses to establish in the area and exacerbate the problem. Therefore, General Residential zoning should be considered instead of Inner Residential to restrict non-residential uses in this circumstance.

The Inner Residential Zone may be considered for areas of transition or for existing residential uses which are surrounded by non-residential uses where the character of the area is evolving.

A GIS query was conducted to map properties which were residential in 2007 and were commercial/business/industrial in 2017. If patterns emerged to indicate 'ribbon development', the appropriate zone should be considered to prevent further loss of

residential uses or where Council has made a deliberate policy decision to facilitate a more dense urban character.

H. Average density

The NRLUS encourages infill development in residential areas surrounding the MAC at higher densities (25+ lots per hectare i.e. 400m² average density). An analysis was conducted to establish the average lot sizes in the Inner Residential zoned areas compared to General Residential zoned areas under the existing LIPS in each precinct. The averages were taken from zoned areas within 400m of the activity centre. Lot sizes which were less than 50m² and more than 4000m² were excluded from the analysis to reduce data distortion.

The minimum site area per dwelling for multiple dwellings in the SPPs General Residential Zone is 325m² in the acceptable solution with the capacity for further variation in the performance criteria (refer to clause 8.4.1 in the SPPs). The minimum site area per dwelling in the SPPs Inner Residential Zone is 200m² in the acceptable solution, again with the capacity for variation in the performance criteria (refer to clause 9.4.1). In both zones the Residential (multiple dwelling) use class is permitted. This is a change from the status of this use class in the LIPS Inner Residential Zone which is discretionary.

If the average densities are comparable and/or there is not a desire to increase the density of the area, or introduce non-residential uses, then the General Residential Zone should be applied.

3 Zones

The following subclauses provide discussion on the zone purpose statements of each of the zones highlighting the variations between the existing LIPS zones and the SPP zones.

3.1 General Residential Zone

There is a minor change to the purpose statements of the zone in the SPPs however the overall intent remains substantially the same.

LIPS		SPPs	
10.1.1.1	<i>To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.</i>	8.1.1	<i>To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.</i>
10.1.1.2	<i>To provide for compatible non-residential uses that primarily serve the local community.</i>	8.1.2	<i>To provide for the efficient utilisation of available social, transport and other service infrastructure.</i>
		8.1.3	<i>To provide for non-residential use that:</i>

<p>10.1.1.3 <i>Non-residential uses are not to adversely affect residential amenity, through noise, activity outside of business hours, traffic generation and movement, or other off site impacts.</i></p>	<p>(a) <i>primarily serves the local community; and</i></p> <p>(b) <i>does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.</i></p>
<p>10.1.1.4 <i>To encourage residential development that respects the existing and desired neighbourhood character.</i></p>	<p>8.1.4 <i>To provide for Visitor Accommodation that is compatible with residential character.</i></p>
<p>10.1.1.5 <i>To encourage residential use and development that facilitates solar access, integrated urban landscapes, and utilisation of public transport, walking and cycling networks.</i></p>	

3.2 Inner Residential Zone

It is clear that there has been a shift in the intent of the Inner Residential Zone in the SPPs to move away from being applied to historically established areas. The LIPS references '*historically established areas*' in the zone purpose, but this is not listed in the SPPs zone purpose. In clause 11.1.1.4 of the LIPS also states '*To maintain and develop residential uses and ensure that non-residential uses do not displace or dominate residential uses*' which does not appear in the SPPs purpose statements. The relevance of this is that this clause provides the mechanism for discretionary uses which may lead to residential uses being displaced or areas being dominated by non-residential uses, to be refused. Although clause 9.1.3(b) of the SPPs does seek to address the impact of non-residential uses on residential amenity, the emphasis has shifted to impact, rather than displacement and domination of non-residential uses.

It is also noted that the Use Table for this zone in the SPPs allows for an unqualified General Retail and Hire as a discretionary use and an expanded qualification for Business and Professional Services to include 'consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services'. The LIPS use Table allows for General Retail and Hire if for a local shop, and Business and Professional Services, if for a medical centre.

The expanded use permissibility in the zone and the shift in focus away from historically established areas means that application of this zone cannot simply be applied to areas characterised by higher density development, or desired to be higher density, but must also consider the intended future character and use of an area.

LIPS	SPPs
<p>11.1.1.1 <i>To provide for a variety of residential uses and</i></p>	<p>9.1.1 <i>To provide for a variety of residential use or development</i></p>

<p>dwelling types close to services and facilities in inner urban and <i>historically established areas</i>, which uses and types respect the existing variation and pattern in lot sizes, set back, and height.</p> <p>11.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.</p> <p>11.1.1.3 To allow increased residential densities where it does not significantly affect the existing residential amenity, ensure appropriate location of parking, and maintain vehicle and pedestrian traffic safety.</p> <p>11.1.1.4 To maintain and develop residential uses <i>and ensure that non-residential uses do not displace or dominate residential uses.</i></p> <p>11.1.1.5 To provide for <i>development that provides a high standard of amenity and contributes to the streetscape.</i></p>	<p>that accommodates a range of dwelling types at higher densities.</p> <p>9.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.</p> <p>9.1.3 To provide for non-residential use that:</p> <p>(a) primarily serves the local community; and</p> <p>(b) does not cause an unreasonable loss of amenity, through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.</p> <p>9.1.4 To provide for Visitor Accommodation that is compatible with residential character.</p>
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By way of background, the Inner Residential Zone in the existing LIPS was applied to residential areas zoned Urban Residential in the Launceston Planning Scheme 1996. The intent of the Urban Residential Zone was defined as follows -

14.1 Intent of Zone

- (1) To recognise inner city residential areas which have a high level of accessibility to business, health, education, shopping, employment and recreation services and facilities, and which contain much of the City's historic housing stock and streetscapes;
- (2) To protect and enhance the inner city residential areas and to recognise their major contribution to the City's character and tourist potential;
- (3) To allow increased residential densities where it would not significantly affect the existing residential amenity or historic character of the area, lead to increased on-street parking or reduce traffic safety; and
- (4) To allow the concentration of medical centres to be located in the vicinity of the Launceston General Hospital.

The interim planning scheme process which saw the introduction of the 2012 LIPS and subsequently the current 2015 LIPS, was designed to be a translation exercise only, therefore active zoning changes to translate the Urban Residential and Closed Residential Zones of the 1996 planning scheme into the Planning Directive No.1 (PD1) template was restricted. The current LPS process is therefore a timely opportunity to consider the application of the General Residential and Inner Residential Zones to areas of Launceston which accurately reflect the existing pattern of development and also the future aspirations for development of the city.

3.3 SPPs Zone Legend

-  General Residential
-  Inner Residential
-  Low Density Residential
-  Rural Living
-  Village
-  Urban Mixed Use
-  Local Business
-  General Business
-  Central Business
-  Commercial
-  Light Industrial
-  General Industrial
-  Rural
-  Agriculture
-  Landscape Conservation
-  Environmental Management
-  Major Tourism
-  Port and Marine
-  Utilities
-  Community Purpose
-  Recreation
-  Open Space
-  Future Urban
-  Particular Purpose
-  No Zone

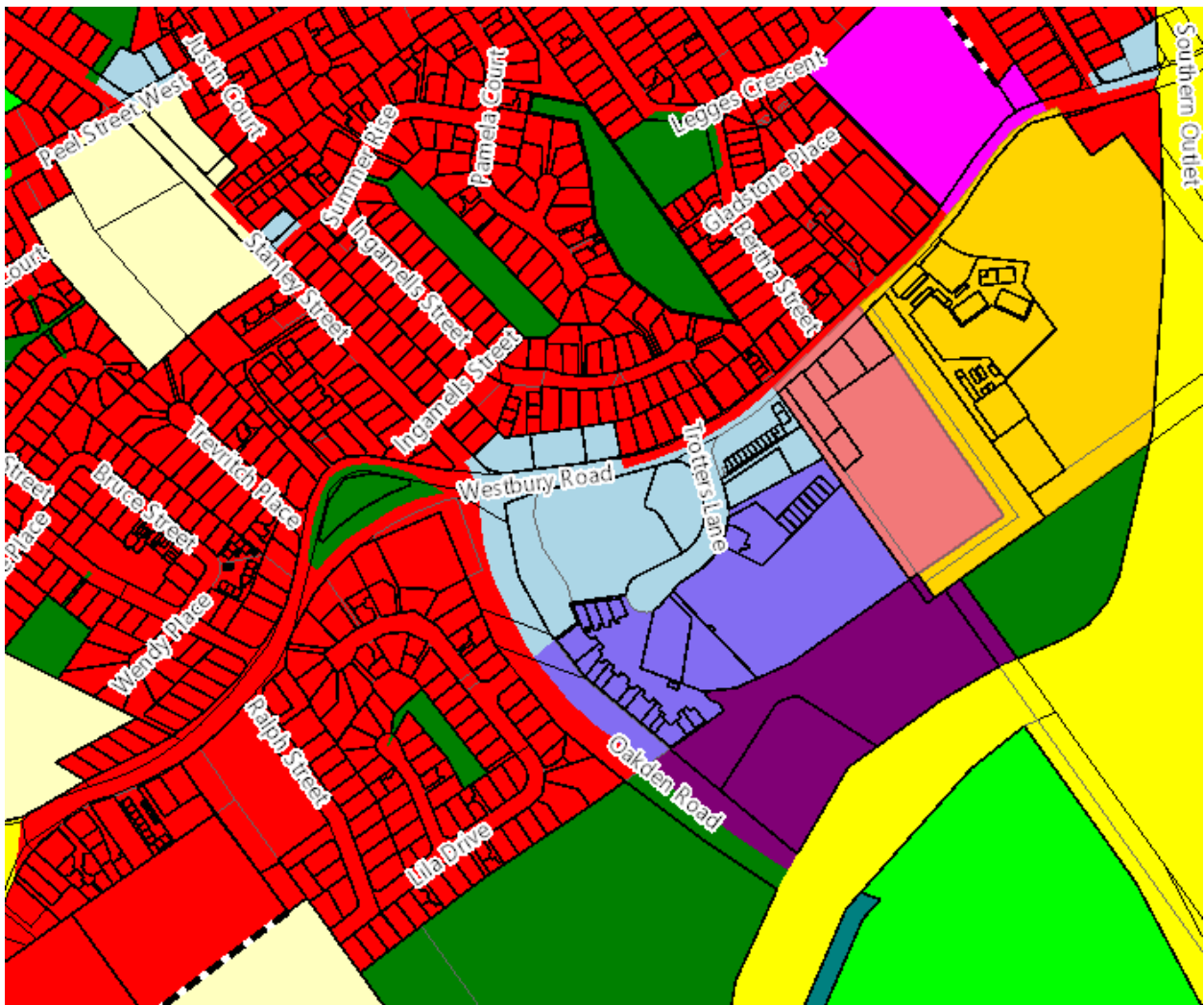
4 General Residential/Inner Residential Analysis

4.1 Precinct 1: Prospect (Trotters Lane)

Zones/sites for consideration:

- General Residential surrounding activity centre.
- Low Density Residential area to east of activity centre.
- Residential dwelling within Light Industrial Zone to the east of Dunn Stone site.

The Suburban Activity Centre (SAC) at Prospect is zoned Local Business in the LIPS.



Precinct 1 - LIPS Zoning Map

The residential area surrounding the SAC is currently zoned General Residential under the LIPS.

Dunn Stone is located to the north east of the SAC and is zoned Light Industrial. An enquiry was received by the Planning Services Department from the owners of 150 Westbury Road regarding the zoning of their property in 2017. Advice was provided on 30 August 2017 that the site was originally part of the Dunn Stone site and the dwelling was constructed as a caretakers dwelling for the owner of the site. The land was then

subdivided from Dunn Stone and sold for residential use. As a consequence of this, the Valuer General has recognised the land as residential. The 'rating' of property in Tasmania is based on valuation roll data provided to the Council by the Office of the Valuer General. Because the property has a valuation classification of residential, from a rating perspective the property at 150 Westbury Road is recognised as residential, however is zoned Light Industrial.

A planning permit was issued on 18 May 2016 for the construction of a carport associated with the 'dwelling'. The land is zoned Light Industrial and is also listed as potentially contaminated.

Before we can consider the site for possible rezoning to residential we need to ensure that the land contamination is at a suitable level for residential purposes. It was recommended to the landowner that an accredited consultant be engaged to prepare a land contamination report and provide Council a copy of this report with a request to review the zoning during the planning scheme review. For current purposes, the property will remain in the Light Industrial Zone.

It is noted that the Low Density Residential zoning of the property with frontage to Westbury Road adjacent to the SAC will be separately considered in the Low Density Residential Zone Project.

4.1.1 Assessment

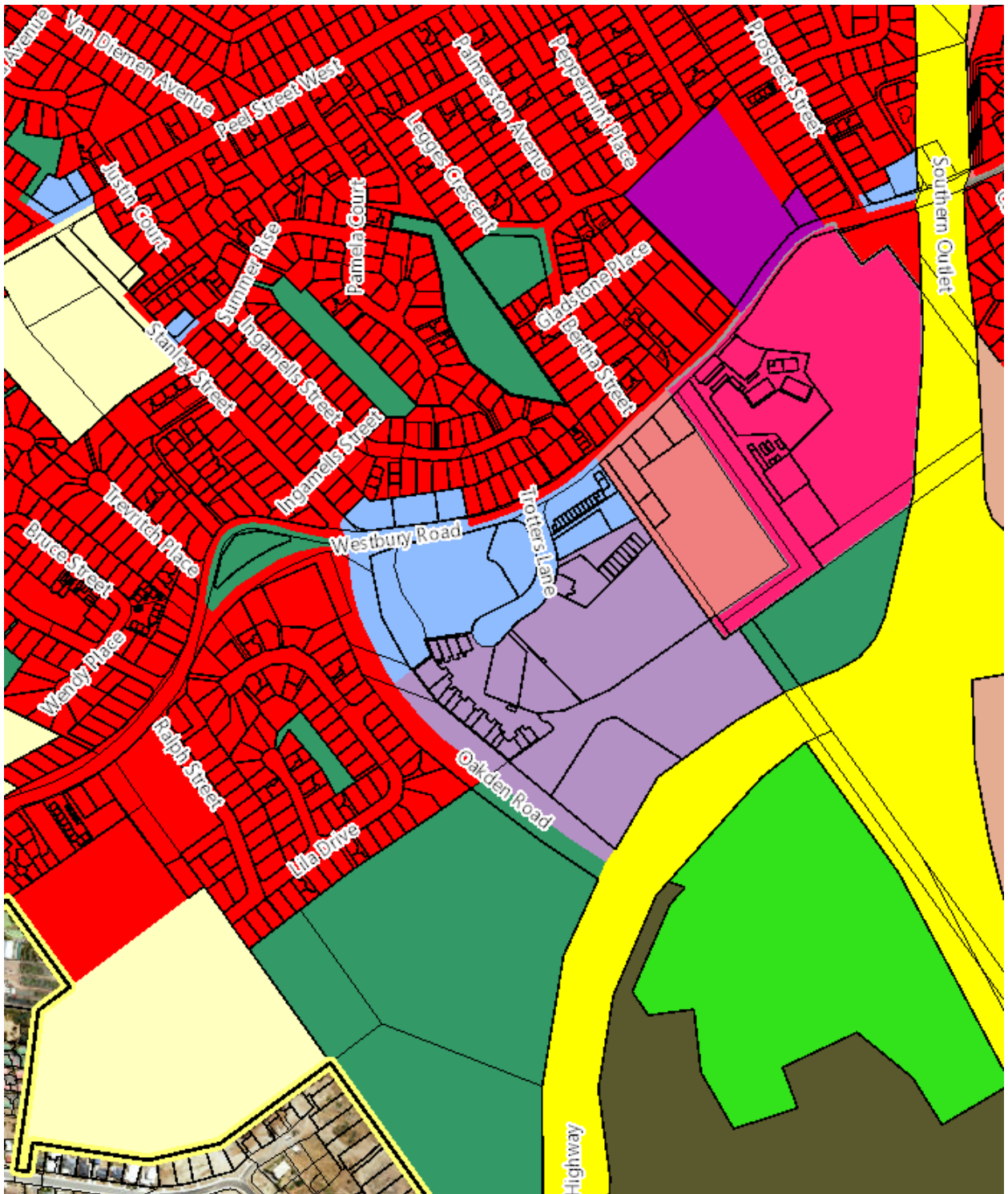
A. Zone Application Guidelines

Guideline:	Response:
GENERAL RESIDENTIAL ZONE	
<p><i>GRZ 1</i> <i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i> <i>(a) are not targeted for higher densities (see Inner Residential Zone); and</i> <i>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i></p>	<p>Complies with GRZ 1 (a) and (b).</p> <p>The area is not targeted for a higher density than is permissible for multiple dwelling development and/or subdivision under the General Residential Zone of the SPPs.</p> <p>The area is connected to full reticulated services.</p>
<p><i>GRZ 2</i> <i>The General 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:</i> <i>(a) within the General Residential Zone in an interim planning scheme;</i> <i>(b) within an equivalent zone under a section 29 planning scheme; or</i> <i>(c) justified in accordance with the relevant regional land use strategy, or</i></p>	<p>Complies with GRZ 2 (a) and (d).</p> <p>The current zoning of residential land surrounding the SAC is General Residential under the LIPS 2015.</p> <p>The area is connected to full reticulated services.</p>

