

11.1. PSA-LLP0036 - Partial rezoning of land at 27 Vermont Road, Mowbray, from the Recreation Zone and General Residential Zone to the Inner Residential Zone, and modification of the Local Heritage Place overlay

FILE NO: PSA-LLP0036

AUTHOR: Dileep Karna (Town Planner)

APPROVER: Dean Edsall (Acting Executive Leader Community Assets and Design)

DECISION STATEMENT:

To decide whether to reject or agree to initiate and exhibit proposed Amendment PSA-LLP0036 to the Launceston Local Provisions Schedule at 27 Vermont Road, Mowbray pursuant to the *Land Use Planning and Approvals Act 1993*.

PLANNING APPLICATION INFORMATION:

Applicant: 6ty
Area of the Site: 27 Vermont Road, Mowbray (CT 164061/1 and CT 112266/1)
Existing Zones: Recreation Zone, General Residential Zone and Rural Zone
Existing Use: Sports and Recreation
Receipt Date: 18 September 2025

RELEVANT LEGISLATION:

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

PREVIOUS COUNCIL CONSIDERATION:

N/A

RECOMMENDATION:

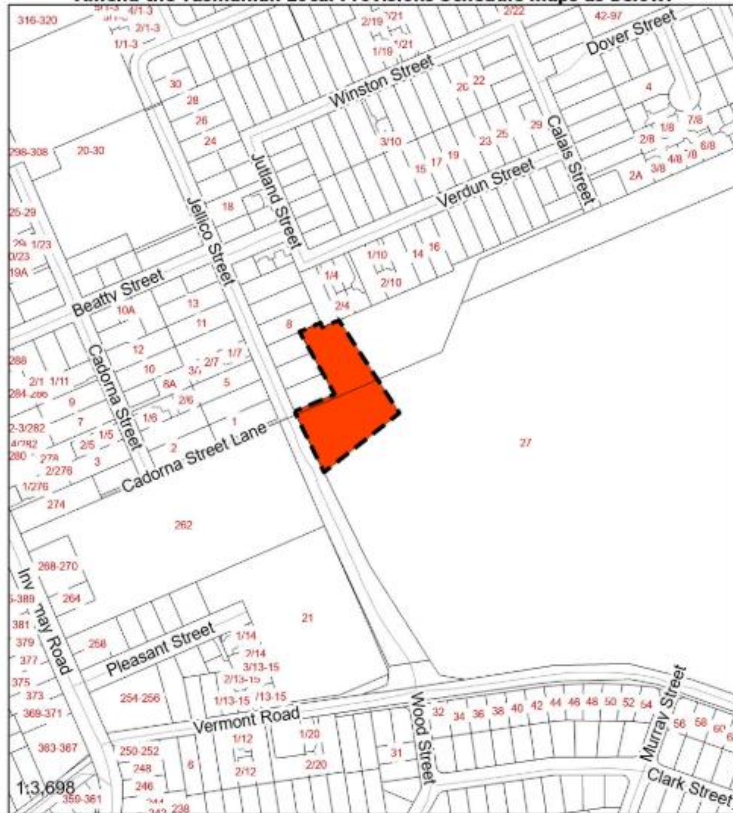
That Council, pursuant to:

1. sections 37 and 38 of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates scheme amendment PSA-LLP0036 to the Launceston Local Provisions schedule to:
 - (a) rezone south-western portion of 27 Vermont Road, Mowbray (CT 164061/1) from Recreation Zone to Inner Residential Zone.
 - (b) rezone north-western portion of 27 Vermont Road, Mowbray (CT 112266/1) from the General Residential Zone to Inner Residential Zone; and Recreation Zone to Inner Residential Zone.
 - (c) remove Local heritage place from south-western portion of 27 Vermont Road, Mowbray (CT 164061/1)

TASMANIAN PLANNING SCHEME - LAUNCESTON Amendment PSA-LLP0036

1. Rezone south-western portion of 27 Vermont Road, Mowbray (CT 164061/1) from Recreation Zone to Inner Residential Zone
2. Rezone north-western portion of 27 Vermont Road, Mowbray (CT 112266/1) from the General Residential Zone to Inner Residential Zone; and Recreation Zone to Inner Residential Zone

