



WOOLCOTT SURVEYS



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S43A-Planning Scheme Amendment and Development Application



Partial Rezone and subdivision of Land at 27-99 Opossum Road
Kings Meadows

Woolcott Surveys

September 2021

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Version control	Description	Date
1	Draft	6 August 2021
2	Review	27 August 2021
3	Final	6 September 2021

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1. Introduction

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposed Rezone Plan	Woolcott Surveys
Subdivision Proposal Plan - 13 Lot Subdivision (plus Road and Pedestrian Connectivity) and 2 Balance Lots	Woolcott Surveys
Road Layout & Concept Services Plan	Hydrodynamica
Natural Values Assessment	ECO Tas
Traffic Impact Assessment	Andrew Howell
Bushfire Report and Hazard Management Plan.	Woolcott Surveys

1.1 Application summary

The following is a summary of the representation information:

Proposal	To rezone a section of the land at 27-99 Opossum Road Kings Meadows, from Recreation Zone to General Residential Zone and; To subdivide the land from two (2) lots to 13 lots (plus two (2) balance lots; one (1) new road; and two (2) pedestrian access lots).
Address	'Launceston Golf Club', 27-99 Opossum Road, Kings Meadows TAS 7249
Property ID	6883203
Title:	198059/1 and 16/4964
Part 5 Agreements of Covenants	Nil
Land area:	42.34ha and 12.81ha
Special or significant features	Currently operates as the 'Launceston Golf Club' which provides an 18-hole course.
Current zone	Recreation Zone
Proposed zone	General Residential Zone (portion of site)
Overlays	Bushfire Prone Area Scenic Management Area
Planning Authority	Launceston City Council (the Council)
Planning Scheme	<i>Launceston Interim Planning Scheme 2015</i> (the 'Scheme')
Legislative instrument	<i>Land Use Planning and Approvals Act 1993</i>
Applicable Section	S.43A of the <i>Land Use Planning and Approvals Act 1993</i>

Services	
Water and Sewer	TasWater
Stormwater	Available at Negara Street and North of the Golf Course
Access	Access is currently available to the property from Opossum Road. The new subdivision will be accessed via Negara Street.
Buildings and development – Existing	Formed golf course; club rooms and various outbuildings and ancillary buildings.
Vegetation	Planted vegetation and lawn (mixed native and introduced species)
Topography	Gently falling to the north 1:30 Various topographic elements associated with the golf course.
Watercourses	Kings Meadows Rivulet (200m to the north)

1.2 Background

Woolcott Surveys has been engaged by the Launceston Golf Club (LGC), to undertake a Planning Scheme Amendment to rezone part of the land known as CT198059/1 and CT16/4964, from Recreation Zone to General Residential Zone. The rezoning will facilitate a proposed 13 lot residential subdivision.

The LGC is a private member club governed by a board of appointed directors and is incorporated under the Corporations Act 2001 (limited by guarantee). The Club's engagement of Woolcott Surveys to undertake this project was approved by the Board at the Club's Special General Meeting held on 20 May 2021.

This application is made under the former provisions of section 43A of the *Land Use Planning and Approvals Act 1993*.

1.3 Rationale for the amendment.

The Launceston Golf Club is the oldest established golf club in Tasmania. During 2020, and as a result of the COVID-19 pandemic, the club suffered from revenue loss, despite receiving various small grants and financial relief. 'Future-proofing' the club became an important consideration during this time. Subsequently, the Launceston Golf Club board made the decision to undertake rezoning and subdivision of a portion of land in the east of the site. The subdivision would provide 13 residential lots, which will be subsequently sold and developed by future owners.

The land is within the municipality of Launceston City Council and subject to the planning provisions of the *Launceston Interim Planning Scheme 2015* (the Scheme). Under the Scheme, the potential to develop Recreation zoned land is limited and does not allow residential uses.

The subject site (land to be re-zoned) is suited to the purpose of the General Residential Zone (GRZ) and, it adjoins the GRZ to the east. The development allows a continuous progression of Negara Street and the GRZ.

The subject site enjoys a high standard of amenity and can be fully serviced for sewer, stormwater and water. The development will in part contribute to the availability of residential land in Launceston. The excision of the subject site from the surrounding golf course land will make no significant difference to the appearance and usability of the golf course. The portion of land being subdivided is currently not used for any purpose other than providing a small section of unmanaged bushland. The surrounding golf club grounds will retain more than 54ha over two titles. While the 6th tee will need to be shifted slightly to the south, the change is minimal and considered inconsequential to the development on the whole. The golf course will still represent a sizable area of recreational space across the site.

2. Subject Site

2.1 Site location

The subject site is located within the Launceston Golf Club grounds (golf course). The property comprises four parcels: 88212/19; 16/4964; 198059/1; 59765/35. Only CT16/4964 & CT198059 are part of this application. There is no use or development occurring on the other two titles associated with the golf club land.

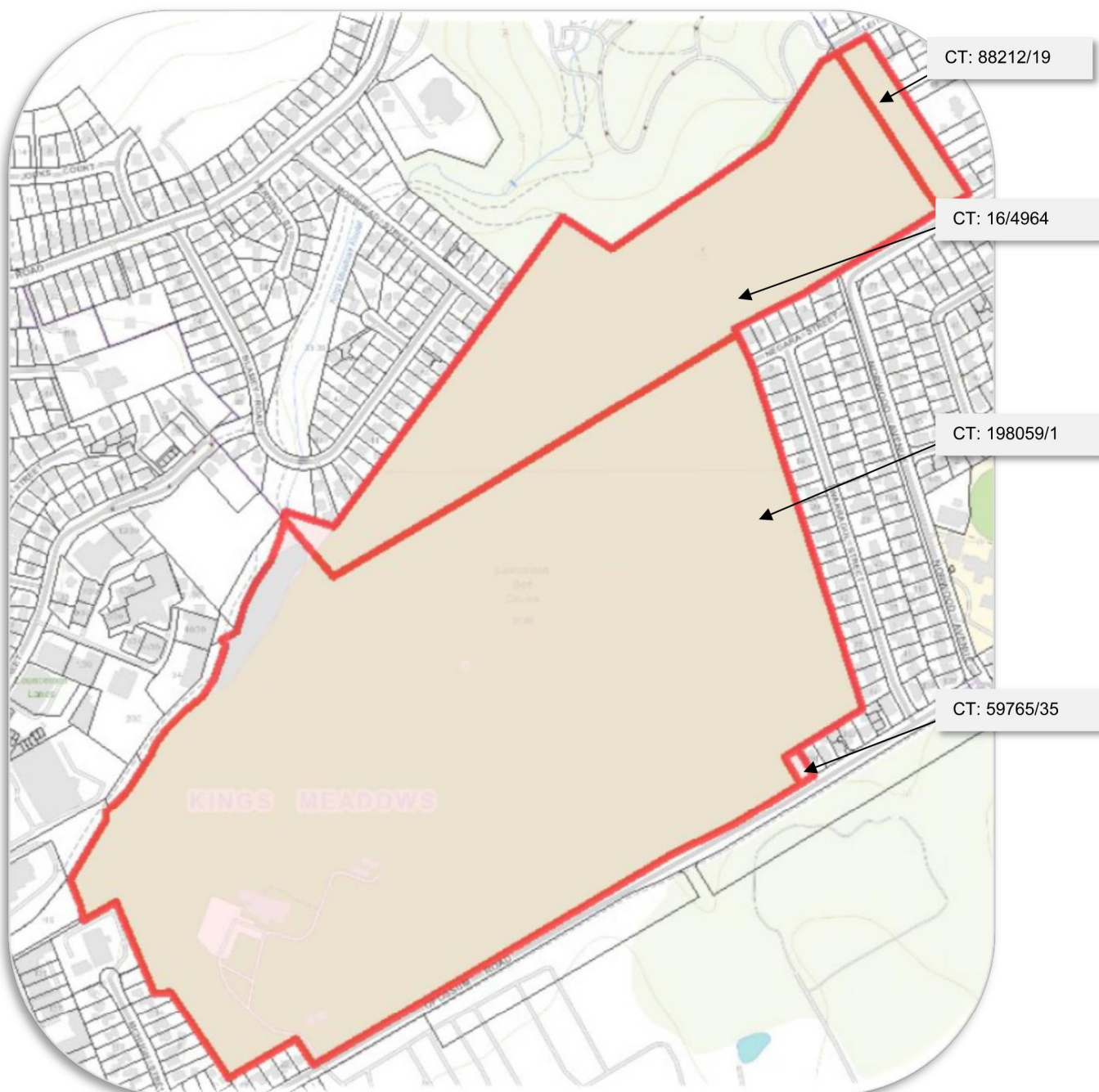


Figure 1 - Launceston Golf Club Property ID 6883202 comprising four parcels (Source: the LIST Premium Property Information Report; 18 August 2021)

The section of land to be rezoned (subject site) is located on the eastern side of the property, adjoining Negara Street, Norwood. The subject site occupies a portion of two separate lots, CT:16/4964 and CT:198059/1 (Kings Meadows).

The site currently consists of the golf course, which occupies approximately 55.32ha. The golf course contains a formed 18-hole course with associated landscaping; a club house with car parking area; two large outbuildings (maintenance sheds); smaller outbuildings together with a tennis court and pool; and, two dams. All buildings are located in the western portion of the land, several hundred metres from the area being developed.

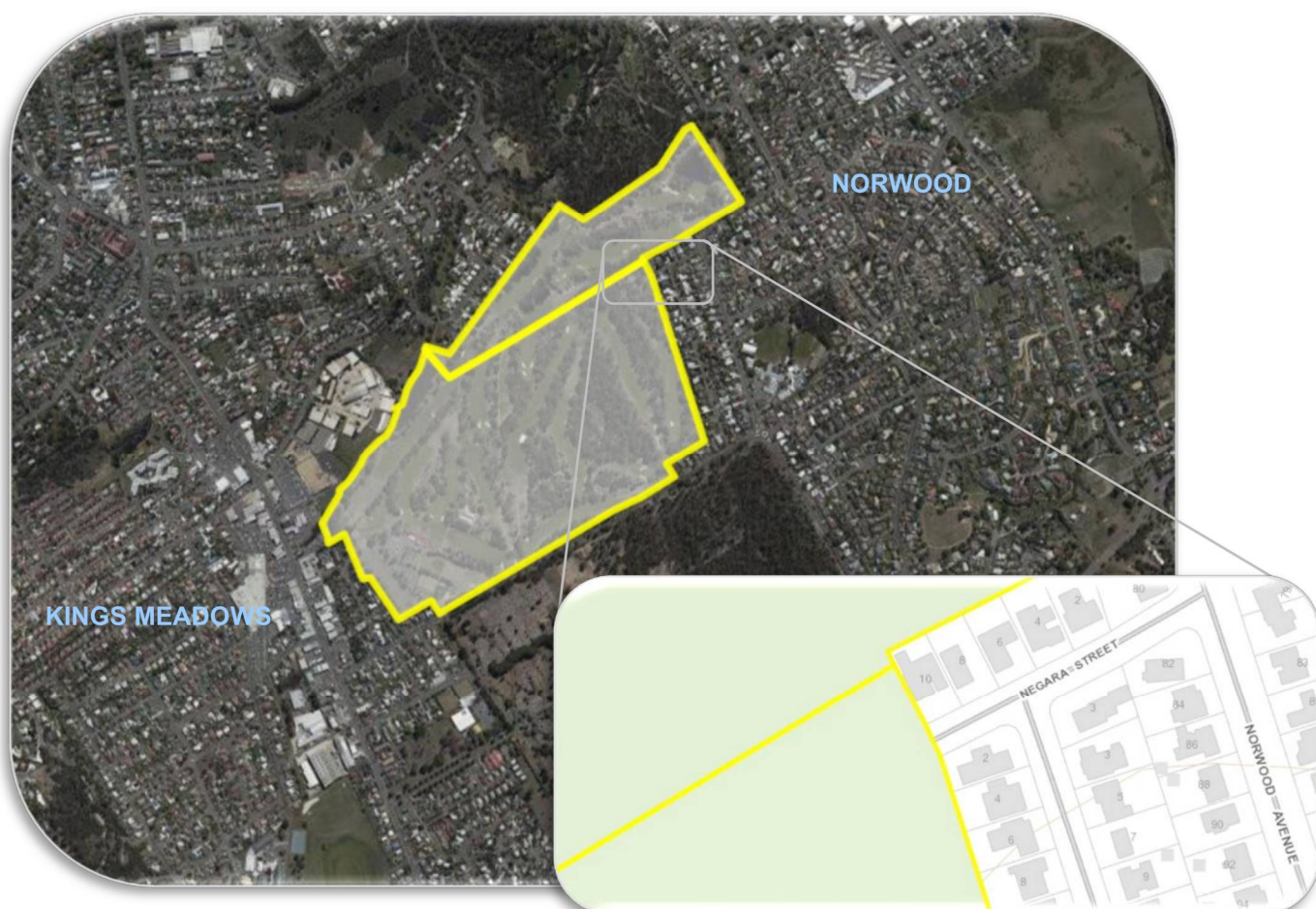


Figure 2 - Subject site locality and detail showing Negara Street

2.2 Adjoining land and surrounds

The subject site is in Kings Meadows and adjoins the locality boundary of Norwood to the east. To the west of the golf course is Hobart Road which is central to a range of uses from residential to commercial. Hobart Road is classified as a major thoroughfare for the area, running north south and providing a direct route to Launceston City Centre.

