

11.2. DA0140/2024 / PSA-LLP0021 - 40768 Tasman Highway, Waverley - 40T Combined Scheme Amendment - Change of Zone from Rural to Rural Living A; Subdivision - Subdivide Land into 23 Lots and a New Road - PSA-LLP0021

FILE NO: DA0140/2024 / PSA-LLP0021

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

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

DECISION STATEMENT:

To decide whether to reject or initiate and exhibit Combined Scheme Amendment DA0140/2024 (PSA-LLP0021) to the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme.

PLANNING APPLICATION INFORMATION:

Applicant:	6ty° Pty Ltd
Address:	40768 Tasman Highway, Waverley
Existing Zone:	Rural
Existing Use:	Residential

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston

RECOMMENDATION:

That Council, pursuant to:

1. sections 37, 38, and 40T of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates scheme amendment PSA-LLP0021 to the Launceston Local Provisions Schedule to:
 - a. Change the zoning from Rural to Rural Living A at 40768 Tasman Highway, Waverley, and unaddressed lot CT104384/4.
2. section 40F of the *Land Use Planning and Approvals Act 1993*, certifies Draft Amendment PSA-LLP0021 identified in Attachment 1.
3. sections 40G, 40H, and 40Z of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition be 28 days.
4. section 40Y of the *Land Use Planning and Approvals Act 1993*, approve DA0140/2024 - Subdivision - Subdivide land into 23 lots and a new road, subject to the following conditions:

1. ENDORSED PLANS & DOCUMENTS

The use and development must be carried out 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) Proposal Plan, prepared by 6ty°, Project No. 22.257, Drawing No. Cp01, Revision G, dated 21/05/2025;
- b) Proposal BAL Treatment Plan Option, prepared by 6ty°, Project No. 22.257, Drawing No. Cp02, Revision F, dated 05/12/2024;
- c) Preliminary On-Site Wastewater Disposal Evaluation, prepared by Geoton Pty Ltd, Reference No. GL23301Ab, Revision.01, dated 4 July 2025;
- d) Agricultural Report, prepared by RMCG, Version 1.1, dated 9 July 2025;
- e) Bushfire Hazard Management Report, prepared by RMCG, Version 2.0, dated 9 July 2025;
- f) Flora and Fauna Report, Version 1.1, prepared by RMCG, dated 9 July 2025; and
- g) Traffic Impact Assessment, prepared by Traffic & Civil Services, Final 6, dated December 2024.

2. 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.

3. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2024/00561-LCC, dated 27/06/2025 and attached to the permit.

4. 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).

5. 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.

6. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE

All works in (or requiring the occupation of) the road reserve must be carried out in accordance with a detailed Traffic Management Plan prepared by a qualified person in accordance with the requirements of Australian Standard AS1742. A copy of such plan is to be maintained on site and available for inspection upon request by an Authorised Officer.

The explicit permission of the Executive Leader - Community Assets and Design is required prior to undertaking works where the works:

- a. require a road or lane closure;
- b. require occupation of the road reserve for more than one week at a particular location;
- c. are in nominated high traffic locations; or
- d. involve opening or breaking trafficable surfaces.

Where the work is associated with the installation, removal or modification of a driveway or a stormwater connection, the approval of a permit for such works shall form the explicit approval.

7. TRENCH REINSTATEMENT FOR NEW/ALTERED CONNECTIONS

Where a service connection to a public main or utility is to be relocated/upsized or removed then the trench within the road pavement is to be reinstated in accordance with LGAT-IPWEA Tasmanian Standard Drawing TSD-G01 Trench Reinstatement Flexible Pavements and Council policy 27-Rfx-012 Standards for Surface Reinstatement of Works in the Road Service. The asphalt patch is to be placed to ensure a water tight seal against the existing asphalt surface. Any defect in the trench reinstatement that becomes apparent within 12 months of the works is to be repaired at the cost of the applicant.

