
9.3. PSA-LLP0019 - 325 Watery Plains Road, White Hills - Planning Scheme Amendment - Rezone from Agriculture Zone to Rural Zone

FILE NO: PSA-LLP0019

AUTHOR: Catherine Mainsbridge (Senior Town Planner Development)

APPROVER: Chelsea van Riet (General Manager Community and Place)

DECISION STATEMENT:

To decide whether to reject or agree to initiate and exhibit Amendment PSA-LLP0019 to the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme.

PLANNING APPLICATION INFORMATION:

Applicant:	6ty° Pty Ltd
Address:	325 Watery Plains Road, White Hills (described as CT 106554/1, CT 232243/1 & CT208625/1)
Existing Zones:	Agriculture
Existing Codes:	7.0 Natural Assets Code 13.0 Bushfire Prone Areas Code 15.0 Landslip Hazard Code 16.0 Safeguarding of Airports Code
Existing Use:	Part cleared land with outbuilding sustaining grazing, remainder Native bushland protected by Conservation covenant C412685

RELEVANT LEGISLATION:

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

RECOMMENDATION:

That Council, pursuant to:

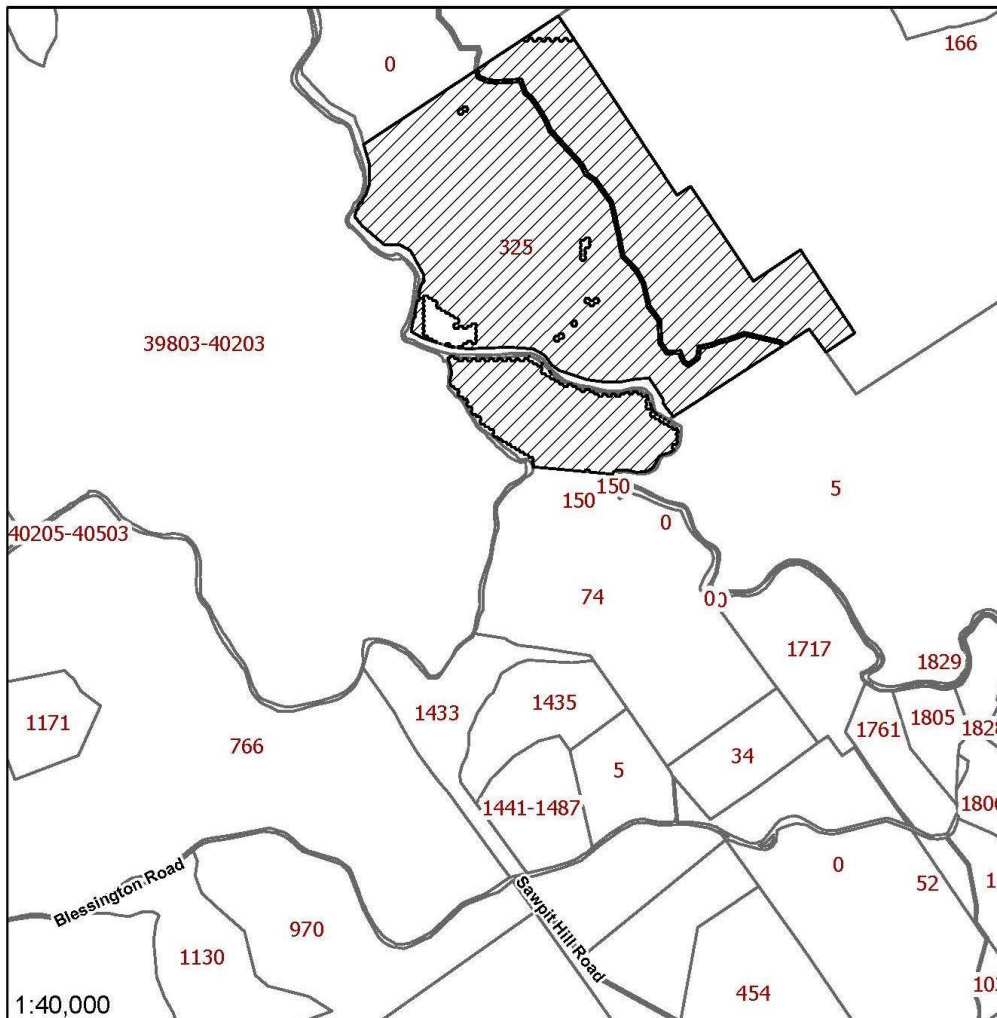
1. Section 40D of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates Amendment PSA-LLP0019, to the Launceston Local Provisions Schedule, to rezone land at 325 Watery Plains Road, White Hills (described as CT 106554/1, CT 232243/1 & CT208625/1) from the Agriculture zone to Rural zone and agrees to apply the Priority Vegetation component of the Natural Values code to part of the site.
2. Section 40F of the *Land Use Planning and Approvals Act 1993*, certifies draft amendment PSA-LLP0019; and
3. Sections 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition be 28 days.