Land to the north is predominantly residential but is landmarked by the Punchbowl Reserve, which shares a boundary with the golf course and is owned and managed by the Launceston City Council. There is also a small commercial/industrial precinct located to the north west of the property. This area is several hundred metres from the portion of land subject to rezoning.

Land to the east is dominated by residential development, being primarily made up of established single dwellings. Areas to the east are contained within the suburb of Norwood.



Figure 3 - Aerial view of the subject site (Source: LISTMap)

The area to the south of the property is the Carr Villa Cemetery and Reserve. This area occupies approximately 58ha, half of which is associated with the cemetery. The Council maintained Carr Villa Reserve occupies the remainder of that site. This area consists of walking and bike riding trails within a bush setting.

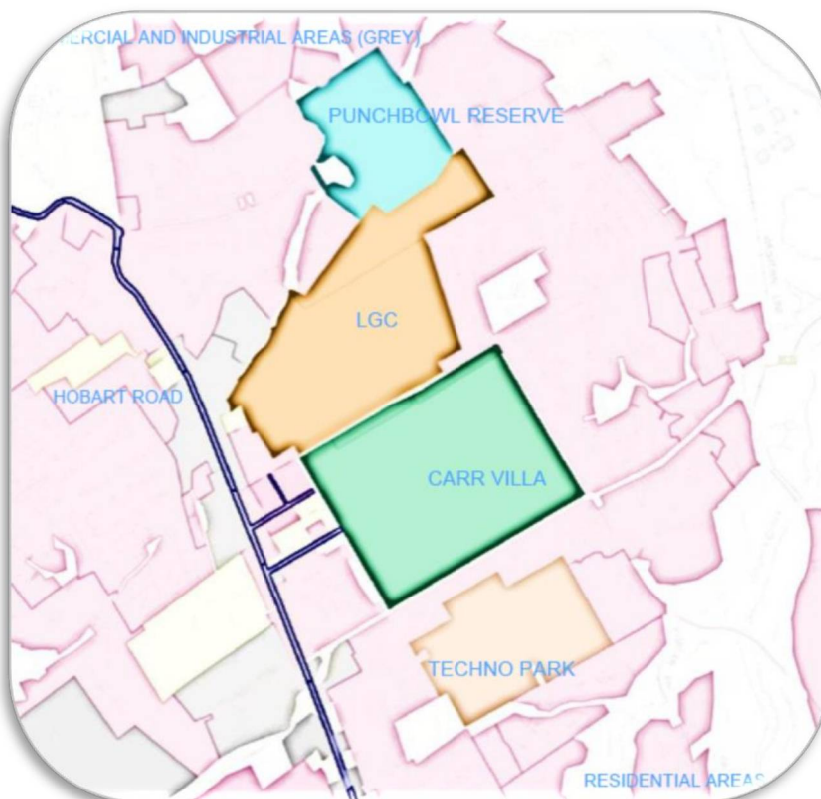


Figure 4 - Notable landmarks in the surrounding area (Source: LISTMap)

2.3 Existing infrastructure

The site is serviced by TasWater for water and sewer. Existing infrastructure is shown within close proximity of the subject site. Negara Street contains Council maintained Stormwater (kerb and channel and piped infrastructure).

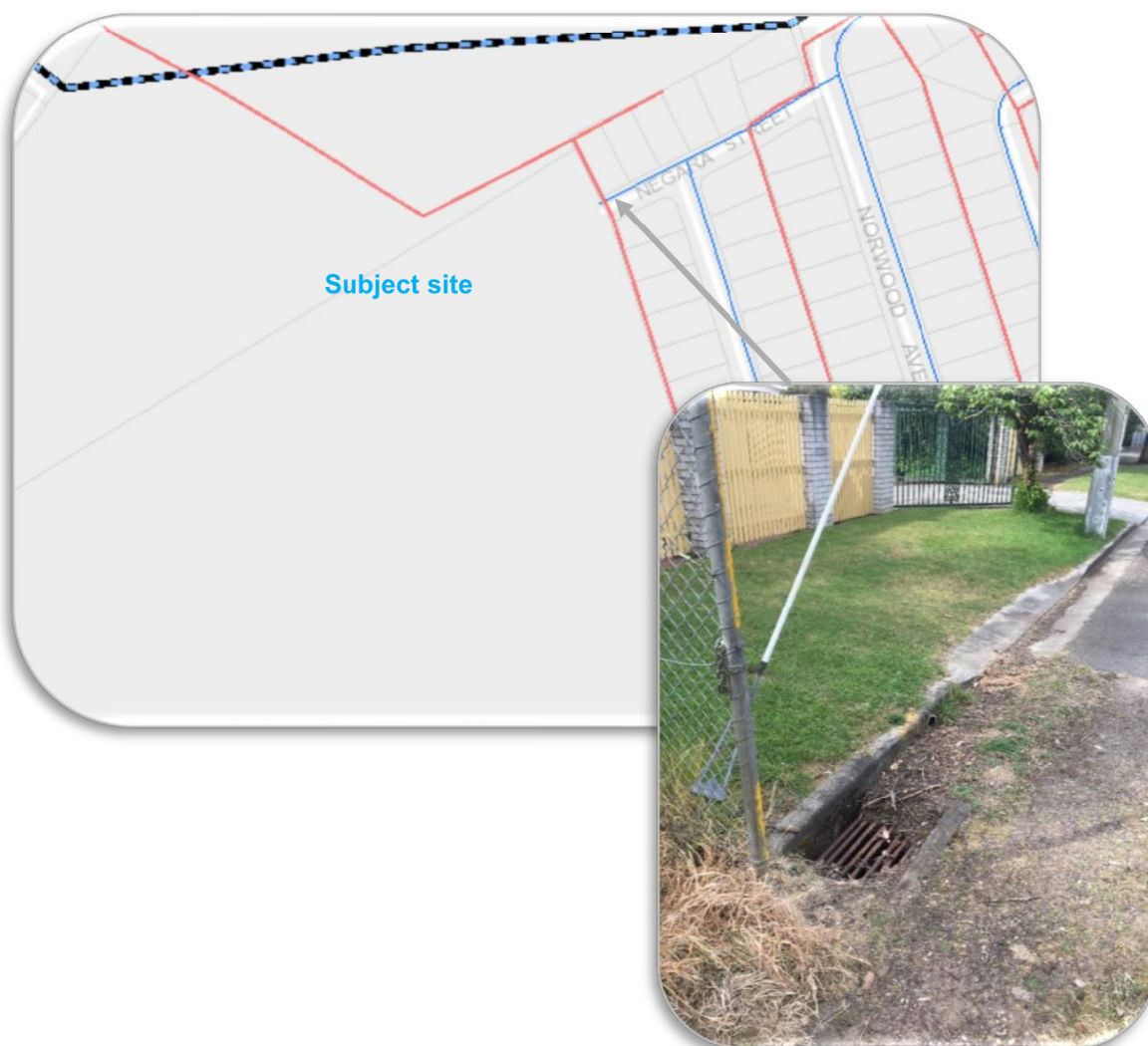


Figure 3 – Water and Sewer identified mains, as well as Stormwater drainage in Negara Street. Source: LISTMAP & photo.

2.4 Road and access

Negara Street ends at the subject site's eastern property boundary with no further public vehicular access provided onto the golf course (figure 6 & 7). Primary access to the subject sites clubrooms and facilities is via an existing access and driveway from Opossum Road (figure 8).

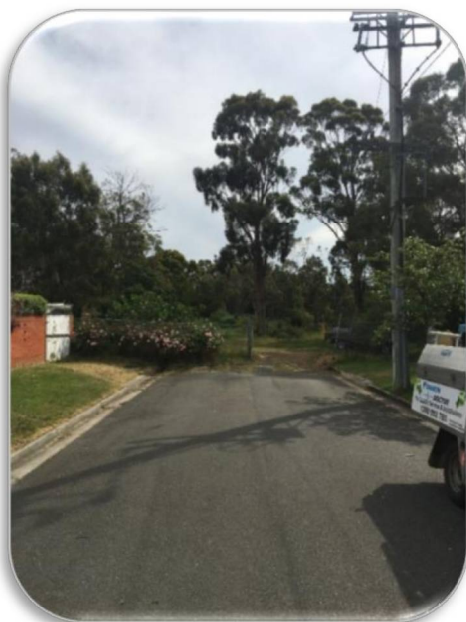


Figure 6 Access point from Negara Street, facing west Figure 7 - Access point from Negara Street, facing east



Figure 8 - Existing access to LGC from Opossum Road (facing north)

2.5 Heritage

There is no identified or known Aboriginal or cultural heritage on the site or adjoining land. The land has previously been disturbed and developed.

2.6 Current zone

The subject site falls within the municipal area of Launceston City Council and is currently zoned Recreation. The site is adjoined by the General Residential Zone to the east and to the north west.

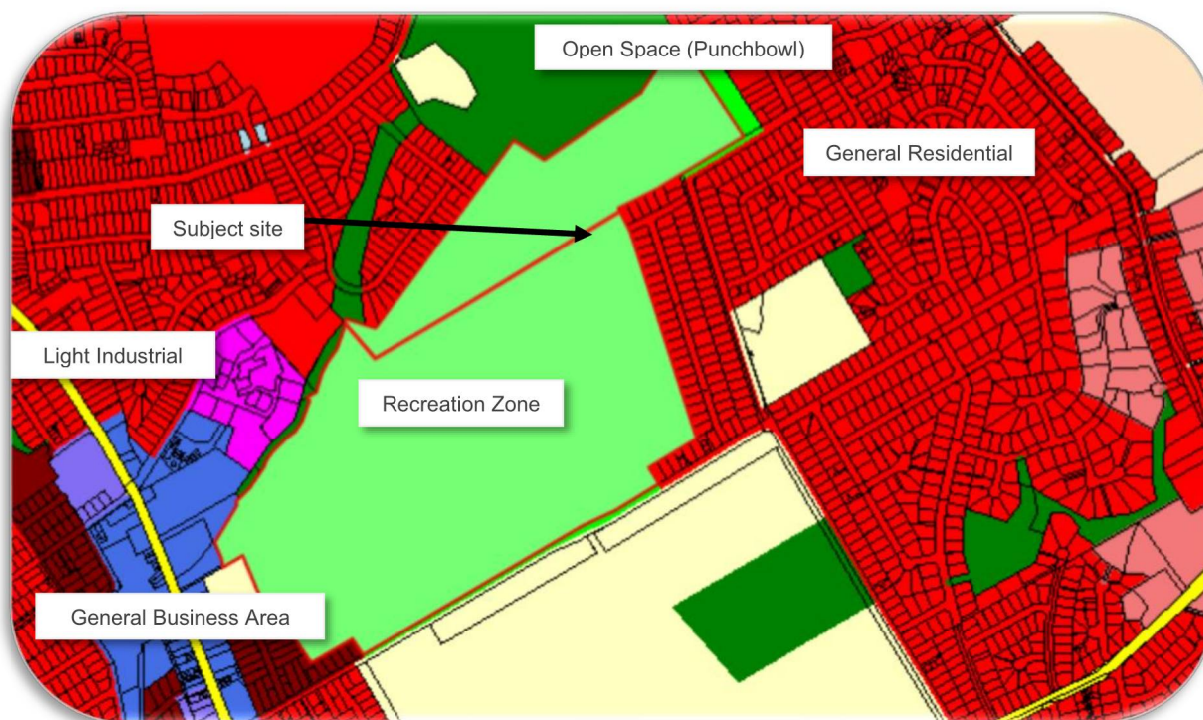


Figure 9 - The subject site and surrounding area zoning (Source: LISTMap)

2.7 Current overlays

The subject site is affected by the Scenic Management Area Overlay (pink shade) and the Bushfire Prone Areas Overlay (Hatched area).