8. SOIL AND WATER MANAGEMENT control plan

Prior to the commencement of works, a site management plan must be submitted detailing how soil and water must be managed on the site during the construction process. The management plan must include the following:

- a. Allotment boundaries, contours, approximate grades of slope and directions of fall.
- b. Location of adjoining roads, impervious surfaces, underground services and existing drainage.
- c. Location and types of all existing natural vegetation, the proposed location of topsoil stockpiles and the limit of clearing, grading and filling.
- d. Critical natural areas such as drainage lines, cliffs, wetlands and unstable ground.
- e. The estimated dates for the start and finish of the works.
- f. The erosion control practices to be used on the site such as cut off drains, fencing off areas to be undisturbed, revegetation program and so on.
- g. The sediment control practices to be used on site such as silt fencing, stabilised site access, filter screens for inlets to the drainage system, sediment traps and so on.
- h. Timing of the site rehabilitation or landscaping program.
- i. Outline of the maintenance program for the erosion and sediment controls.

Works must not commence prior to the approval of the Soil and Water Management Control Plan by the Executive Leader Community Assets and Design. The Plan must be implemented and maintained during construction to ensure that soil erosion is to be appropriately managed.

9. 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.

10. SUBMISSION AND APPROVAL OF PLANS

Prior to the commencement of the development of the site, detailed plans and specifications must be submitted to the Executive Leader Community Assets and Design for approval. Such plans and specifications must:

- a. Include all infrastructure works required by the permit or shown in the endorsed plans and specifications including:
 - i. Electricity infrastructure including street lighting.
 - ii. Communications infrastructure and evidence of compliance with the 'fibre-ready' requirements of National Broadband Network.
 - iii. Evidence of assessment by TasGas Networks re provision of reticulated gas network.
- b. be prepared strictly in accordance with the Tasmanian Subdivision Guidelines and the LGAT-IPWEA Tasmanian Standard Drawings applicable at the date of submission of the plans.
- c. be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.
- d. be accompanied by:
 - i. an estimate of the construction cost of the future public works together with a schedule of the major components and their relevant costs; and
 - ii. a fee of 1.5% of the public works estimate (or a minimum of \$250). Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion & Final inspections.

11. CONSTRUCTION OF WORKS

Private and public infrastructure works must be constructed in accordance with plans and specification approved by the Executive Leader Community Assets and Design.

The required infrastructure works must be as shown in the application documents and endorsed plans and modified by the approval of the detailed engineering drawings and specifications. Works must include:

a. Stormwater

- i. Provision of a public drainage system to drain all roadways, footpaths and nature strips within the road reserves and all land draining onto the road reserve,

b. Roads

- i. Provision of a fully constructed road 6.0m metres wide (measured from the face of kerb to the face of kerb) for the entire length of all the property frontages, complete with KC type kerb and channel,
- ii. Provision of a single vehicular crossing for each lot within the subdivision,
- iii. Provision of a sealed temporary turning head of a suitable size for incomplete roads,
- iv. all necessary line marking, signage and other traffic control devices.

c. Public Open

- i. All public open space lots must be landscaped, provided with works to restrict traffic, provided with a 25mm water connection, connecting footpaths and all necessary drainage.

d. Electricity, Communications & Other Utilities

- i. An underground reticulated electricity system and public street lighting scheme must be provided to service all lots and installed to the approval of the Responsible Authority,
- ii. An underground telecommunications system must be provided to service all lots and installed to the approval of the Responsible Authority,
- iii. Provision of a suitably sized conduit/corridor for the future provision of broadband internet infrastructure.
- iv. Provision of reticulated gas network to service all lots and installed to the approval of the Responsible Authority.

All construction works must be undertaken in accordance with the Tasmanian Subdivision Guidelines and LGAT-IPWEA Standard Drawings. These documents specify:

- 1. Construction requirements,
- 2. Appointment of a suitably qualified Supervising Engineer to supervise and certify construction works, arrange Council Audit inspections and other responsibilities,
- 3. Construction Audit inspections,
- 4. Practical Completion and after a 12 months defects liability period the Final Inspection & Hand-Over.

12. ACCESS OVER ADJACENT LAND

Where it is necessary, for the construction of the public works, to gain access to land not in the ownership of the developer the supervising engineer must:

- a. Advise Council 21 days before access is required onsite so that notices pursuant to the *Urban Drainage Act 2013* can be issued to the landowner, then
- b. Contact the adjacent land owners to advise them of the proposed works and assess any of their (reasonable) requirements which should be incorporated in the works and,
- c. Ensure that client provides a signed statement advising the Council that they will pay all compensation cost for the easements and the Council's out-of-pocket costs (ie legal, valuation, etc if any). If the compensation claims appears unacceptable then the process under the *Land Acquisition Act 1993* will be followed.

