

Landowner Permission Letter

Appendix B

City of Launceston Council

Dear Council

LANDOWNER'S WRITTEN PERMISSION AND REASONS FOR INVESTING IN INVERMAY

In accordance with Section 37 (3) (b) of the *Land Use Planning and Approvals Act 1993*, this letter provides written permission from Redline Nominees Pty. Ltd. (Redline Trust) for LPD Developments Pty Ltd to request the City of Launceston Council to amend the Launceston Local Provisions Schedule to rezone light industrial and residential land at Invermay, and to consider a planning permit application for a proposed light industrial development. This letter also provides some background on Redline Trust and our reasons for investing in Invermay.

LPD Developments is the proponent on behalf of Redline Nominees (Redline Trust) because LPD is the entity which conducts all the building works and maintenance for all Redline Trust properties statewide, and is owned by the same directors. Redline Trust was established in 2007 as the main property purchasing entity for the Redline Coaches business and for an external property rental business. It is a local, family-owned business that has been in the property development industry since the establishment of Redline Coaches in the early 1930s. The business supports and employs many local trades and businesses within the Launceston area for building and construction works. Some of Redline's more recent property developments in the Launceston region include:

- Development of 1-11 Herbert Street Invermay from a previous run-down manufacturing building to a modern office and warehousing facility (2011);
- the restoration of the historic Morton House (2015);
- a state-of-the-art Redline Coaches Bus Wash facility which was fully self-sufficient in regard to power, water and recycling systems (2017).;

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- 8-10 Nairana St Invermay Office and Bakery modernization (2018); and
- 9 Nairana St Invermay Office and Warehouse modernization (2021).

Redline Trust made the significant decision to invest in and acquire a number of properties in this area of Invermay with the intent to rearrange the existing layout of light industrial and residential land and to build a light industrial development and five new houses, as demonstrated in the planning report prepared by pitt&sherry. The reasons for making this investment are to:

- better meet market conditions by consolidating light industrial development on the lower-lying land at the end of Montagu Street. Redline's local knowledge and experience of the industrial market indicates there is a strong demand for light industrial businesses to be located in Invermay, where there is already a successful cluster of similar businesses that benefit from co-location and interconnection. This cluster takes advantage of market opportunities and attracts significant levels of trade and economic development. Redline already has 6 prospective tenants for the proposed light industrial development;
- better meet market conditions by removing the dilapidated houses in Montagu Street and Howard Street, where the land is below the flood level and there is no demand to build replacement houses due to the flooding constraints. The flood-constrained land is unattractive to Launceston's residents because it drives up residential development costs and house prices, while adversely affecting residential property values and increasing home insurance costs; and
- better meet market conditions by consolidating residential development on the adjacent higher land to the north, accessed from Mayne Street where Redline aim to develop a range of modern housing designs that can be built above the flood level at a density suitable for the local residential area. This constraint-free land is more attractive and advantageous for Launceston's residents who are currently disadvantaged in a housing market where their options are severely limited.

With regard to the proposed light industrial development, Redline Trust can advise that there is unlikely to be any conflict between its access arrangements and those of Redline Coaches on the opposite side of Montagu

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Street. This is because Redline employees must adhere to a company policy which prevents vehicles from reversing out on to Montagu Street. All vehicles now enter and leave the Redline Coaches property in a forwards direction.

Redline Trust hopes the Council and the Tasmanian Planning Commission will support our intention to provide new light industrial and residential development in this part of Invermay, which will help meet the current needs of local businesses and residents, while growing the city's economic and social infrastructure in a way that leads to the strategic and orderly planning of the area.

Yours sincerely

Rowan Larissey

Director

Redline Nominees Pty Ltd

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