

## **ORDINARY COUNCIL - 29 May 2025 Attachments**

<b>8.1.1. Public Questions on Notice - Robin Smith - Parking Matters and Boxing Day Operations - 30 April 2025 .....</b>	<b>3</b>
<b>8.1.1.1. Questions on Notice - Robin Smith - Parking Matters and Box Day Operations - 30 April 2025 Redacted.....</b>	<b>3</b>
<b>8.1.2. Public Questions on Notice - Nathan Tivendale - Litter on the Heritage Rail Trail - 2 May 2025 .....</b>	<b>5</b>
<b>8.1.2.1. Question on Notice - Heritage rail trail - Tivendale, Nathan Redacted....</b>	<b>5</b>
<b>8.1.4. Public Questions on Notice - Ray Norman - QVMAG Operations and Strategic Direction, and Birchalls Building - 21 May 2025.....</b>	<b>6</b>
<b>8.1.4.1. Questions on Notice - QVMAG related - Norman, Ray Redacted .....</b>	<b>6</b>
<b>11.1. DA0576/2024 - Crematoria and Cemeteries – Construction of a Building for a Crematorium and Associated Offices.....</b>	<b>11</b>
<b>11.1.1. DA0576 2024 72 Gleadow Street Invermay Planning Scheme Assesment .....</b>	<b>11</b>
<b>11.1.2. D A 0576-2024 - 72 Gleadow Street Invermay - Plans and Documents to be Endorsed.....</b>	<b>20</b>
<b>11.1.3. D A 0576-2024 - 72 Gleadow Street Invermay - Proposed Cremator Unit .....</b>	<b>44</b>
<b>11.1.4. D A 0576-2024 - 72 Gleadow Street Invermay - Proponets Response to Representations .....</b>	<b>47</b>
<b>15.1. Notice of Motion - Lilydale Football Club - Councillor A Palmer and Councillor A Britton.....</b>	<b>55</b>
<b>15.1.1. Notice of Motion - Councillor A Palmer and Councillor A Britton - Lilydale Football Club - 15 May 20.....</b>	<b>55</b>
<b>16.1. Heritage Advisory Committee Meeting Report .....</b>	<b>56</b>
<b>16.1.1. HAC Minutes 1 April 2025.....</b>	<b>56</b>
<b>17.1. Community Grants (Organisations) Round 2 2024/2025 .....</b>	<b>62</b>
<b>17.1.1. Community Grants Assessment Panel - Terms of Reference .....</b>	<b>62</b>
<b>19.2. Launceston Housing Plan 2025-2040 .....</b>	<b>66</b>
<b>19.2.1. Summary of changes - Launceston Housing Plan 2025-2040 .....</b>	<b>66</b>

19.2.2. Launceston Housing Plan 2025-2040 .....	72
20.2. Signing of Council Agreements and Documents Policy - 14-Plx-035.....	192
20.2.1. Signing of Council Agreements and Documents Policy amendment in tr (1) .....	192
20.4. Dispute Resolution Policy (14-Plx-040) .....	197
20.4.1. DRAFT 14- Fmx-017 Dispute Resolution Form.....	197
20.5. Monthly Financial Performance Report.....	202
20.5.1. Monthly Financial Performance Report Apr 2025 updated on TERHAP .....	202
20.9. Land dealings at 2 Invermay Road and 1 and 5 McGrath Way.....	206
20.9.1. Lot 1b, 1 McGrath Way.....	206
20.9.2. Easement land, 2 Invermay Road .....	219
20.9.3. Balance land, 1 McGrath Way .....	232
20.10. Queen Victoria Museum and Art Gallery Funding Agreement 2024/2025..	242
20.10.1. Letter - from Secretary Department of State Growth - Queen Victoria Museum and Art Gallery Redacted.....	242
22.3. Correspondence for Noting .....	243
22.3.1. NTDC Finance Report March 2025.....	243
22.3.2. NTDC Quarterly Report Jan- Mar 2025 .....	250
22.3.3. Letter - Acting Director of Local Government to General Managers re correction of councillor allowan .....	262
22.3.4. Corrected - Councillor Allowances Information Sheet June 2025.....	263



**From:** "Robin Mark Smith" [REDACTED]  
**Sent:** Wed, 30 Apr 2025 17:40:26 +1000  
**To:** "Contact Us" <contactus@launceston.tas.gov.au>  
**Subject:** Meeting Questions-On-Notice

Dear Sir/Madam,

**Reference - Questions on Notice - Council General Meeting 8<sup>th</sup> May 2025 - PARKING MATTERS  
- BOXING DAY OPERATIONS**

Please find below questions in relation to Boxing Day operations of council owned and operated multi-story car parks in Launceston which arise from the City of Launceston Council Meeting Agenda Thursday, 13th of February 2025 Item 8.1.5. Public Questions on Notice - Robin Smith - Parking Matters including Parking Operations, Christmas Arrangements  
**Multi-Storey Carparks - Communications Failures**

