



City of
LAUNCESTON

LATE COUNCIL ITEM AGENDA

**COUNCIL MEETING
THURSDAY 14 MAY 2026
AT AGENDA ITEM 22 OF THE
ORDINARY COUNCIL MEETING**

Notice is hereby given that a LATE COUNCIL ITEM will be tabled at the Ordinary Meeting of the City of Launceston Council will be held at the Council Chambers, Town Hall, St John Street, Launceston:

Date: 14 May 2026

Time: At the Agenda Item 23 in the Ordinary Council Meeting Agenda

Certificate of Qualified Advice

Background

To comply with section 65 of the *Local Government Act 1993* (Tas):

1. A General Manager must ensure that any advice, information or recommendation given to the council, or a council committee, is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
2. A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless -
 - (a) the General Manager certifies, in writing -
 - (i) that such advice was obtained; and
 - (ii) the General Manager took the advice into account in providing general advice to the council or council committee; and
 - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the General Manager's certificate.

Certification

I certify that:

- (i) the advice of a qualified person has been sought where required;
- (ii) this advice was taken into account in providing general advice to the council or council committee; and
- (iii) a copy of the advice, or a written transcript or summary of advice provided orally, is included with the agenda item.



Sam Johnson
Chief Executive Officer

LEGISLATIVE TERMINOLOGY - GENERAL MANAGER

At the City of Launceston, the title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993 (Tas)*. For the avoidance of doubt, *Chief Executive Officer* means *General Manager* for the purposes of the *Local Government Act 1993 (Tas)* and all other legislation administered by or concerning Council.

ORDER OF BUSINESS

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22. LATE ITEMS

22.1. Acceptance of a Late and Urgent Item - DA0493/2025 - Subdivision 34 Redwood Crescent, Youngtown

AUTHOR: Lucas Lim (Team Leader Governance and Information Services)

APPROVER: Sam Johnson (Chief Executive Officer)

DECISION STATEMENT:

To consider accepting a late and urgent item regarding DA0493/2025 - 34 Redwood Crescent, Youngtown - Subdivision - Subdivide one lot into three lots.

RELEVANT LEGISLATION:

Local Government (Meeting Procedures) Regulations 2025

RECOMMENDATION(S):

That Council:

1. by absolute majority and pursuant to Regulation 10(7) of the *Local Government (Meeting Procedures) Regulations 2025* (Tas), determines to deal with this matter, being one that was not included in the published Agenda;
 2. notes the advice from the Chief Executive Officer in respect of the reason it was not possible to include this matter in the Agenda and that the matter is urgent, that advice having been provided to Councillors by email on 13 May 2026 and in the report attached to this Agenda Item; and
 3. notes, for the avoidance of doubt, that Chief Executive Officer is a term of reference for the General Manager within the meaning of the Local Government Act 1993.
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REPORT:

Late Council Meeting Agenda Item

Regulation 10(7) of the Local Government (Meeting Procedures) Regulations 2025 (the Regulation) provides that a council by absolute majority at an ordinary council meeting, may decide to deal with a matter that is not on the agenda if -

- (a) the general manager has reported the reason for which it was not possible to include the matter on the agenda; and
- (b) the general manager has reported that the matter is urgent; and
- (c) in a case where the matter requires the advice of a qualified person, the general manager has certified under section 65 of the Act that the advice has been obtained and taken into account in providing general advice to the council.

A late and urgent item has been submitted by Council officers to consider accepting a late and urgent item regarding DA0493/2025 - 34 Redwood Crescent, Youngtown - Subdivision - Subdivide one lot into three lots.

Public Notification	4 April 2026 to 21 April 2026
Representations	1
Deemed Approval	25 May 2026

The Deemed Approval date for the application is 25 May 2026. As only one representation was received, the City Development team can approve this application under delegation. The Chief Executive Officer (CEO) received an email request from Councillor A J Britton on 11 May 2026 for the subdivision at 34 Redwood Crescent, Youngtown to be tabled at the next available Council meeting, and this request has been approved by the CEO. The Development Application requires a decision prior to the deemed approval date and our next Council meeting is scheduled for 28 May 2026.

