

11 April 2024

6ty Pty Ltd  
ABN 27 014 609 900

Catherine Mainsbridge  
Senior Town Planner  
City of Launceston  
By Email: [planning.queries@launceston.tas.gov.au](mailto:planning.queries@launceston.tas.gov.au)

**Postal Address**  
PO Box 63  
Riverside  
Tasmania 7250  
**W 6ty.com.au**  
**E admin@6ty.com.au**

Tamar Suite 103  
The Charles  
287 Charles Street  
Launceston 7250  
**P (03) 6332 3300**

57 Best Street  
PO Box 1202  
Devonport 7310  
**P (03) 6424 7161**

Dear Catherine,

**PLANNING SCHEME AMENDMENT APPLICATION (PSA-LLP0019) – 325 WATERY PLAINS ROAD, WHITE HILLS – RESPONSE TO ADDITIONAL INFORMATION REQUEST**

Thank you for your letter requesting additional information dated 2 January 2024.

This letter together with the attached revised planning submission provides a response to the items requested, under corresponding headings below.

**1. LPS Criteria – Section 34**

An expanded response to the Section 8A Guidelines is provided in the attached revised planning submission.

While there is no specific use and development proposed at this time, the future use and development options are broader under the Rural Zone than the Agriculture Zone, as demonstrated in the reproduced Use Tables for each zone below.

**21.2 Use Table – Agriculture Zone:**

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	If: (a) on land other than prime agricultural land; or (b) an agricultural use, excluding plantation forestry, on prime agricultural land if it is dependent on the soil as the growth medium or conducted in a manner which does not alter, disturb or damage the existing soil profile or preclude it from future use as a growth medium.
Utilities	If for minor utilities.
<b>Permitted</b>	

Use Class	Qualification
Food Services	If associated with Resource Development or Resource Processing.
General Retail and Hire	If associated with Resource Development or Resource Processing.
Pleasure Boat Facility	If for a boat ramp.
Residential	If for: (a) a home-based business in an existing dwelling; or (b) alterations or extensions to an existing dwelling.
<b>Discretionary</b>	
Bulky Goods Sales	If: (a) a supplier for Extractive Industry, Resource Development or Resource Processing; (b) a garden and landscape supplier; or (c) a timber yard.
Domestic Animal Breeding, Boarding or Training	
Educational and Occasional Care	
Emergency Services	
Extractive Industry	
Food Services	If not listed as Permitted.
General Retail and Hire	If not listed as Permitted.
Manufacturing and Processing	If for: (a) the manufacturing of agricultural equipment; or (b) the processing of materials from Extractive Industry
Research and Development	
Residential	If: (a) not restricted by an existing agreement under section 71 of the Act; and (b) not listed as Permitted.
Resource Development	If not listed as No Permit Required.
Resource Processing	
Storage	If for: (a) a contractors yard; (b) freezing and cooling storage; (c) grain storage; (d) a liquid, solid or gas fuel depot; or (e) a woodyard.
Tourist Operation	
Transport Depot and Distribution	If for the transport and distribution of agricultural produce and equipment.
Utilities	If not listed as No Permit Required
Visitor Accommodation	
<b>Prohibited</b>	

Use Class	Qualification
All other uses	

## 20.2 Use Table – Rural Zone:

Use Class	Qualification
<b>No Permit Required</b>	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	
Utilities	If for minor utilities.
<b>Permitted</b>	
Business and Professional Services	If for: (a) a veterinary centre; or (b) an agribusiness consultant or agricultural consultant.
Domestic Animal Breeding, Boarding or Training	
Educational and Occasional Care	If associated with Resource Development or Resource Processing.
Emergency Services	
Extractive Industry	
Food Services	If associated with Resource Development or Resource Processing.
General Retail and Hire	If associated with Resource Development or Resource Processing.
Manufacturing and Processing	If for the processing of materials from Extractive Industry
Pleasure Boat Facility	If for a boat ramp.
Research and Development	If associated with Resource Development or Resource Processing
Residential	If for: (a) a home-based business in an existing dwelling; or (b) alterations or extensions to an existing dwelling.
Resource Processing	
Storage	If for: (a) a contractors yard; (b) freezing and cooling storage; (c) grain storage; (d) a liquid, solid or gas fuel depot; or (e) a woodyard.
Utilities	If not listed as No Permit Required.
Visitor Accommodation	If for guests accommodated within an existing building.
<b>Discretionary</b>	