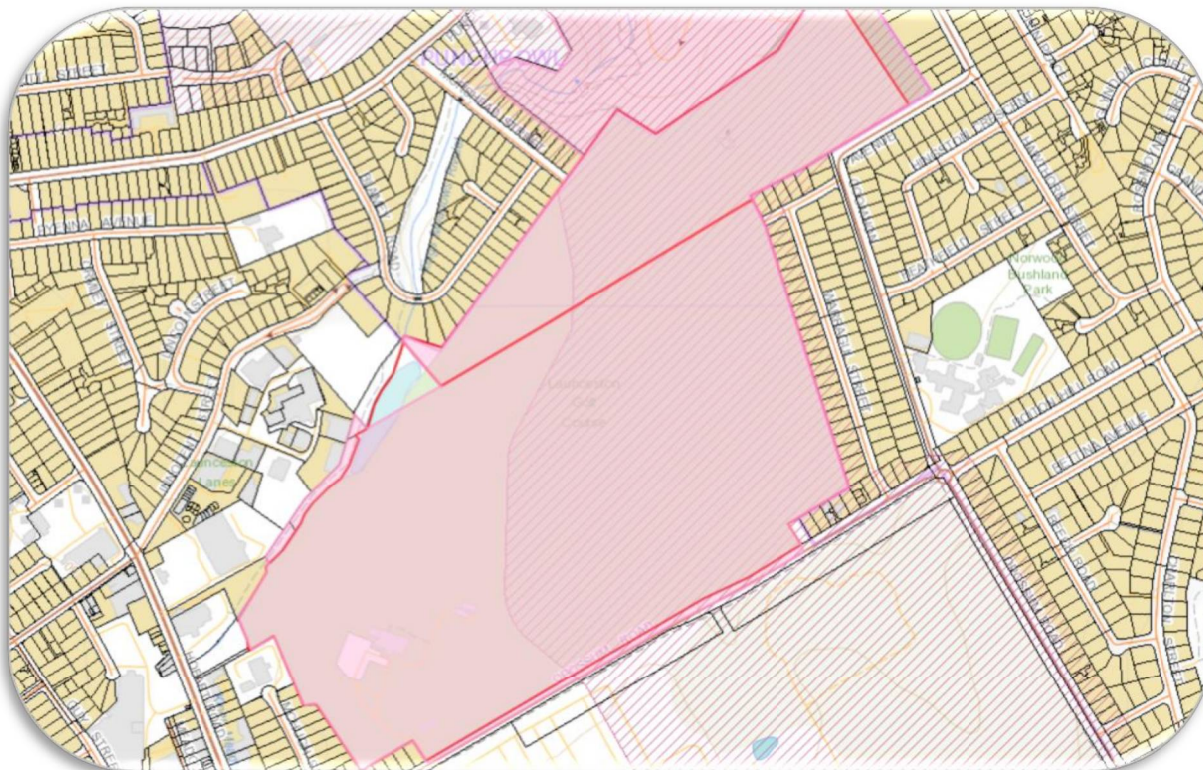


Figure 10 - The subject site and overlays (Source: LISTMap)

2.8 Photos



Figure 11 - Looking west, where proposed cul-de-sac road will be located.



Figure 12 - Looking west, from lot 10 towards lot 9



Figure 13 - Looking south along lot 101, pedestrian access



Figure 14 - Looking south from balance lot, towards lot 8 and 9



Figure 15 - Looking north from 6th tee, towards lot 4

3. Planning Scheme amendment

3.1 Proposal

A request is made pursuant to section 43A of the *Land Use Planning and Approvals Act 1993* to rezone a portion of land from Recreation Zone to General Residential Zone under the *Launceston Interim Planning Scheme 2015*. The rezoning of land is to facilitate a 13-lot residential subdivision. The subdivision includes a cul-de-sac road lot, two remaining balance lots associated with the existing golf course, and two lots to provide for pedestrian connectivity for users of the golf course.

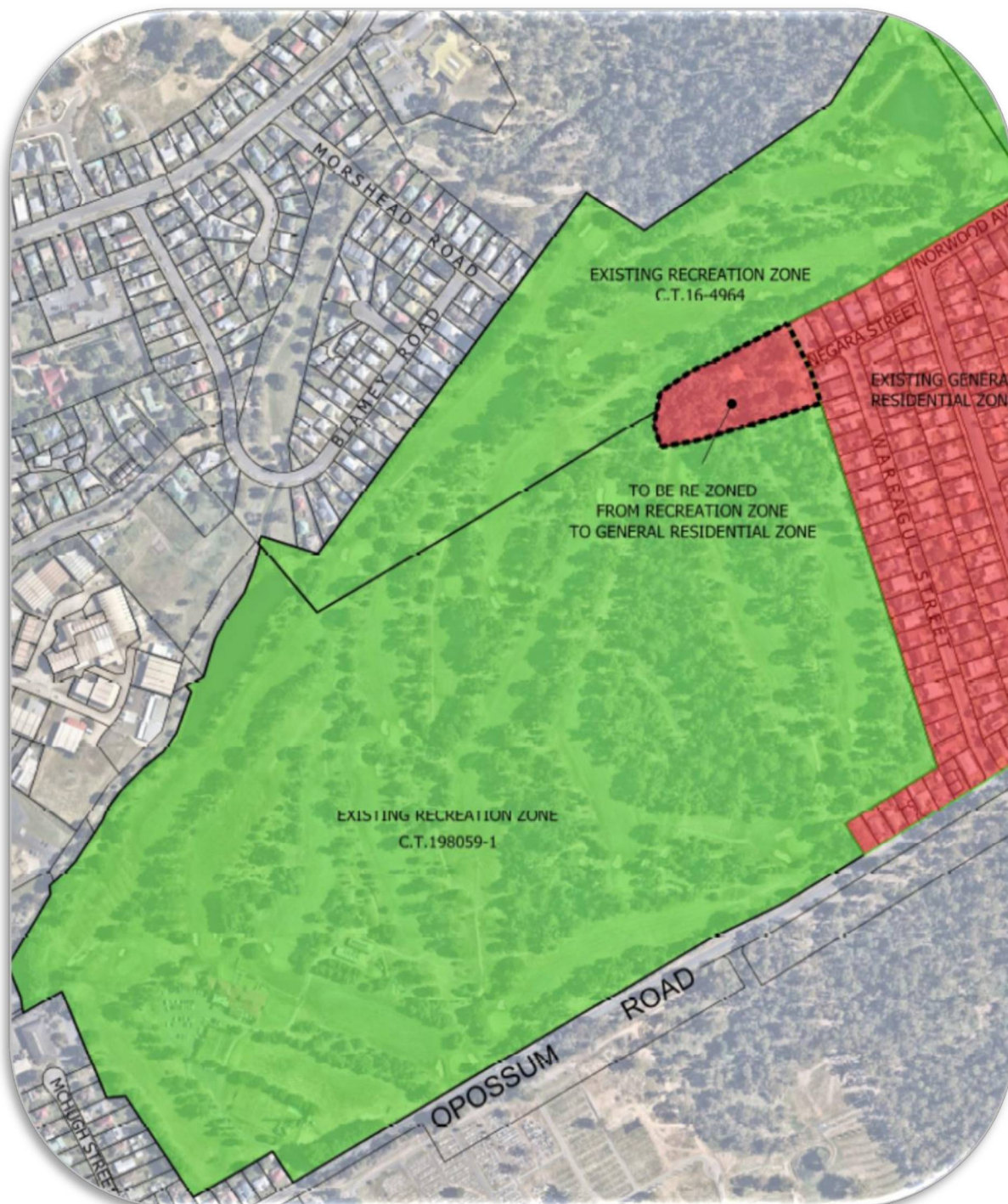


Figure 16 – Subject site; Extract of rezone plan - See Annexure 2 for full detail.

3.2 Land Use and Planning Approvals Act 1993

3.2.1 Land Use and Planning approvals Act 1993 – Sections 43a and 33

This application is made in accordance with section.43A of the *Land Use Planning and Approvals Act 1993*. The relevant section under the act is shown below.

Division 2A - Combined permit and amendment process	
43A. Application for a permit when amendment requested	
(1)	A person who requests a planning authority to amend a planning scheme may also request the planning authority to consider, in accordance with this Division, an application for a permit which would not be allowed if the planning scheme were not amended as requested.
(2)	Where a planning authority has decided to initiate an amendment under section 33(3) , it may consider the application for a permit referred to in subsection (1) concurrently with the preparation of the requested amendment to the planning scheme.
(3)	An application may be made for a permit under this section even if it could not be granted under the existing planning scheme.

Pursuant to section 33(1) of the *Land Use Planning and Approvals Act 1993* an amendment to the scheme is requested as part of this application. The relevant section under the act is shown below.

33. Request for amendment of planning scheme	
(1)	A person may request a planning authority to amend a planning scheme administered by it.

Response

This application requests that the Launceston City Council amend the *Launceston Interim Planning Scheme 2015*, to change the zone for the subject site, as detailed at Annexure 2, from Recreation Zone to General Residential Zone. The Rezone Plan provided at Annexure 2 provides full detail.

(2)	A request is to be in a form approved by the planning authority or, if a form has been approved by the Commission, is to be in that form.
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Response

The request to amend the Launceston Interim Planning Scheme 2015 includes a form approved by the Tasmanian Planning Commission, and a Council application form.

(2A)	If a request under subsection (1) is in respect of one parcel or several parcels of land covered by the planning scheme and is requested by a person who is not the owner of the land to which the proposed amendment applies, the request must be – <div><div>a) signed by the owner or owners of the land; or</div><div>b) accompanied by the written permission of the owner or owners to the making of the request.</div></div>
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Response

The amendment affects two titles under the ownership of the Launceston Golf Club Ltd. Woolcott Surveys, as the applicant, is requesting the scheme amendment.

- a) The form has been signed by the relevant signatories of the owners of the land.
- b) There is no requirement for written permission as the form has been signed by the owners.

- (2B) Before making a decision as to whether or not to initiate an amendment of the planning scheme, the planning authority must consider –
- a) whether the requested amendment is consistent with the requirements of section 32;

Response

The planning scheme amendment, must be consistent with section 32 of the Act. A response to this part of the Act is provided for at Item **3.2.2** of this report.

The remaining parts of section 33, being section (2B); (ab), through to section (7), relate to responsibilities of Council as a planning authority and the Tasmanian Planning Commission as the decision maker. These sections are not addressed in this report.

3.2.2 Land Use Planning and Approvals Act 1993 – Section 32

32. Requirements for preparation of amendments

- (1) A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of section 20(2A) –
- a)
- b)
- c)
- d)
- e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area

Response

Although not a specific requirement under section 32, a draft amendment is taken to be a relevant scheme (section 20(2A), and therefore section 20(1) is applicable and the draft amendment must comply with relevant:

- State policies (refer Item **3.5** of this report),
- further the objectives contained in Schedule 1 (refer Item **3.4** of this report),
- have regard to the Council Strategic Plan (refer Item **3.8** of this report),
- and any safety requirement prescribed under the Gas Pipelines Act 2000 (refer Item **3.6** of this report).

Section e) of s32 requires that the amendment must as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme which apply to adjoining land.

A response to land use conflict is provided at Item **3.10** of this report.

- (1) ea) must not conflict with the requirements of section 30O

Response

Item **3.2.3** of this report provides a response to section 30O, demonstrating that the amendment will not conflict with the provisions of this clause.

- (1) f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

Response

Item **3.3** of this report provides a response to section 1(f), in relation to the impact that the development will have from an environmental, economic and social perspective.

- (2) The provisions of section 20 (2), (3), (4), (5), (6), (7), (8) and (9) apply to the amendment of a planning scheme in the same manner as they apply to planning schemes.

Response

The provisions of section 20 (2) – (9) do not apply to this draft amendment.

3.2.3 Land Use Planning and Approvals Act 1993 – Section 300

- 300. Amendments under Divisions 2 and 2A of interim planning schemes**
- (1) An amendment may only be made under Division 2 or 2A to a local provision of a planning scheme, or to insert a local provision into, or remove a local provision from, such a scheme, if the amendment is, as far as is, in the opinion of the relevant decision-maker within the meaning of section 20(2A), practicable, consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the scheme applies.

Response

This draft amendment is shown to be consistent with the Northern Tasmania Regional Land Use Strategy. A full response is provided at Item **3.7** of this report.