The request was received after our agenda for the 14 May 2026 Council Meeting had been published and the next meeting on 28 May is too late for a decision.

Qualified advice has been obtained and taken into account.

RISK IMPLICATIONS:

Should this item not be accepted as a late and urgent item, the matter can instead be managed internally by the relevant Council Officers under delegated authority and in accordance with the applicable legislative and administrative processes. However, the matter has been brought before Council at the request of a Councillor and is therefore being tabled for Council's consideration.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

Not considered relevant to this report.

STRATEGIC DOCUMENT REFERENCE:

City of Launceston Corporate Strategic Plan 2025-2035

Not applicable:

Council's consideration of this matter meets a legislative requirement.

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The Chief Executive Officer has no interests to declare in this matter.

ATTACHMENTS:

Nil

22.2. DA0493/2025 - 34 Redwood Crescent, Youngtown - Subdivision - Subdivide one lot into three lots

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

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

DECISION STATEMENT:

To consider and determine a development application pursuant to the *Land Use Planning and Approvals Act 1993*.

PLANNING APPLICATION INFORMATION

Applicant	Nova Land Consulting
Site	34 Redwood Crescent, Youngtown
Proposal	DA0493/2025 - Subdivision - Subdivide one lot into three lots
Zoning	Rural Living A
Codes	C2.0 Parking and Sustainable Transport Code C3.0 Road and Railway Assets Code C7.0 Natural Assets Code C13.0 Bushfire-Prone Areas Code C15.0 Landslip Hazard Code
Use Class	N/A
Standards assessed through performance criteria	11.5.1 Lot Design - P1, P2 11.5.3 Services - P1 C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction - P1
Public Notification	4 April 2026 to 21 April 2026
Representations	1
Deemed Approval	25 May 2026

RELEVANT LEGISLATION:

Local Government (Meeting Procedures) Regulations 2025

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION(S):

That, in accordance with section 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Tasmanian Planning Scheme - Launceston, a permit be granted for DA0493/2025 - Subdivision - Subdivide one lot into three lots, at 34 Redwood Crescent, Youngtown, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

The development must be substantially in accordance with the endorsed plans and documents to the satisfaction of the Senior Leader City Development unless modified by a condition of the Permit:

- a) Proposed Subdivision - 3 Lots, prepared by Nova Land Consulting, Job No. L250912, Sheet 1/1, Edition V1.0, dated 11/11/25;
- b) Preliminary On-Site Wastewater Disposal Site Evaluation, prepared by GeoTon Pty Ltd, Reference No. GL25694Ac, dated 03/03/2026;
- c) Landslide Risk Assessment, prepared by GeoTon Pty Ltd, Reference No. GL25694Bb, dated 03/03/2026; and
- d) Bushfire Hazard Report, prepared by Nova, Revision 2, dated 24/03/2026.

2. FINAL PLAN OF SURVEY

The Final Plan will not be sealed until all conditions have been complied with.

3. LEGAL TITLE

All development and use associated with the proposal must be confined to the legal title of the subject land except construction of access from the street.

4. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2025/01514-LCC and attached to the permit.

5. HOURS OF CONSTRUCTION

- a) Unless otherwise approved in writing by the Senior Leader Health and Compliance construction activities must only be carried out between the hours of:
 - i. Monday to Friday - 7 am to 6 pm; and
 - ii. Saturday - 8 am to 6 pm.
- b) Notwithstanding the above paragraph, construction activities must not be carried out on public holidays that are observed state-wide (Easter Tuesday excepted).