13. WORKS REQUIRED FOR EACH LOT IN A STAGE

Where it is proposed to release the subdivision in multiple stages, each lot in a stage must be provided with the following infrastructure and/or services in order to be included in the stage to be released:

- a. Fully constructed public road along all frontages, including the secondary frontage where a corner lot,
- b. A sealed vehicular crossing and driveway from the public road to the property boundary, unless a common internal driveway has been specified whereby the common driveway must also be constructed to the extent specified in the relevant construction condition
- c. A stormwater connection to the public drainage system,
- d. Access to underground electricity and communications infrastructure, and
- e. Where applicable, reticulated gas infrastructure.

14. CONSTRUCTION DOCUMENTATION

At the time of practical completion for the public works, the developer must provide Council with construction documentation sufficient to show that the works are completed in accordance with Council standards and are locatable for maintenance or connection purposes. The construction documentation is to consist of:

- a. An "as constructed" plan in accordance with Council's standard requirements for as constructed drawings. A separate copy of the requirements is available upon request.
- b. A Closed Circuit Television inspection report for all stormwater drains constructed or incorporated in the works.
- c. Compaction and soil test results for all earthworks or pavement works.
- d. An engineer's certificate that each component of the works comply with the approved engineering plans and Council standards.

15. EASEMENTS

Easements are required over all Council and third-party services located in private property. The minimum width of any easement must be 3 metres for Council (public) mains. A greater width will be required where the internal diameter of the pipe is greater than 475 mm or where the depth of the pipe exceeds 2.1 metres. A lesser width may be approved for a private service prior to the lodgement of a final plan of survey.

16. SEALING PLANS OF SUBDIVISION

No Plan of Survey shall be sealed until the following matters have been completed to the satisfaction of the Executive Leader Community Assets and Design:

- a. The satisfactory completion of all public infrastructure works required by the planning permit.
- b. The provision of written evidence of the completion of third party services including connections to the electricity supply, telecommunications infrastructure and TasWater infrastructure, from the responsible service provider.
- c. The provision of engineering certification and as constructed documentation in accordance the Council requirements.
- d. The subsequent issue of a Certificate of Practical Completion by the Executive Leader Community Assets and Design for those works that will vest with the City of Launceston (Roads and Stormwater infrastructure).
- e. The lodgement of a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period.
- f. Any other payment or action required by a planning permit condition to occur prior to the sealing of the Final Plan of Survey.

17. CONVEYANCE OF ROADS

All roads in the Subdivision must be conveyed to the Council upon the issue by the Executive Leader Community Assets and Design, of the Certificate under Section 10 (7) of the Local Government (Highways) Act 1962. All costs involved in this procedure must be met by the Subdivider.

18. COMPLETION OF WORKS

All works must be carried out to Council standards and under the direct supervision of a suitably qualified and experienced civil engineer engaged by the owner and approved by the Council. Certification that all works have been carried out in accordance with the approved engineering design plans and to Council standards will be required prior to issue of the Certificate of Practical Completion.

19. AS CONSTRUCTED PLANS

An "as constructed" plan must be provided in accordance with Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from Council's Community Assets and Design Team.

20. 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.

21. JUNCTION UPGRADE AND SEALING

Sealing of plans beyond 12 lots will not be signed and stamped by Council until the upgrade to a BAR & BAL junction at Boomer Road and the Tasman Highway has occurred.

Notes

A. General

This permit was issued based on the proposal documents submitted for DA0140/2024. 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. 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.

D. Subdivision - On-site wastewater disposal

The onsite wastewater report prepared by GeoTon Pty Ltd dated 08/06/2023 specifies all lots are suitable only for the installation of a system capable of secondary treatment of effluent.

REPORT: APPLICATION FOR PLANNING SCHEME AMENDMENT AND SUBDIVISION

1. EXECUTIVE SUMMARY

The application seeks to amend the Local Provisions Schedule (LPS) by changing the zone from Rural to Rural Living A, at 40768 Tasman Highway, Waverley, as well as an unnamed casement CT104384/4. The amendment will ensure that the currently underutilised parcel of rural land is able to provide for a variety of residential uses in the future.