- (2) An amendment, of a planning scheme, that would amend a local provision of the scheme or insert a new provision into the scheme may only be made under Division 2 or 2A if –
- a) the amendment is not such that the local provision as amended or inserted would be directly or indirectly inconsistent with the common provisions, except in accordance with section 30EA, or an overriding local provision; and
 - b) the amendment does not revoke or amend an overriding local provision; and
 - c) the amendment is not to the effect that a conflicting local provision would, after the amendment, be contained in the scheme.

Response

The amendment is consistent with the common provisions as set out in the General Residential Zone and according to the scheme. No variations are proposed.

- (3) Subject to section 30EA, an amendment may be made to a local provision if –
- a) the amendment is to the effect that a common provision is not to apply to an area of land; and
 - b) a planning directive allows the planning scheme to specify that some or all of the common provisions are not to apply to such an area of land.

Response

The amendment is consistent with the common provisions as set out in the General Residential Zone and according to the scheme. No variations are proposed to the common provisions or to a planning directive.

- (4) An amendment may not be made under Division 2 or 2A to a common provision of a planning scheme unless the common provision, as so amended, would not be inconsistent with a planning directive that requires or permits the provision to be contained in the planning scheme.

Response

Not applicable. The amendment does not seek to alter a common provision.

- (5) Subject to section 30EA, an amendment of a planning scheme may be made under Division 2 or 2A if the amendment consists of –

 - a) taking an optional common provision out of the scheme; or
 - b) taking the provision out of the scheme and replacing it with another optional common provision.

Response

Not applicable. The amendment does not seek to remove an optional common provision

3.3 Impact on the region

Section f) of section 32 of the act requires that the effects and impacts of the proposed draft amendments use and development be considered against environmental, economic and social terms.

3.3.1 Environmental

The development of the site for residential use would have an environmental impact, as does all residential use. Provisions to minimise this are within the clauses of the zone and codes. The connection of sewer and stormwater for all lots are a part of the proposal plan and in accordance with acceptable solutions. Given the location is within an existing developed area, and the underlying infrastructure networks are already in place, the development represents a sustainable outcome as minimal infrastructure is needed to service the new lots when considered against greenfield development.

The development would require the removal of some native vegetation to allow development to proceed, and to reduce risk from bushfire. The Natural Values Assessment provided at Annexure 7 demonstrates that the loss is generally insignificant and the removal of the understory will allow for better maintenance of the existing vegetation and more efficient weed control. The area of vegetation is not listed as being within a priority habitat overlay and does not have any threatened flora or fauna species identified. The area does not provide a wildlife corridor which connects to the punchbowl reserve. The pocket of vegetation sits relatively isolated from other parts of established vegetation in the area.

The bushfire hazard management plan allows for select trees to remain within the hazard management area. The bushfire plan does not require a wholesale clearing of land. The retention of some established vegetation ensures the area remains in compliance with the criteria of the scenic management code of the scheme.

3.3.2 Economic

The benefits of allowing a residential development to the local economy are explained in the Launceston Residential Strategy (Launceston City Council, 2010).

The construction industry, including the housing industry supports 6% of the population (2010 figures). In addition to supporting the construction industry, support for this development would have flow on effects to supporting industries and ongoing economic effects to the local commercial district. Future residents will ultimately participate in the local economy and support the local shops and services within Kings Meadows.

The following figures from The Australian Bureau of Statistics are for the whole of Tasmania (not Launceston alone) but provide an indication that throughout 2020, the rate of arrivals was higher than the number of departures from the State.

March 2020 Quarter			December 2020 Quarter			March 2021 Quarter		
Arrivals	Departures	Net	Arrivals	Departures	Net	Arrivals	Departures	Net
3032	2734	+298	3841	3542	+299	3808	3531	+277

Table 1 - Interstate migration (ABS; sourced 25 August 2021;
<https://www.abs.gov.au/statistics/people/population/regional-internal-migration-estimates-provisional/latest-release>)

Anecdotal reports from new residents and real estate agents confirm that demand within Launceston is unprecedented, putting upward pressure on prices and supply. Tasmania (and Launceston) is proving to be an attractive destination for interstate migration, however residential land is needed to facilitate this migration.

3.3.3 Social

In part, the social implications of allowing the proposed rezone and subdivision are related to the economic factors. The current demand on property within Launceston means prices are rising, potentially excluding first time home buyers or lower income buyers. While this proposal will not impact the supply of land significantly, it is a contribution.

The social benefits to the location include the proximity to services and retail outlets as well as local schools, all of which contribute towards established and thriving neighbourhoods. The local area has existing residences with established gardens and tree lined streets. The Punchbowl Reserve to the north is an excellent open space destination, as is Carr Villa Reserve to the south. All these factors contribute to the wellbeing and living standards that are recognised as desirable by the Launceston Residential Strategy and by the Planning Scheme itself as it aims to protect amenity for residents where possible.

In summary, the proposal would have a net positive impact when considered against environmental, economic and social terms and is a good development outcome.

3.4 Objectives of the Land Use and Approvals Act 1993

3.4.1 Schedule 1, Part 1 Objectives

Section 20(1)(a) and 43C (1)(a) of the *Land Use Planning and Approvals Act 1993* (The Act) require that in determining an application, the planning authority must seek to further the objectives set out in Schedule 1 of the Act. Schedule 1, Part 1 has been examined and responded to below.

Objective	Response
a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and	<p>The land is currently used for recreational purposes and has been developed as such. The portion of land subject to this proposal is currently vegetated and maintained to a degree through routine maintenance of the golf course.</p> <p>The land is relatively level and suitable for building. Development means the loss of a section of the vegetation, but as the report for Natural Values Assessment at Annexure 7 shows, the vegetation does not have high biodiversity values and the development will likely lead to better land management and weed control.</p> <p>Importantly, the Bushfire report shows that selective clearing is possible and retaining some of the established vegetation is desirable. In addition to any bushfire management benefits, this is also desirable for the visual character of the development.</p>
(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and	<p>The development is a logical and orderly expansion of the residential area to the east and a contiguous development of Negara Street. The development makes provision for shared walkway access for users of the golf course which also allows for the continuous casual use of the site by locals.</p>
(c) to encourage public involvement in resource management and planning; and	<p>The planning application process under section 43A of LUPAA provides a public consultation period of 28 days. During this period, the public can make comment on the proposed application. Following this period, the Tasmanian Planning Commission hold hearings to ensure all stakeholders have an opportunity to have input and have their views heard.</p>
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a) , (b) and (c) ; and	<p>The development will facilitate economic development for the construction and land use industries with expected flow on effects. The addition of residents to the area means increased participants in the local economy, contributing to the sustainment of local trade and employment.</p>
(e) to promote the sharing of responsibility for resource management and planning between	<p>Each level of government and the private sector have their distinct roles to play in the</p>

the different spheres of Government, the community and industry in the State.	development process. This proposal is compliant and dependant on these processes.
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3.4.2 Schedule 1, Part 2 Objectives

Objective	Response
(a) to require sound strategic planning and co-ordinated action by State and local government; and	The rezone is demonstrably sound and in compliance with the policies and actions of the Regional Land Use Strategy, (See Item 3.7) and other relevant strategies associated with residential development. It represents continuous and contiguous development on what is, by definition, brownfield land.
(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and	The proposal will seek to set aside the provisions of the Recreation Zone and install those of the General Residential Zone, to be enforced accordingly by the Launceston City Council.
(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and	<p>The rezone and subdivision proposal seeks to provide additional residential land in an orderly manner.</p> <p>It will contribute to the supply of residential land in a well-suited location in the greater Launceston area.</p> <p>The proposal represents a positive outcome socially and environmentally. Section 3.3 of this report provides an expanded response on the impacts of the rezoning.</p>
(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and	The proposal is subject to existing policies that guide land use and development. The proposal seeks to be compliant with these and make good use of the land.
(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and	The section 43A application provides for a development application to be assessed simultaneously to a scheme amendment. The development application has been purposefully included with the rezone application to provide some sense of context and to ensure the process is efficient and consolidated.
(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and	<p>The subdivision provides residential allotments in a pleasant, safe and efficient environment. The subdivision and rezone are within walking distance to bus stops and shops.</p> <p>The subdivision will provide all appropriate infrastructure to encourage foot and cycling traffic, thus creating a pleasant and safe</p>

	environment for both residents and visitors.
(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and	<p>There are no identified buildings, areas or places which are of scientific, aesthetic, architectural or historical interest.</p> <p>While the golf club itself has a long and proud history, this remains intact and unaffected by this proposal.</p> <p>There is no known record of European heritage sites and the blocks are not on the Tasmanian Heritage Register.</p>
(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and	<p>The proposal and the expansion of public infrastructure will be done in a sustainable manner. All parts of the development will be connected to TasWater reticulated water and sewer, as well as the Council stormwater system (Negara Street extension).</p> <p>A new road and pedestrian access way will be provided to service the development, providing a benefit to the community through future pedestrian and vehicular connection.</p>
(i) to provide a planning framework which fully considers land capability.	As the land is not currently, nor, ever likely, to be used for agricultural production, the proposal represents a good land use outcome by allowing residential development within an existing and established urban area.

3.5 State Policies

3.5.1 State Policy on the Protection of Agricultural Land 2009

The provisions of this State policy are captured in the Rural Resource Zone in the Scheme and aim to preserve agricultural land for appropriate uses. The provisions do not affect the Recreation or General Residential Zone and are not applicable to this application.

3.5.2 State Coastal Policy 1996

The subject site is not located near a coastal zone and this policy is not applicable.

3.5.3 State Policy on Water Quality Management 1997

The provisions of this State policy are practically captured in the Water Quality Code in the Scheme. As the subject site is more than 30m from a wetland or watercourse, the relevance of the policy is minimal. The Kings Meadows Rivulet, approximately 200m to the north, currently captures a large amount of stormwater from Kings Meadows and will accommodate the additional stormwater from the development.

In addition to being connected to reticulated stormwater, the subdivision will be connected to full reticulated sewer.

3.5.4 Natural Environment Protection Measures

The Natural Environment Protection Measures (NEPMs) apply to factors such as air quality, land contamination and waste control and other pollutant matters between states and territories in Australia. The NEPMs relate to matters that are not affected by this proposal. The site is not considered to be contaminated.

3.6 Gas Pipelines Act 2000

The subject site is not affected by the gas pipeline corridor and the requirements of the *Gas Pipelines Act 2000* are not applicable.

3.7 Northern Tasmania Regional Land Use Strategy (RLUS)

Section 30O (1) requires that an amendment be consistent with the regional land use strategy for the regional area to which the amendment relates to. The subject site sits within the City of Launceston municipality and the Regional Land Use Strategy of Northern Tasmania applies. The draft amendment has been examined against relevant sections of the strategy and is discussed as follows.

3.7.1 Regional Strategic Planning Framework

C.4.1 Goal 1: Economic Development

To facilitate economic development and productivity through integrated land use and infrastructure planning.

Strategic Direction G1.2

Adopt an integrated and coordinated approach to government infrastructure, transport and land use planning.

This will be achieved by the following strategies:

- a) Coordinate provision of transport, energy, communications and other infrastructure services with appropriately zoned and located land for development.
- b) Coordinate transport planning and land use planning by:
 - Safeguarding planned network improvements;
 - Identifying key transport networks and future networks; and
 - Understanding transport growth predictions.
- c) Encourage sustainable modes of transport by:
 - Protecting the rail and road network from encroachment by sensitive uses;
 - Ensuring traffic impacts and car parking are adequately considered; and
 - Encouraging cycling, walking and public transport use.
- d) Coordinate land use, future sewerage and water provision whilst promoting effective and efficient use of existing service infrastructure.
- e) Maximise provision of communications technology including the broadband network to commerce and industry, and create opportunities for new development.

Response

The subject site is located within an urban environment, predominantly made up of dwellings within the residential use class. The surrounding land provides reticulated sewer, water and stormwater services which can be extended to the subject site. This will allow for a coordinated and efficient use of infrastructure. The Road Layout and Concept Services Plan provided as Annexure 6, Drawing number 332.31-SK01, from Hydrodynamica, provides detail on proposed sewer, water and stormwater infrastructure.

The subject site is located within 1km of Hobart Road. Hobart Road acts as a major thoroughfare from Kings Meadows to Launceston CBD and connects to major transport networks. Hobart Road is serviced with bus stops, and Norwood Avenue (east of the subject site) also has several bus stops in walking distance to the subject site. The subject site is within an existing transport network for Metro Bus services which can be easily accessed from the proposed lots.

Pedestrian networks have been considered and provision for walking and cycling networks have been included on the Road Layout and Concept Services Plan.