6. DAMAGE TO COUNCIL INFRASTRUCTURE & ASSETS

The developer is liable for all costs associated with the repair of damage to Council infrastructure and assets resulting from non-compliance with the conditions of the Planning Permit and any by-law or legislation relevant to the development activity on the site. Damage may also include the undertaking of unauthorised works to Council infrastructure such as driveways, footpaths and stormwater infrastructure. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

7. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

Prior to commencing any works in (or requiring the occupation of) the Road Reserve the applicant must receive written authorisation from the Road Asset Owner within the City of Launceston.

This includes but is not limited to occupying space with skip bins, construction equipment, hoarding, scaffolding, the use of machinery and facilitating service connections.

Any implementation of temporary traffic controls will also require written approval.

8. VEHICULAR CROSSING APPLICATION (RURAL STYLE DRIVEWAY)

Prior to the commencement of the use, the development must be provided with an adequate all weather access from the edge of the road pavement to the property boundary in accordance with LGAT-IPWEA Tasmanian Standard Drawings TSD-R03 Rural Roads typical property access and TSD-R04 Rural Roads typical driveway profile, unless specified otherwise.

An application for such work must be lodged electronically via the Councils eServices web portal or on the approved hard copy form.

All redundant crossovers and driveways must be removed prior to the occupation of the development. All new works must be constructed to Council standards. The work must include all necessary alterations to other services including lowering/raising pit levels, upgrading non trafficable trenches to trafficable standard and/or relocation of services. Permission to alter such services must be obtained from the relevant authority (eg TasWater, Telstra, and TasNetworks etc). The construction of the new crossover and driveway and removal of the unused crossover and driveway will be at the applicant's expense.

9. SOIL AND WATER MANAGEMENT PLAN

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites. No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant. The silt fencing, cut off drains and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

10. FACILITIES AND HIGHWAYS BY-LAW

Prior to the placement of any skip bin, security fencing, hoarding, shipping containers, site offices or amenities within a local highway, the person, corporation or other legal entity must seek and have issued a permit pursuant to the Facilities and Highways By-Law (No. 1 of 2021). The payment of the scheduled Occupation Fee (comprising a minimum base fee and a square metre weekly rate) is required prior to the occupation commencing. No occupation of the road reserve is permitted without approval.

11. BUILDING ACT 2016 REQUIREMENTS

Prior to acting on this permit, it is recommended that an architect, a licensed building practitioner such as a building surveyor or a building designer be consulted to determine the requirements for any associated building, plumbing or demolition work under the *Building Act 2016*.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0493/2025. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.

This permit takes effect after:

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Tasmanian Civil & Administrative Appeal Tribunal (TASCAT) is withdrawn or determined; or*
- c. *Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. *Any other required approvals under this or any other Act are granted.*

The permit lapses after a period of two (2) years if the development or use has not substantially commenced within that period. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by request to Council.

B. Restrictive Covenants

The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquiries as to whether the proposed development is affected, restricted or prohibited by any such covenant.

If the proposal is non-compliant with any restrictive covenants, those restrictive covenants should be removed from the title prior to construction commencing or the owner will carry the liability of potential legal action in the future.

C. Appeal Provisions

A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil & Administrative Tribunal (TASCAT).

A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.

For more information see the Tasmanian Civil & Administrative Tribunal (TASCAT) website www.tascat.tas.gov.au <<http://www.tascat.tas.gov.au>>

D. Permit Commencement

If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

E. On-Site Disposal of Effluent (Wastewater)

This permit does not give permission for the installation of an on-site wastewater system on this site. The applicant will need to submit a design report (including site and soil evaluation in accordance with AS/NZS 1547:2012 or any subsequent versions of this document) as well as a plumbing application (for the on-site wastewater system) with their building application. Before occupation of the dwelling, the required system must be commissioned.

F. Subdivision - On-site wastewater disposal

The onsite wastewater report prepared by GeoTon Pty Ltd, Reference No: GL25694Ac, dated 03MAR2026 specifies lots 2 and 3 are suitable only for the installation of a system capable of secondary treatment of effluent.

