

11.2. PSA-LLP0035 - 3-7 George Street, Launceston - Section 37 Amendment - Partial rezoning from 'Particular Purpose Zone - Boags Brewery' to Urban Mixed Use

FILE NO: PSA-LLP0035

AUTHOR: Dileep Karna (Town Planner)

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

DECISION STATEMENT:

To decide whether to reject or agree to initiate and exhibit proposed Amendment PSA-LLP0035 to the Launceston Local Provisions Schedule at 3-7 George Street, Launceston pursuant to the *Land Use Planning and Approvals Act 1993*.

PLANNING APPLICATION INFORMATION:

Applicant: Planning Ahead Tasmania
Area of the Site: 3-7 George Street, Launceston (CT 169239/1)
Existing Zones: Urban Mixed Use Zone and 'Particular Purpose Zone - Boags Brewery'
Existing Use: Bulky Goods Sales and vacant commercial buildings
Receipt Date: 27 August 2025

RELEVANT LEGISLATION:

Land Use Planning and Approvals Act 1993

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-LLP0035 to the Launceston Local Provisions schedule to:
 - i. rezone the north-eastern portion of land from 'Particular Purpose Zone - Boags Brewery' to Urban Mixed Use.
 - ii. amend figures LAU-P7.1 and LAU-P7.2.2 within LAU-P7.0 'Particular Purpose Zone - Boags Brewery'
2. section 40F of the *Land Use Planning and Approvals Act 1993*, certifies Draft Amendment PSA-LLP0035 identified in Attachment 1.
3. sections 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition be 28 days.

{remove-from-minutes-end}

Richard Jamieson (Senior Leader City Development) and Dileep Karna (Town Planner) were in attendance to answer questions in respect of this item.

DECISION: 23 October 2025

MOTION

Moved Councillor A G Harris, seconded Councillor A J Britton.

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-LLP0035 to the Launceston Local Provisions schedule to:
 - i. rezone the north-eastern portion of land from 'Particular Purpose Zone - Boags Brewery' to Urban Mixed Use.**
 - ii. amend figures LAU-P7.1 and LAU-P7.2.2 within LAU-P7.0 'Particular Purpose Zone - Boags Brewery'****
- 2. section 40F of the *Land Use Planning and Approvals Act 1993*, certifies Draft Amendment PSA-LLP0035 identified in Attachment 1.**
- 3. sections 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition be 28 days.**

CARRIED 9:0

FOR VOTE: Mayor Councillor M K Garwood, Councillor D C Gibson, Councillor A G Harris, Councillor J J Pentridge, Councillor A J Palmer, Councillor S Cai, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden

AGAINST VOTE: Nil