<p><i>supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i></p> <p><i>(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i></p> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>	
<p>GRZ 3</p> <p><i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i></p>	<p>Complies with GRZ 3</p> <p>The residential land is not constrained by hazards, natural values or any other impediments.</p>

4.1.2 Recommendation

The existing zoning of the residential area surrounding the SAC is General Residential. It is recommended that the General Residential Zone be directly translated into the LPS as identified below -



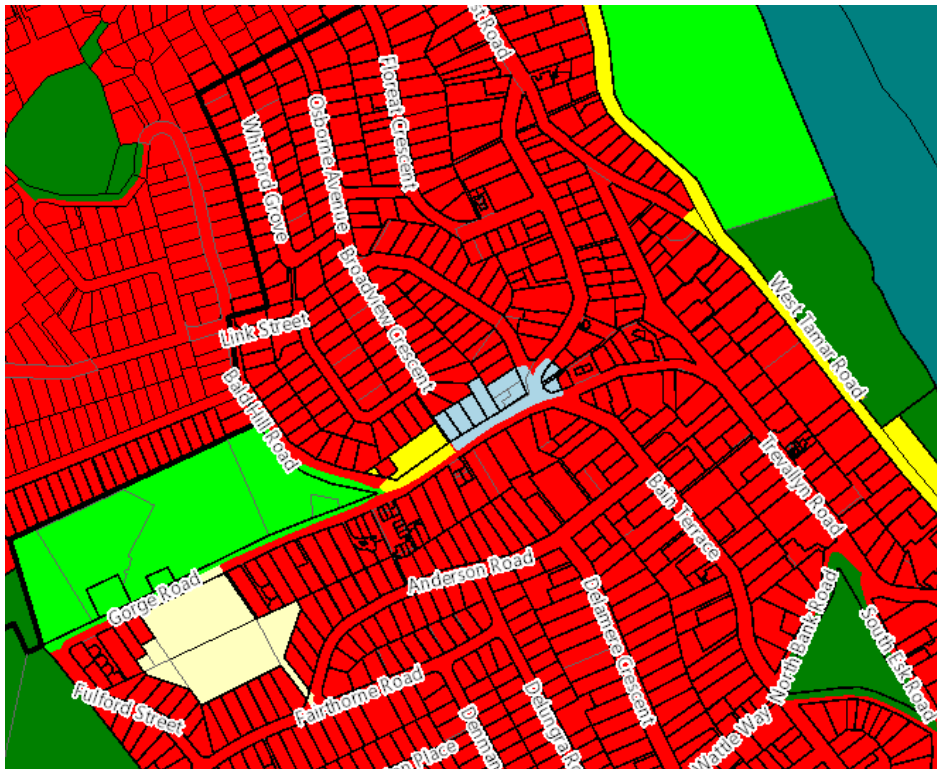
Recommended LPS Zoning Map

4.2 Precinct 2: Trevallyn

Zones/sites for consideration:

- General Residential surrounding activity centre.
- Extent of Local Business zoning.

The Local Business zoning for this neighbourhood centre encompasses the extent of the business uses providing for the local community of Trevallyn. The surrounding zoning is General Residential, aside from the TasWater title to the west at 30A Gorge Road which is zoned Utilities.



Precinct 2 - LIPS Zoning Map

4.2.1 Assessment

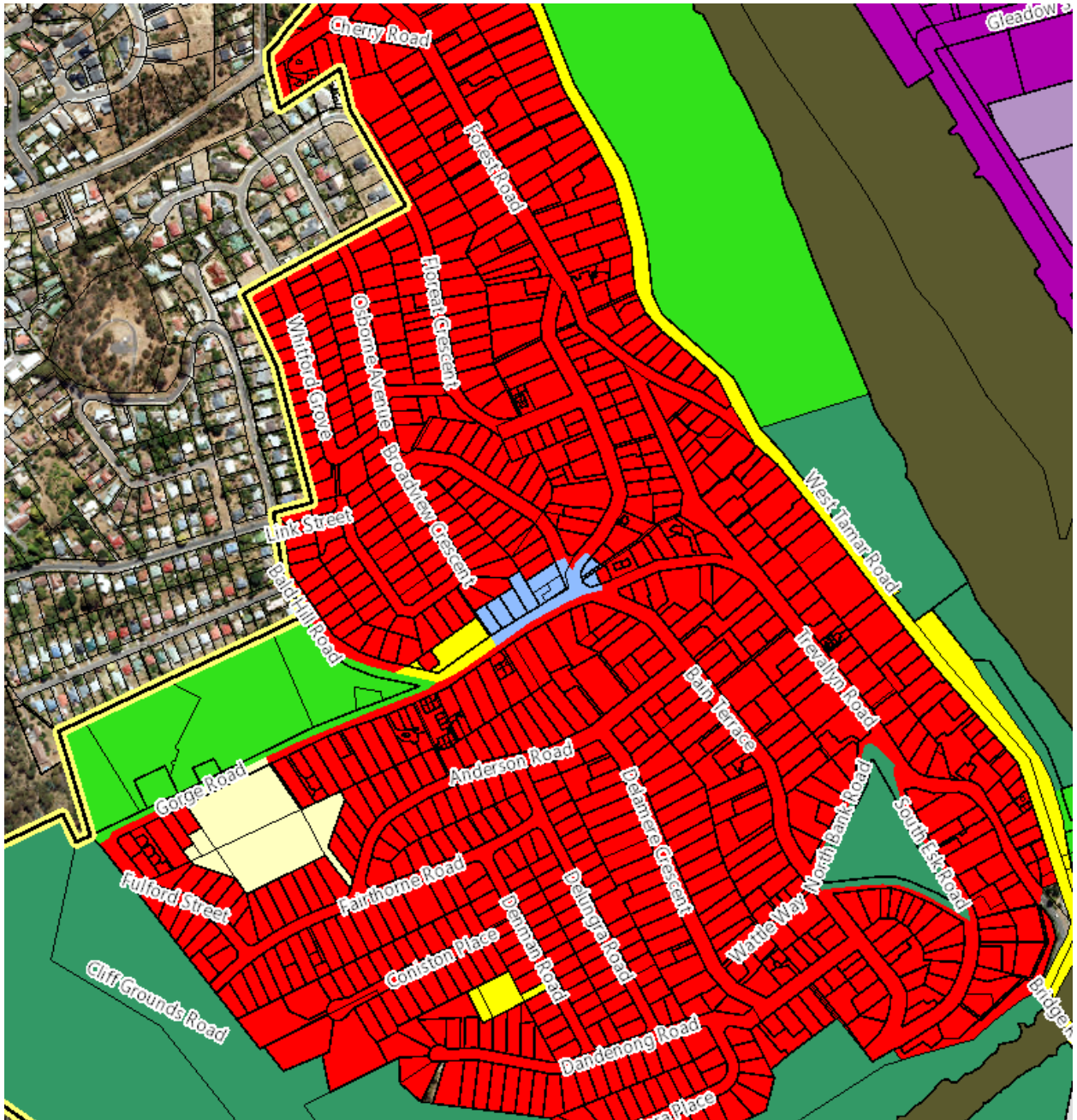
A. Zone Application Guidelines

Guideline:	Response:
<p>GENERAL RESIDENTIAL ZONE</p> <p><i>GRZ 1</i></p> <p><i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i></p> <p><i>(a) are not targeted for higher densities (see Inner Residential Zone); and</i></p> <p><i>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i></p>	<p>Complies with GRZ 1 (a) and (b).</p> <p>The area is not targeted for a higher density than is permissible for multiple dwelling development and/or subdivision under the General Residential Zone of the SPPs.</p> <p>The area is connected to full reticulated services.</p>

<p>GRZ 2 <i>The General 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:</i></p> <p>(a) <i>within the General Residential Zone in an interim planning scheme;</i> (b) <i>within an equivalent zone under a section 29 planning scheme; or</i> (c) <i>justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i> (d) <i>is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i></p> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>	<p>Complies with GRZ 2 (a) and (d).</p> <p>The current zoning of residential land surrounding the local business zoning is General Residential under the LIPS.</p> <p>The area is connected to full reticulated services.</p>
<p>GRZ 3 <i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i></p>	<p>Complies with GRZ 3.</p> <p>The residential land is not constrained by hazards, natural values or any other impediments.</p>

4.2.2 Recommendation

The existing zoning of the surrounding residential area is General Residential Zone. It is proposed to directly translate this zoning into the LPS as shown below -



Recommended LPS Zoning Map

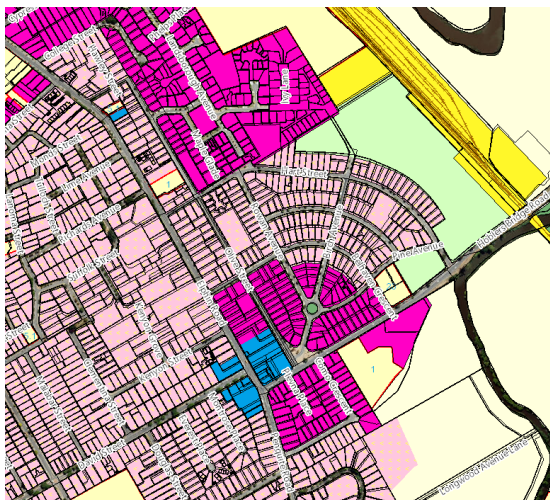
4.3 Precinct 3: Newstead

Zones/sites for consideration:

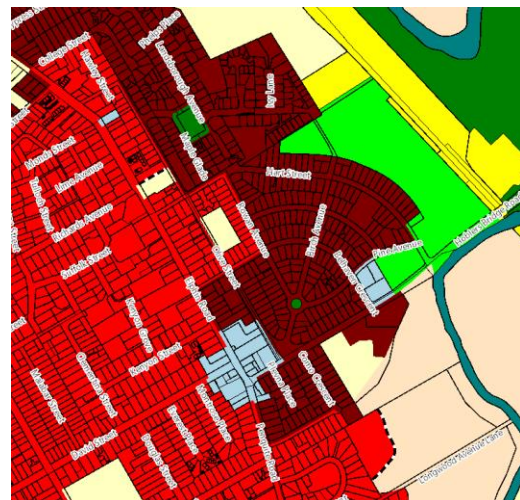
- General Residential zoned land to the north-west, west and south of the activity centre.
- Inner Residential zoned land to the north, east and south east of the activity centre.
- Extent of Local Business zoning.

The activity centre at Newstead is zoned Local Business in the LIPS and recognised as a Suburban Activity Centre in Table E.2 of the NRLUS.

Residential land to the north, east and south east is zoned Inner Residential with the north-west, west and southern areas zoned General Residential. This zoning pattern originated from the Launceston Planning Scheme 1996 (image on left below; LIPS zoning comparison on right) whereby the now Inner Residential zoning was a combination of Urban Residential and Closed Residential. As discussed in section 2 of this report, the Urban Residential Zone under the Launceston Planning Scheme 1996 was intended for areas characterised by heritage and established character. As this most closely aligned with the intent of the Inner Residential Zone in the interim scheme, the Inner Residential Zone was applied to this area and expanded to include Hart Street to form the connection with the Elphinwood residential estate to the north west.



Launceston Planning Scheme 1996 2015



Launceston interim Planning Scheme

In the SPPs, the focus on heritage and established character does not exist in the Inner Residential Zone purpose statements and therefore this precinct must be considered against the decision rules to determine whether the Inner Residential Zone should be translated into the LPS or if the General Residential Zone is more appropriate.

4.3.1 Assessment

A. Zone Application Guidelines

Guideline:	Response:
GENERAL RESIDENTIAL ZONE	

<p>GRZ 1 <i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i> <i>(a) are not targeted for higher densities (see Inner Residential Zone); and</i> <i>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i></p>	<p>Complies with GRZ 1 (a) and (b)</p> <p>The area which is proposed to be rezoned General Residential from Inner Residential is not targeted for a higher density than is permissible under the General Residential Zone of the SPPs.</p> <p>The area is connected to full reticulated services.</p>
<p>GRZ 2 <i>The General 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:</i> <i>(a) within the General Residential Zone in an interim planning scheme;</i> <i>(b) within an equivalent zone under a section 29 planning scheme; or</i> <i>(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i> <i>(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i> <i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>	<p>Complies with GRZ 2 (c) and (d)</p> <p>A portion of the area recommended for General Residential zoning is currently zoned Inner Residential in the LIPS. Refer to assessment below against the requirements of section 34(2) of LUPAA.</p> <p>The area is connected to full reticulated services.</p>
<p>GRZ 3 <i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i></p>	<p>Complies with GRZ 3</p> <p>The residential land is not constrained by hazards, natural values or other impediments.</p> <p>Hart Street which is subject to flooding is proposed to be zoned General Residential. This will be of a lower density than the current Inner Residential Zoning.</p>

B. State Policies and Legislation

The State Policies, NEPMs, Gas Pipelines Act 2000 and Sections 11 and 12 of LUPAA set out in section 2.2 of this report do not require separate assessment for this precinct.

C. Northern Regional Land Use Strategy (NRLUS)

The General Residential Zone allows for a permitted pathway for multiple dwelling developments at a density which will allow for development potential in this precinct.

Newstead is listed as a Suburban Activity Centre in the NRLUS. The residential policy for the SAC level in the hierarchy states that '*some 'in-centre' residential development, complemented by infill development and consolidation of surrounding residential areas at medium to higher densities (up to 25 dwellings per hectare)*'. At 400m² for medium to higher density, this is reflective of the permissible multiple dwelling densities in the General Residential Zone. There is no strategic desire by the City of Launceston to expand the Local Business zoning at Newstead.

Given that the General Retail and Hire use class will be an unrestricted discretionary use, and that the Business and Professional Services use class will have an expanded list of discretionary sub-uses, the Inner Residential Zone should not be applied/translated based on density alone. There is no desire to create possible 'ribbon development' of non-residential uses occupying existing residential dwellings along Elphin Road, David Street, Penquite Road or Hobblers Bridge Road so the current extent of Inner Residential zoning has been removed and rezoned General Residential.