G. Subdivision - Landslip Risk Assessment

The landslip risk assessment prepared by GeoTon Pty Ltd, Reference No: GL25694Bb, dated 03MAR2026 specifies lots 2 and 3 are suitable provided the development adheres to the principles of good hillside practice and the recommendations provided in the report.

REPORT:

1. THE PROPOSAL

The proposal is for the subdivision of the land into three lots with the following site areas:

- Lot 1: 8,000m²
- Lot 2: 8,020m²
- Lot 3: 9,079m²

Lot 1 would be a rectangular shaped lot that includes the existing dwelling and outbuildings. The application seeks retrospective approval for a retaining wall in the south-western corner of the lot. Lot 2 would be an irregular shaped lot with a long frontage to Redwood Crescent. A new vehicle crossing is proposed mid-way along the frontage. Lot 3 would be an internal lot. A new vehicle crossing is proposed on the frontage between the proposed Lot 1 and 2.

2. LOCATION AND NEIGHBOURHOOD CHARACTER



34 Redwood Crescent Youngtown (not to scale)

The subject site was subject to PSA-LLP003 which was a Specific Area Plan that reviewed rural living zoning in the Youngtown/Relbia area. The purpose of the amendment was to amend the former Specific Area Plan which limited subdivision in the area. The Tasmanian Planning Commission ultimately rejected Specific Area Plan and directed Council to make changes to zoning instead.

For the subject site, it was originally proposed that subdivision would be limited to 1ha with no performance criteria. However, the decision amended the site to be zoned Rural Living A, allowing subdivision down to 8,000sqm. The new zoning came into effect on 17 May 2024.

The title is subject to a covenant preventing the development of more than one dwelling on a lot, this is not a matter for Council to enforce and only subdivision is proposed.

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

11.0 Rural Living Zone

The purpose of the Rural Living Zone is:

11.0.1 To provide for residential use or development in a rural setting where:

- (a) services are limited; or
- (b) existing natural and landscape values are to be retained.

11.0.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.

11.0.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.

11.0.4 To provide for Visitor Accommodation that is compatible with residential character.

Consistent

The proposal is for subdivision, which is not required to be categorised into a use class under clause 6.2.6 of the scheme. However, it is anticipated that the sites will be utilised for residential purposes in the future, set within a rural setting with limited services, and maintaining existing natural and landscape values.

11.5.1 Lot design

That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone;
- (b) is provided with appropriate access to a road; and
- (c) contains areas which are suitable for residential development.

Consistent

The proposed configuration of lots has been designed as follows:

- (a) with area and dimensions suitable for the future potential use and development of the lots for residential use as this is a no permit required use of the site.
- (b) accesses for the lot have been designed to meet municipal standards.
- (c) the configuration of lots have been arranged that is suitable for residential development with regard to site constraints.

A1 Each lot, or a lot proposed in a plan of subdivision, must:

- (a) have an area not less than specified in Table 11.1 and:
 - (i) be able to contain a minimum area of 15m x 20m clear of:
 - a. all setbacks required by clause 11.4.2 A2 and A3; and
 - b. easements or other title restrictions that limit or restrict development; and
 - (ii) existing buildings are consistent with the setback required by clause 11.4.2 A2 and A3;
- (b) be required for public use by the Crown, a council or a State authority;
- (c) be required for the provision of Utilities; or
- (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.

Relies on Performance Criteria

Lots 2 and 3 are able to contain a minimum area of 15m x 20m clear of all setbacks required by Clause 11.4.2 A2 and A3, and clear of all easements. The existing dwelling and outbuildings meet setback requirements under Clause 11.4.2 A2 and A3. However, as the lots are less than 1ha, the lot size specified in Table 11.1, and an existing retaining wall, defined as building, is within 10m of the new western side boundary, the proposal relies on performance criteria.

P1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to:

- (a) the relevant requirements for development of existing buildings on the lots;
- (b) the intended location of buildings on the lots;
- (c) the topography of the site;
- (d) any natural or landscape values;
- (e) adequate provision of private open space; and
- (f) the pattern of development existing on established properties in the area,
- (g) and must be no more than 20% smaller than the applicable lot size required by clause 11.5.1 A1.