To the question:

***"What consideration was given to parking operations on 26 December 2024 (Boxing Day)?"***

Council answered:

***"The decision was made not to operate the three multi-storey car parks on Boxing Day 2024 due to a technical issue arising with our after-hours service provider. While the system was operational, several technological communication issues required addressing before it could function independently without oversight. As a result, the car parks remained closed on Boxing Day."***

1. What was the nature of these 'technological communication issues'?
2. When did council become aware of them and what changed to enable operation on the 27th of December?
3. Was an alternative 'oversight' available which could ensure operation?
4. Did these issues prevent operations in both (a) normal revenue, (b) on a free-of-charge basis (as per the two weekends prior to Christmas), and (c) were both considered?
5. Were council staff ever scheduled to work Boxing Day in relation to parking?

**Multi-Storey Carparks - Staff Role**

To the question in reference to council's free parking initiatives of the 14th, 15th, 21st and 22 December 2024:

***"How many officer hours were employed to operate those carparks on those days?"***

Council answered:

***"A total of 144 officer hours were employed to operate the car parks during the free parking initiative."***

6. What was the role for the 144 staff hours?

**Multi-Storey Carparks - Operation**

7. What was the last time the council's multi-storey car parks did not open on a Boxing Day?
8. On what date was the decision not to open the multi-storey car parks on Boxing Day 2024 made?
9. Will council operate any of the three multi-story car parks on Boxing Day 2025?

Thank you,  
Yours faithfully,  
Robin Smith



**From:** "CoL Customer Service" [REDACTED]  
**Sent:** Mon, 5 May 2025 11:15:47 +1000  
**To:** "records" [REDACTED]  
**Subject:** FW: Heritage rail trail

Hi,

Nathan has requested his concerned be tabled in the next council meeting.

Thanks  
Sharni

**Customer Service**

 03 6323 3000  
 [CoL.CustomerService@launceston.tas.gov.au](mailto:CoL.CustomerService@launceston.tas.gov.au)  
 [www.launceston.tas.gov.au](http://www.launceston.tas.gov.au)



---

**From:** Nathan Tivendale [REDACTED]  
**Sent:** Friday, 2 May 2025 11:51 AM  
**To:** CoL Customer Service <[CoL.CustomerService@launceston.tas.gov.au](mailto:CoL.CustomerService@launceston.tas.gov.au)>  
**Subject:** Heritage rail trail

Hi,

I occasionally walk the heritage rail trail and there is always a huge amount of litter and dumped rubbish in the bushland around the trail. It could be a really nice trail but it is spoilt by all the rubbish dumped by irresponsible people. The council is fairly responsive to requests for clean-up but we should be combatting this problem proactively not just reactively. All the council is currently doing is offering free rubbish removal to the offenders and doing nothing to discourage future offending. Could this matter please be tabled at the next council meeting?

Regards,

Nathan Tivendale  
[REDACTED]

From: "Ray Norman" [REDACTED]  
Sent: Wed, 21 May 2025 23:01:25 +1000  
To: "Councillor Matthew Garwood"

[REDACTED]

Subject: Questions on Notice for the Next Council Meeting

### QUESTION 1:

**CONTEXT NOTE:** Albeit that previously the City of Launceston CEO has asserted that:

- The QVMAG is not governed by the elected representatives; and that
- The elected representatives are not the QVMAG's default Trustees; and that
- As a consequence, it falls to the CEO to determine policy and program priorities; and by extension
- The CEO ultimately has responsibility for the QVMAG's budget; and therefore
- Relies upon the QVMAG's Advisory Committee for guidance in regard to cultural issues; and
- The end of the financial year is but weeks away, and consequently a number of financial questions arise that seemingly fall to the CEO to answer.

In addition to this it seems that the Advisory Committee meets irregularly and according to press reports it may longer exist along with other Council advisory committees that have been disbanded.

This backgrounding raises serious questions about the viability and sustainability of the QVMAG as a cultural entity that has been operating as a Council Cost Centre for decades. Given the extraordinary

investment the city's ratepayers, the State Govt. and the institution's donors and sponsors through its existence.

This circumstance backgrounds the Councils need to explain to its constituency just what is the QVMAG's financial status is and its viability as the 2024/25 financial year draws to a close.

**MORAL RIGHTS STATEMENT:** *For the question I am submitting to Council here, I assert my moral rights as an author under Australian copyright law. Consequently, should Council decide to either edit, paraphrase, or otherwise alter my question it will cease to be my question and therefore it must **not** be attributed to me under any circumstance. Likewise, the question is directed to the city's governance and not to the city's management team given that they do not have the delegated authority to answer on Councillors' behalf.*

### QUESTION:

Will the City of Launceston's CEO please provide ratepayers, donors and sponsors with a financial summary of the QVMAG operation that includes:

- The estimated total operating for the QVMAG for 2024/25;
- The equivalent full-time staff employed by the QVMAG; and
- The number of grants the QVMAG received, and the total amounts of grant monies received; and
- The cost to ratepayers et al of providing the QVMAG as cultural destination and research entity ... the metrics ... the total cost divided by attendees; and
- The total amount of earned income, donations and cash sponsorships received in the 2024/25 financial year.