The property has been identified within Council's Eastern Approaches Long Term Conceptual Development Plan for 'Rural Residential'. This long term consideration of the site to allow for rural living is consistent with the pattern of development that has occurred within the vicinity of the site over the years, starting with Drivers Run to the west, Hillside Estate to the south-west, and further properties along Whisky and Boomer Roads. The rezoning of the subject site is a natural extension to the pattern of zoning for the area.

1.1 Rural Living Need

The rezoning, along with the concurrent subdivision application, will result in the creation of 23 new residential lots. Noting the existing development on Lot 17, a remnant of the former use of the site, this will allow 22 new lots to the market. A Rural Living Market Assessment was submitted to support the zoning and to review the existing rural living land supply within the local and regional catchments.

It has been demonstrated that there is a limited 'market ready' land supply for rural living lots within the local and broader area. Whilst there are other larger lots already zoned rural living, the stagnation of those lots with no current activity and no subdivision approval, there is a level of uncertainty in terms of actual development and the release of new lots.

Accordingly, the rezoning and subdivision will provide confidence in the market, in a location where market ready lots are limited. There is an established confidence for rural living within the area.

The proposal will ensure rural living is aligned to the Launceston Residential Land Strategy 2009-2029, by contributing to maintaining 15% of the municipal housing stock as rural residential.

1.2 Why this location?

The site is identified as a natural extension to the pattern of zoning within the area. Rural living zoned lots within the local catchment of Waverley, St. Leonards, and Relbia are relatively scarce. This local area is an appealing location based on sales within past and recent subdivisions (section 5.6 of the Rural Living Market Assessment).

The site is limited in terms of its servicing, with both sewer and stormwater required to be treated and retained on site. This is a contributing factor for rural living lots.

The site is easily accessible, being an approximate 10 minute drive to the Launceston CBD, and close to St Leonards and Newstead to access community services and commercial precincts.

The provided Agricultural Assessment concluded that that the rural capacity of the property is limited to hobby type farming. To make better use of the land for rural purposes, it would need to be farmed in conjunction with adjacent land, something which is not possible due to surrounding development, uses, and zoning.

Accordingly, the property has the qualities of a rural living lot in a prime location to support residential use and development.

1.3 Subdivision proposal

The proposal will subdivide the property into 23 lots, including a new road lot. The unaddressed lot, with a size of 2,649sqm, will form part of the Boomer Road, road reserve and part of the Tasman Highway. This is currently being undertaken through a transfer to Council, with the design including works at the Boomer Road and Tasman Highway intersection.

The proposal will subdivide the property into 23 lots, including a new road lot.

Lot	Size (m ²)	Frontage
1	10,601	80.8m Boomer Road 148.6m Tasman Highway
2	10,549	69.6m Boomer Road
3	10,531	69.9m Boomer Road
4	10,500	54.5m Boomer Road 135.0m New unnamed road
5	10,475	54.7m Boomer Road 135.0m New unnamed road
6	10,467	69.6m Boomer Road
7	10,412	68.7m Boomer Road
8	10,125	167.2m Boomer Road (corner lot)
9	15,231	7.8m Boomer Road
10	10,048	62.1m New unnamed road
11	10,362	95.9m New unnamed road
12	10,711	20.2m New unnamed road

13	10,403	8.6m New unnamed road
14	10,387	18.0m New unnamed road
15	10,794	0.0m New unnamed road
16	11,104	7.6m New unnamed road
17	11,134	7.0m New unnamed road 105.5m Tasman Highway
18	10,625	7.0m New unnamed road 28.6m Tasman Highway
19	10,393	53.2m New unnamed road
20	10,358	57.7m New unnamed road
21	10,620	7.0m New unnamed road 103.8m Tasman Highway
22	10,634	7.0m New unnamed road 118.1m Tasman Highway
23	10,518	45.4m New unnamed road

Lot 17 contains two existing dwellings with existing access via the Tasman Highway.

All lots will be connected into the reticulated water supply. Stormwater and sewer will be retained individually on each site. The new unnamed road will have stormwater drainage that will be directed to and discharged within the existing waterway to the north.

The new road reserve will be 20.0m wide, with a 6.0m wide sealed road, and terminating in a cul-de-sac. Road works will also include:

- the widening of Boomer Road to 6.0m.
- the installation of a Basic left turn treatment (BAL) for the junction with Tasman Highway.
- undertake road widening along Boomer Road including works associated with construction of a new road junction onto Boomer Road.
- installation of five new single rural style driveway crossings on Boomer Road serving Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9.
- relocate overhead pole poles as required to facilitate the works.