Complies

The performance criteria requires that lots must have a sufficient useable area and dimensions suitable for a future use.

The proposal includes building envelopes that meet requirements for bushfire, access, and on-site wastewater management. Lots 2 and 3 would provide a building envelope of 15m x 20m complying with setback requirements of 11.4.2 A2 and A3.

Lot 1 contains a retaining wall with a maximum height of 2.5m above ground level. The wall is a boulder wall, utilising large rocks for retention. At its closet point it is setback 4.0m from the new western side boundary. A geotechnical report confirms the wall does not present an unacceptable risk and can be appropriately managed. Due to the larger size of the lots, the wall will not impact on any lot for any proposed use.

The site is generally steep, with lots including areas subject to landslip. The new proposed lots have been prepared with regard to Landslip Hazard and ensuring access requirements are capable of being met by future development of the land. The proposal will not result in works in areas mapped in the priority vegetation area and is not mapped as scenic protection area.

The proposal will not impact on the private open space of the existing dwelling and the configuration of the proposed Lot 2 and 3 would provide sufficient area of private open space for a dwelling development.

The pattern of development existing on established properties in the area is mixed. Zoning is a mix of Rural Living A, B, and C. A row of smaller lots 4,000sqm to 6,000sqm are located south-west of the subject site, while large lots exist to the south and east (5ha - 7ha). Redwood Crescent itself further contains a mix of lot sizes, from 8,000sqm to 5.5ha, although the majority are 1ha. Established properties generally contain larger dwellings and associated outbuildings. The provision of 8,000sqm is consistent with the provisions of the rural living zone, allowing sufficient useable area for a future residential use. Such sizes

maintain the pattern of development in the area, which importantly is not just limited to Redwood Crescent.

With all lots being over 8,000sqm in size, they are no smaller than 20% of the 1ha size required by 11.5.1 A1.

The proposal complies with the performance criteria.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.

Relies on Performance Criteria

Lot 1 and 2 have frontages exceeding 40m, complying with the standard. The frontage for Lot 2 is 6m, requiring assessment in response to the Performance Criteria.

P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

- (a) the width of frontage proposed, if any;
- (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;
- (c) the topography of the site;
- (d) the functionality and useability of the frontage;
- (e) the ability to manoeuvre vehicles on the site; and
- (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.

Complies

The 6.0m frontage is considered sufficient for the future use of the site. No other lots will be relying on the access, with lots 1 and 2 having their own frontages and access to Redwood Crescent. Its location will not be impeded by slope. The width of the frontage is appropriate to facilitate a functional access and manoeuvrability for vehicles on the lot for a potential future dwelling, with respected to the anticipated bushfire access requirements.

The surrounding lots have a pattern of development of single dwellings consistent with the Rural Living Zone. The frontage exceeds 3.6m and in response to the criteria demonstrates that the frontage is suitable to the future potential use as a single dwelling, complying with the Performance Criteria.

A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

Complies

Each proposed lot has a vehicular access from the boundary of the lot to Redwood Crescent, complying with the standard.

11.5.3 Services

That the subdivision of land provides services for the future use and development of the land.

Consistent

Appropriate servicing is proposed for each lot.

A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:

- (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or
- (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service,
- (c) unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.

Complies

Each lot is able to connect into reticulated water services.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must:

- (a) be connected to a reticulated sewerage system; or
- (b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed.

Relies on Performance Criteria

As the lots are not proposed to be connected into the reticulated sewer system, reliance on the performance criteria is required.

P2 Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

Complies

Each site is able to provide wastewater treatment on site.

C3.0 Road and Railway Assets Code

The purpose of the Road and Railway Assets Code is:

C3.1.1 To protect the safety and efficiency of the road and railway networks; and

C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.

Consistent

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

Consistent

Traffic generation is considered acceptable for the proposed subdivision.

A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.