Newstead is considered to be a SAC and at the same level in the hierarchy as Prospect which reflects the Local Business Zone surrounded by General Residential Zoning.

D. Schedule 1 Objectives of LUPAA

Schedule 1, Part 1 -

The SPPs allow for a co-ordinated approach to zoning with the intent to achieve the sustainable development objectives of the RMPS. The intent of the recommended zoning changes is to better reflect the existing and intended pattern of use and development for the precinct with consideration of the activity centre hierarchy set out in the NRLUS. The City of Launceston is committed to engaging with the community through an informal consultation period outside of the statutory exhibition process under LUPAA. This will afford members of the community two opportunities to comment and be engaged in the recommended changes.

Schedule 1, Part 2 -

The SPPs allow for a consistent and co-ordinated approach to zoning through the zone application guidelines and the requirements of section 34 of LUPAA. The intent of the recommended zoning changes is to better reflect the existing and intended pattern of use and development for the precinct with consideration of the activity centre hierarchy set out in the NRLUS.

E. Strategic Plan

The 10-year goals set out in the Strategic Plan are addressed below, where applicable -

6. *To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions.*

Response: The recommended zoning change from a portion of the precinct from Inner Residential to General Residential reflects the desire to maintain the houses in residential areas. The majority of lots in this precinct are of sufficient size to allow for multiple dwelling development if desired.

8. *To communicate and engage consistently and effectively with our community and stakeholders.*

To seek and champion collaboration to address major issues for Northern Tasmania.

Response: The recommended zoning changes will be subject to informal and formal advertising with the community. *Letters advising of the zoning change will also be sent to landowners.*

F. Heritage and Hazard mapping

Not applicable. The area is not characterised by heritage listed properties and there are scattered listings only. The flood hazard mapping to the north of this precinct which is currently zoned Inner Residential is proposed to be zoned General Residential which is of lower density to that which is currently permissible.

G. Mixed use character/areas of transition

The area surrounding the activity centre is developed with single and multiple dwellings and includes two schools. The area is not considered to be of mixed character and therefore a recommendation for the area to be zoned General Residential best aligns with the predominant use. It is not desirable at this time for the area to become a mixed use area.

H. Average density

The average density of the existing Inner Residential zoned lots is approximately 847m². When this is compared to the average lot density of the General Residential zoned land to the west which has an average lot density of approximately 1062m², it becomes apparent that the average lot sizes for both zones is significantly higher than the minimum lot size for subdivision in the General Residential Zone at 500m².

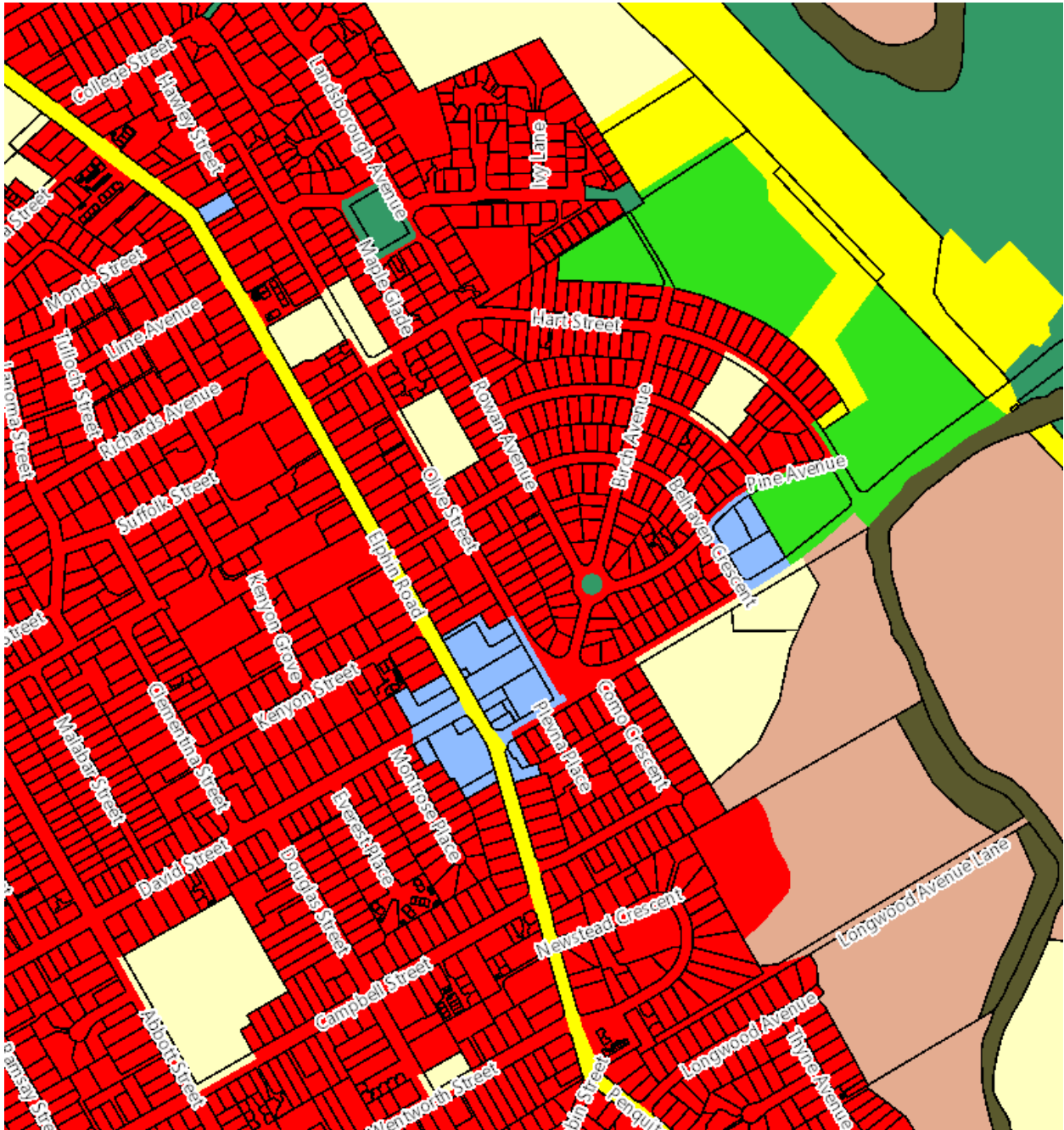
At an average lot size of approximately 847m², the lots which are currently zoned Inner Residential Zone in the LIPS, could be zoned General Residential and still be developed for multiple dwellings through a permitted pathway subject to site suitability. The average lot size for the General Residential Zone in this precinct is 1062m² which is reflective of larger lots in the established and character area surrounding Elphin Road, Kenyon Street, Pen-Y-Bryn Place and Clementina Street.

It is also noted that the properties on the northern side of Hart Street are affected by the Flood Hazard overlay. The 400m buffer around the TasWater wastewater

treatment plant to the north east also affects the north eastern section of the area from Belhaven Crescent to Hart Street.

4.3.2 Recommendation

On the basis of the discussion above, the recommended Inner Residential and General Residential Zoning of this precinct in the LPS is as follows -



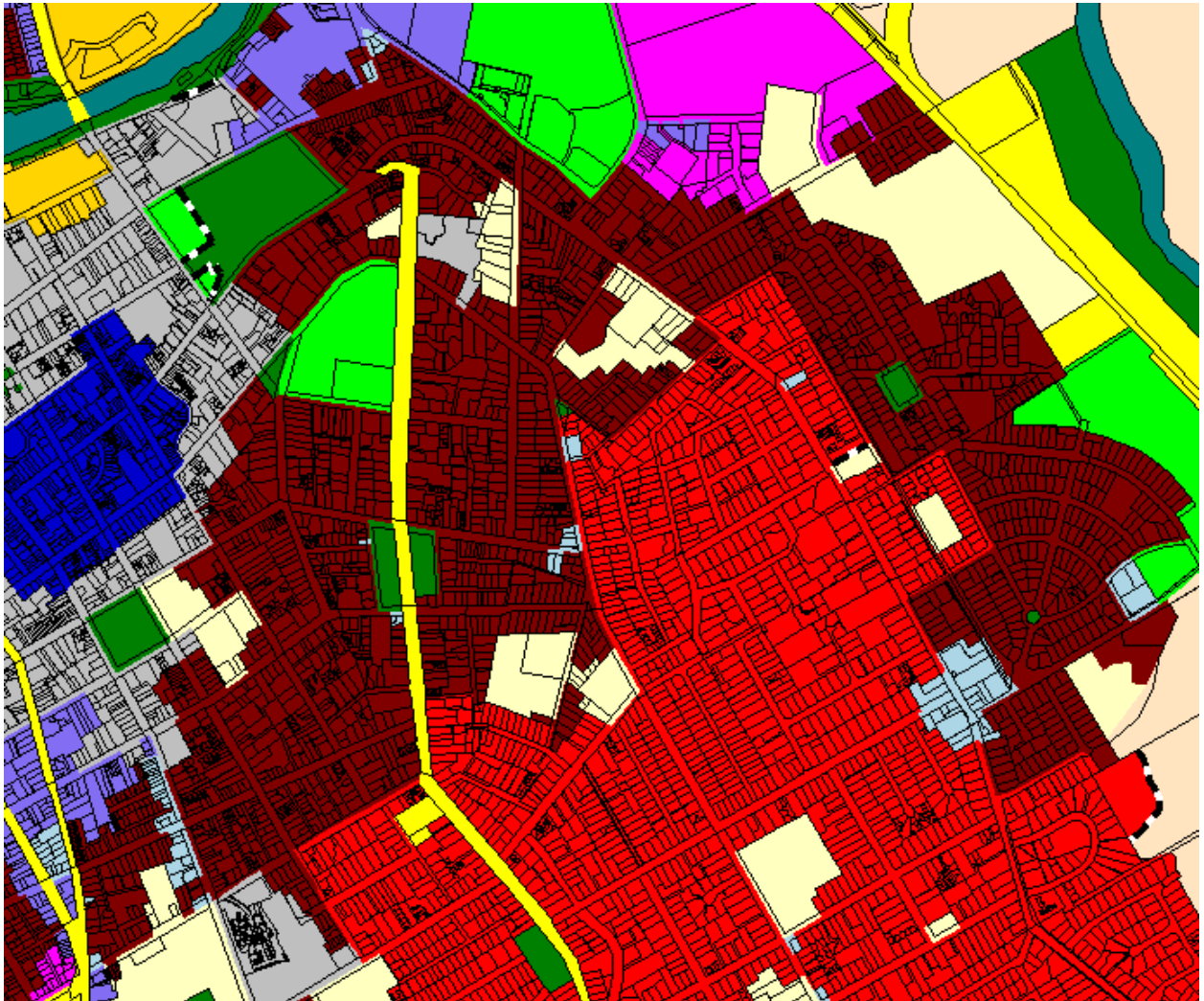
Recommended LPS Zoning Map

4.4 Precinct 4: East Launceston

Zones/sites for consideration:

- General Residential zoned land to the east of Abbott Street.
- Inner Residential zoned land to the west of Abbott Street towards High Street.

This precinct is not associated with an activity centre listed in the NRLUS, however given the mix of residential zoning in this area distinguished by Abbott Street and Arthur Street local business pockets, this precinct has been included for consideration.



Precinct 4 - Existing LIPS Zoning

4.4.1 Assessment

A. Zone Application Guidelines

Guideline:	Response:
GENERAL RESIDENTIAL ZONE	
GRZ 1	Complies with GRZ 1 (a) and (b)

The General Residential Zone should be applied to the main urban residential areas within each municipal area which:

- (a) are not targeted for higher densities (see Inner Residential Zone); and*
- (b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.*

The residential area which is currently zoned Inner Residential is not targeted for higher densities and contains a number of heritage listings (THC and local listings). It is also noted that the presence of small Local Business zoned clusters in Arthur and Abbott Streets can create demand for on-street parking associated with these businesses. An increased residential density in this area may contribute to parking congestion and is not desirable.

The area is connected to full reticulated services.

GRZ 2

The General 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:

- (a) within the General Residential Zone in an interim planning scheme;*
- (b) within an equivalent zone under a section 29 planning scheme; or*
- (c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and*
- (d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,*

Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.

Complies with GRZ 2

Existing General Residential zoned land to the east of Abbott Street is recommended to be translated directly across to the General Residential Zone in the LPS.

Although the area to the west is currently zoned Inner Residential in the LIPS, this is considered to be a historical translation from the 1996 planning scheme into the interim scheme where this area was zoned Urban Residential which was designed for areas of established character and heritage. As this emphasis has shifted in the SPPs Inner Residential Zone whereby an expanded list of non-residential uses are allowable as discretionary uses, the General Residential Zone is recommended to ensure that the established character homes in East Launceston are maintained.

The General Residential Zone will be the 'default' residential zone in Launceston with the intention to utilise the Inner Residential Zone for targeted areas of desired higher density which contain a combination of residential and non-residential uses. Areas which are characterised by heritage will be zoned General Residential.

GRZ 3

The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.

Complies with GRZ 3

This area is not identified as constrained by hazards or natural values.

B. State Policies and Legislation

The State Policies, NEPMs, Gas Pipelines Act 2000 and Sections 11 and 12 of LUPAA set out in section 2.2 of this report do not require separate assessment for this precinct.

C. Northern Regional Land Use Strategy (NRLUS)

The General Residential Zone allows for a permitted pathway for multiple dwelling developments. This area is not characterised as an activity centre and has scattered pockets of 2-3 titles which are zoned Local Business. Given that the General Retail and Hire use class will be an unrestricted discretionary use in the zone and that the Business and Professional Services use class will have an expanded list of discretionary sub-uses, the Inner Residential Zone is not recommended.

D. Schedule 1 Objectives of LUPAA

Schedule 1, Part 1 -

The SPPs allow for a co-ordinated approach to zoning with the intent to achieve the sustainable development objectives of the RMPS. The intent of the recommended zoning changes is to better reflect the existing and intended pattern of use and development for the precinct with consideration of the activity centre hierarchy set out in the NRLUS. The Council is committed to engaging with the community through an informal consultation period outside of the statutory exhibition process under LUPAA. This will afford members of the community to have two opportunities to comment on any recommended zoning changes.

Schedule 1, Part 2 -

The SPPs allow for a consistent and co-ordinated approach to zoning through the zone application guidelines and the requirements of section 34 of LUPAA. The intent of the recommended zoning changes is to better reflect the existing and intended pattern of use and development for the precinct with consideration of the activity centre hierarchy set out in the NRLUS.

E. Strategic Plan

The 10-year goals set out in the Strategic Plan are addressed below, where applicable -

6. *To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions.*

Response: The recommended zoning change to General Residential reflects the desire to maintain the houses in residential areas. The majority of lots in this precinct are of sufficient size to allow for multiple dwelling development if desired.

8. *To communicate and engage consistently and effectively with our community and stakeholders.*

To seek and champion collaboration to address major issues for Northern Tasmania.

Response: The recommended zoning changes will be subject to informal and formal advertising with the community. *Letters advising of the zoning change will also be sent to landowners.*

F. *Heritage and Hazard mapping*

Refer to commentary in response to GRZ 2 above in relation to heritage and established character. The precinct is not subject to hazard mapping.