### QUESTION 2:

#### CONTEXT NOTE:

Remembering QVMAG strategic plan for another 'paradigm shift' for cultural institutions reported on y Joe Colbrook inn the Examiner

July 18 2024 - a question arises.

"Councillors heralded another "paradigm shift" for the city's cultural institutions, after formally endorsing a long-term strategic plan for the Queen Victoria Museum and Art Gallery (QVMAG) ... The QVMAG Strategic Plan 2023-2028 builds on the previous QVMAG Future Directions Plan endorsed by the City of Launceston council, and lays out eight goals to be achieved over the coming years. ... Councillor Danny Gibson said the older document represented a "paradigm shift" for the museum, with the subsequent strategic plan being the culmination a years-long process. ... "This has been an iterative process that has and should celebrate all of the people that have gone before at QVMAG to get us to where we are," Cr Gibson said. ... "In looking back, it's only in doing that that we can look forward. ... "There are lots of people out there who are working so hard in order for us to achieve the goals set out the eight goals set out in the strategy." ... Cr Gibson said there was still more work to be done, and he looked forward to the council publishing its tourism strategy. ... He said this would allow a more unified approach to promoting the city's cultural institutions along with its culinary bona fides as demonstrated by its certification as a UNESCO City of Gastronomy. ... QVMAG had a record-breaking year over 2022-23, when 158,263 people attended exhibitions and other events held at Royal Park and Inveresk. ... The museum's collections contain 1.5 million items. ... Specific actions listed in the new strategic plan include creating a futures fund **to allow the museum to be self-sufficient, and establishing a new governance board.**

... The exact makeup of the board is still to be determined, however elected and non-elected representatives from the council are likely inclusions, as the City of Launceston will retain ownership of the collections and buildings.... The full list of eight goals is as follows:

1. Fit-for-Purpose Governance
2. Sustainable Funding
3. An Accessible and Well-Managed Collection
4. Engaging with Audiences, Community and Partners
5. Engaging with Aboriginal and First Nations Peoples
6. A Powerful Brand
7. Priority Capital Projects
8. A Strong Organisational Culture"

This Examiner article asserts a policy shift and significant change in strategic direction that seemingly has **not** been put into effect despite the promise of meaningful change and a change that promised relief for ratepayers in regard to the financial burden the QVMAG presents.

**MORAL RIGHTS STATEMENT:** *For the question I am submitting to Council here, I assert my moral rights as an author under Australian copyright law. Consequently, should Council decide to either edit, paraphrase, or otherwise alter my question it will cease to be my question and therefore it must **not** be attributed to me under any circumstance. Likewise, the question is directed to the city's governance and not to the city's management team given that they do not have the delegated authority to answer on Councillors' behalf.*

## QUESTION: 2

Given the authority Councillors has apparently delegated to the CEO will the City of Launceston's CEO please provide ratepayers, donors and sponsors with:

- The details of Council managements determination that the QVMAG become a Company Limited by Guarantee;
- A report on the steps that are actively in place to implement the transition; and
- The timeline and KPIs for the achievement of Council's determination; and
- The expected cost to ratepayers in transforming the QVMAG into Company Limited by Guarantee; and
- The current expected short-term and long-term benefits that are being discussed as a part of the transformation; and
- The plans in place to garner external expert advice, plus who's recommendation and the point when community experts will become part of the transition given their investment in the institution.

## QUESTION 3:

### CONTEXT NOTE:

Remembering the report in the Examiner ... "Council expects to have Birchalls preferred option identified by March 30 ... Nick Clark

By Nick Clark ...After years of sitting idle, the City of Launceston council is looking to turbocharge the development of the former Birchalls building in the Brisbane Mall. ... An expression of interest process began in December after the council considered the site's future. ... Chief executive officer Sam Johnson said he expects to have a viable expression of interest before the council for consideration within the next two months. ... "We need to get something to the market and get a decision to say to the community 'here it is at long last this is what we are proposing'," he said. ....

<https://www.examiner.com.au/story/8867989/launcestons-birchalls-site-redevelopment-plans/> ..... it is concerning that ratepayers are still carrying the financial burden of Council's ill-advised and arguably inept decision, apparently on Council management's '*expert advice*'.

The burden grows and its real costs are by-and-large hidden and presumably under the provisions provided in SECTION 62/2 of the Local Govt. Act. Serially and surreally commitments are made and broken and the loss of opportunity over the time Council acquired this property with ratepayer funds. Given what ratepayers have invested in this property, the failure of the elected to find an equitable way forward and managements inability to contain costs it is time for 'Council as a whole' to provide the people whose money they have used, and have subsequently denied them a voice, with transparent accountability.