All proposed lots are listed as being within a serviceable area for NBN connection.

C.4.2 Goal 2: Liveability

To promote liveability measures for social and community development and the betterment of healthy, strong and vibrant urban and rural settlements.

Strategic Direction G2.2
Plan for socio-demographic changes

This will be achieved by the following strategies:

- a) Plan for the needs of an ageing population including retaining and attracting a skilled labour supply, particularly people aged 15 – 29, to provide for a sustainable future workforce.
- b) Promote and plan for a diverse range of dwelling types and sizes, including small lot housing and multiple dwellings (to match changes in household size and composition) in locations highly accessible to community services.

Response

The proposed rezoning and subdivision will provide residential land within an urban environment. The plan promotes a range of dwelling types and sizes, with proposed Lot 7 being suited to a potential multiple dwelling development. The land itself is well suited to building and convenient living, being flat and unconstrained by landform hazards. The location is highly accessible to community services. In all, the proposed rezoning is consistent with this strategic direction.

Strategic Direction G2.4
Enhance social inclusion

This will be achieved by the following strategies:

- a) Improve accessibility through improved walking and cycling networks, and integrated public transport.
- b) Promote accessibility of services for new dwellings and in response to issues of affordability.
- c) Provide for a mix of integrated and complementary land uses.

Response

The subject site has excellent accessibility for road, pedestrian and public transport networks that exist in the locality. The land is proposed to be zoned General Residential which allows for a range of complementary uses which may be assessed as discretionary and determined to be suitable. The development will integrate with the surrounding area which has a range of complimentary land uses in existence, including the Major Activity Centre of Kings Meadows.

C.4.2 Goal 3: Sustainability

To promote greater sustainability in new development and develop stronger community resilience to social and environmental change.

Strategic Direction G3.1

Promote and protect the Region's unique environmental assets and values.

This will be achieved by the following strategies:

- a) Protect sensitive landforms and ecosystems, including coastal landforms and karst (limestone area shaped by erosion).
- b) Manage the relationship between development and impacts of natural hazards (for example salinity, land instability, acid sulfate soils, bushfire and flood potential, contamination).
- c) Promote regionally significant open space and outdoor recreational opportunities.
- d) Enable opportunities for renewable energy production including wind, geothermal, tidal, and wave energy.
- e) Protect the future capacity of the natural resource base including productive soils, minerals, hard rock and significant forest assets.
- f) Protect and enhance water quality including significant wetlands and waterways.
- g) Protect and manage available agricultural land for sustainable productive use and values.
- h) Preserve and protect areas of natural environmental significance, particularly:
 - Areas of biodiversity and important flora and fauna communities and threatened species;
 - land and coastal areas sensitive to climate change, tidal and storm surges, rising sea levels and other natural hazards (including acid sulfate soils, bushfire and flooding); and
 - Regionally significant open space, scenic landscape amenity areas and outdoor recreation reserves.

Response

The subject site is not within a sensitive landform and is classified as land which has been previously developed. The site is free from land form hazards (apart from bushfire risk which has been addressed as part of this submission). The golf course provides an outdoor recreation reserve that also contributes to the area's sense of place and open space. Although a section of land will be taken out of this space, it is minor when considered against the whole of the site. The sale of land will help to future proof the recreational use of the site and retain the sense of open space and vegetation for the benefit of the community.

The Punchbowl Reserve and Carr Village Reserve are within walking distance and each provide an excellent community recreational open space. The land is not in close proximity to any watercourse or wetlands, the closest being the Kings Meadows Rivulet and wetland approximately 200-300m north of the site. Sewerage and stormwater are able to be managed through infrastructure solutions.

The site is vegetated but it is not assessed as significant. Selective clearing is proposed so that bushfire risk is mitigated but scenic benefit is preserved. The vegetation being removed is not considered to be of regional significance to the bioregion.

3.7.2 Regional Land Use Categories

D.2.1.2 Urban Growth Areas

Comprise land within the developed urban settlement or in areas intended for urban development as identified in a Priority Consolidation Area, Supporting Consolidation Area, Growth Corridor or Future Investigation Area shown in the Regional Framework Plan Maps D.1, D.2 and D.3.

The areas indicated in the Regional Framework Plan are indicative only, and represent a contiguous urban form that will be subject to local strategy which:

- provides for growth that will occur in or contiguous to Urban Growth Areas;
- determines the nature of development and linkages to the greater urban area;
- determines the appropriate boundaries of the Urban Growth Area on a particular site; - considers the Key Principles in D.2.1.1.

Response

The subject site is within land identified as Supporting Consolidation Area (see Figure 12). The supporting consolidation area is classified as an urban growth area. The intent of the urban growth area is to provide for urban development which meets the needs of a changing population.

Supporting consolidation areas

- Comprising land in established suburbs which is separate from Priority Consolidation Areas as shown in the Regional Framework Plan Maps D.1, D.2 and D.3;
- Support reliable and effective transportation and reduce vehicle dependency;
- Physically connect new urban settlements to existing communities wherever possible, or otherwise provide new development with direct transport linkages to established urban areas;
- Promote cohesive communities;
- Support a wide range of services and facilities;
- Support access to existing or planned activity centres; and
- Comprise a suitable and complementary mix of land uses to support the Regional Settlement Hierarchy and the Regional Activity Centre Hierarchy

Response

The subject site is firmly located within the Supporting Consolidation Area See (Figure 17). The area is an established and connected suburban environment, located near schools, open space reserves and community services.

The Major Activity Centre of Kings Meadows services the area which is accessible by pedestrians, vehicles and public transport. The area at large accommodates a wide range of integrated land uses, including residential, recreational, commercial and industrial uses.

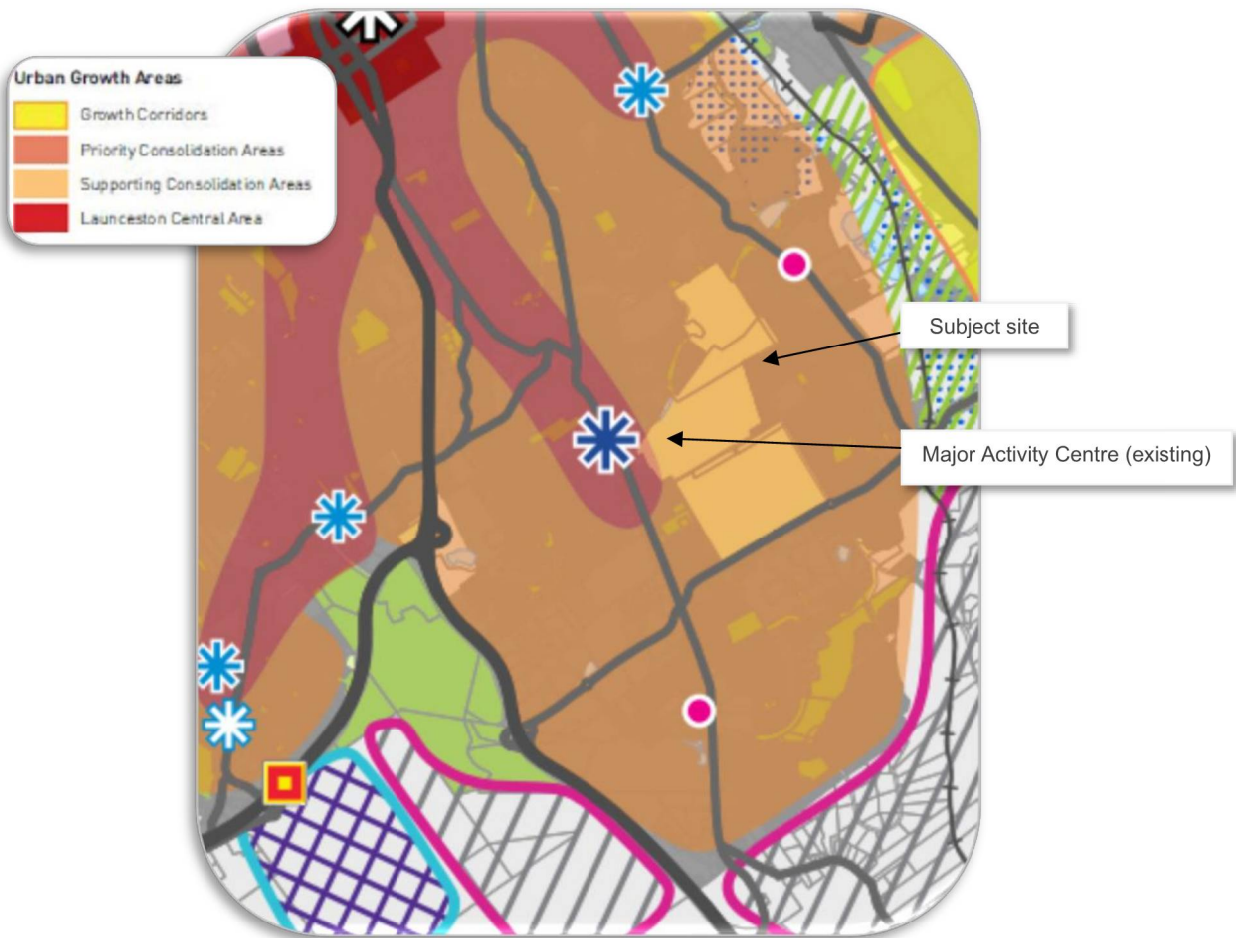


Figure 17 - Extract, Map D.1 Regional Framework Plan (Source: Northern Tasmania Regional Land Use Strategy)

3.7.3 Regional Planning Policies

E.2	Regional Settlement Network Policy
E.2.3	Key Settlement Network Strategies
Settlement pattern	
<p>Planning for and development of the Regional Settlement Network should apply the following strategies:</p> <ul style="list-style-type: none"> Support sustainable growth in identified Urban Growth Areas. Contain settlements within identified Urban Growth Areas with a focus on consolidating and developing the Greater Launceston Area and sub-regional centres identified in the Regional Settlement Hierarchy. Support development of the Greater Launceston Area consistent with the Regional Framework Plan Maps D.1, D.2 and D.3 to promote efficient function, servicing and future development of the area. Consolidate existing land use patterns and identify infill opportunities within existing settlements and urban centres, and around activity centres and key public transport nodes and networks. Complement and support a viable Regional Activity Centres Network to maximise regional productivity, economic activity and employment opportunities. 	

Response

The proposed rezone and subdivision development is an opportunity to provide infill development within an existing and well connected urban area. As the subject site has previously been developed (for recreational purposes) the site is considered to be brownfield development. The proposed subdivision allows the continuous and seamless extension of Negara Street consolidating development to the east of the golf course.

The location is central to both open space localities and to services and is connected by an established transport network within Norwood and Kings Meadows.

E.2.4 Specific Policies and Actions	
Regional Settlement Networks	
Policy	Actions Response
RSN-P1 Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).	RSN-A1 The proposed re-zone makes provision for the supply of well-located and serviced residential land. RSN-A2 The site is located within a Supporting Consolidation Area RSN-A3 The proposed zoning of GRZ allows for flexible use of the land within the provisions of the GRZ on a section of land that is currently underutilised by the golf club and by the public.
RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.	RSN-A4 The area surrounding the proposed residential land is serviced by TasWater. The land can be developed to be fully serviced for water and waste. This is shown by the engineering drawings provided at Annexure 6, Drawing 332.31-SK01. RSN-A5 The re-zone allows for residential development choices that match demand within the limits of the GRZ. RSN-A6 The subject site is in convenient proximity to the Major Activity Centre and transport options.

Housing Dwellings and Densities	
Policy	Actions Response
RSN-P5 Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to	RSN-A10 The proposed rezone and development will allow for appropriate density growth to occur in a well serviced area and appropriate location. The development pattern is in line with the existing residential development pattern with similar sized lots and

meet residential demand.	development potential.
<p>RSN-P7</p> <p>In new development areas include a diversity in land uses, employment opportunities and housing types at densities that support walkable communities, shorter vehicle trips and efficient public transport services.</p>	<p>RSN-A12</p> <p>The development proposal integrates into the existing community and development pattern. There are employment opportunities nearby (walkable) for a broad demographic, and within a short commute (Greater Launceston). The local primary school and public transport bus stops are within walking distance.</p>

Integrated land use and transport	
Policy	Actions Response
<p>RSN-P8</p> <p>New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.</p>	<p>RSN-A14</p> <p>Complies. The proposal is in alignment with the Urban Growth Area purpose and objectives. There is existing transport infrastructure within the surrounding area to rely on and utilise.</p>

E.4 Regional Infrastructure Network Policy
E.4.3 Key Infrastructure Network Strategies
<p>Planning and development of the Regional Infrastructure Network should apply the following strategies:</p> <ul style="list-style-type: none"> Support development that consolidates and maximises the use of existing infrastructure capacity and planned infrastructure; Develop and protect transport assets and systems to promote a sustainable transportation network, having regard for access and choice and including public transport, cycling and walking movements; Promote greater coordination between government sectors in infrastructure planning to achieve greater alignment with land use planning and more efficient and effective land use outcomes; Promote infrastructure planning that leverages renewable energy opportunities; Support transport planning initiatives that improve accessibility; and Advance and demonstrate consistency with the strategic planning projects and priorities promoted by the Tasmanian Infrastructure Strategy (2010).