Amend the Tasmanian Local Provisions Schedule maps as below:



Zoning Inner Residential Zone

THE COMMON SEAL
of the City of
Launceston was
hereunto affixed in the
presences of: -

Date

Sam Johnson OAM GAICD
Chief Executive Officer

Instrument 1 – Rezoning

TASMANIAN PLANNING SCHEME - LAUNCESTON Amendment PSA-LLP0036

Remove Local heritage place from south-western portion of 27 Vermont Road,
Mowbray (CT 164061/1)



Code Overlay  Local Heritage Place

THE COMMON SEAL
of the City of
Launceston was
hereunto affixed in the
presences of: -

Date

Sam Johnson OAM GAICD
Chief Executive Officer

Instrument 2 - Removal of a portion of the Local Heritage Place

DECISION: 16 April 2026

Dean Edsall (Executive Leader Community Assets and Design)

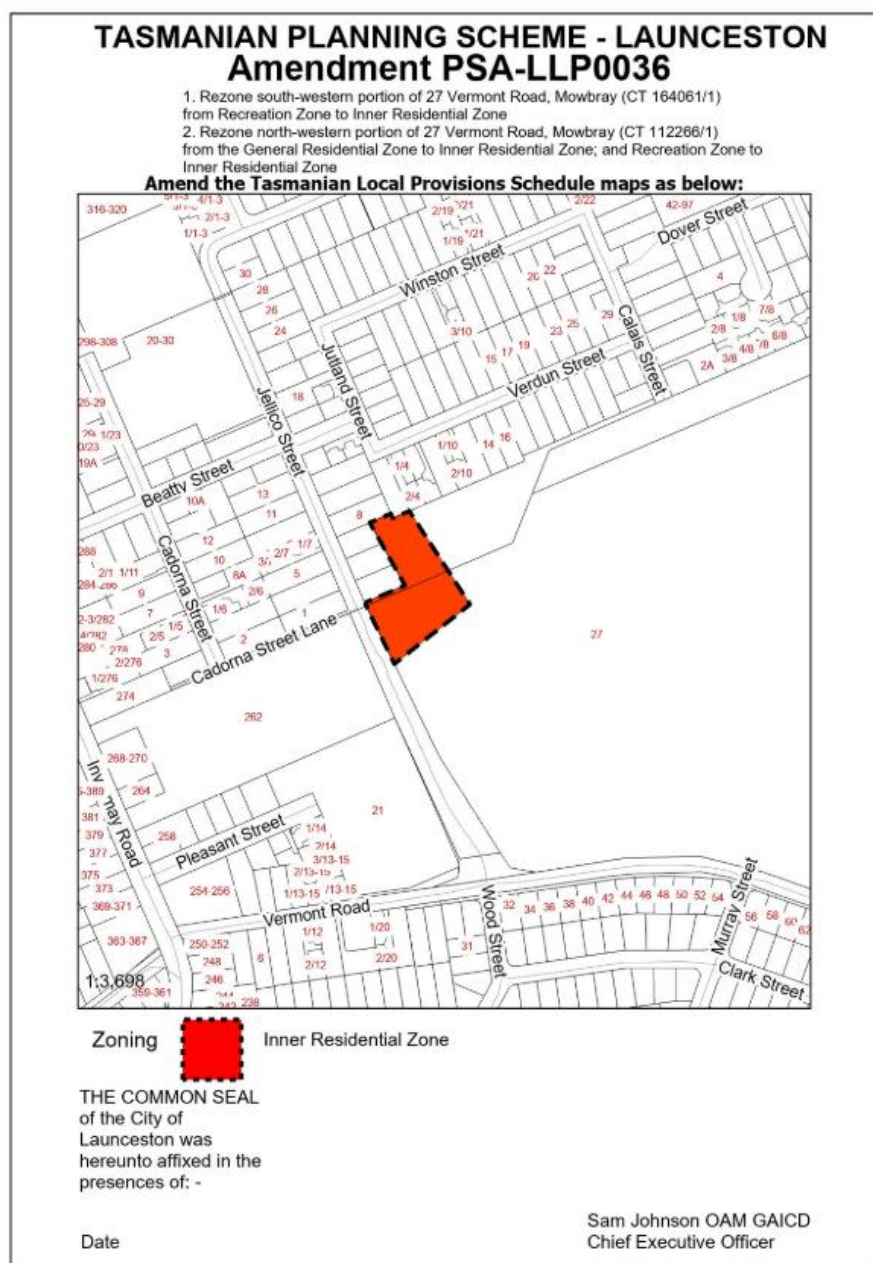
MOTION

Moved Deputy Mayor Councillor D H McKenzie, seconded Councillor A G Harris.

That Council, pursuant to:

1. sections 37 and 38 of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates scheme amendment PSA-LLP0036 to the Launceston Local Provisions schedule to:

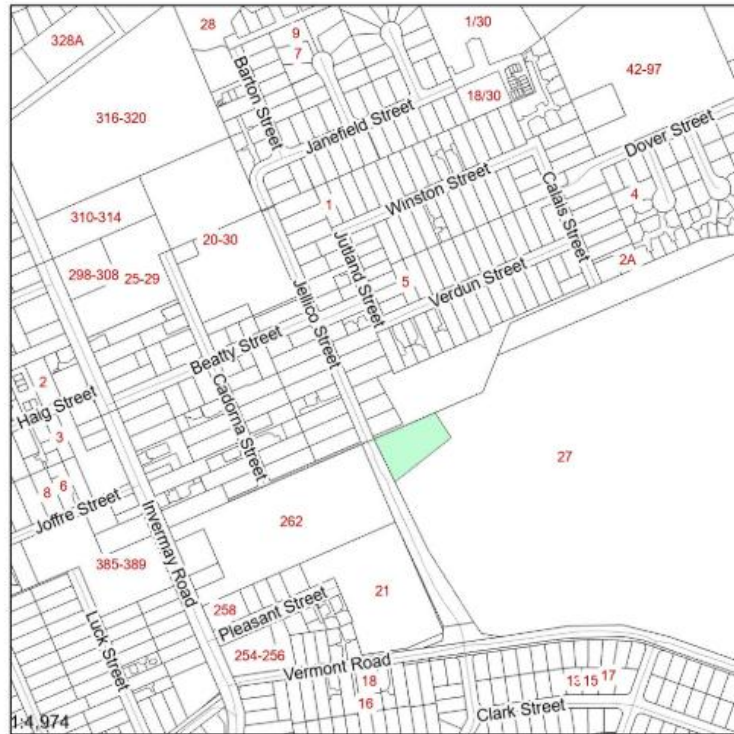
- (a) rezone south-western portion of 27 Vermont Road, Mowbray (CT 164061/1) from Recreation Zone to Inner Residential Zone.
- (b) rezone north-western portion of 27 Vermont Road, Mowbray (CT 112266/1) from the General Residential Zone to Inner Residential Zone; and Recreation Zone to Inner Residential Zone.
- (c) remove Local heritage place from south-western portion of 27 Vermont Road, Mowbray (CT 164061/1)



Instrument 1 – Rezoning

TASMANIAN PLANNING SCHEME - LAUNCESTON Amendment PSA-LLP0036

Remove Local heritage place from south-western portion of 27 Vermont Road,
Mowbray (CT 164061/1)



Code Overlay  Local Heritage Place

THE COMMON SEAL
of the City of
Launceston was
hereunto affixed in the
presences of: -

Date

Sam Johnson OAM GAICD
Chief Executive Officer

Instrument 2 - Removal of a portion of the Local Heritage Place

CARRIED 10:0

FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor A G Harris, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor S Cai, Councillor K M Preece and Councillor R A I Marsden

AGAINST VOTE: Nil