Relies on Performance Criteria

While consent to lodge the application has been provided with the proposal, written consent in comply with A1.2 is considered to be a permit to construct a new crossover, which has not yet been provided. Reliance on the performance criteria is required.

P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:

- (a) any increase in traffic caused by the use;
- (b) the nature of the traffic generated by the use;
- (c) the nature of the road;
- (d) the speed limit and traffic flow of the road;
- (e) any alternative access to a road;
- (f) the need for the use;
- (g) any traffic impact assessment; and
- (h) any advice received from the rail or road authority.

Complies

It could reasonably be assumed that residential use will occur in the future. Single dwellings generate approximately 9 vehicle movements per day, so as a result of the subdivision it is anticipated 18 new movements per day.

Redwood Crescent is a 1.0km cul-de-sac with a 50km/h speed limit, 18.0m wide road reserve, and 6.5m wide road. It currently serves 23 properties. Vehicles will be able to safely enter and exit the properties onto the street. There is no alternative access to the subject site. Council's infrastructure team reviewed the proposal and raised no concerns with the introduction of two new crossovers and likely future traffic.

The proposal will not adversely impact on the safety or efficiency of the road and meets the performance criteria.

C7.0 Natural Assets Code

The purpose of the Natural Assets Code is:

C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

C7.1.4 To minimise impacts on identified priority vegetation.

C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

Consistent

C7.7.2 Subdivision within a priority vegetation area

That:

- (a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and
- (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.

<p>Consistent There will be minimal impact on priority vegetation as a result of the subdivision.</p>
<p>A1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:</p> <ul style="list-style-type: none">(a) be for the purposes of creating separate lots for existing buildings;(b) be required for public use by the Crown, a council, or a State authority;(c) be required for the provision of Utilities;(d) be for the consolidation of a lot; or(e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.
<p>Complies The mapped area of priority vegetation is located on Lot 1 where the existing dwelling will be situated. It is located in the north-east corner. As the entirety of Lot 1 is a bushfire hazard management area, reliance on the performance criteria is required.</p>
<p>P1.1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:</p> <ul style="list-style-type: none">(a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;(b) subdivision for the construction of a single dwelling or an associated outbuilding;(c) subdivision in the General Residential Zone or Low Density Residential Zone;(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;(e) subdivision involving clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or(f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.
<p>Complies The proposal is for the subdivision of an existing use on site, being the dwelling and outbuildings on Lot 1, which will maintain clearing patterns for bushfire protection. It is anticipated that Lots 2 and 3 will be utilised for single dwellings in the future. The proposal complies with the performance criteria.</p>
<p>P1.2 Works associated with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <ul style="list-style-type: none">(a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;(b) any particular requirements for the works and future development likely to be facilitated by the subdivision;(c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;(e) any on-site biodiversity offsets; and(f) any existing cleared areas on the site.
<p>Complies There are no works associated with the subdivision within the priority vegetation area. The existing dwelling on Lot 1 will continue to maintain its existing bushfire hazard management area. The subdivision will not change the existing situation. The proposal complies with the performance criteria.</p>

C13.0 Bushfire-Prone Areas Code

The purpose of the Bushfire-Prone Areas Code is:

C13.1.1 To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Consistent

Appropriate bushfire measures will be in place.

C13.6.1 Provision of hazard management areas

That subdivision provides for hazard management areas that:

- (a) facilitate an integrated approach between subdivision and subsequent building on a lot;
- (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and
- (c) provide protection for lots at any stage of a staged subdivision.

Consistent

A1

- (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or
- (b) The proposed plan of subdivision:
 - (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;
 - (ii) shows the building area for each lot;
 - (iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of *Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas*; and
 - (iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of *Australian Standard AS3959-2018 Construction of buildings in bushfire-prone Areas*; and
- (c) if hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.

Complies

A Bushfire Hazard Report, prepared by accredited practitioner James Stewart was lodged to address the requirements of the code. The report concluded that the proposal meets C13.6.1 A1(b).