Response

Kings Meadows is classified as a Major Activity Centre (MAC) according to the Table E.2 of the strategy. The role of MACs is to provide for a wide range of services and facilities (including offices for business and government) to serve the surrounding subregion, with a strong focus on the retail and commercial sector (See Figure 18). The area is well developed with existing transport networks including Metro Bus services throughout.

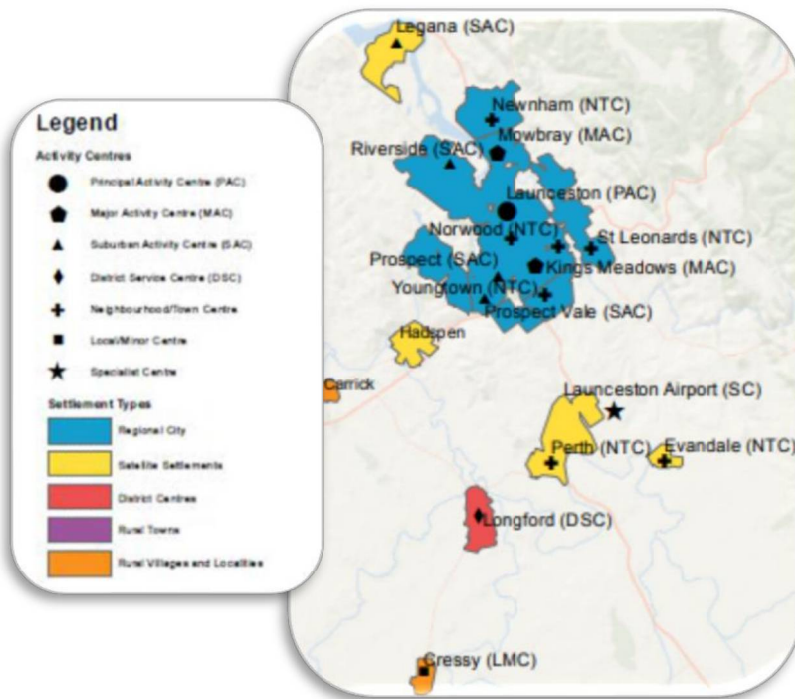


Figure 18 - Extracted from the Northern Tasmania RLUS - Map E1 Regional Settlement and Activity Centre Networks.

E.4.4 Specific policies and actions

Policy	Actions Response
<p>RIN-P6</p> <p>Facilitate and encourage active modes of transport through land use planning.</p>	<p>RIN-A10 RIN-A11</p> <p>The potential development will include a road that connects to the existing transport network. There are bus stops on Norwood Avenue and Hobart Road and many services and destinations are easily in walking distance.</p> <p>RIN-A16</p> <p>The development also allows for pedestrian access. The pedestrian access on Negara Street will be extended and the built pedestrian walkways will allow continued use of the area by casual users and as a through way to Opossum Road from Negara Street.</p>
<p>RIN-P7</p> <p>Facilitate an efficient and convenient public transport system through land use planning.</p>	<p>RIN-A18</p> <p>The rezone allows for residential development appropriate to the land that is closely tied, by proximity and access, to the available public transport services.</p> <p>RIN-A22 RIN-A23 RIN-A24</p> <p>The GRZ is an appropriate zone to encourage densities that support public transport, and being in proximity to the MAC, make excellent use of the network by being in walkable distance to public transport options.</p> <p>With growth and residential demand currently experienced in Launceston, the demand for public</p>

	transport is likely to increase and dwelling lots with easy access to transport networks and services will be needed.
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E.7 Regional Environment Policy

E.7.3 Key Environment Strategies

- Support measures to adapt to climate change and reduce growth of greenhouse emissions.
- Avoid locating land designated for housing, industry, community and infrastructure services within or adjacent to areas which are vulnerable to an unacceptable level of risk, including coastal inundation, landslip, flooding or contaminated land.
- Support 'early action' against climate change and advance strategic planning initiatives that identify and prioritise response to environmental issues and limit associated future costs.
- Advance regional integration and coordination to align planning policy and strategy between local councils and at different levels of government to provide consistency in environmental response.
- Measures for climate change adaptation are to inform municipal planning schemes including technological, infrastructure, planning and regulatory measures.
- Build and protect a strong network of open space to advance conservation and natural cultural values, enhance urban area amenity, encourage healthy lifestyles, promote climate change mitigation and maintain utilitarian values.
- Provide for development that adequately considers water quality and potential impacts on coasts, waterways and wetlands.
- Promote landscape management and policy initiatives to recognise the importance of scenic landscapes for natural values and tourism outcomes.
- Advance and demonstrate consistency with State and regional planning policies, projects and initiatives.

Response

Maintaining a compact urban environment with consolidated infrastructure development is considered desirable against sustainability measures, which are important in the combat against climate change. The subject site is so located and also free from land form hazards such as landslide and inundation. The identified bushfire risk can be mitigated through selected clearing.

As waste and wastewater can be managed through infrastructure and established services, the impact to the environment is manageable. Scenic aspects and values can be managed to be retained as much as is practical, making the development low impact and integrated into the existing urban form. The proposed rezone and subdivision are consistent with the State and regional policies, and the objectives of local strategies.

E.7.4 Specific policies and actions

Biodiversity and Native Vegetation

Policy	Actions Response
BNV-P01 Implement a consistent regional approach to regional biodiversity management, native vegetation communities and native fauna habitats including comprehensive spatial regional biodiversity mapping.	BNV-A01 The proposed rezone does not incorporate any further protective overlays as the area is shown to be low in natural values significance (See Annexure 7 for full report).
BNV-P02 Except where planning scheme provisions provide for exemptions, restrict land clearing and disturbance of	It is acknowledged the subject site is affected by the Scenic Management Area Overlay which seeks to protect, retain and maintain vegetated areas where

<p>intact natural habitat and vegetation areas, including areas of forest and non-forest communities declared under the Nature Conservation Act, coastal wetlands and remnant and appropriate cultural vegetation within settlement areas.</p> <p>BNV-P03</p> <p>Land use planning is to minimise the spread and impact of environmental weeds.</p> <p>BNV-P04</p> <p>Land use planning processes are to be consistent with any applicable conservation area management plans or natural resource management strategy</p>	<p>possible, acknowledging that the surrounding urban area cannot maintain full vegetative cover.</p> <p>The flora and fauna report identified no threatened flora or fauna species as part of the assessment.</p> <p>BNV-A02</p> <p>The subject site must be cleared to the extent that the development can take place and bushfire risk is mitigated. The development seeks to minimise the clearing of vegetation through selective clearing of hazard management areas.</p> <p>BNV-A04</p> <p>No offsets are proposed.</p>
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Landscape and scenic amenity	
Policy	Actions Response
<p>LSA-PO1</p> <p>Consider the value of protecting the scenic and landscape amenity of key regional tourism routes having regard to the routes identified in Map E3 and local circumstances, as well as the:</p> <ul style="list-style-type: none"> Importance of scenic landscapes as viewed from major roads and tourist routes/destinations as contributing to economic basis of the tourism industry as well as local visual amenity; Importance of natural/native vegetation in contributing to scenic values of rural and coastal areas generally, with particular emphasis on prominent topographical features; and Need to protect skylines and prominent hillsides from obtrusive development/works. <p>LSA-PO2</p> <p>Protect specific topographic or natural features of significant scenic/landscape significance.</p>	<p>LSA-A01</p> <p>The subject site is within an identified Scenic Management Area according the Launceston Interim Planning Scheme 2015. A full response is provided at Item 4.2-E7 of this report.</p> <p>LSA-A03</p> <p>The response at Item 4.2-E7 shows the proposed subdivision complies with the provisions of the overlay and seeks to retain vegetation for scenic values while mitigating bushfire risk.</p>

3.8 City of Launceston Strategic Plan 2014-2024

The City of Launceston Strategic Plan 2014-2024 is prepared according to the Local Government Act 1993 and outlines Council's direction to the operations to be undertaken with regard to goals, strategy and actions.

Relevant overarching goals to this application are:

Goal	Actions/Results
To promote Launceston as a unique place to live, work, study and play.	<p>Showcase Launceston as an attractive city in which to live.</p> <p>Provide for a liveable and amenable environment through the delivery and maintenance of public places, open spaces and facilities.</p>

To reduce the impacts on our natural environment and to build resilience to the changing intensity of natural hazards.	Well managed stormwater flooding events. A reduction in our and the community's impact on the environment.
To drive appropriate development opportunities as well as infrastructure, land use planning and transport solutions.	Levels of investment and development in the CBD and other urban areas, including (mixed) residential uses. Increased customer satisfaction for planning and approval services. Increased number of Development Applications and Building Applications.
To develop a strategic and dedicated approach to securing economic investment in Launceston.	Increased population numbers.

Response:

This proposal is consistent with the strategic direction of the Plan, and will contribute to the goals by developing appropriate residential development. The rezoning will facilitate a liveable and amenable development while ensuring the impact on the environment is relatively insignificant. The development will contribute to an increased number of development applications and increased population numbers within the municipality.

3.9 Launceston Residential Strategy 2009-2029

The Launceston Residential Strategy 2009-2029 provides strategic direction for housing in the Launceston Municipality. It is designed to be compliant with State legislation and to be consistent with the goals of Launceston Vision 2020; to manage housing supply and to achieve community benefits such as access to services and reduced car dependency.

Among the relevant responses set out in the strategy, is the imperative to cater to housing and transport network diversity at the subdivision stage and seek opportunities for infill opportunities that prevent outward sprawl and maximise existing infrastructure.

Social and economic factors touched on in the strategy include the economic contribution of the construction industry and flow on effects; and, the increase of an aging population and expectations around residential density and access to services. Careful planning can help to ensure appropriate densities and access to transport and services is met.

In considering how to increase density without detriment, the strategy states that a mix of lot sizes should be presented within subdivision applications, to provide for a range of housing development types. Subdivision design should integrate with the existing urban fabric and consider the incorporation of transport networks and open spaces into residential layout.

In assessing housing supply and demand, there needs to be opportunities sufficient to satisfy the needs of the population, and to direct growth to appropriate locations. Council should aim to provide sufficient opportunity for viable development with economical and sustainable provision of infrastructure. This means working with developers proactively to address current issues and maximise housing opportunities.

The current demand for residential lots has not been predicted by the strategy. Projections for a high-level growth scenario estimate a general population of 72,903 by 2024, whereas, the current population

of Launceston, in 2021 is 80,916 according to the last census (Australian Bureau of Statistics, 2020). It is evident that a growing population is a current trend and the provision of suitable land for residential development is paramount.

The Strategy seeks to prioritise brownfield development where possible, which is fully serviced and within proximity to identified centres of activity. Vacant residential land is recognised as desirable also and locations and servicing should also be considered.

When measured against this summarised strategic criterion, the proposal meets the overarching objectives and predicted demands for residential land. Whether the land can be categorised as 'brownfield' development (given the site has been previously developed, albeit for recreation purposes), or vacant land, it is ideally located in a walkable area that is integrated with transport networks (pedestrian, vehicle and public transport) and with close proximity to a major activity centre. The activity centre at Kings Meadows has an abundance of retail and other outlets and is virtually self-contained. Most residential needs can be met by the activity centre in Kings Meadows, reducing the need to travel to the Launceston CBD which contributes to more congestion in the city centre.

While not recognised in any documentation, the current demand for real estate has been observed and residential opportunities are scarce, particularly within localities serviced as completely as the subject site. The proposed rezone and subdivision will, in a small way, contribute to the provision of well-suited residential land which is in line with the goals of this strategy.

3.10 Land Use Conflict

Section 32 (1)(e) requires land use conflict to be considered.

This application seeks to rezone the land from Recreation Zone to General Residential Zone and then to subdivide the land.

The rezoning allows the following use classes, according the *Launceston Interim Planning Scheme 2015*, within the General Residential Zone.