**MORAL RIGHTS STATEMENT:** *For the question I am submitting to Council here, I assert my moral rights as an author under Australian copyright law. Consequently, should Council decide to either edit, paraphrase, or otherwise alter my question it will cease to be my question and therefore it must **not** be attributed to me under any circumstance. Likewise, the question is directed to the city's governance and not to the city's management team given that they do not have the delegated authority to answer on Councillors' behalf.*

## QUESTION: 2

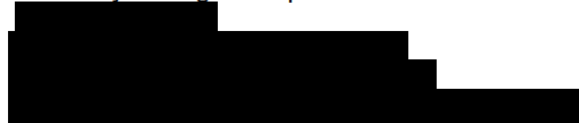
Will Council now do two things in regard to the Burchalls Building:

- Firstly, put on the public record a full disclosure of all the costs that ratepayers have had to carry as a consequence of Council and Councillors imagining that they had the wherewithal, the business acumen, to be property developers that includes all legal costs, an estimate of the loss of rates and an estimate of the losses to do with the loss of opportunity; and
- Secondly, initiate a meaningful community consultation process facilitated by an external facilitator in order to mitigate against unwarranted Machiavellian manoeuvring from within Town Hall?

Ray Norman  
Sturt alumni, Cultural Producer,  
Cultural Geographer, Researcher  
zingHOUSEunlimited



The lifestyle design enterprise and research network



"A body of men holding themselves accountable to nobody ought not to be trusted by anybody."

Thomas Paine

"The standard you walk past is the standard you accept" David Morrison

Consultant



<https://raynorman7250.blogspot.com/p/zingconsult.html>

<https://notrubbish.blogspot.com/>

*I acknowledge the First Peoples – the Traditional Owners of the lands where we live and work, and recognise their continuing connection to land, water and community. I pay respect to Elders – past, present and emerging – and acknowledge the important role Aboriginal and Torres Strait Islander people continue to play within the research zingHOUSEunlimited undertakes.*



**TITLE: DA0576-2024 - 72 Gleadow Street Invermay - Crematoria and Cemeteries - Construction of a Building for a Crematorium and Associated Offices**

**FILE NO:** DA0576/2024

**AUTHOR:** Duncan Payton (Town Planner)

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

---

**ATTACHMENT ONE:**

**3. PLANNING SCHEME REQUIREMENTS**

**3.1 Zone Purpose**

---

**18.0 Light Industrial Zone**

<p>P1 Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must not result in the potential for a sensitive use to be impacted by emissions, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the nature of the activity with the potential to cause emissions, including: <ul style="list-style-type: none"> <li>(i) operational characteristics of the activity;</li> <li>(ii) scale and intensity of the activity; and</li> <li>(iii) degree of emissions from the activity; and</li> </ul> </li> <li>(b) the intended use of the lot.</li> </ul>
--

**Consistent**

The use Crematoria and Cemeteries is classed as a discretionary use in the Light Industrial zone and is therefore considered to be compatible with the purpose of the zone.

**18.3.1 All uses**

That uses do not cause an unreasonable loss of amenity to residential zones.
--

**Consistent**

The subject site is some 130m from the nearest residential zone.

**18.3.2 Discretionary uses**

That uses listed as Discretionary do not compromise the use or development of the land for industrial activities with minimal or managed off site impacts.
--

**Consistent**

A1 No Acceptable Solution.

**Relies on Performance Criteria**

<p>P1 A use listed as Discretionary must not compromise the use or development of the surrounding properties for industrial activities with minimal or managed off site impacts, having regard to:</p>
--

- |   |
|---|
| <ul style="list-style-type: none"> <li>(a) the characteristics of the site;</li> <li>(b) the size and scale of the proposed use; and</li> <li>(c) the function of the industrial area.</li> </ul> |
|---|

**Complies**

Having regard to the prescribed matters the proposed development and use of the site for a crematorium is not considered to compromise the surrounding properties for industrial activities.

- |   |
|---|
| <ul style="list-style-type: none"> <li>(a) The site is a small (465m<sup>2</sup>) rectangular lot on the northern side of Gleadow Street. It</li> </ul> |
|---|

<p>is currently vacant, with the previous dwelling having been demolished in 2023. It adjoins a similar vacant site to the east, with two single dwelling properties to the east.</p> <p>To the north and west, the site is adjoined by mechanical repair and a battery warehouse, whilst to the south, over Gleadow Street, is the JMC pre-delivery yard.</p> <p>(b) The size and scale of the proposed use is relatively small. A single cremator unit is proposed in a purpose built, single storey, building including office, amenities and a viewing room for family. The facility does not include a chapel for funeral services.</p> <p>(c) This area of Invermay is zoned Light Industrial and the surrounding area, north of Gleadow Street, has a range of uses including various motor vehicle service, repair, parts and cleaning as well as other distribution centres. South of Gleadow Street the area is zoned Commercial and is in the process of revitalisation, including the JMC pre-delivery yard, bulky goods outlets, concrete batching and indoor sports.</p> <p>The proposed use will have minimal off-site impact and will not compromise the industrial use of the surrounding area, The performance criteria are considered to be satisfied.</p>
---

#### 18.4.1 Building height

<p>To provide for a building height that:</p> <p>(a) is necessary for the operation of the use; and</p> <p>(b) minimises adverse impacts on adjoining properties.</p>
<b>Consistent</b>
A1 Building height must be not more than 10m.
<b>Complies</b>
The proposed building has a maximum height of 6.5m, with the cremator stack extending a further 1m above this.