C13.6.2 Public and fire fighting access

That access roads to, and the layout of roads, tracks and trails, in a subdivision:

- (a) allow safe access and egress for residents, fire fighters and emergency service personnel;
- (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack, and for hazard management works to be undertaken;
- (c) are designed and constructed to allow for fire appliances to be manoeuvred;
- (d) provide access to water supplies for fire appliances; and
- (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Consistent

A1

- (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or
- (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that:
 - (i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and
 - (ii) is certified by the TFS or an accredited person.

Complies

A Bushfire Hazard Report, prepared by accredited practitioner James Stewart was lodged to address the requirements of the code. The report concluded that the proposal meets C13.6.2 A1(a) and (b).

C13.6.3 Provision of water supply for fire fighting purposes

That an adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage to allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.

Consistent

A1

In areas serviced with reticulated water by the water corporation:

- (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes;
- (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or
- (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.

Complies

A Bushfire Hazard Report, prepared by accredited practitioner James Stewart was lodged to address the requirements of the code. The report concluded that the proposal meets C13.6.3 A1(b).

C15.0 Landslip Hazard Code

The purpose of the Landslip Hazard Code is:

C15.1.1 To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area.

Consistent

A tolerable level of risk can be achieved.

C15.7.1 Subdivision within a landslip hazard area

That subdivision within a landslip hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from a landslip.

Consistent

A tolerable level of risk can be achieved.

A1 Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area, must:

- (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a landslip hazard area;
- (b) be for the creation of separate lots for existing buildings;
- (c) be required for public use by the Crown, a council or a State authority; or
- (d) be required for the provision of Utilities.

Not Applicable

As the identified building areas are no wholly located outside the landslip hazard area, the proposal relies on the performance criteria.

P1 Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area must not create an opportunity for use or development that cannot achieve a tolerable risk from landslip, having regard to:

- (a) any increase in risk from a landslip for adjacent land;
- (b) the level of risk to use or development arising from an increased reliance on public infrastructure;
- (c) the need to minimise future remediation works;
- (d) any loss or substantial compromise, by a landslip, of access to the lot on or off site;
- (e) the need to locate building areas outside the landslip hazard area;
- (f) any advice from a State authority, regulated entity or a council; and
- (g) the advice contained in a landslip hazard report

Complies

A landslip hazard report was submitted to assist in the assessment of the application. The report concluded that an acceptable level of risk can be achieved for this development, taking into consideration the existing risk. The proposal complies with the performance criteria.

4. REFERRALS

REFERRAL	COMMENTS
INTERNAL	
Development Services	Conditions recommended
Environmental Health	Conditions recommended
Heritage/Urban Design	N/A
Building and Plumbing	Standard notes recommended for the permit.
EXTERNAL	
TasWater	Application referred to TasWater and conditional consent provided by Submission to Planning Authority Notice TWDA 2025/01514-LCC.
State Growth	N/A
TasFire	N/A
Tas Heritage Council	N/A
Crown Land	N/A
TasRail	N/A
EPA	N/A
Aurora	N/A

5. REPRESENTATIONS

Pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993*, the application was advertised for a 14 day period from 4 April 2026 to 21 April 2026. One (1) representation was received, which was a petition signed by 16 individuals.

The issues raised are summarised in the following table. Whilst the summary attempts to capture the essence of each issue raised it should be read in conjunction with the representations received which are provided to the Councillors confidentially.