1.4 Standards requiring performance criteria assessment

- Clause 11.4.1 Site coverage - Performance Criteria P1
- Clause 11.4.2 Building height, setback and siting - Performance Criteria P3
- Clause 11.5.1 Lot design - Performance Criteria P1
- Clause 11.5.1 Lot design - Performance Criteria P2
- Clause 11.5.2 Roads - Performance Criteria P1
- Clause 11.5.3 Services - Performance Criteria P2
- C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction - Performance Criteria P1
- C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area
- C7.7.2 Subdivision within a priority vegetation area - Performance Criteria P1

2.0 NEXT STEPS

If the proposed planning scheme amendment is agreed to, the next steps in the process are as follows:

- The proposed amendment will be exhibited for 28 days
- The proposed amendment will be brought back to a Council meeting if representations are received or major modifications are required. In response to any representations, the Planning Authority could also recommend that the Tasmanian Planning Commission does not approve the amendment.
- The TPC will assess and decide whether to approve the amendment, approve the amendment with modifications or reject the amendment.

If the amendment is refused, a person may not make another change that is substantially the same within 2 years of the decision, unless there are changes to the scheme or the regional strategy, to the satisfaction of the TPC.

3. SITE & SURROUNDS

The primary site is located at 40768 Tasman Highway, Waverley, and is 24.58ha in size. The amendment also includes a small unused, unaddressed 2,649sqm parcel of land known as CT104384/4. The road reserves of Boomer Road and the Tasman Highway also form part of the development site due to road works proposed. The property is an old farm, developed with paddocks and fencing, over undulating terrain and includes a dam. A creek line adjoins the property to the north, and a 500m frontage to Tasman Highway and 707m frontage to Boomer Road. The site is zoned Rural Living A, and contains the following overlays:

- Priority vegetation;
- Bushfire-prone;
- Water buffers; and
- Airport obstacle limitation area.

The site is located within the developing area of Waverley and St Leonards, adjoining rural living land to the south and east. Land to the north and west is zoned Agriculture.