G. *Mixed use character/areas of transition*

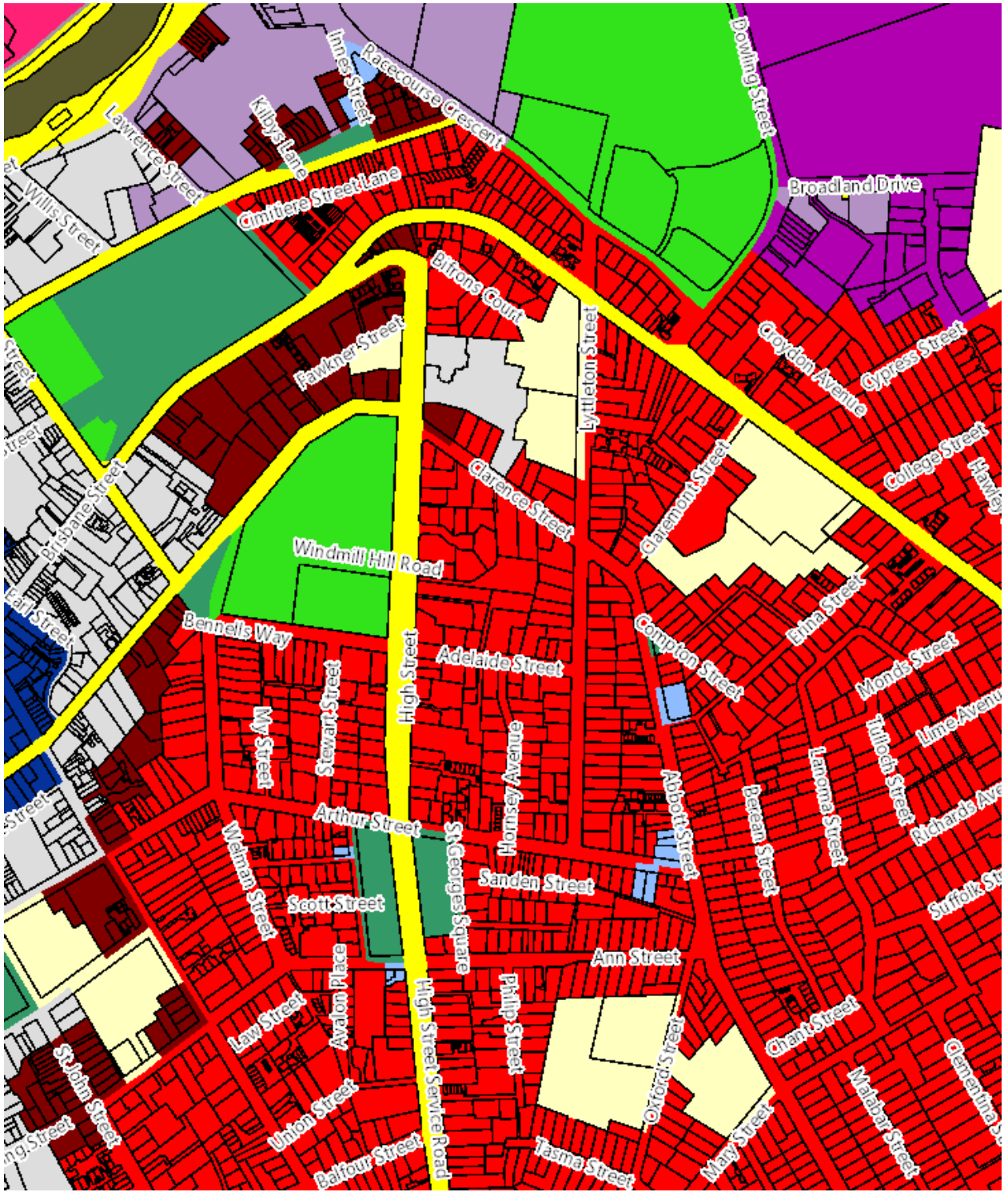
The residential zoned area is not considered to be of mixed character. The uses are predominantly single and multiple dwellings with scattered Local Business pockets. An intensification of non-residential uses in this area is not desirable at this time.

H. *Average density*

The average density of the General Residential zoned land to the east of Abbott Street at 673m² is comparable to the densities of the Inner Residential Zone to the west at 649m² in the LIPS.

4.4.2 Recommendation

On the basis of the assessment above, it is recommended that the entire precinct be zoned General Residential in the LPS as follows -



Recommended LPS Zoning Map

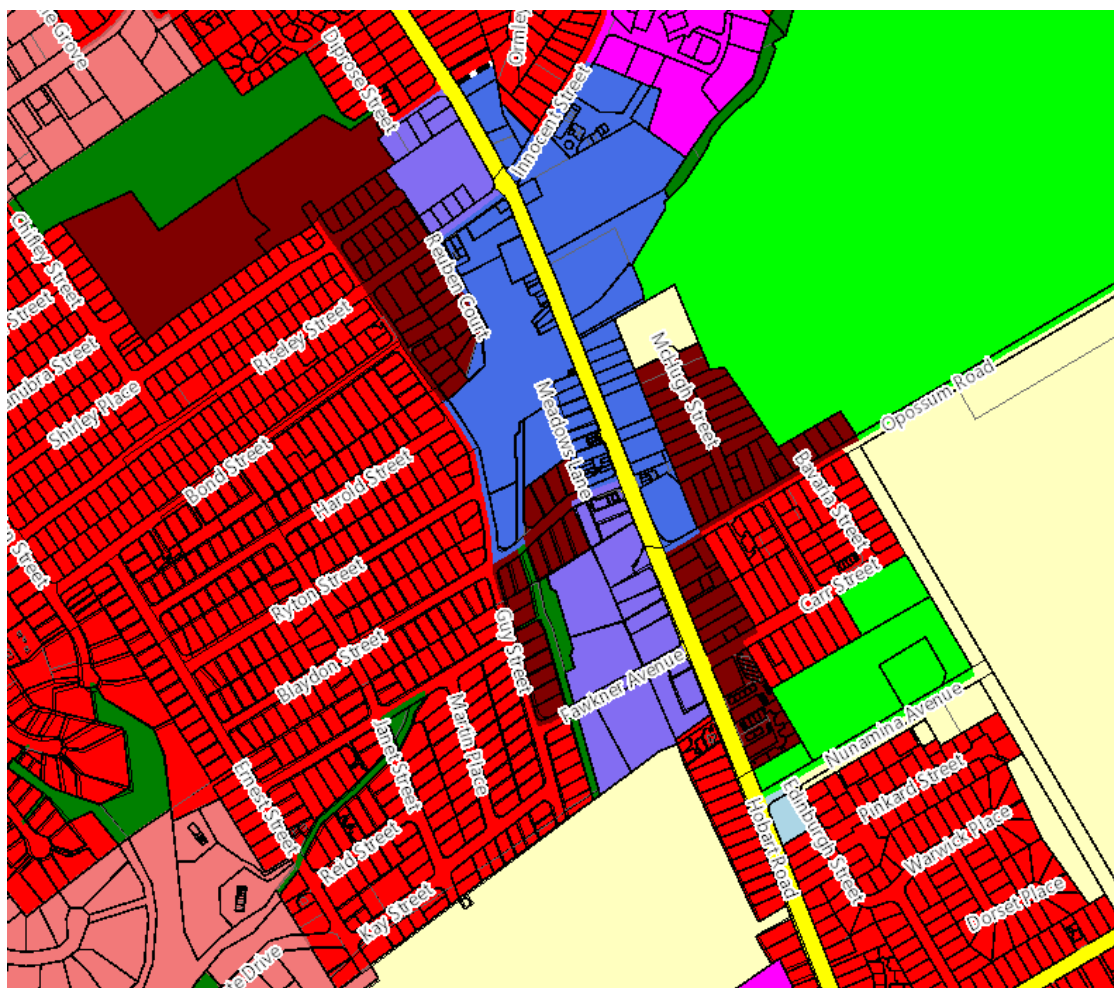
4.5 Precincts 5a and 5b: Kings Meadows

Zones/sites for Consideration:

- Precinct 5a - Inner Residential zoned land surrounding the activity centre. General Residential zoned land surrounding the activity centre.
- Precinct 5b - Inner Residential zoned land surrounding the Hobart Road, Punchbowl Road and Talbot Road intersection.

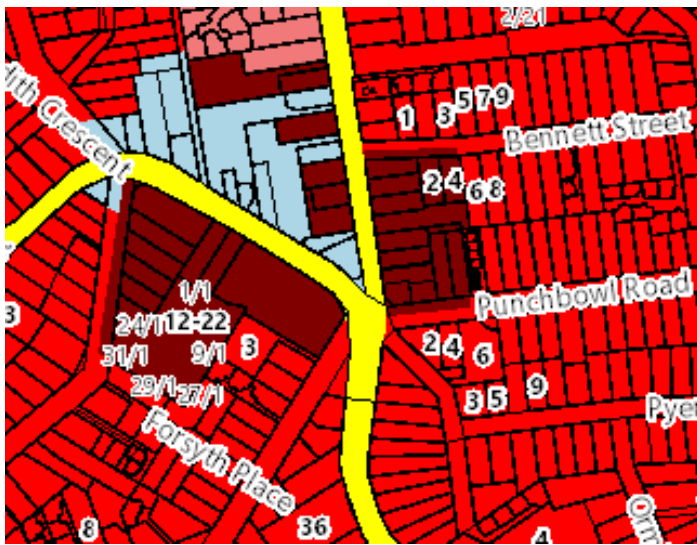
The Major Activity Centre (MAC) in the heart of Kings Meadows is zoned General Business with a Light Industrial extension to the north east and Commercial zoned areas to the north and south. There are small pockets of Inner Residential zoned land around the perimeter of the business zoning. The MAC sits below the Principal Activity Centre, which includes the CBD and inner core frame of the city, in the activity centre hierarchy of the NRLUS.

There are small pockets of Inner Residential zoning in the LIPS along Hobart Road, around McHugh Street and Opossum Road, on the eastern side of Guy Street and Blaydon Street. There is a larger cluster of Inner Residential zoning bound by Guy Street, Reuben Court, Shirley Place Lane and Machen Street (see below).



Precinct 5a - Existing LIPS Zoning

There is a small perimeter of Inner Residential Zoned land surrounding the Local Business zoning at the intersection of Hobart Road, Punchbowl Road and Talbot Road as identified below.



Precinct 5b - Existing LIPS Zoning

4.5.1 Assessment

A. Zone Application Guidelines

Guideline:	Response:
INNER RESIDENTIAL ZONE	
<p>IRZ 1 <i>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:</i></p> <ul style="list-style-type: none"> <i>(a) characterised by higher dwelling density with greater presence of non-housing activity;</i> <i>(b) proximity to activity centres with a range of services and facilities; or</i> <i>(c) located along high frequency public transport corridors.</i> 	<p>Complies with IRZ 1 (a), (b) & (c)</p> <p>5a: The areas proposed to be zoned Inner Residential are within 400m walking distance of the MAC at Kings Meadows. Hobart Road is a high frequency road and part of the public transport network. The average lot density of the residential zoned land within 400m of the MAC is not differentiated between the Inner Residential and General Residential Zones.</p>
<p>IRZ 2 <i>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:</i></p>	<p>N/A</p> <p>5a. The properties recommended for the Inner Residential Zone surrounding the MAC are currently zoned Inner Residential in the LIPS 2015.</p>

<p>(a) within the Inner Residential Zone in an interim planning scheme; or (b) within an equivalent zone under a section 29 planning scheme.</p>	
<p>IRZ 3 <i>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.</i></p>	<p>Complies with IRZ 3</p> <p>5a: The land is not subject to natural hazards.</p>
GENERAL RESIDENTIAL ZONE	
<p>GRZ 1 <i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i> (a) are not targeted for higher densities (see Inner Residential Zone); and (b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</p>	<p>Complies with GRZ 1 (a) and (b)</p> <p>5a and 5b: The residential area which is currently zoned Inner Residential will be substantially translated, but will be reduced in its extent. The density requirements for multiple dwellings in the General Residential Zone allow for opportunities for higher density development which is compatible with the surrounding character. This area is not targeted for densities which are higher than those allowable in the General Residential Zone.</p> <p>The area is connected to full reticulated services.</p>
<p>GRZ 2 <i>The General 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:</i> (a) within the General Residential Zone in an interim planning scheme; (b) within an equivalent zone under a section 29 planning scheme; or (c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and (d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water</p>	<p>Complies with GRZ 2</p> <p>5a: The existing General Residential zoned land to the west of the MAC is recommended to be translated directly across to the General Residential Zone in the LPS.</p> <p>The General Residential Zone will be the 'default' residential zone in Launceston with the intention to utilise the Inner Residential Zone for targeted areas of desired higher density which contain a combination of residential and non-residential uses.</p>

<p>supply service and a reticulated sewerage system, <i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>	
<p>GRZ 3 <i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i></p>	<p>Complies with GRZ 3 5a and 5b: This area is not identified as constrained by hazards or natural values.</p>

B. State Policies and Legislation

The State Policies, NEPMs, Gas Pipelines Act 2000 and Sections 11 and 12 of LUPAA set out in section 2.2 of this report do not require separate assessment for this precinct.

C. Northern Regional Land Use Strategy (NRLUS)

The General Business zoning reflects the Major Activity Centre classification in the NRLUS. The role of the MAC as defined in the NRLUS is '*to provide for a wide range of services and facilities (including offices for business and government) to serve the surrounding sub-region, with a strong focus on the retail and commercial sector. MACs offer a high level of public amenity and quality urban design in both building design and public space provision*'.

Absent a site specific study which may or may not recommend that the activity centre be expanded, the surrounding residential area is recommended to be maintained for residential development. Given that the General Retail and Hire use class will be an unrestricted discretionary use in the zone and that the Business and Professional Services use class will have an expanded list of discretionary sub-uses, the Inner Residential Zone is not recommended outside of the immediate lots identified below. The General Residential Zone allows for a permitted pathway for multiple dwelling developments.

D. Schedule 1 Objectives of LUPAA

Schedule 1, Part 1 -

The SPPs allow for a co-ordinated approach to zoning with the intent to achieve the sustainable development objectives. The intent of the recommended zoning changes is to better reflect the existing and intended pattern of use and development for the precinct with consideration of the activity centre hierarchy set out in the NRLUS. The City of Launceston is committed to engaging with the community through an informal consultation period outside of the statutory

exhibition process under LUPAA. This will afford members of the community to have two opportunities to comment on any proposed changes.

Schedule 1, Part 2 -

The SPPs allow for a consistent and co-ordinated approach to zoning through the zone application guidelines and the requirements of section 34. The intent of the recommended zoning changes is to better reflect the existing and intended pattern of use and development for the precinct with consideration of the activity centre hierarchy set out in the NRLUS.

E. Strategic Plan

The 10-year goals set out in the Strategic Plan are addressed below, where applicable -

6. *To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions.*

Response: The recommended zoning change for a small portion of the precinct from Inner Residential to General Residential reflects the desire to maintain the houses in residential areas. The majority of lots in this precinct are of sufficient size to allow for multiple dwelling development if desired in accordance with the General Residential Zone standards. In the absence of a site specific study which looks at the potential expansion of the Major Activity Centre, the Inner Residential Zone has not be recommended on the basis of the permissible non-residential uses which the zone allows for.

8. *To communicate and engage consistently and effectively with our community and stakeholders.*

To seek and champion collaboration to address major issues for Northern Tasmania.

Response: The recommended zoning changes will be subject to informal and formal advertising with the community. *Letters advising of the zoning change will also be sent to landowners.*

F. Heritage and Hazard mapping

The area is not characterised by heritage listed properties or hazard mapping.

G. Mixed use character/areas of transition

The residential area of Kings Meadows surrounding the activity centre is not considered to be of mixed character with residential single and multiple dwellings the predominant use in the Inner Residential and General Residential zoned areas under the LIPS. It is therefore recommended that the General Residential Zone is more appropriate.