#### 18.4.2 Setbacks

<p>That building setbacks:</p> <p>(a) are appropriate for the site; and</p> <p>(b) do not cause an unreasonable loss of residential amenity to adjoining residential zones.</p>
<b>Consistent</b>
A1 Buildings must have a setback from a frontage of:
<p>(a) not less than 5.5m;</p> <p>(b) not less than existing buildings on the site; or</p> <p>(c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.</p>
<b>Complies</b>
The proposed building is setback 9.7m from the Gleadow Street frontage.
A3 Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone.
<b>Complies</b>
The site is not within 10m of a General Residential, Inner Residential, Low Density Residential or Rural Living zone.

#### 18.4.4 Outdoor storage areas

<p>Outdoor storage areas do not detract from the appearance of the site or surrounding area.</p>
<b>Consistent</b>
A1 Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.

**Complies**

Outdoor storage is not proposed.

18.4.5 Landscaping

That landscaping enhances the amenity and appearance of the streetscape where buildings are setback from the frontage.

A1 If a building is set back from a road, landscaping treatment must be provided along the frontage of the site:

- (a) to a depth of not less than 5.5m; or
- (b) not less than the frontage of an existing building if it is a lesser distance.

**Relies on Performance Criteria**

Landscaping is proposed at the frontage and in front of the building. However, as car parking is also proposed in the frontage area, the landscaping will not have a depth of 5.5m and performance criteria are relied upon.

P1 If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to:

- (a) the width of the setback;
- (b) the width of the frontage;
- (c) the topography of the site;
- (d) existing vegetation on the site;
- (e) the location, type and growth of the proposed vegetation; and
- (f) any relevant local area objectives contained within the relevant Local Provisions Schedule

**Complies**

Landscaping is provided along the frontage of the site, having regard to the prescribed matters.

- (a) The building is to be setback 9.7m from the frontage to provide for three car parking spaces and some landscaping on the frontage and at the entrance to the building.
- (b) The site frontage is 12.7m wide, including the 3.6m wide driveway access.
- (c) The site is generally level.
- (d) The site is vacant and grassed.
- (e) The specific landscaping is not nominated, although the perspective drawings indicate shrubs and small trees. A condition requiring a landscaping plan detailing species is proposed.
- (f) There are no relevant local objectives.

Landscaping is proposed and specific details to the satisfaction of the Senior Leader City Development, will be required by condition. The performance criteria are satisfied.

C1.0 Signs Code

The purpose of the Signs Code is:

C1.1.1 To provide for appropriate advertising and display of information for business and community activity.

C1.1.2 To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.

C1.1.3 To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

**Consistent**

C1.6.1 Design and siting of signs

That:
(a) signage is well designed and sited; and
(b) signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.
<b>Consistent</b>
A1 A sign must:
(a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and
(b) meet the sign standards for the relevant sign type set out in Table C1.6, excluding for the following sign types, for which there is no Acceptable Solution:
(i) roof sign;
(ii) sky sign; and
(iii) billboard.
<b>Complies</b>
A ground-based sign is proposed. At table C1.6, all zones are applicable for ground-based signs. There is only one proposed sign, it is 1.6m high and the frame does not project above the sign. The standards of Table C1.6.1 are met.
A3 The number of signs for each business or tenancy on a road frontage of a building must be no more than:
(a) 1 of each sign type, unless otherwise stated in Table C1.6;
(b) 1 window sign for each window;
(c) 3 if the street frontage is less than 20m in length; and
(d) 6 if the street frontage is 20m or more, excluding the following sign types, for which there is no limit:
(i) name plate; and
(ii) temporary sign.
<b>Complies</b>
Only one ground-based sign is proposed.

## C2.0 Parking and Sustainable Transport Code

The purpose of the Parking and Sustainable Transport Code is:

- C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.
- C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
- C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
- C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
- C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.
- C2.1.6 To provide for parking precincts and pedestrian priority streets.