<p>Comment Non-compliance with minimum lot standards. Rural Living Zone established a minimum lots size of 1ha under the performance criteria, and 2ha under the acceptable solution. The proposed lots are below 1ha. The performance criteria pathway is intended for exceptional circumstances.</p>
<p><i>Response</i> <i>The site is zoned Rural Living A. The acceptable solution allows for 1ha minimum, and the performance criteria allows for 8,000sqm minimum. The performance criteria is not intended for exceptional circumstances. It is a valid and legal pathway to obtain a permit that allows discretion within the assessment. The proposal is considered to meet the requirements of the performance criteria.</i></p>
<p>Comment The smaller lot size will result in a loss of established character of Redwood Crescent. Approval would result in an outcome that is out of character with the immediate streetscape and residential pattern that defines Redwood Crescent.</p>
<p><i>Response</i> <i>The pattern of development existing on established properties in the area is an assessed under clause 11.5.1 P1(f) under the scheme. The rural living zone purpose is to provide for residential use in a rural setting. The subdivision standards, including the performance criteria, have been designed as not to take away from the purpose. Redwood Crescent</i></p>

contains two zoning types, Rural Living A, allowing subdivision down to 8,000sqm and Rural Living C, allowing a minimum 3.2ha. Assessment needs to consider the surrounding area, not just Redwood Crescent. The subdivision is not considered to be out of character, noting the mix of different sized and shaped lots within the surrounding area.

Comment

Lot 3 does not meet minimum frontage requirements. It only has 6m when 40m is required by the acceptable solution which represents a fundamental failure to meet lot design standards. The shorter frontage will cause safety issues and difficulty to larger vehicles to enter and exit the site. It will cause functionality issues to building requirements.

Response

Lot design standards are not limited to the acceptable solution. The standards include performance criteria, in this case Clause 15.5.1 P2. When performance criteria assessed as compliant, the proposal is deemed to meet the standards for road access. In this instance, the access is wide enough to function safely and efficiently.

Comment

There are concerns around water supply infrastructure. It is required that council confirm TasWater has been formally consulted and provide written advice to the representors.

Response

TasWater were referred the proposal and provided conditions.

Comment

Traffic concerns. Redwood Crescent is a no-through cul-de-sac and was not designed or constructed to accommodate the traffic and access demands from two additional residential lots. There is no footpath or pedestrian infrastructure, road surface is not constructed to standard, new access crossovers have not been assessed for sight distances. Future upgrades will fall to Council.

Response

An assessment of the traffic provisions of the scheme determined the road is sufficient for the intended residential use and increase in traffic. Rural Living areas do not tend to have pedestrian infrastructure. Council is responsible for the road and the new access locations are considered appropriate.

Comment

On-site wastewater capacity. Each lot will require on-site wastewater. The subdivision reduces the area for this to occur. Council should satisfy itself that this has been assessed is requested.

Response

Each lot has sufficient capacity for onsite wastewater.

Comment

Precedent. If approved, this will allow further below-minimum lot size subdivision. Other landholders may also seek similar approvals.

Response

Further to previous comments, the subdivision is not below minimum, but compliant with the performance criteria size for Rural Living A. If a property owner has a lot that is able to meet not just the size requirements, but all other relevant provisions of the scheme, they are able to apply for such permits. The site has a former Specific Area Plan that limited subdivision. Through a scheme amendment this was removed and the provisions of the Rural Living A zone have been applied.

Comment

Council should: Refuse the permit; If recommending approval, require it be referred to a council meeting for consideration;· Notify all representations of the outcome and provide a copy of any assessment prior to a decision being made.

Response

It is recommended that the application be approved. Representors who provided an email or physical address will be sent a copy of the decision.

6. CONCLUSION

Subject to the recommended conditions, it is considered that the proposal complies with the Scheme and it is appropriate to recommend for approval.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACT:

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

STRATEGIC DOCUMENT REFERENCE:

Tasmanian Planning Scheme - Launceston

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

DISCLOSURE OF INTERESTS:

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

ATTACHMENTS:

1. DA0493/2025 - 34 Redwood Crescent - Plans to be Endorsed [22.2.1 - 93 pages]
2. CONFIDENTIAL REDACTED - NOT FOR PUBLIC DISTRIBUTION D A 0493-2025 - 34 Redwood Crescent - Representations CONFIDENTIAL [22.2.2 - 16 pages]
3. D A 0493-2025 - 34 Redwood Crescent - Tas Water SPAN [22.2.3 - 3 pages]