Figure 1 - Aerial view of subject site



Figure 2 - Bushfire-prone area



Figure 3 - Priority Vegetation



Figure 4 - Waterway Buffers



Figure 5 - Tasman Highway and Boomer Road intersection

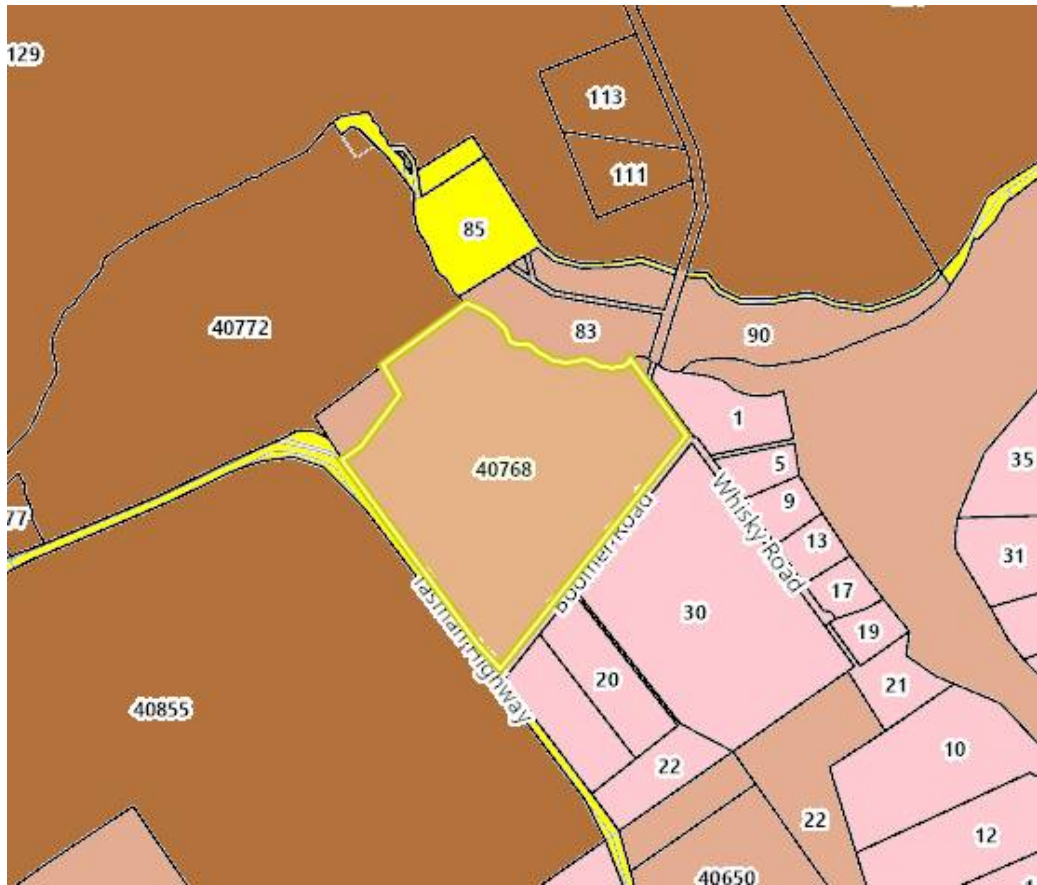


Figure 6 - Surrounding zoning

4. STRATEGIC OUTCOMES

4.1 Strategies

The following is a discussion of how the proposal is consistent with the regional land use strategy and any applicable regional areas as required for amendments to the Local Provisions Schedule (LPS) of Section 34 (2)(c) of the *Land Use Planning and Approvals Act 1993* (LUPAA).

4.1.1 Regional Strategy

The Northern Tasmanian Regional Land Use Strategy (NTRLUS) was originally declared by the Minister for Planning in accordance with the relevant provisions of LUPAA on 27 October 2011. The current version was amended on 23 June 2021 and provides a framework for the sustainable use and development of land within the region.

The NTRLUS is a strategic regional plan for the eight council areas in the north and north-east of Tasmania. It has a 20-year time horizon to 2032 for integrated infrastructure, land use development and transport planning, and is underpinned by economic development, social and environmental strategies. It defines three land use categories to direct the allocation of all land in the region:

- Urban Growth Areas
- Rural Areas
- Natural Environment Areas

This site falls within a Rural area.

The detailed assessment against the relevant principles, policies and actions of the NTRLUS is provided in **Attachment 2** to this report.

4.1.2 Launceston Residential Strategy 2009-2029

The Launceston Residential Strategy 2009-2029 (LRS) provides a strategy for housing within the Launceston municipality over the next 20 years. The LRS focuses on five tiers of development. The most relevant to the current proposal is Tier 5: Rural Residential Development. The equivalent current zoning is Rural Living.

The LRS identifies that there are 54 vacant parcels of residential land and estimates that between 96 and 201 additional lots may be sought up to 2024. As a general rule, the strategy identifies that 15% of housing in the municipality should be rural residential in nature.

The report, *Rural Living Market Assessment: Waverley & St Leonards* (February 2024) prepared by qualified experts Urban Enterprise was provided by the applicant in support of the rezoning. The report focused on a supply assessment for rural living lots. The report reviewed land supply in terms on reasonable proximity to the subject site, and focused on market ready land supply.

To understand the supply, four supply categories were established and assessed to determine the availability and developability of broad hectare RLZ land. Categories are as follows:

- Category 1 – Suitably zoned, vacant and considered ‘market ready’. This means a planning permit is approved or in-train, and/or subdivision works are underway or about to commence, and the land is ready for market consumption (i.e. available <12 months).
- Category 2 – Suitably zoned, vacant, but not yet subdivided;
- Category 3 – Suitably zoned, occupied and not yet subdivided; and
- Category 4 – Suitably zoned, occupied and requires a consolidation of adjoining land parcel(s) and then subdivided.

This focused on two catchments:

1. Local Catchment: Waverley and St Leonards
2. Sub-Regional Catchment: Relbia, Hadspen, Longford, Perth, and Carrick

The lot supply summary is below:

- 212 lots across all areas and categories.
- The majority of capacity is dispersed across Hadspen-Longford (37%) and Perth (33%).
- Two thirds of the regional lot capacity (139 lots) is located in category 3 and 4 land areas, meaning that these areas can theoretically accommodate additional lots through subdivision, but are inactive with no planning or development status. Therefore, there is a level of uncertainty in terms of the eventuality, possibility and timing of development for these areas.
- There are a total of 44 lots located within category 1 areas in the catchment, including 33 lots that are approved, and 11 lots that are considered ‘market ready’. The majority of category 1 land supply is located in Perth where there are 25 lots that are approved, and a further 7 that are market ready.