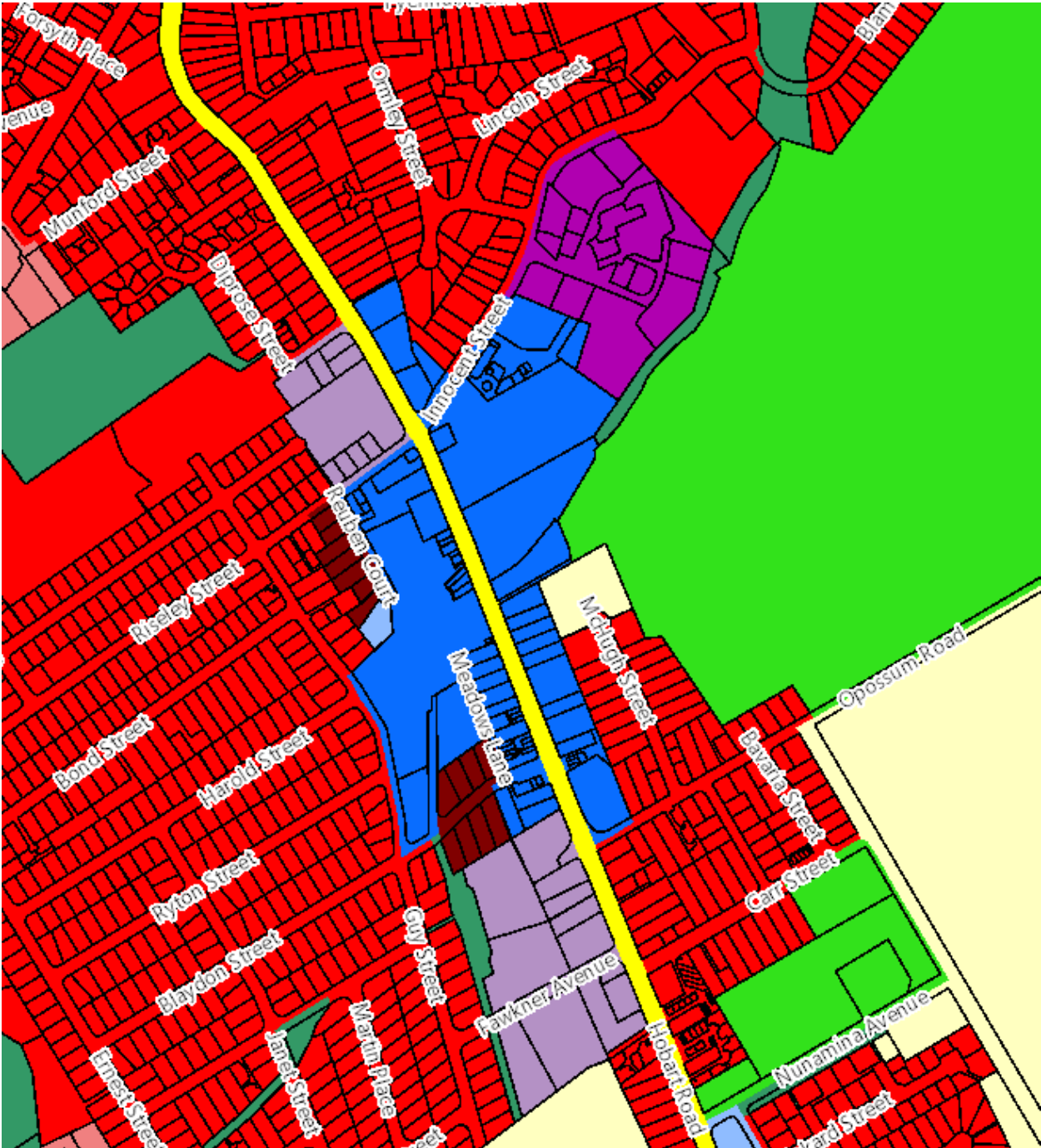
H. Average density

The average lot density of the General Residential zoned land in this precinct is approximately 716m². When compared to the average lot density for the Inner Residential zoned land at 701m², there is a minimal difference.

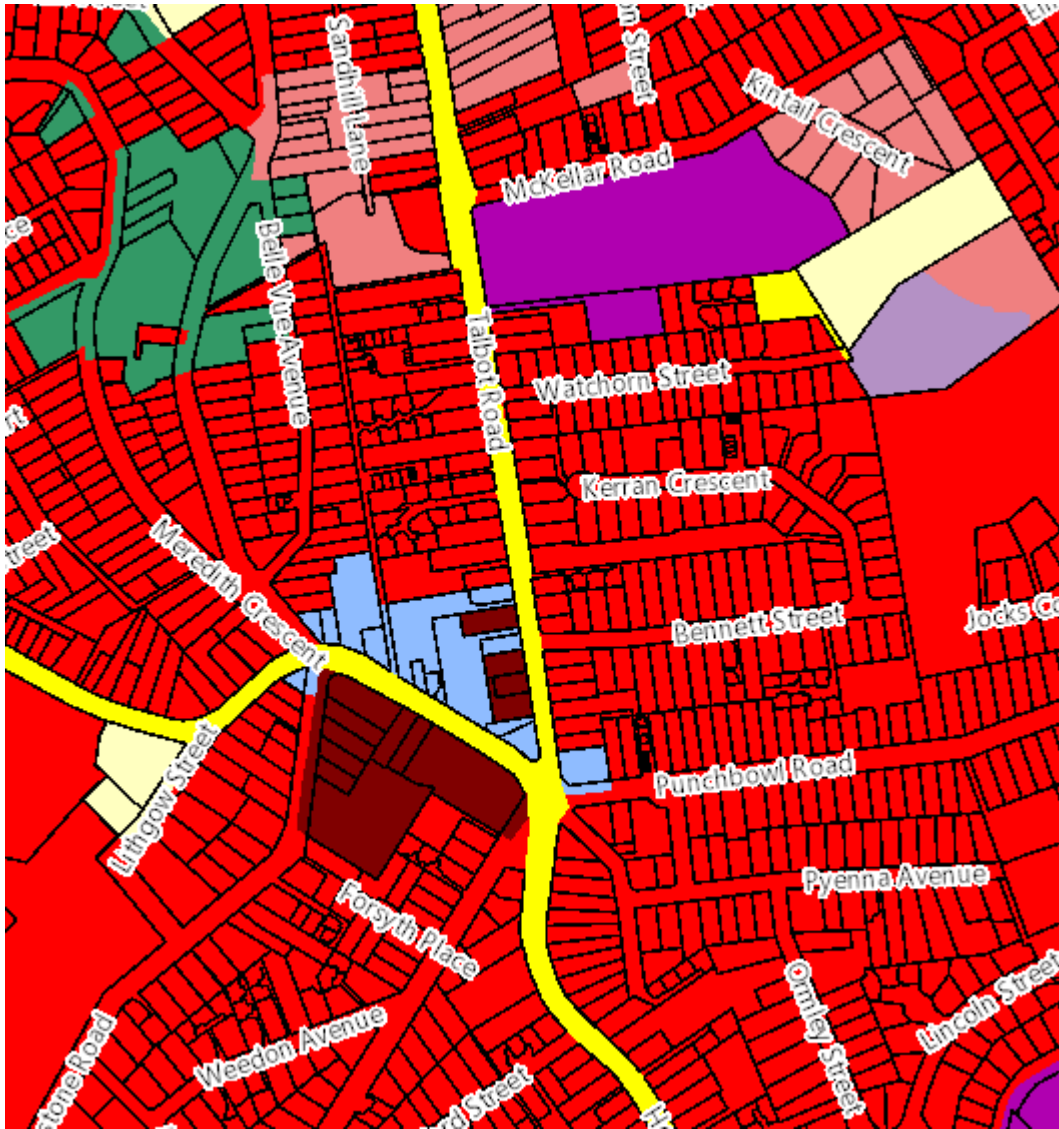
4.5.2 Recommendation

On the basis of the assessment above, it is recommended that the General Residential Zone be the predominant zone surrounding the MAC at Kings Meadows. This means that

areas of Inner Residential Zoning in the LIPS will be rezoned General Residential. It is recommended to substantially translate the existing General Residential Zoning in the LIPS into the LPS as identified below -



Recommended LPS Zoning Map for Precinct 5a



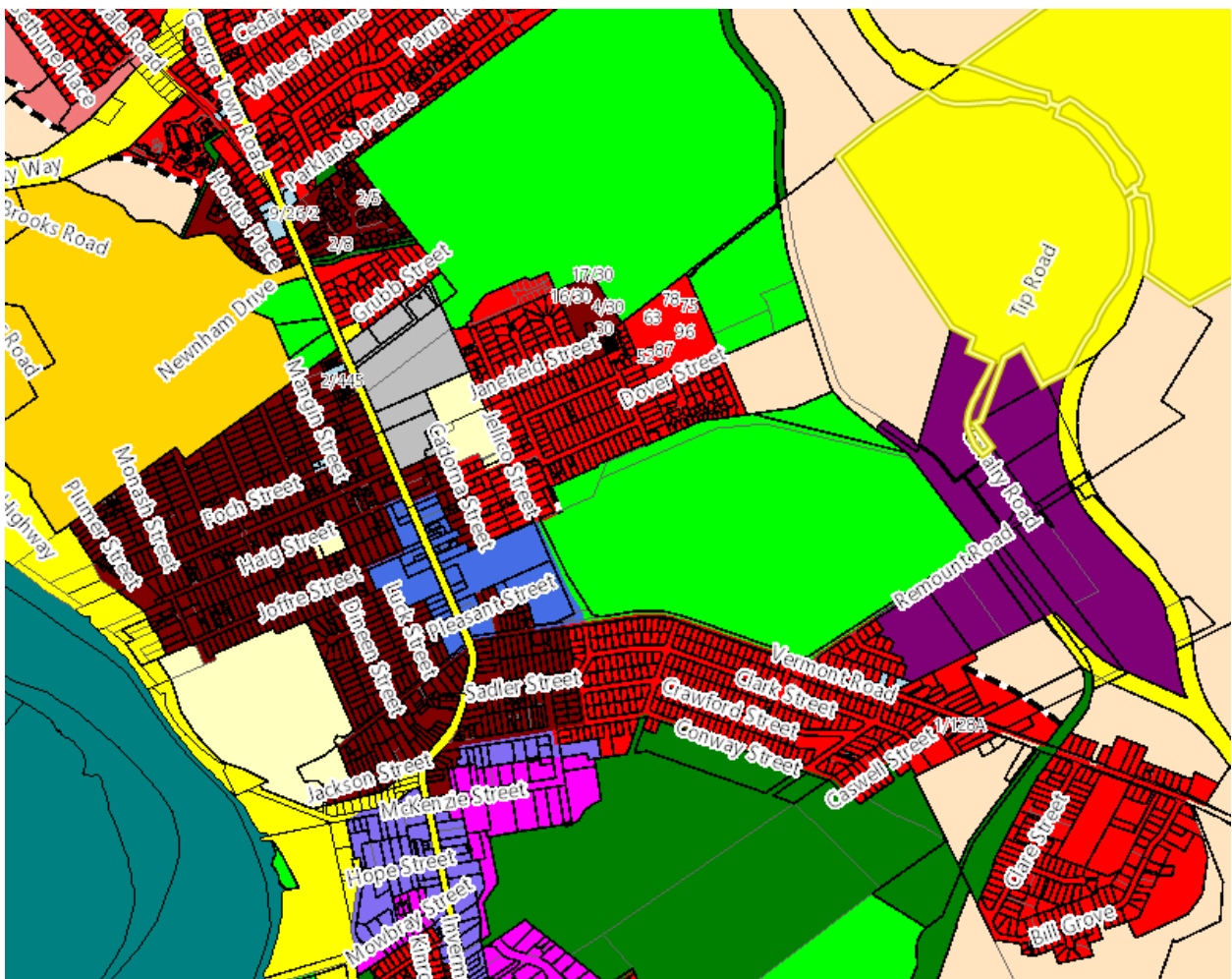
Recommended LPS Zoning Map for Precinct 5b

4.6 Precinct 6: Mowbray

Zones/sites for consideration:

- Inner Residential zoned land to the north and west of the activity centre.
- General Residential zoned land to the north east and south east of the activity centre.

The Major Activity Centre (MAC) in the heart of Mowbray is zoned General Business with Inner Residential zoning to the north, west and south and General Residential Zoning to the north east and south east. There is a pocket of Urban Mixed Use zoned land to the north adjacent to the Mowbray primary school. Similarly to Kings Meadows, the MAC at Mowbray sits below the Principal Activity Centre in the activity centre hierarchy of the NRLUS.



Precinct 6 - Existing LIPS Zoning

4.6.1 Assessment

A. Zone Application Guidelines

Guideline:	Response:
INNER RESIDENTIAL ZONE	
IRZ 1	Complies with IRZ 1 (a), (b) & (c)

<p><i>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:</i></p> <ul style="list-style-type: none"> <i>(a) characterised by higher dwelling density with greater presence of non-housing activity;</i> <i>(b) proximity to activity centres with a range of services and facilities; or</i> <i>(c) located along high frequency public transport corridors.</i> 	<p>The areas proposed to be zoned Inner Residential are substantially within 400m of the MAC at Mowbray. Invermay Road is a high frequency road and part of the public transport network. The average lot density of the residential zoned land within 400m of the MAC is not differentiated between the Inner Residential and General Residential Zones.</p>
<p>IRZ 2</p> <p><i>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:</i></p> <ul style="list-style-type: none"> <i>(a) within the Inner Residential Zone in an interim planning scheme; or</i> <i>(b) within an equivalent zone under a section 29 planning scheme.</i> 	<p>Complies with IRZ 2(a)</p> <p>The area flagged to be Inner Residential is currently zoned Inner Residential in the LIPS.</p>
<p>IRZ 3</p> <p><i>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.</i></p>	<p>Complies with IRZ 3</p> <p>The residential land surrounding the MAC is not constrained by hazards, natural or cultural values or other impediments.</p>
GENERAL RESIDENTIAL ZONE	
<p>GRZ 1</p> <p><i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i></p> <ul style="list-style-type: none"> <i>(a) are not targeted for higher densities (see Inner Residential Zone); and</i> <i>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i> 	<p>Complies with GRZ 1 (a) and (b)</p> <p>The residential area to the west of the MAC which is zoned Inner Residential in the LIPS is recommended for General Residential zoning. The density requirements for multiple dwellings in the General Residential Zone allow for opportunities for higher density development which is compatible with the surrounding character. This area is not targeted for densities which are higher than those allowable in the General Residential Zone.</p> <p>The area is connected to full reticulated services.</p>

<p>GRZ 2 <i>The General 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:</i></p> <p>(a) <i>within the General Residential Zone in an interim planning scheme;</i> (b) <i>within an equivalent zone under a section 29 planning scheme; or</i> (c) <i>justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i> (d) <i>is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i></p> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>	<p>Complies with GRZ 2</p> <p>The existing General Residential zoned land to the south east is recommended to be translated directly across to the General Residential Zone in the LPS.</p> <p>The General Residential Zone will be the 'default' residential zone in Launceston with the intention to utilise the Inner Residential Zone for targeted areas of desired higher density which contain a combination of residential and non-residential uses.</p> <p>Refer to assessment against section 34(2) requirements of LUPAA below where a zoning change is recommended.</p>
<p>GRZ 3 <i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i></p>	<p>Complies with GRZ 3</p> <p>This area is not identified as constrained by hazards or natural values.</p>

B. State Policies and Legislation

The State Policies, NEPMs, Gas Pipelines Act 2000 and Sections 11 and 12 of LUPAA set out in section 2.2 of this report do not require separate assessment for this precinct.

C. Northern Regional Land Use Strategy (NRLUS)

The General Residential Zone allows for a permitted pathway for multiple dwelling developments. The Urban Mixed Use Zone boundary is recommended to be expanded to the north of the MAC to allow for mixed character development between the existing Urban Mixed Use Zoning to the north and the General Business Zoning to the south.