**Consistent**

### C2.5.1 Car parking numbers

That an appropriate level of car parking spaces are provided to meet the needs of the use

**Consistent**

- A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:
- (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;
  - (b) the site is contained within a parking precinct plan and subject to Clause C2.7;
  - (c) the site is subject to Clause C2.5.5; or

<p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:  <math display="block">N = A + (C - B)</math> <p>N = Number of on-site car parking spaces required  A = Number of existing on site car parking spaces  B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1  C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p> </p>
<p><b>Complies</b></p> <p>The Table seeks the provision of one car parking space per employee and one visitor car parking space.</p> <p>The planning application form indicates that there will be two employees. With the required one visitor parking space, three car parking spaces are required, and these are shown in front of the building on the site plan.</p> <p>The Table also seeks the provision of one car parking space per four chapel seats. The proposal does not include a chapel.</p>

#### C2.5.2 Bicycle parking numbers

That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.
<p><b>Consistent</b></p> <p>The Table seeks the provision of one bicycle parking space per 50 chapel seats. The proposal does not include a chapel, and no bicycle parking is proposed.</p>

#### C2.5.3 Motorcycle parking numbers

That the appropriate level of motorcycle parking is provided to meet the needs of the use.
<p><b>Consistent</b></p> <p>A1 The number of on-site motorcycle parking spaces for all uses must:</p> <p>(a) be no less than the number specified in Table C2.4; and</p> <p>(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.</p>
<p><b>Complies</b></p> <p>The Table does not require the provision of a motorcycle parking space where less than 20 car parking spaces are required. Only three car parking spaces are required, and motorcycle parking is not provided.</p>

#### C2.6.1 Construction of parking areas

That parking areas are constructed to an appropriate standard.
<b>Consistent</b>

<p>A1 All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> <li>(a) be constructed with a durable all weather pavement;</li> <li>(b) be drained to the public stormwater system, or contain stormwater on the site; and</li> <li>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</li> </ul>
<p><b>Complies</b> The proposed driveway, parking and manoeuvring area is to be constructed in concrete and drained to the public stormwater system.</p>

#### C2.6.2 Design and layout of parking areas

<p>That parking areas are designed and laid out to provide convenient, safe and efficient parking.</p>
<p><b>Consistent</b></p>
<p>A1.1 Parking, access ways, manoeuvring and circulation spaces must either:</p> <ul style="list-style-type: none"> <li>(a) comply with the following: <ul style="list-style-type: none"> <li>(i) have a gradient in accordance with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>;</li> <li>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</li> <li>(iii) have an access width not less than the requirements in Table C2.2;</li> <li>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</li> <li>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</li> <li>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</li> <li>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</li> </ul> </li> <li>(b) comply with <i>Australian Standard AS 2890-Parking facilities, Parts 1-6</i>.</li> </ul>
<p><b>Complies</b> The proposed parking, access, driveway and manoeuvring area will be constructed in compliance with the Australian Standard AS2890 - Parking facilities, Parts 1-6.</p>

#### C2.6.3 Number of accesses for vehicles

<p>That:</p> <ul style="list-style-type: none"> <li>(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;</li> <li>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</li> <li>(c) the number of accesses minimise impacts on the streetscape.</li> </ul>
<p><b>Consistent</b></p>
<p>A1 The number of accesses provided for each frontage must:</p> <ul style="list-style-type: none"> <li>(a) be no more than 1; or</li> <li>(b) no more than the existing number of accesses, whichever is the greater.</li> </ul>
<p><b>Complies</b> The site will have a single access to Gleadow Street.</p>

#### C3.0 Road and Railway Assets Code

<p>The purpose of the Road and Railway Assets Code is:</p>
--

C3.1.1 To protect the safety and efficiency of the road and railway networks; and
C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.
<b>Consistent</b>
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction
To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.
<b>Consistent</b>
A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.
<b>Complies</b>
The previous dwelling did not have a crossover to Gleadow Street and a new crossover is proposed. Consent for the new crossover has been given.
A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.
<b>Relies on Performance Criteria</b>
Whilst staff and client vehicles are able to enter and leave the site in a forward direction, it is anticipated that the hearse may need to reverse into the site if the three car parking spaces at the front of the building are occupied. Performance criteria are relied upon
P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:
(a) any increase in traffic caused by the use;
(b) the nature of the traffic generated by the use;
(c) the nature of the road;
(d) the speed limit and traffic flow of the road;
(e) any alternative access to a road;
(f) the need for the use;
(g) any traffic impact assessment; and
(h) any advice received from the rail or road authority.
<b>Complies</b>
Having regard to the prescribed matters, traffic to and from the site will have minimal adverse impact on the safety of the crossover, or the safety and efficiency of the road network.
(a) The site is currently vacant and the proposed use is not expected to generate a daily average of more than 20 vehicle movements.
(b) Traffic generated by the proposed crematorium will be light vehicles (i.e. cars driven by staff and clients and a hearse)
(c) Gleadow Street is a public road providing access to surrounding businesses within the industrial and commercial area of Invermay.
(d) Gleadow Street is a relatively busy industrial/commercial street, with increasing volumes following development of the commercial area to the south. It has a 50kph speed limit
(e) There is no alternative vehicular access to the site.
(f) The proponents have identified a need for a crematorium for their business.
(g) Given the low volume of traffic generated by the proposal, a TIA was not required.
(h) The Road Authority is satisfied that there is not adverse impact on road safety from the proposal.
Based on the above, the performance criteria are considered to be satisfied.