In the local catchment, there are 7 lots that are approved, and 4 that are market ready (11 lots total). There are approximately 14 lots within categories 3 and 4. Relbia recently underwent a scheme amendment to remove a Specific Area Plan that allowed for specific provisions for subdivision, and imposed Rural living zones A, B, and C (TPC Decision Reference DOC/24/61295, dated 24/05/2024). Based on these changes, there is a theoretical maximum supply of approximately 52 new lots. Importantly, this is the theoretical yield only, and on-site constraints are likely to reduce this number.

The Market Assessment further considered the current housing demand driven by population growth and changes to demographics. The assessment concluded that the local catchment is an appealing location for rural living lots, supported by consistent development and sales. Based on the dwelling approval rate of 12 per annum, the subject site would accommodate 3 years of housing demand for the local catchment. Once the existing market ready properties are sold, the capacity for the local catchment to meet the demand will be lost.

Launceston's Housing Plan 2025-2040 (May 2025) has stated that the city needs to deliver 300 new dwellings per year on average to achieve the required demand under the central forecast. To achieve the upper forecasts, 400 new dwellings each year are needed. As the LRS identifies 15% of the housing in the municipality should be rural residential in nature, this equates to 60 rural living lots per year. Based on take up data from the Market Assessment, the rezoning of this site to accommodate up to 12 dwellings per year, will therefore assist in meeting the requirements of strategy.

Policy 15 of the LRS states that 'Council will ensure that future Rural Residential development respects the environmental capacity of its location and creates an attractive, safe and functional area for future residents'. The strategy also deals with criteria for land suitability for rural residential development. This includes access to services, road frontage, topography, and environmental and rural land value.

Although it is noted that the subject site is not in an area explicitly identified in the LRS for future rural residential development. The LRS is structured in a manner that provides for flexibility with respect to identifying appropriate locations for rural residential development without imposing overly prescriptive strategy to enable consideration of new proposals as they arise. Therefore, the LRS does not restrict rural residential development to only the areas identified within the strategy.

The LRS provides a methodology to determine an area suitable for rural residential development. The attributes for rural residential development from the LRS are reproduced in the table below.

Negative attributes for Rural Residential development	Positive attributes for Rural Residential development
High conservation value forest	Within 500m of reticulated water
Land zoned for other uses i.e. industrial or closed residential	Sealed road frontage
Potential landslip.	Gravel road frontage
Within a water catchment protection area.	On current garbage collection route
Within identified buffer areas	Not in a Scenic Protection Area
Prime land under the PAL policy	Not containing TasVeg native forest
Can be sewered (land with sewerage should be developed at a higher density than rural residential)	Continues with existing Rural Residential Zones
Non-freehold land	
Slope greater than 17 degrees	
No road frontage	

The proposal meets all positive attributes for rural residential (rural living) development as defined in Table 8 of the LRS. The site does not meet any negative attributes considered by the same table.

4.1.3 Eastern Approaches Long Term Development Plan 2010

This *Eastern Approaches Long Term Development Plan (2010)* document was provided in 2010 to consider the eastern approach into Launceston. The proposed amendment is consistent with this development plan and appropriately identifies the site for its conversion into rural living, as illustrated below:



Figure 7 - Subject site in red showing future rural residential use

4.2 City of Launceston Strategic Plan 2025-2035

Section 20(1) of the *Local Government Act 1993* (Tas) requires a planning scheme amendment to have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Act.

Attachment 2 includes an assessment against the Strategic Plan.

4.3 State Policies

The amendment furthers the objectives in Schedule 1 of LUPAA, by promoting sustainable and orderly development through more efficient use of underutilised, serviced, highly accessible, urban land along a major transport network and near an activity centre.

Attachment 2 also includes an assessment against the objectives of Schedule 1 of LUPAA and the State Policies.

A detailed assessment against the relevant state policies is provided in **Attachment 2** to this report.

4.4 Statutory Considerations

4.4.1 Section 32 - Land Use Planning and Approvals Act 1993

Section 32 of LUPAA provides for the contents of a Local Provisions Schedules (LPS), and Section 34 outlines the LPS Criteria. **Attachment 2** provides a detailed assessment of the amendment against the requirements of these provisions. The amendment is considered to satisfy all the listed considerations and meet the LPS Criteria.