The General Business zoning reflects the Major Activity Centre classification in the NRLUS. The role of the MAC as defined in the NRLUS is '*to provide for a wide range of services and facilities (including offices for business and government) to serve the surrounding sub-region, with a strong focus on the retail and commercial sector. MACs offer a high level of public amenity and quality urban design in both building design and public space provision*'.

Similarly to Kings Meadows, absent a site specific study regarding the extent of the activity centre, the surrounding residential area should be maintained for residential development. Given that the General Retail and Hire use class will be an unrestricted discretionary use in the zone and that the Business and Professional Services use class will have an expanded list of discretionary sub-uses, the Inner Residential Zone is not recommended outside of the immediate lots identified below. The General Residential Zone allows for a permitted pathway for multiple dwelling developments.

D. Schedule 1 Objectives of LUPAA

Schedule 1, Part 1 -

The SPPs allow for a co-ordinated approach to zoning with the intent to achieve the sustainable development objectives. The intent of the recommended zoning changes is to better reflect the existing and intended pattern of use and development for the precinct with consideration of the activity centre hierarchy set out in the NRLUS. The City of Launceston is committed to engaging with the community through an informal consultation period outside of the statutory exhibition process under LUPAA. This will afford members of the community to have two opportunities to comment on any proposed changes.

Schedule 1, Part 2 -

The SPPs allow for a consistent and co-ordinated approach to zoning through the zone application guidelines and the requirements of section 34. The intent of the recommended zoning changes is to better reflect the existing and intended pattern of use and development for the precinct with consideration of the activity centre hierarchy set out in the NRLUS.

E. Strategic Plan

The 10-year goals set out in the Strategic Plan are addressed below, where applicable -

6. *To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions.*

Response: The recommended zoning change for a portion of the precinct from Inner Residential to General Residential reflects the desire to maintain the houses in residential areas. The majority of lots in this precinct are of sufficient size to allow for multiple dwelling development if desired. In the absence of a site specific study which looks at the potential expansion of the Major Activity Centre, the Inner Residential Zone has not be recommended on the basis of the permissible non-residential uses which the zone allows for.

8. *To communicate and engage consistently and effectively with our community and stakeholders.*

To seek and champion collaboration to address major issues for Northern Tasmania.

Response: The recommended zoning changes will be subject to informal and formal advertising with the community. *Letters advising of the zoning change will also be sent to landowners.*

F. *Heritage and Hazard mapping*

The area is not characterised by heritage properties. The area is not subject to hazard mapping.

G. *Mixed use character/areas of transition*

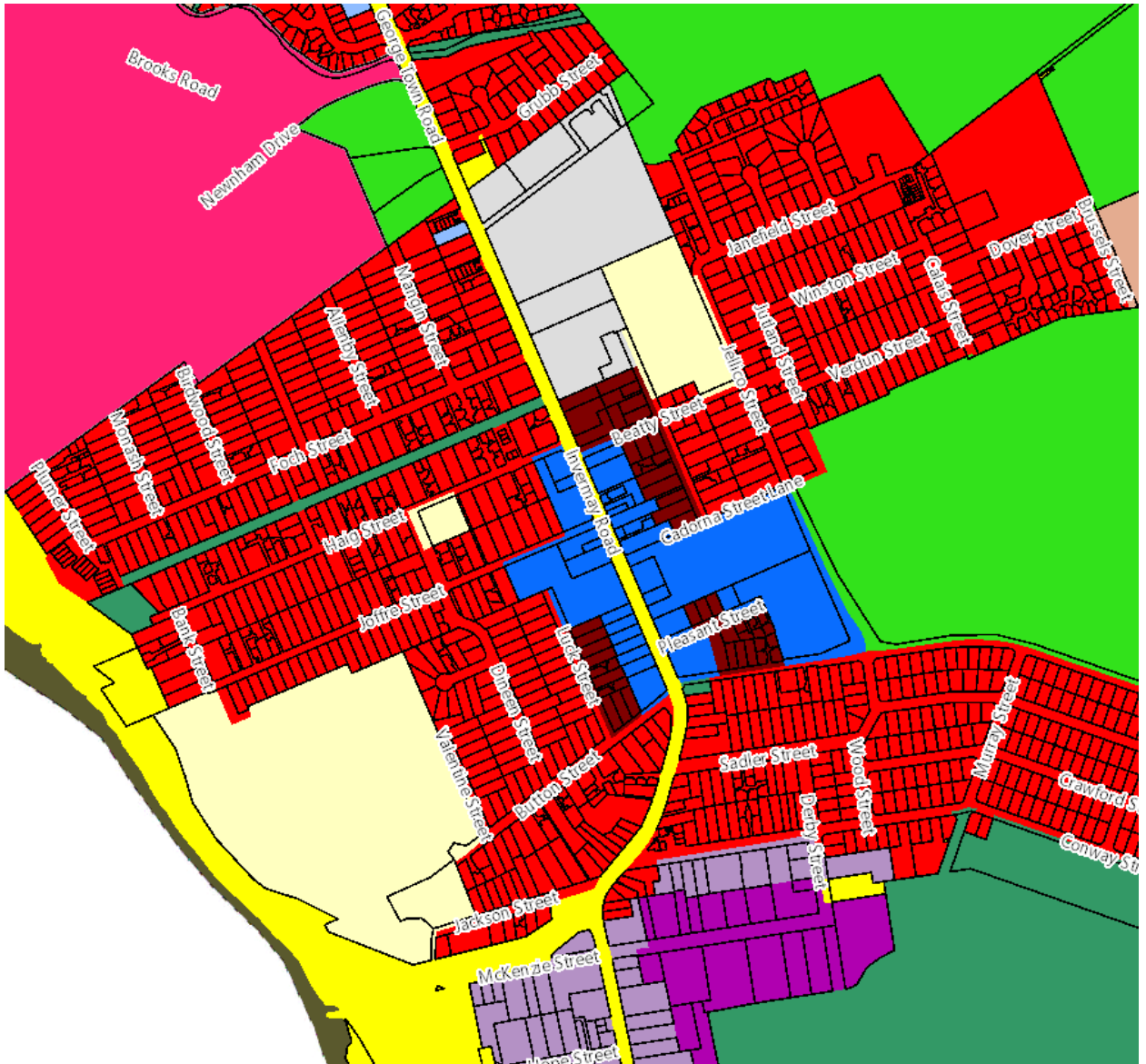
The Mowbray area surrounding the activity centre is not considered to be of mixed character with the predominant uses within residential zoning being single or multiple dwellings. Therefore, the General Residential Zone is recommended.

H. *Average density*

The average lot density of the General Residential zoned land is approximately 620m². When compared to the average lot density for the Inner Residential zoned land at 734m² it becomes apparent that the existing General Residential zoned land has a higher average lot density than that of the Inner Residential Zone. In order to maintain residential uses yet still providing a permitted pathway for multiple dwelling development in the area, it is recommended that the majority of the residential land surrounding MAC be zoned General Residential.

4.6.2 Recommendation

It is recommended to reduce the Inner Residential Zoning surrounding the MAC based on the assessment above as follows -

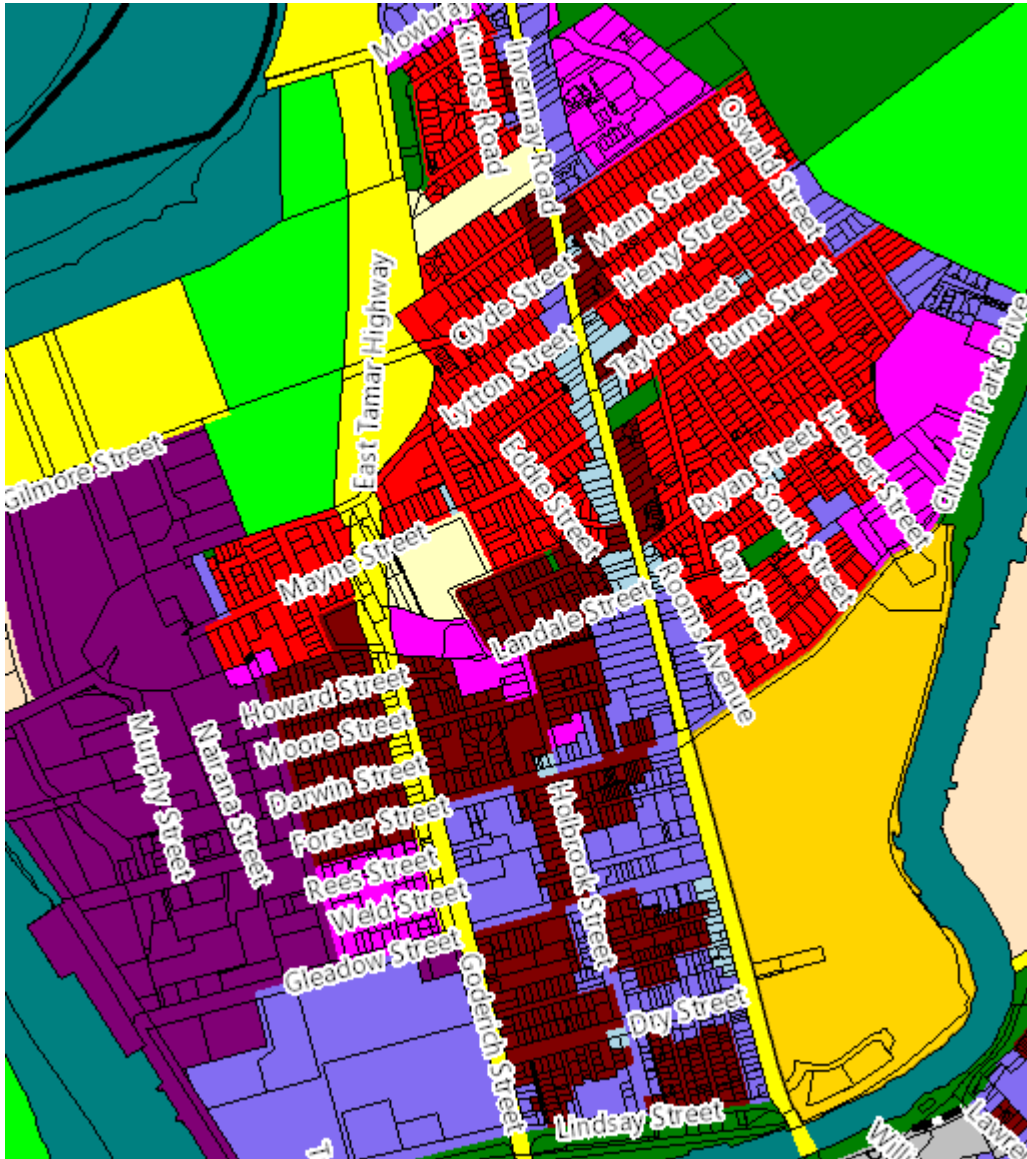


Recommended LPS Zoning Map

4.7 Precinct 7: Invermay Road

Zones/sites for Consideration:

- Inner Residential zoned land in dispersed with Local Business, Commercial and Light Industrial zoning along Invermay Road to the west between Goderich Street, Lindsay Street and Mackenzie Street and along the road on the eastern side.



Precinct 7 - Existing LIPS Zoning

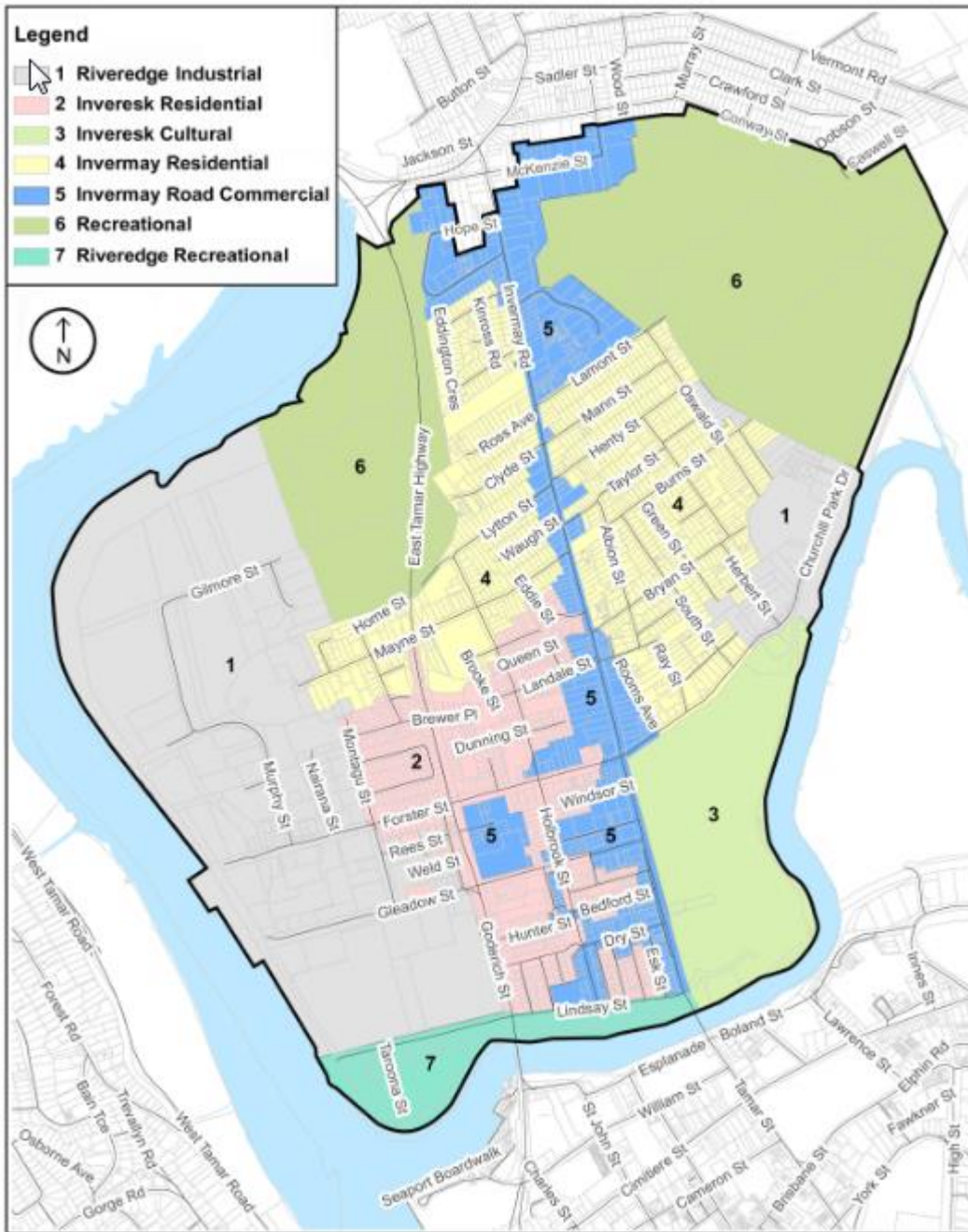
Invermay Road is not listed within the Activity Centre Hierarchy in the NRLUS, but is most closely aligned to being a Local or Neighbourhood Centre. Invermay Road is the main road through Inveresk/Invermay which has been developed on the natural floodplain of the Tamar Estuary and is of mixed character. The area is protected by the levee system which is shown below.



Existing Levee Systems

It is important to consider the effect of the Invermay/Inveresk Flood Inundation Code (which will be translated into a SAP in the LPS). Residential intensification is restricted to the Invermay Residential Precinct. That is, multiple dwelling development and subdivision is only permissible in the Invermay Residential Precinct. This is relevant to the consideration of application of the Inner Residential or General Residential Zones in the LPS. The Invermay Road precinct includes the existing and proposed UTAS Inveresk campuses, existing student accommodation and UTAS Stadium.