#### C16.0 Safeguarding of Airports Code

The purpose of the Safeguarding of Airports Code is:

C16.1.1 To safeguard the operation of airports from incompatible use or development.

C16.1.2 To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.

#### **Consistent**

The proposal is exempt from the provisions pursuant to clause C16.4.1.

#### LAU-S10.0 Invermay/Inveresk Flood Inundation Specific Area Plan

The purpose of the Invermay/Inveresk Flood Inundation Specific Area Plan is:

LAU-S10.1.1 To reduce risks and hazards from flooding in the Invermay/Inveresk flood inundation area.

LAU-S10.1.2 To require that new development is sited and designed to minimise the impact of flooding.

LAU-S10.1.3 To require the consideration of the siting, design and emergency response capability of new development on land subject to flood inundation.

#### **Consistent**

#### LAU-S10.6 Use Standards

To prevent unacceptable uses from establishing in areas subject to, or isolated by, flood inundation.

#### **Consistent**

A1 Use, must not be for: (a) Education and Occasional Care, excluding in the Inveresk Cultural Precinct; (b) Emergency Services; or (c) Hospital Services.

#### **Complies**

The proposed use is for Crematoria and Cemeteries.

A2 Use must not be for Residential use, excluding:

- (a) a single dwelling in the Invermay Residential or Inveresk Residential precincts;
- (b) a multiple dwelling in the Invermay Residential Precinct; or
- (c) associated with and supporting the educational activities within the Inveresk Cultural Precinct.

#### **Complies**

Residential use is not proposed.

A3 Use must not be for Community Meeting and Entertainment in the Riveredge Industrial or Inveresk Residential precincts, excluding a museum in the Riveredge Industrial Precinct; and located in the Light Industrial Zone or Commercial Zone.

#### **Complies**

Community Meeting and Entertainment is not proposed. The proposed crematorium is within the Crematoria and Cemeteries use class.

#### **LAU-S10.7 Development Standards for Buildings and Works**

##### LAU-S10.7.2 Flood impact

P1 No Performance Criterion.

#### **Consistent**

A3 All buildings not in the Residential Use Class must have a:

- (a) floor level of not less than 3.4m AHD; and
- (b) gross floor area of not more than:
  - (i) 400m<sup>2</sup>; or
  - (ii) 10% more than that existing or approved on the 1st January 2008.



**Relies on Performance Criteria**

The proposed building is designed with a floor level of 1.5m AHD and relies upon performance criteria.

P3 Buildings not in the Residential Use Class must be sited and designed in accordance with a hydrological report and an emergency management plan prepared by a suitably qualified engineer. The report and plan must:

- (a) detail:
  - (i) the risks to life;
  - (ii) the likely impact on the use or development; and
  - (iii) how the use or development will manage the risk to tolerable levels, during either an overtopping of the levee or a levee breach at the closest point in the levee during a 5% AEP, 2% AEP or a 1% AEP flood event; and
- (b) consider the following:
  - (i) the likely velocity and depth of flood waters;
  - (ii) the need to locate electrical equipment and other fittings above the 1% AEP flood level;
  - (iii) the likely effect of the use or development on flood characteristics;
  - (iv) the development and incorporation of evacuation plans into emergency management procedures for the precinct; and
  - (v) the ability of the use or development to withstand flood inundation and debris damage and the necessity for the incorporation of any flood proofing measures in the development.

**Complies**

The building is sited and designed in accordance with the Flood Hazard report and Emergency Management plan prepared by Rare. That report concludes:

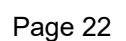
"The proposed development site is located within the 1% AEP Protected Area of the Launceston flood levee and is potentially subject to inundation in the event of a levee breach or overtopping. City of Launceston flood mapping for urban localised flood events has shown the site to be clear of such potential flooding in a 1% AEP event. Risk to the site for flooding is already low, however the proposed building works are expected to improve the risk to localised flooding by filling the site's existing minor depression and with a proposed floor level of 1.50m AHD, adequate freeboard to expected flooding in the vicinity of the site is sufficient. Risk to persons and property from localised flood events is low.

"The site is potentially still subject to flooding during overtopping of the flood levee or during a levee breach, however this risk is expected to be manageable with flood plans and evacuation procedures in place by City of Launceston and other relevant emergency services authorities, including the emergency management plan provided in Section 5 of this report."

The performance criteria are considered to be satisfied.

[illegible]







THIS PAGE IS TO BE PRINTED  
AND READ IN COLOUR.