4.4.2 Section 56S - Water and Sewerage Industry Act 2008

Under Section 56S(1) of the *Water and Sewerage Industry Act 2008*, a Planning Authority must refer a draft planning scheme amendment to the relevant regulated entity. Under Section 56S(2) of the same Act, the relevant regulated entity may provide comments during the public notification period.

TasWater were referred the application on 09/07/2024, and on 27/06/2025 provided a Submission to Planning Authority Notice with conditions and advice.

4.4.3 Landowner Consent

As required under Section 37(3) of LUPAA, written permission of each owner of the land to the making of the request to amend the LPS has been provided. This includes Council and Department of State Growth consent.

6. CONCLUSION

The proposed planning scheme amendment to change the zoning from Rural to Rural Living A is considered appropriate for the site and its location.

For the above reasons, it is assessed that the proposed planning scheme amendment is consistent with the objectives and other requirements of the *Land Use Planning and Approvals Act 1993*, the intent of the Tasmanian Planning Scheme - Launceston and is consistent with the Northern Tasmanian Regional Land Use Strategy and State policies.

RISK IMPLICATIONS:

Not considered relevant to this report.

ECONOMIC, ENVIROMENTAL 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 the economic, environmental and social impacts have been considered.

STRATEGIC DOCUMENT REFERENCE:

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme - Launceston

BUDGET AND FINANCIAL IMPLICATIONS:

Not considered relevant to this report.

DISCLOSURE OF INTERESTS:

The author and General Manager have no interests to declare in this matter.

ATTACHMENTS:

1. Attachment 1 - D A 0140.2024 - Instrument [**11.2.1** - 1 page]
2. Attachment 4 - 1. D A 0140.2024 - Application Documents - Council Application Form [**11.2.2** - 5 pages]
3. Attachment 4 - 2. D A 0140.2024 - Application Documents - Form 1 - Dawkins [**11.2.3** - 3 pages]
4. Attachment 4 - 3. D A 0140.2024 - Application Documents - Form 1 - Rosier [**11.2.4** - 3 pages]
5. Attachment 4 - 4. D A 0140.2024 - Application Documents - DSG Consent [**11.2.5** - 2 pages]
6. Attachment 4 - 5. D A 0140.2024 - Application Documents - Council Consent [**11.2.6** - 4 pages]
7. Attachment 4 - 6. D A 0140.2024 - Application Documents - Title Documents [**11.2.7** - 20 pages]
8. Attachment 4 - 7. D A 0140.2024 - Application Documents - Planning Report [**11.2.8** - 97 pages]
9. Attachment 4 - 8. D A 0140.2024 - Application Documents - Response to RFI [**11.2.9** - 3 pages]
10. Attachment 4 - 9. D A 0140.2024 - Application Documents - Proposal Plan [**11.2.10** - 1 page]
11. Attachment 4 - 10. D A 0140.2024 - Application Documents - BAL Treatment Plan Option [**11.2.11** - 1 page]
12. Attachment 4 - 11. D A 0140.2024 - Application Documents - Agricultural Report [**11.2.12** - 36 pages]
13. Attachment 4 - 12. D A 0140.2024 - Application Documents - Bushfire Report [**11.2.13** - 38 pages]
14. Attachment 4 - 13. D A 0140.2024 - Application Documents - Natural Values Report [**11.2.14** - 36 pages]
15. Attachment 4 - 14. D A 0140.2024 - Application Documents - Rural Living Market Assessment [**11.2.15** - 32 pages]
16. Attachment 4 - 15. D A 0140.2024 - Application Documents - TIA [**11.2.16** - 60 pages]
17. Attachment 4 - 16. D A 0140.2024 - Application Documents - Wastewater report [**11.2.17** - 26 pages]
18. Attachment 5 - D A 0140.2024 - Tas Water SPAN [**11.2.18** - 6 pages]
19. Attachment 6 - D A 0140.2024 - Documents to Endorse [**11.2.19** - 198 pages]
20. DA0140 2024 Attachment 2 LUPAA Assessment [**11.2.20** - 25 pages]
21. DA0140 2024 Attachment 3 Planning Assessment [**11.2.21** - 15 pages]