10.0 General Residential Zone

10.2 Use Table

No Permit Required	
Use Class	Qualification
Educational and occasional care	If for home based child care
Residential	If for a single dwelling
Natural and cultural values management	
Passive recreation	
Permitted	
Use Class	Qualification
Residential	If for multiple dwellings
Utilities	If for minor utilities

Discretionary	
Use Class	Qualification
Business and professional services	If for a medical centre
Community meeting and entertainment	If not a cinema or function centre
Educational and occasional care	
Food services	If for a cafe or takeaway food premises
General retail and hire	If for a local shop
Residential	<p>If not listed as No Permit Required or Permitted</p> <p><i>Except for assisted housing* on land at 242-254 St Leonards Road, St Leonards, as shown on the overlay maps, which is restricted to single person tenancies for each dwelling of no more than 6 months per tenant.</i></p> <p><i>*means housing provided by an organisation for higher needs tenants or residents, including those with physical or intellectual disabilities, and may include associated support services.</i></p>
Utilities	
Visitor accommodation	

The adjoining land to the subject site is in the Recreation Zone.

The use of the golf club is considered to be relatively passive. The use does not generate emissions (noise, dust) to a degree that would affect residents. It would be similar to, and likened with pedestrian activity, which would be an expected activity for the zone. The golf course and any potentially conflicting tees are to be remodelled to ensure the direction of ball flight is away from the residential area, eliminating the risk of damage or injury from golf balls in play. There will also be a border of trees and vegetation retained and replaced where necessary, between the main play area and the residential area.

As there has been residential use adjacent to the golf course, and sharing a boundary, for some time, it is demonstrated that the two zones and relative provisions are not in conflict. The open, vegetated space provided by the golf course increases the vista of green space, or borrowed scenery, enjoyed by residents. Perimeters to the course that are close to the residential areas are frequently used by dog walkers and other pedestrians without detriment or conflict. The main area of play on the golf course is set well within the site boundaries.

Residential uses and golf courses have operated in harmony around the state since their development. There are multiple examples of golf courses within the region which are developed adjacent to residential zonings. It is assessed that there is no risk of conflict between the General Residential Zone and the permissible uses provided for under the adjoining Recreation Zone.

4. The Development

The development application is assessed against the provisions of the General Residential Zone of the *Launceston Interim Planning Scheme 2015*.

The development seeks to subdivide 13 residential lots, whilst allowing for a cul-de-sac road lot, and pedestrian access lots. The two balance lots which contain the surrounding golf course will be slightly reduced in size as a result of the subdivision.

The development will extend west from Negara Street, providing a logical expansion of the area. Details of the lots, including their size and frontages is provided below:

Table 2 - Proposed lots and dimensions

Lot	Area	Frontage
1	638m ²	19.04m
2	644m ²	20.04m
3	556m ²	18.04m
4	564m ²	19.09m
5	508m ²	23.24m
6	509m ²	13.79m
7	2339m ²	15.00m
8	567m ²	13.91m
9	500m ²	20.23m
10	604m ²	20.08m
11	640m ²	20.08m
12	642m ²	19.08m
13	602m ²	17.08m
14 Balance	12.60ha	NA
15 Balance	41.46ha	NA
100 Road	1963m ²	15.25m
101 Pedestrian access	146m ²	4.00m
102 Pedestrian access	137m ²	4.00m

4.1 Zone assessment

10.0 General Residential Zone

10.1 Zone Purpose

10.1.1 Zone Purpose Statements

10.1.1.1	To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.
10.1.1.2	To provide for compatible non-residential uses that primarily serve the local community.
10.1.1.3	Non-residential uses are not to adversely affect residential amenity, through noise, activity outside of business hours, traffic generation and movement, or other off site impacts.
10.1.1.4	To encourage residential development that respects the existing and desired neighbourhood character.
10.1.1.5	To encourage residential use and development that facilitates solar access, integrated urban landscapes, and utilisation of public transport, walking and cycling networks.

10.1.2 Local Area Objectives

There are no local area objectives

10.1.3 Desired Future Character Statements

There are no desired future character statements

Response:

The proposed does not present a conflict to the purpose of the zone.

10.4.15 Lot size and dimensions

Objective	
To ensure the area and dimensions of lots are appropriate for the intended use of the lots.	
Acceptable Solutions	Performance Criteria
<p>A1.1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> a) have a minimum area of no less than 500m²; and b) be able to contain a rectangle measuring 10m by 15m; or <p>A1.2 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> a) be required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; or b) be required for the provision of public utilities; or c) be for the consolidation of a lot with 	<p>P1 Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> a) the relevant acceptable solutions for development of buildings on the lots; b) the likely location of buildings on the lots; c) the likely provision of on-site parking and manoeuvrability for vehicles; d) the topography of the site; e) the presence of any natural hazards; f) adequate provision for private open space; and g) the existing pattern of development in the

	another lot, provided each lot is within the same zone; and	area.
A1.3	Each lot, or a lot proposed in a plan of subdivision, must have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.	

Response:

- A1.1 The acceptable solution is achieved. Each lot is at least 500m² and appropriately dimensioned to accommodate a rectangle 10m x 15m with acceptable setbacks. See Table 2 for all proposed lot dimensions.
- A1.2 Not applicable
- A1.3 The acceptable solution is achieved. The portion of land being subdivided contains no buildings. While there are buildings on the balance lots, these buildings are several hundred metres from the site.

10.4.16 Frontage and access

Objective		
	To ensure that lots provide:	
	a) appropriate frontage to a road; and	
	b) safe and appropriate access suitable for the intended use.	
Acceptable Solutions	Performance Criteria	
A1 Each lot, or a lot proposed in a plan of subdivision, must have a frontage to a road maintained by a road authority of no less than 3.6m.	P1	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, of no less than 3.6m width, having regard to: <ul style="list-style-type: none"> a) the width of frontage proposed, if any; b) whether any other land has a right-of-carriageway as its sole or principal means of access over the frontage; c) the number of immediately adjacent rights-of-carriageway; d) the topography of the site; e) the proposed use of the lot; f) the construction and maintenance of the road; g) the existing pattern of development in the surrounding area; and h) the advice of the road authority.
A2 No acceptable solution.	P2	Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: <ul style="list-style-type: none"> a) the topography of the site; b) the distance between the lot or building

	area and the carriageway; c) the nature of the road and the traffic; d) the character of the area; and e) the advice of the road authority.
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Response:

- A1 The acceptable solution is achieved. Each new lot has frontage of at least 3.6m which will be accessible by the proposed new road. See Table 2 for all proposed lot dimensions.
- P2 The performance criteria are addressed. Each lot can provide vehicle access from the new road (Negara Street) and;
- a) the lots are relatively flat and even and pose no topographical constraints to access;
 - b) the distance to the carriageway is acceptable and in line with the surrounding development;
 - c) the road will be a cul-de-sac anticipated to have local traffic and no thoroughfare; The TIA provided at Annexure 4 provides further detail on the nature of the traffic impact;
 - d) The surrounding area is suburban in character and away from the major traffic routes;
 - e) This application is subject to the approval of the road authority which is Launceston City Council.

10.4.17 Discharge of stormwater

Objective	
To ensure that the subdivision layout, including roads, provides that stormwater is satisfactorily drained and discharged.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, including roads, must be capable of connecting to a public stormwater system.	P1 All stormwater runoff is to be collected and discharged from the subdivision in a manner that will not cause adverse impacts, having regard to: <ul style="list-style-type: none"> a) the location of the discharge point (if any); b) stormwater flow paths both internal and external to the site; c) the location of building areas within the site; d) the topography of the site; e) the characteristics of the site, including rainfall; f) the development on the site and adjoining land; g) the additional runoff from the subdivision development and likely future development of the land; and h) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.
A2 The Council's General Manager has provided written advice that the public stormwater system has the capacity to accommodate the stormwater discharge from the subdivision.	P2 Stormwater discharge flows from the subdivision are mitigated to a level that the public stormwater system can accommodate, having regard to: <ul style="list-style-type: none"> a) the location of the discharge point (if any);

	<ul style="list-style-type: none"> b) stormwater flow paths both internal and external to the site; c) the topography of the site; d) the characteristics of the site, including rainfall; e) the development of the site; f) the additional runoff from the subdivision development and likely future development of the land; and g) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.
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Response:

- A1 The acceptable solution is achieved. Each lot, including the new road, is catered to for stormwater connection. The Road Layout & Concept Services Plan (Hydrodynamica Drawing 332.31-SK01) at Annexure 6 provides detail.
- A2 The acceptable solution is dependent on the General Manager's advice. Council's engineering department have been involved in discussions relating to stormwater.

10.4.18 Water and sewerage services

Objective		
To ensure each lot provides for appropriate water supply and wastewater disposal.		
Acceptable Solutions		Performance Criteria
A1	Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated water supply.	P1 No performance criteria.
A2	Each lot, or a lot proposed in a plan of subdivision, must be connected to a reticulated sewerage system.	P2 No performance criteria.

Response:

- A1 The acceptable solution is achieved. Each new lot will be connected to reticulated water supply in accordance with TasWater standards. See: Hydrodynamica Drawing 332.31-SK01 at Annexure 6.
- A2 The acceptable solution is achieved. Each new lot will be connected to reticulated sewerage system in accordance with TasWater standards. See: Hydrodynamica Drawing 332.31-SK01 at Annexure 6.

10.4.19 Integrated urban landscape

Objective	
To provide landscaping of lots, roads and public open spaces that contributes to the character and identity of urban places and the character of the surrounding area.	
Acceptable Solutions	Performance Criteria

A1	Subdivision does not create any new road, public open space or other reserves.	P1	Subdivision must be designed to enhance the amenity of the area having regard to: <ul style="list-style-type: none"> a) the topography of the site; b) any significant natural and cultural features of the site; c) access to public open spaces and roads; d) the retention of existing vegetation; e) linking areas of significant local habitat; and f) the character of the surrounding area.
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Response:

- P1 The performance criteria are addressed. The subdivision has been designed with a new road, that extends Negara Street westwards. The new road forms an orderly and logical progression of the existing road, which currently ends as a dead-end.
- a) The topography is relatively flat and even and poses no constraints to the road construction or access;
 - b) No significant features have been identified;
 - c) The road creates access necessary to develop the residential lots. The pedestrian access allows a walkable thoroughfare for local use.
 - d) Existing vegetation will be selectively cleared so as to retain a degree of vegetative cover and screening between uses and retain (as much is possible without compromise to safety) the existing character of the area.
 - e) Significant habitat has not been identified. A full assessment is provided at Annexure 7 (Natural Values Assessment).
 - f) The surrounding area to the east is developed suburban and the area to the west, north and south is the golf course. The golf course contains a combination of lawn and greens with stands of mature trees, that form the course. A buffer of trees will be retained as part of the development to retain the character as much as practicably possible.

10.4.20 Walking and cycling network

Objective			
To: <ul style="list-style-type: none"> a) provide safe and convenient movement through and between neighbourhoods by pedestrians and cyclists; b) design footpaths, shared path and cycle path networks that are safe and accessible; and c) accommodate wheelchairs, prams, scooters and other footpath bound vehicles. 			
Acceptable Solutions		Performance Criteria	
A1	Subdivision does not create any new road, footpath or public open space.	P1	Subdivision provides roads, footpaths or public open spaces that are designed to provide safe and convenient walking and cycling networks, having regard to:

	<ul style="list-style-type: none"> a) linkages to any existing pedestrian and cycling networks; b) connection of footpaths, shared paths, cycle paths and bicycle lanes; c) access for cycling and walking to activity centres, community facilities, bus stops and public transport routes and public open spaces; d) the road network and public open spaces; and e) passive surveillance.
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Response:

P1 The performance criteria are addressed. The subdivision creates a new road and two pedestrian access lots as a part of the subdivision design. Regard has been given to the safe and convenient networks and:

- a) linking to the existing pedestrian network (Negara Street) and allowing access for pedestrians and users of the golf course with 4m wide passageway.
- b) The newly created footpath connection to the existing in similar fashion providing continuous use through Negara Street.
- c) Connection to the existing network which allows passage to the activity centre, bus stops and services.
- d) Appropriate and seamless continuation of the road network.
- e) Open and accessible pathways that allow safe passage with surrounding development containing activity and overlooking suited for passive surveillance. While these are private, they are addressed as relevant due to the nature of expected use.