Notwithstanding, the Inner Residential Zone also allows for non-residential uses in the discretionary category. In this area of mixed character in close proximity to the University, it might be appropriate to investigate the future use and development of the area, but that is outside of the scope of this project.



LIPS Invermay/Inveresk Flood Inundation Code Precincts

4.7.1 Assessment

A. Zone Application Guidelines

Guideline:	Response:
<p>GENERAL RESIDENTIAL ZONE</p> <p><i>GRZ 1</i> <i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i></p>	<p>Complies with GRZ 1 (a) and (b)</p> <p>The residential area which is currently zoned Inner Residential is not targeted for higher densities due to its location</p>

<p>(a) are not targeted for higher densities (see Inner Residential Zone); and</p> <p>(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</p>	<p>within the Invermay/Inveresk Flood Inundation Area which restricts higher density residential development. This area is characterised by a number of heritage listed properties (THC and local listings).</p> <p>The area is connected to full reticulated services.</p>
<p>GRZ 2</p> <p><i>The General 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:</i></p> <p>(a) <i>within the General Residential Zone in an interim planning scheme;</i></p> <p>(b) <i>within an equivalent zone under a section 29 planning scheme; or</i></p> <p>(c) <i>justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i></p> <p>(d) <i>is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i></p> <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>	<p>Complies with GRZ 2(c) and (d)</p> <p>The existing General Residential zoned land is proposed to be translated directly across to the General Residential Zone in the LPS.</p> <p>Although the majority of residential land is currently zoned Inner Residential in the LIPS, this is considered to be a historical translation from the 1996 planning scheme into the interim scheme where this area was zoned Urban Residential which was designed for areas of established character and heritage. As this emphasis has shifted in the SPPs Inner Residential Zone whereby non-residential uses are allowable as discretionary uses, the General Residential Zone seems more appropriate to ensure that established character is maintained and residential uses are not lost.</p> <p>The General Residential Zone will be the 'default' residential zone in Launceston with the intention to utilise the Inner Residential Zone for targeted areas of desired higher density which contain a combination of uses. Areas which are characterised by heritage will be zoned General Residential.</p> <p>Refer to the assessment against section 34(2) of LUPAA below.</p>
<p>GRZ 3</p> <p><i>The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the</i></p>	<p>Although this area is constrained due to the Invermay/Inveresk Flood Inundation Area, there is a desire to maintain the existing residential dwellings which are scattered throughout this area.</p>

land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.

Refer to assessment against section 34(2) of LUPAA below for compliance.

B. State Policies and Legislation

The State Policies, NEPMs, Gas Pipelines Act 2000 and Sections 11 and 12 of LUPAA set out in section 2.2 of this report do not require separate assessment for this precinct.

C. Northern Regional Land Use Strategy (NRLUS)

Although not explicitly listed as an activity centre in the NRLUS, the Neighbourhood or Town Centre category is most appropriate. This is a lower order activity centre. Given that the General Retail and Hire use class will be an unrestricted discretionary use in the zone and that the Business and Professional Services use class will have an expanded list of discretionary sub-uses, the Inner Residential Zone cannot be implemented based on density alone. Translation of the existing Inner Residential Zoning in Invermay/Inveresk may lead to non-residential uses occupying existing residential dwellings and loss of the houses into the future which is not desirable due to the stringent requirements for residential use and development in the Invermay/Inveresk Flood Inundation Area Code (SAP).

In light of the future UTAS city relocation, it is likely that the Invermay/Inveresk area will be reviewed. In the absence of a site specific study on future development of the area at this stage, it is recommended that a conservative approach be adopted so as to maintain the existing residential uses.

The residential policy for the Neighbourhood or Town Centre in the hierarchy states that '*some adjoining in centre/town residential development offering a greater mix of housing types and densities than outer laying residential areas*'. There is no strategic desire by the City of Launceston to extend and expand the Commercial/Business zoning along Invermay Road.

D. Schedule 1 Objectives of LUPAA

Schedule 1, Part 1 -

The SPPs allow for a co-ordinated approach to zoning with the intent to achieve the sustainable development objectives. The intent of the recommended zoning changes is to better reflect the existing and intended pattern of use and development for the precinct with consideration of the activity centre hierarchy set out in the NRLUS. The City of Launceston is committed to engaging with the community through an informal consultation period outside of the statutory exhibition process under LUPAA. This will afford members of the community to have two opportunities to comment on any proposed changes.

Schedule 1, Part 2 -

The SPPs allow for a consistent and co-ordinated approach to zoning through the zone application guidelines and the requirements of section 34. The intent of the

recommended zoning changes is to better reflect the existing and intended pattern of use and development for the precinct with consideration of the activity centre hierarchy set out in the NRLUS.

E. Strategic Plan

The 10-year goals set out in the Strategic Plan are addressed below, where applicable -

6. *To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions.*

Response: The recommended zoning change for the precinct from Inner Residential to General Residential reflects the desire to maintain the houses in residential areas. The majority of lots in this precinct are of sufficient size to allow for multiple dwelling development if desired. In the absence of a site specific study which looks at the potential redevelopment and increased residential densities, the Inner Residential Zone has not be recommended on the basis of the permissible non-residential uses which the zone allows for.

8. *To communicate and engage consistently and effectively with our community and stakeholders.*

To seek and champion collaboration to address major issues for Northern Tasmania.

Response: The recommended zoning changes will be subject to informal and formal advertising with the community. *Letters advising of the zoning change will also be sent to landowners.*

F. Heritage and Hazard mapping

There are scattered heritage listed properties in this precinct. The area is subject to flooding and is mapped to indicate areas which have floor levels above the flood level at 3.7m AHD. The Invermay/Inveresk Flood Inundation Code currently applies in the LIPS; this will be translated into a SAP in the LPS. This mechanism restricts development for higher densities outside of the Invermay Residential Precinct which is located to the north and sits on a higher contour above the 3.7m AHD level.

G. Mixed use character/areas of transition

The area is considered to be of mixed character. There is a strip of Commercial zoning interspersed with Local Business zoned properties along Invermay Road. The SPPs Inner Residential Zone allows for a range of discretionary uses which are currently not permissible in the LIPS. At this stage, the preference is to maintain the existing residential uses in the Invermay/Inveresk area. Absent a specific study which looks at the future development of the area in light of the UTAS city relocation and taking into account the Invermay/Inveresk Flood Inundation Area, then it is recommended that the zoning for the residential properties be General Residential rather than Inner Residential.

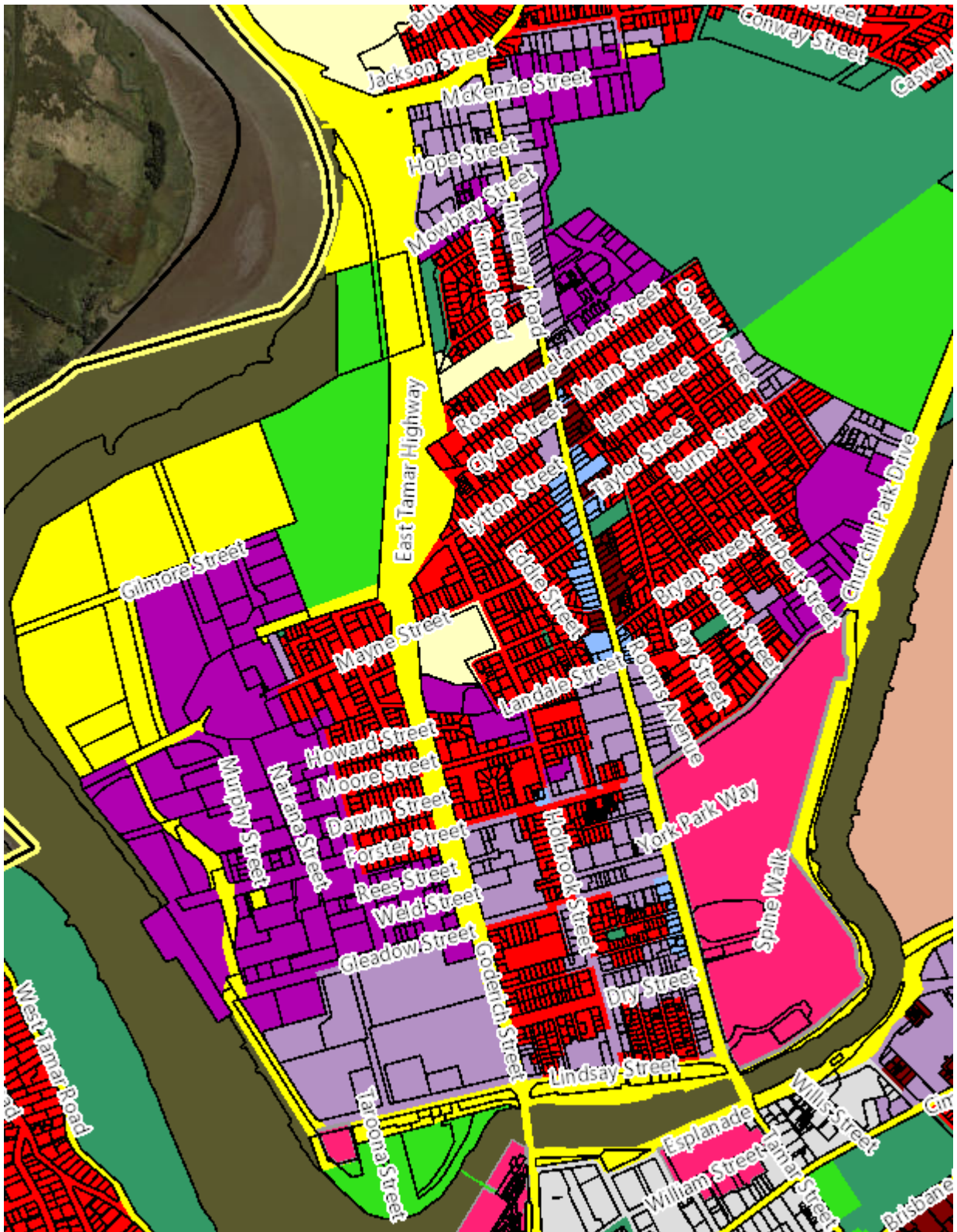
H. Average density

The average size of lots zoned Inner Residential within this precinct is 442m². The average size of lots zoned General Residential by comparison is 618m². An average density across both zones of 530m² is considered relatively high for Launceston. If this precinct area was not mapped as being flood prone, the Inner

Residential Zone may have been appropriate from a density perspective. But given the controls which prohibit the intensification of residential development in this area, the Inner Residential Zone is not appropriate.

4.7.2 Recommendation

Given the importance of the Invermay/Inveresk Flood Inundation Code (SAP) implications for zone application and the assessment above, a decision has been made to apply the General Residential Zone in the LPS to existing residential zoned land (General or Inner Residential) in the LIPS with existing Inner Residential zoned land which fronts Invermay Road translated into the SPPs Inner Residential Zone as shown below -



Recommended LPS Zoning Map

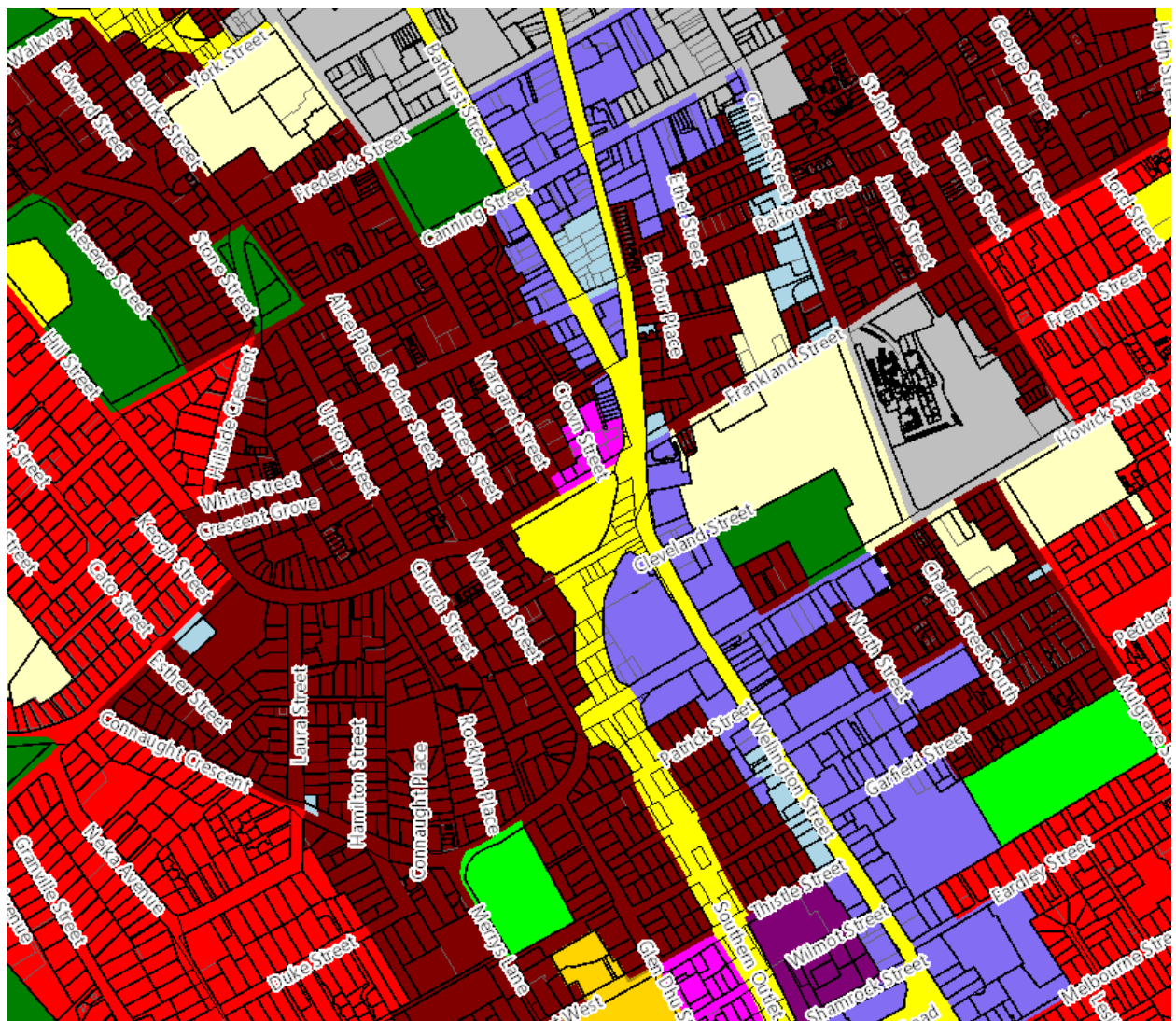
4.8 Precinct 8: Bathurst/Wellington Streets

Zones/sites for Consideration:

- Inner Residential zoned land is dispersed with Local Business, Commercial and Light Industrial zoning along Bathurst and Wellington Streets between Canning Street to the north and Thistle Street to the south.

Wellington Street (West Launceston) is listed as a Neighbourhood or Town Centre in the activity centre hierarchy of the NRLUS. Wellington Street is the main south-bound arterial road from the city and is characterised by mixed character.

The existing Inner Residential Zone between the Southern Outlet and Mulgrave Street is recommended to be translated into the Inner Residential Zone of the LPS. The remaining residential land which is currently Inner Residential in LIPS is recommended to be zoned General Residential.