Use Class	Qualification
Bulky Goods Sales	If: (a) a supplier for Extractive Industry, Resource Development or Resource Processing; (b) a garden and landscape supplier; or (c) a timber yard; or (d) rural supplies.
Business and Professional Services	If not listed as Permitted.
Community Meeting and Entertainment	
Crematoria and Cemeteries	
Custodial Facility	
Educational and Occasional Care	If not listed as Permitted.
Food Services	If not listed as Permitted.
General Retail and Hire	If not listed as Permitted.
Manufacturing and Processing	If not listed as Permitted.
Motor Racing Facility	
Pleasure Boat Facility	If not listed as Permitted.
Recycling and Waste Disposal	
Research and Development	If not listed as Permitted.
Residential	If for a single dwelling and not restricted by an existing agreement under section 71 of the Act.
Service Industry	If associated with Extractive Industry, Resource Development or Resource Processing
Sports and Recreation	
Storage	If not listed as Permitted.
Tourist Operation	
Transport Depot and Distribution	
Visitor Accommodation	If not listed as Permitted.
<b>Prohibited</b>	
All other uses	

Uses that can be considered in the Rural Zone that are Prohibited in the Agriculture Zone:

- Bulky Goods Sales  
(for rural supplies);
- Business and Professional Services;
- Community Meeting and Entertainment;
- Crematoria and Cemeteries;
- Custodial Facility;
- Motor Racing Facility;

- Recycling and Waste Disposal;
- Service Industry  
(If associated with Extractive Industry, Resource Development or Resource Processing);
- Sports and Recreation; and
- Transport Depot and Distribution  
(other than for transport and distribution of agricultural produce and equipment).

Uses that are Discretionary in the Agriculture Zone and Permitted in the Rural Zone:

- Domestic Animal Breeding, Boarding or Training;
- Education and Occasional Care  
(If associated with Resource Development or Resource Processing);
- Extractive Industry;
- Manufacturing and Processing  
(If for the processing of materials from Extractive Industry);
- Resource Processing;
- Storage  
(If for: (a) a contractors yard; (b) freezing and cooling storage; (c) grain storage; (d) a liquid, solid or gas fuel depot; or (e) a woodyard.); and
- Visitor accommodation  
(If for guests accommodated within an existing building.)

Maximising options for use of the land is desirable to allow for flexibility for the future for the current owners and to contribute to the desirability and value of the property if it were to be sold.

It is recognised that some of these uses would be more suitable on the site than others, for example a Domestic Animal Breeding, Boarding or Training facility or Resource Processing for a distillery may be suitable, while a Custodial Facility or Transport Depot likely would not be. The suitability of an individual use and development would need to be demonstrated through the development application process.

The land is not economically viable as a farming enterprise as demonstrated in the provided Agricultural Report. The proposed Rural Zone would provide options for the current or future owners to diversify use and potential for business opportunities that are currently not available.

## **2. Section 34(2)(c) Schedule 1**

An expanded response to this section is provided in the revised planning submission.

## **3. State Policy – Section 34(2)(d)**

- State Policy on the Protection of Agricultural Land 2009:  
  
Further justification against the policy is provided in the revised planning submission.
- National Environmental Protection Measures:

None of the matters covered by the NEPM's are directly applicable to this proposal, including the conservation covenanted area and natural values generally.

The EPA website advises that:

*In Tasmania the NEPM's are generally not directly enforceable for individual proposal and are implemented using a variety of mechanisms and approaches depending on the particular contents of each NEPM.*

#### **4. Regional Land Use Strategy – Section 34(2)(e)**

An expanded response to the key planning principles at D2.2.4 is provided in the revised planning submission, particularly relating to any impacts on the adjoining land in the Agriculture Zone and the Right of Way access.

#### **5. Section 37 - 74 Watery Plains Road**

A copy of the title for the above property is provided, with details of the owner.

Please do not hesitate to contact me should you have any queries on this application.

Yours faithfully

**6ty° Pty Ltd**



Jacqui Tyson  
Planning Consultant