10.4.21 Lot diversity

Objective	
To provide a range and mix of lot sizes to suit a variety of dwelling and household types.	
Acceptable Solutions	Performance Criteria
A1 Subdivision is for 10 lots or less.	<p>P1 Subdivision provides a range and mix of lot sizes suitable for the development of a variety of dwelling and household types, having regard to:</p> <ul style="list-style-type: none"> a) lot sizes suitable for single dwellings, multiple dwellings and other forms of residential use; b) the topography of the site; c) demand for a variety of housing types; d) the proximity of activity centres; e) the proximity and access to public open space; f) the proximity, availability and accessibility

	<p>of pedestrian, cycling, and bus stops and public transport, routes; and</p> <p>g) the character of the surrounding area.</p>
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Response:

- P1 The performance criteria are addressed. There are more than 10 lots created in the subdivision proposal. While the majority of the lots a similarly sized, between 500m² and 642m², one of the lots is significantly larger at 2339m² to allow for diverse development. The layout and dimensions of the lots reflect the existing layout and rhythm of Negara Street while allowing for some variation. Each new lot allows:
- a) either single dwelling or multiple dwellings that are suited to the lot size;
 - b) a relatively flat and even development site free from land form hazards, and,
 - c) variety to contribute to consumer and developer demand and allow diverse development, and,
 - d) close proximity to the Kings Meadows MAC by vehicle or walking (around 20-30 minute walk), and
 - e) access to public open space (Punchbowl Reserve) in close and walkable proximity (approximately 800m to the Leith Street entrance to Punchbowl Reserve).
 - f) There are bus stops at Norwood Avenue (approximately 200m walking distance) and at Hobart Road.
 - g) The lot development is in harmony with the existing character of the area.

10.4.22 Solar orientation of lots

Objective	
To provide for solar orientation of lots and solar access for future dwellings.	
Acceptable Solutions	Performance Criteria
<p>A1 Any lot for residential use with an area of less than 500m², in a subdivision of 10 or more lots, must have the long access between 30 degrees west of north and 30 degrees east of north.</p>	<p>P1 Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to:</p> <ul style="list-style-type: none"> a) the size, shape and orientation of the lots; b) the topography of the site; c) the extent of overshadowing from adjoining land; d) any development on the site; e) the location of roads and access to lots; and f) the existing pattern of subdivision in the area.

Response:

- A1 The acceptable solution is achieved. Each lot meets the minimum lot size and generally sits on a north /south axis.

10.4.23 Neighbourhood road network

Objective	
To provide for convenient and safe movement, through and between neighbourhoods, for motor vehicles, pedestrians, cyclists and public transport using the road network.	
Acceptable Solutions	Performance Criteria
A1 Subdivision does not create any new road.	<p>P1 The road network provides for convenient and safe movement for motor vehicles, pedestrians, cyclists and public transport, having regard to:</p> <ul style="list-style-type: none"> a) the existing network of roads, cycle paths and bicycle lanes, shared paths, footpaths and public transport routes; b) the function of the road and its relationship to arterial and neighbourhood road types; c) the speed limits on roads in the area; d) the location of activity centres; e) the volume of traffic in the area; f) access for service and emergency vehicles; and g) the topography of the site.

Response:

- P1 The performance criteria are addressed. The new road:
- a) joins the existing road network and transport infrastructure;
 - b) the road and footpaths will be a local road and will come under council authority. The pedestrian accessways will be maintained by the Launceston Golf Club.
 - c) The new road will be subject to the local speed limit of 50km/h or as dictated by the road authority.
 - d) The proximity of the MAC is described as a convenient distance to the subject site. The Kings Meadows precinct is easily within walking distance from the site. It would take less than five minute drive by car.
 - e) The volume of traffic in the area is not considered unreasonable. It is generally classed as residential traffic consistent with levels seen in surrounding suburbs of Launceston.
 - f) Access is suitable for service and emergency vehicles
 - g) The road is proposed on generally level ground. The topography of the site does not have a major impact on the usability of the site for pedestrians and vehicles.

10.4.24 Public transport network

Objective
To provide for access to public transport.

Acceptable Solutions	Performance Criteria
A1 Subdivision does not create any new road.	P1 The subdivision provides for adequate access to public transport, having regard to: <ul style="list-style-type: none"> a) the number of lots proposed; b) the walking distances from the lots to public transport route; c) any public transport strategy or plan for the area; and d) the likelihood of the provision of public transport for the area.

Response:

- P1 The performance criteria are addressed.
- a) The total number of lots proposed is eighteen, with thirteen being for residential use (two being for pedestrian access, one for the road and two balance lots that are a part of the golf course).
 - b) Each lot has similar walking distance to the bus stops at Norwood Avenue (approximately 200m walking distance) and at Hobart Road.
 - c) The City of Launceston Transport Strategy 2020-2040 (Draft) is available and seeks to increase liveability through active and public transport uptake and provide connection through access to centres, education and services. The subject site has been demonstrated to be in line with these goals.
 - d) Public transport is available to the area.

4.2 Code assessment

The following Codes under the Scheme are considered applicable to this application.

Code		Comments
E1	Bushfire-prone Areas Code	Applicable. Refer to the following section of the report
E2	Potentially Contaminated Land Code	Not applicable
E3	Landslide Code	Not applicable
E4	Road and Railway Assets Code	Applicable. Refer to the following section of the report
E5	Flood Prone Areas Code	Not applicable
E6	Parking and Sustainable Transport Code	Applicable. Refer to the following section of the report
E7	Scenic Management Code	Applicable. Refer to the following section of the report
E8	Biodiversity Code	Applicable. Refer to the following section of the report
E9	Water Quality Code	Not applicable
E10	Open Space Code	Applicable. Refer to the following section of the report
E11	Environmental Impacts and Attenuation Code	Not applicable
E12	Airports Impact Management Code	Not applicable
E13	Local Historic Cultural Heritage Code	Not applicable
E14	Coastal Code	Not applicable
E15	Telecommunications Code	Not applicable
E16	Invermay/Inveresk Flood Inundation Area	Not applicable
E17	Cataract Gorge Management Area Code	Not applicable
E18	Signs Code	Not applicable
E19	Development Plan Code	Not applicable

E1 Bushfire-prone Areas Code

This code applies to subdivision of land that is located within or partially within a bushfire prone area. As the site is mapped on a planning scheme overlay map as being within a bushfire prone area, the code applies.

The Bushfire Hazard Report and plan are provided at Annexure 5.

E4 Road and Railway Assets Code

This code applies to use or development of the land that will require a vehicle crossing. The Traffic Impact Assessment provided at Annexure 4 addresses the criteria of this code.

E6 Parking and Sustainable Transport Code

This code applies to all use and development.

E6.5 Use Standards

E6.5.1 Car parking numbers

Objective	
To ensure that an appropriate level of car parking is provided to meet the needs of the use.	
Acceptable Solutions	Performance Criteria
<p>A1 The number of car parking spaces must</p> <ul style="list-style-type: none"> a) Not be less than 90% of the requirements of Table E6.1 (except for dwellings in the General Residential Zone); or b) not be less than 100% of the requirements of Table E6.1 for dwellings in the General Residential Zone; or c) not exceed the requirements of Table E6.1 by more than 2 spaces or 5% whichever is the greater, except for dwellings in the General Residential Zone; or d) be in accordance with an acceptable solution contained within a parking precinct plan. 	<p>P1.1 The number of car parking spaces for other than residential uses, must be provided to meet the reasonable needs of the use, having regard to: (a)-(h)</p> <p>P1.2 The number of car parking spaces for residential uses must be provided to meet the reasonable needs of the use, having regard to: (a)-(c)</p> <p>P1.3 The number of car parking spaces complies with any relevant parking precinct plan.</p>

Response:

- A1 The acceptable solution is achieved. Each lot requires 2 spaces for residential use and each lot is adequately sized and dimensioned to allow car parking spaces accordingly within the future development.

E7 Scenic Management Code

This Code applies to the development of land within a scenic road corridor, or within a scenic management area shown on the planning scheme overlay maps.

E7.6 Development Standards

E7.6.2 Scenic management areas

Objective	
The siting and design of development is to be unobtrusive in the landscape and complement the character of the scenic management areas.	
Acceptable Solutions	Performance Criteria
<p>A3 Subdivision is in accordance with a specific area plan.</p>	<p>P3 Subdivision must have regard to:</p> <ul style="list-style-type: none"> a) the scenic management precinct existing character statement and management objectives in clause E7.6.3; b) the size, shape and orientation of the

	<p>lot;</p> <ul style="list-style-type: none"> c) the density of potential development on lots created; d) the need for the clearance or retention of vegetation; e) the need to retain existing vegetation; f) the requirements for any hazard management; g) the need for infrastructure services; h) the specific requirements of the subdivision; i) the extent of works required for roads or to gain access to sites, including any cut and fill; j) the physical characteristics of the site and locality; k) the existing landscape character; l) the scenic qualities of the site; and m) any agreement under s.71 of the Act affecting the land.
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Response:

P1 The performance criteria are addressed. The development will include the removal of vegetation including selected trees and understory. Regard has been given to:

a) The area is subject to E7.6.3.4 – 4 Carr Villa and Punchbowl Reserve Precinct:

Existing character statement - description and significance

The Carr Villa and Punchbowl Reserve Precinct is a vegetated corridor, encompassing the Carr Villa Memorial Cemetery and Crematoria and Punchbowl Reserve. These areas contribute to the treed character of the Kings Meadows, Norwood and Punchbowl areas. whilst also providing significant native habitat for threatened flora and fauna. It's significant for its historic, natural and scenic landscape values within an urban setting.

New residential development, particularly near the Punchbowl Reserve, is characterised by large bulky houses with limited opportunity to establish trees and vegetation that contribute to the Precinct.

- a) The development will be able to retain some of the trees that contribute to the overall canopy and cover of vegetation to the future urban setting.
- b) The lots are appropriately sized, dimensioned and orientated to the requirements of the GRZ.
- c) The density potential is according to the provisions of the GRZ. Single and multiple dwellings are permissible under the zone but the majority of the lots will not allow high density development due to the size and dimensions. Proposed Lot 7 could allow more intense development.
- d) The requirement to clear vegetation is to allow residential development.
- e) Selective vegetation will be retained to preserve character.
- f) The clearance can be done selectively according to the advice provided within the Bushfire Hazard Report provided at Annexure 5. The bushfire hazard management plan does not

- require the wholesale clearing of hazard management areas currently proposed on the balance lots. This will ensure some large trees can be retained.
- g) Clearing will allow infrastructure (roads and connections to water, sewer, stormwater) to be built
 - h) The subdivision is designed across a vegetated area and will need to be cleared to allow development.
 - i) These services are required by residential development but only minor earthworks are required.
 - j) The site, while currently vegetated and part of the golf course, adjoins residential development described as *large bulky houses with limited opportunity to establish trees and vegetation that contribute to the Precinct*.
 - k) The existing landscape character is vegetated and a part of the golf course.
 - l) The subject site itself is not significant but is collected within the Carr Villa and Punchbowl Reserve locality, which are characterised as highly valued scenic public open spaces that are well known to residents of Launceston.
 - m) The development is not affected by and agreements under s.71 of the Act.

E8 Biodiversity Code

This Code applies to use or development of the land which involves the clearing of native vegetation. This code is addressed in the Natural Values report provided at Annexure 7.

E10 Open Space Code

This Code applies to subdivision creating additional lots in the following zones: General Residential; The proposal is exempt from this code according to E10.4.1; a payment will be made instead of public open space.

5.0 Conclusion

This application to rezone a portion of land from Recreation Zone to General Residential Zone, along with a proposal for 13 residential lots has merit when viewed against the relevant strategies and provisions. The rezoning seeks to utilise a vacant and unused portion of land in the eastern part of the site. The vegetation that will be impacted has been assessed as having minimal value, containing no threatened flora or fauna species. The subdivision provides a logical extension of Negara Street, which has always been envisaged as seen by the road layout in this area.

The new lots will be created in close proximity to the Major Activity Centre of Kings Meadows, and are within an Urban Growth Area which adjoins existing General Residential land in Norwood. The application complies with the relevant tests set out by the *Land Use Planning and Approvals Act 1993*, along with all relevant zone and code standards under the *Launceston Interim Planning Scheme 2013*.

This application is considered orderly and with merit, thus appropriate for Council initiation and Tasmanian Planning Commission approval.

Annexure 1 – Certificate of Title Plan and Folio Text

Annexure 2 – Proposed Rezoning Plan

Annexure 3 – Subdivision Proposal Plan

Annexure 4 – Traffic Impact Assessment

Annexure 5 – Bushfire Hazard Report and Plan

Annexure 6 – Preliminary Engineering Design

Annexure 7 – Natural Values Assessment



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