Precinct 8 - Existing LIPS Zoning Map

4.8.1 Assessment

A. Zone Application Guidelines

Guideline:	Response:
GENERAL RESIDENTIAL ZONE	
<p>GRZ 1 <i>The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</i> (a) <i>are not targeted for higher densities (see Inner Residential Zone); and</i> (b) <i>are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.</i></p>	<p>Complies with GRZ 1 (a) and (b)</p> <p>The residential area to the west of the Southern Outlet is not targeted for higher densities.</p> <p>The area is connected to full reticulated services.</p>
<p>GRZ 2 <i>The General 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:</i> (a) <i>within the General Residential Zone in an interim planning scheme;</i> (b) <i>within an equivalent zone under a section 29 planning scheme; or</i> (c) <i>justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and</i> (d) <i>is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,</i> <i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p>	<p>Complies with GRZ 2 (c) and (d)</p> <p>Existing General Residential zoned land is proposed to be translated directly across to the General Residential Zone in the LPS.</p> <p>Although of portion of this precinct is currently zoned Inner Residential in the LIPS, this is considered to be a historical translation from the 1996 planning scheme into the interim scheme where this area was zoned Urban Residential which was designed for areas of established character and heritage. As this emphasis has shifted in the SPPs Inner Residential Zone whereby non-residential uses are allowable as discretionary uses, the General Residential Zone seems more appropriate to ensure that established character is maintained and residential uses are not lost.</p> <p>The General Residential Zone will be the 'default' residential zone in Launceston with the intention to utilise the Inner Residential Zone for targeted areas of desired higher density which contain a combination of uses. Areas which are characterised by heritage will be zoned General Residential.</p>
<p>GRZ 3 <i>The General Residential Zone should not be applied to land that is highly</i></p>	<p>Complies with GRZ 3</p>

<p><i>constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</i></p>	<p>This precinct is not constrained by hazards, natural values or other impediments.</p>
<p>INNER RESIDENTIAL ZONE</p>	
<p>IRZ 1 <i>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:</i></p> <ul style="list-style-type: none"> <i>(a) characterised by higher dwelling density with greater presence of non-housing activity;</i> <i>(b) proximity to activity centres with a range of services and facilities; or</i> <i>(c) located along high frequency public transport corridors.</i> 	<p>Complies with IRZ 1 (b) & (c)</p> <p>The areas proposed to be zoned Inner Residential adjoin either Commercial or Business zoning. Wellington Street is a high frequency road and part of the public transport network.</p>
<p>IRZ 2 <i>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:</i></p> <ul style="list-style-type: none"> <i>(a) within the Inner Residential Zone in an interim planning scheme; or</i> <i>(b) within an equivalent zone under a section 29 planning scheme.</i> 	<p>Complies with IRZ 2(a)</p> <p>The properties recommended to be Inner Residential in the LPS are currently zoned Inner Residential in the LIPS.</p>
<p>IRZ 3 <i>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.</i></p>	<p>Complies with IRZ 3</p> <p>The residential land surrounding the activity centre is not constrained by hazards, natural or cultural values or other impediments.</p>

B. State Policies and Legislation

The State Policies, NEPMs, Gas Pipelines Act 2000 and Sections 11 and 12 of LUPAA set out in section 2.2 of this report do not require separate assessment for this precinct.

C. Northern Regional Land Use Strategy (NRLUS)

The Neighbourhood or Town Centre is a lower order activity centre and in this area is not proposed for expansion. Given that the General Retail and Hire use class

will be an unrestricted discretionary use in the zone and that the Business and Professional Services use class will have an expanded list of discretionary sub-uses, the extent of the Inner Residential Zoning cannot be implemented to its current extent based on density alone. Expansion of the Inner Residential Zone beyond that which is recommended may lead to non-residential uses occupying existing residential dwellings which is not desirable.

Wellington Street is classified as a 'Neighbourhood or Town Centre' in the activity centre hierarchy of the NRLUS. The residential policy for this level of centre in the hierarchy states that '*some adjoining in centre/town residential development offering a greater mix of housing types and densities than outer laying residential areas*'. There is no strategic desire by the City of Launceston to extend and expand the activity centre.

The General Residential Zone allows for a permitted pathway for multiple dwelling developments.

D. Schedule 1 Objectives of LUPAA

Schedule 1, Part 1 -

The SPPs allow for a co-ordinated approach to zoning with the intent to achieve the sustainable development objectives. The intent of the recommended zoning changes is to better reflect the existing and intended pattern of use and development for the precinct with consideration of the activity centre hierarchy set out in the NRLUS. The City of Launceston is committed to engaging with the community through an informal consultation period outside of the statutory exhibition process under LUPAA. This will afford members of the community to have two opportunities to comment on any proposed changes.

Schedule 1, Part 2 -

The SPPs allow for a consistent and co-ordinated approach to zoning through the zone application guidelines and the requirements of section 34. The intent of the recommended zoning changes is to better reflect the existing and intended pattern of use and development for the precinct with consideration of the activity centre hierarchy set out in the NRLUS.

E. Strategic Plan

The 10-year goals set out in the Strategic Plan are addressed below, where applicable -

6. *To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions.*

Response: The recommended zoning change for a portion of the precinct from Inner Residential to General Residential reflects the desire to maintain the houses in residential areas. The majority of lots in this precinct are of sufficient size to allow for multiple dwelling development if desired. In the absence of a site specific study which looks at the potential expansion of the Major Activity Centre, the Inner Residential Zone has not be recommended on the basis of the permissible non-residential uses which the zone allows for.

8. *To communicate and engage consistently and effectively with our community and stakeholders.*

To seek and champion collaboration to address major issues for Northern Tasmania.

Response: The recommended zoning changes will be subject to informal and formal advertising with the community. *Letters advising of the zoning change will also be sent to landowners.*

F. *Heritage and Hazard mapping*

There are scattered heritage listings towards the north of this precinct and also to the south of the LGH. The precinct is not subject to any landslip, flooding or attenuation areas/overlays.

G. *Mixed use character/areas of transition*

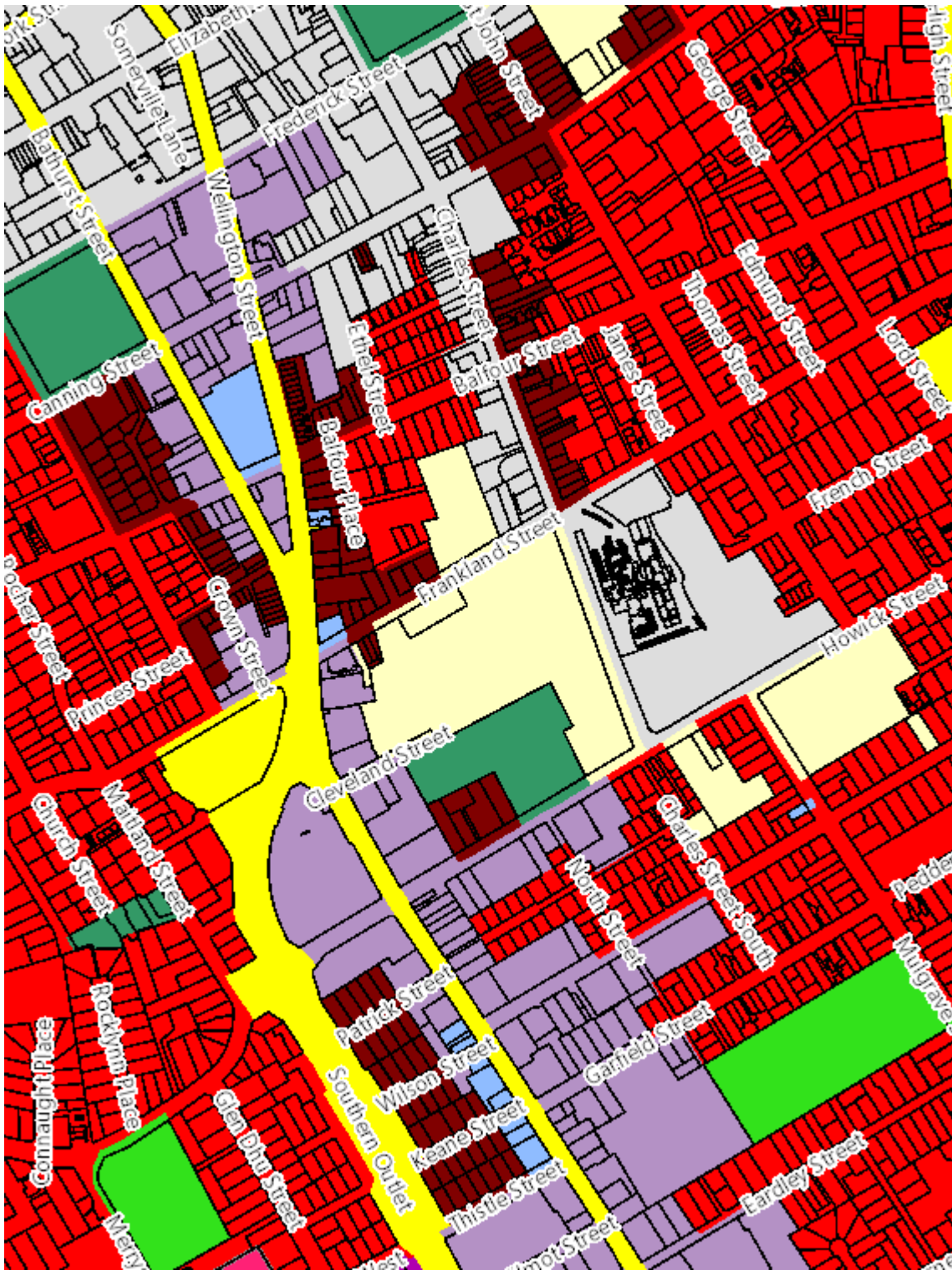
The area is considered to be of mixed character. There is a strip of Commercial zoning interspersed with Local Business zoned properties along Wellington Street. The SPPs Inner Residential Zone allows for a range of discretionary uses which are currently not permissible in the LIPS. At this stage, the preference is to maintain the existing residential uses in the surrounding area. It is recommended that the zoning for the residential properties be General Residential rather than Inner Residential.

H. *Average density*

The average density of lots zoned Inner Residential within this precinct is 464m². The average density of lots zoned General Residential by comparison is 579m². The average density across both zones is therefore approximately 522m² which is relatively high for Launceston. The density comparison does not provide any evidence to suggest that there should be any differentiation in zoning of the residential areas. Permissible uses are therefore an important consideration for this precinct.

4.8.2 Recommendation

It is recommended to translate existing Inner Residential zoned land between the Southern Outlet and Mulgrave Street and to replace the existing Inner Residential zoning beyond this with General Residential zoning based on the assessment above.



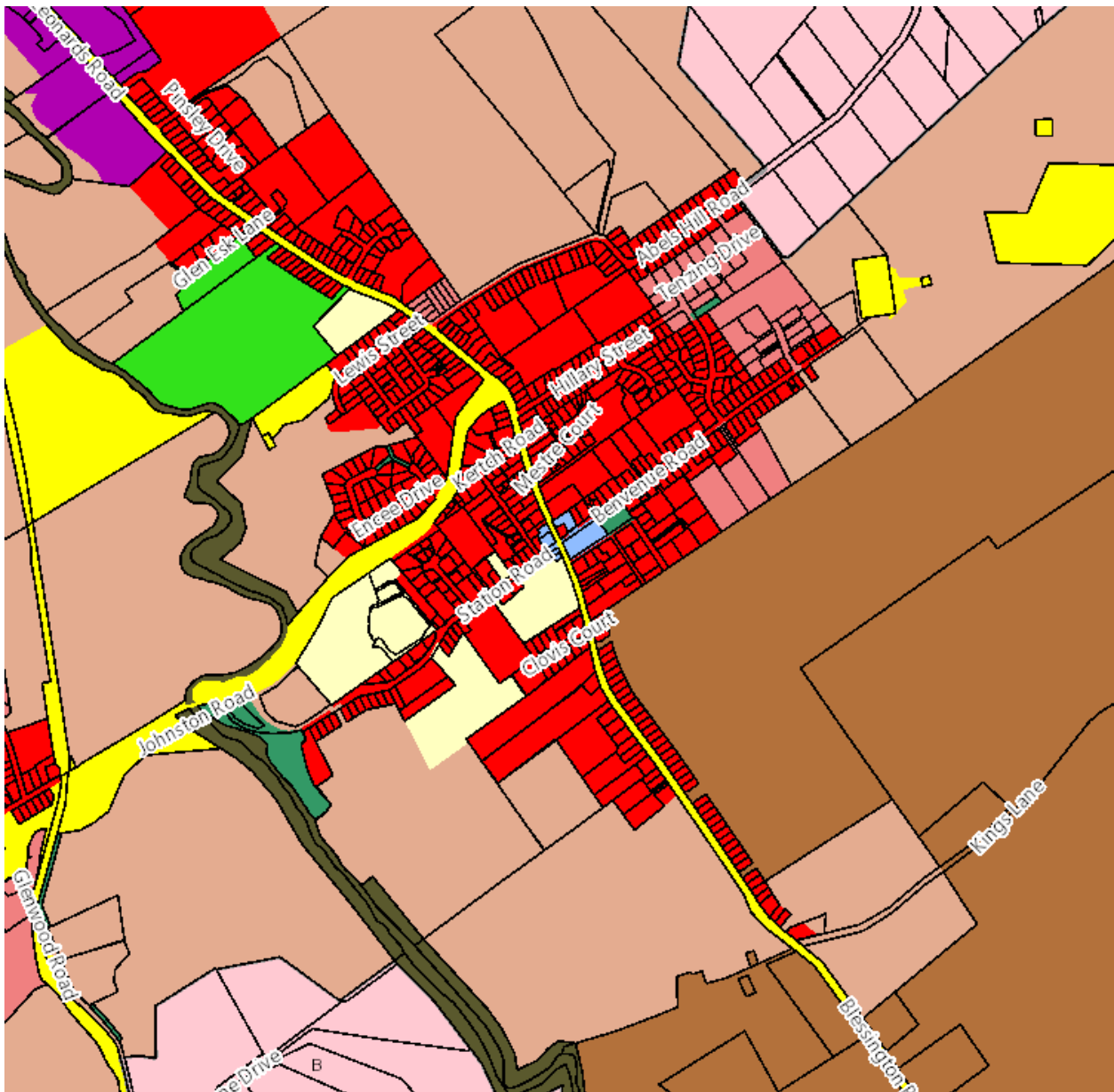
Recommended LPS Zoning Map

4.9 Precinct 9: Lilydale

The area of Lilydale will be considered in a separate project which will look to introduce some Rural Living zoned land around the outskirts of Lilydale.

4.10 Precinct 10: St Leonards

The existing residential area of St Leonards will be substantially translated into the LPS. Additional residential zoned land will be proposed as part of a separate master planning project for the future expansion and development within St Leonards. For the purposes of this report, the area of St Leonards was excluded from the investigation area.



Recommended LPS Map

5 Conclusion

The analysis of the General Residential and Inner Residential Zones has been undertaken in accordance with Guideline No 1, issued by the Tasmanian Planning Commission, with further considerations regarding the existing character, presence of land constraints/hazards, the existing average density and provision of services within the area by precinct. The spatial distribution of each of the two zones has been applied across the City of Launceston based on the analysis and recommendations within this report.

Where a change in zoning has been recommended a comprehensive assessment against the tests required in Section 34(2) of the *Land Use Planning and Approvals Act 1993* has been provided.

The LPS process is seen as an opportunity for the City of Launceston to critically review its spatial distribution of residential zoning which has remained substantially unchanged since the 1996 planning scheme. It is a position of the City of Launceston that areas which are not desired to become characterised by a mixture of residential and non-residential uses should be zoned General Residential in the LPS due to the expanded discretionary uses allowable in the Inner Residential Zone. On this basis, the existing extent of Inner Residential zoned land throughout Launceston has been significantly reduced.