Tasmanian Planning Scheme - Launceston Amendment PSA-LLP0019

TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE
Amendment PSA-LLP0019

Apply the Priority Vegetation Overlay 325 Watery Plains Road
(described as CT 208625/1, CT 232243/1 & CT 106554/1)

Amend the Tasmanian Local Provisions Schedule maps as below



 Priority Vegetation Overlay

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

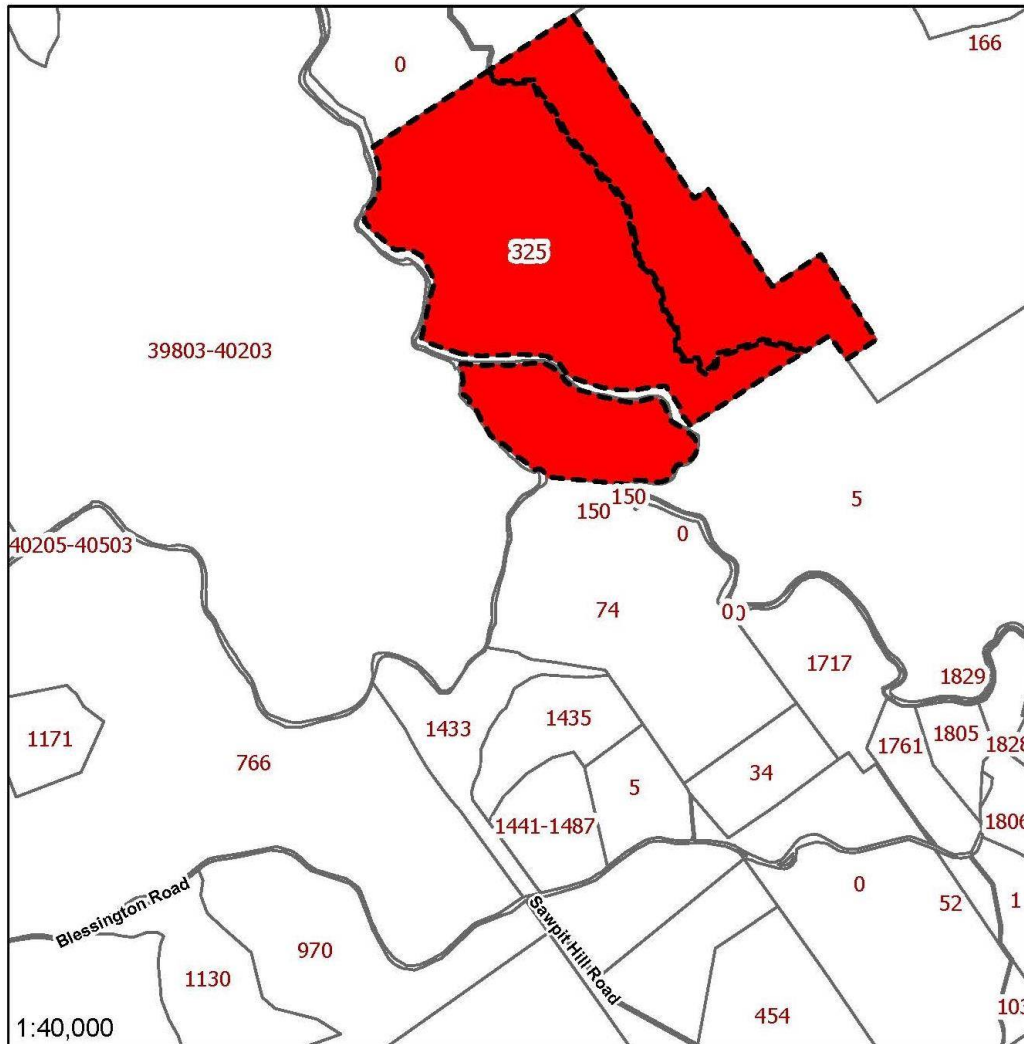
Sam Johnson
Chief Executive Officer

Date

**TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE
Amendment PSA-LLP0019**

Rezone land at 325 Watery Plains Road (described as CT 208625/1, CT 232243/1 & CT 106554/1)
from Agricultural to Rural

Amend the Tasmanian Local Provisions Schedule maps as below



 Rural Zone

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

Sam Johnson
Chief Executive Officer

Date

Claire Fawdry (Principal Town Planner) and Iain More (Senior Town Planner - Policy and Projects) were in attendance to answer questions in respect of this item.

DECISION: 11 July 2024

MOTION

Moved Councillor T G Walker, seconded Councillor J J Pentridge.

That Council, pursuant to:

1. Section 37 of the *Land Use Planning and Approvals Act 1993*, agrees to, and initiates Amendment PSA-LLP0019, to the Launceston Local Provisions Schedule, to rezone land at 325 Watery Plains Road, White Hills (described as CT 106554/1, CT 232243/1 & CT208625/1) from the Agriculture zone to Rural zone and agrees to apply the Priority Vegetation component of the Natural Values code to part of the site.
2. Section 40F of the *Land Use Planning and Approvals Act 1993*, certifies draft amendment PSA-LLP0019; and
3. Sections 40G and 40H of the *Land Use Planning and Approvals Act 1993*, determines the period for public exhibition be 28 days.

Tasmanian Planning Scheme - Launceston Amendment PSA-LLP0019