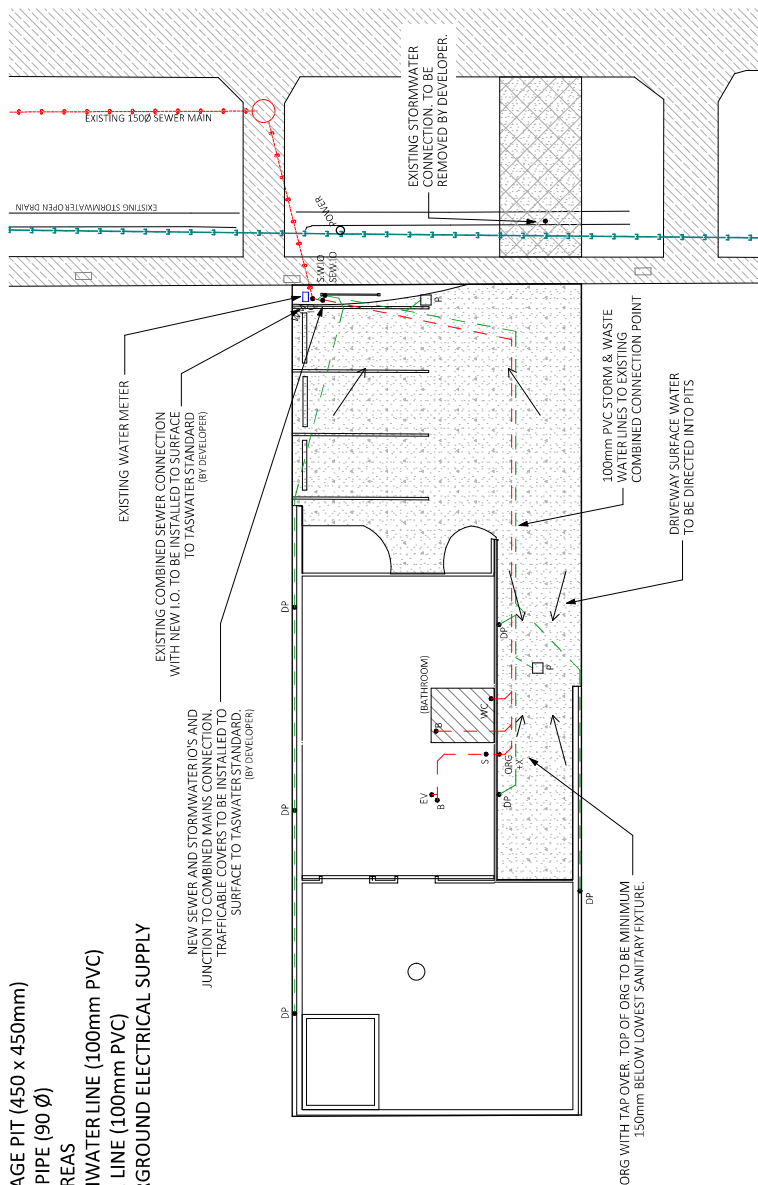
NOTES:

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTEGRATED CODE (WSA 03-2011-3-1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTEGRATED CODE (WSA 02-2014-3-1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.

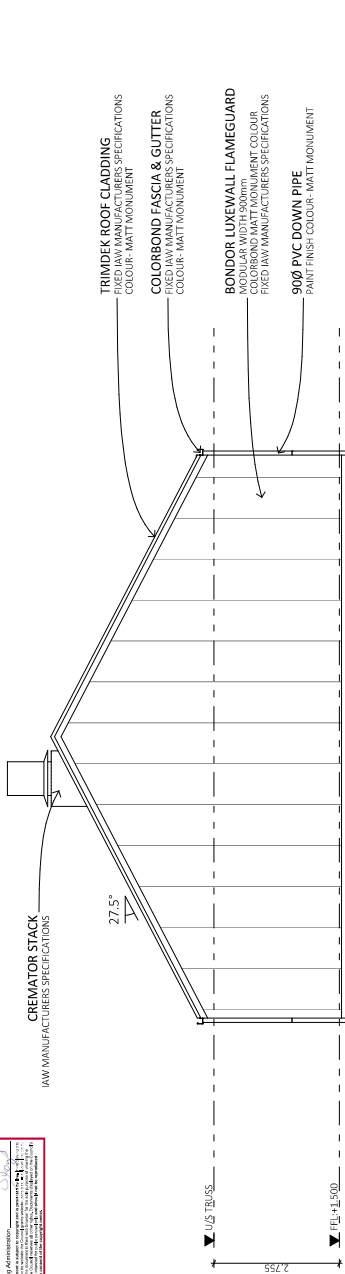
LEGEND

- BASIN
- BATH
- SINK (65Ø)
- LAUNDRY TUB (65Ø)
- SHOWER
- WATER CLOSET
- FLOOR WASTE
- VENT (THROUGH TO ROOF)
- FLOOR WASTE GULLY
- INSPECTION OPENING
- O/FLOW RELIEF GULLY
- RODDING EYE
- HOT WATER CYLINDER
- EXTERNAL TAP
- DRAINAGE PIT (450 x 450mm)
- DOWNPIPE (90 Ø)
- WET AREAS
- STORMWATER LINE (100mm PVC)
- SEWER LINE (100mm PVC)
- UNDERGROUND ELECTRICAL SUPPLY

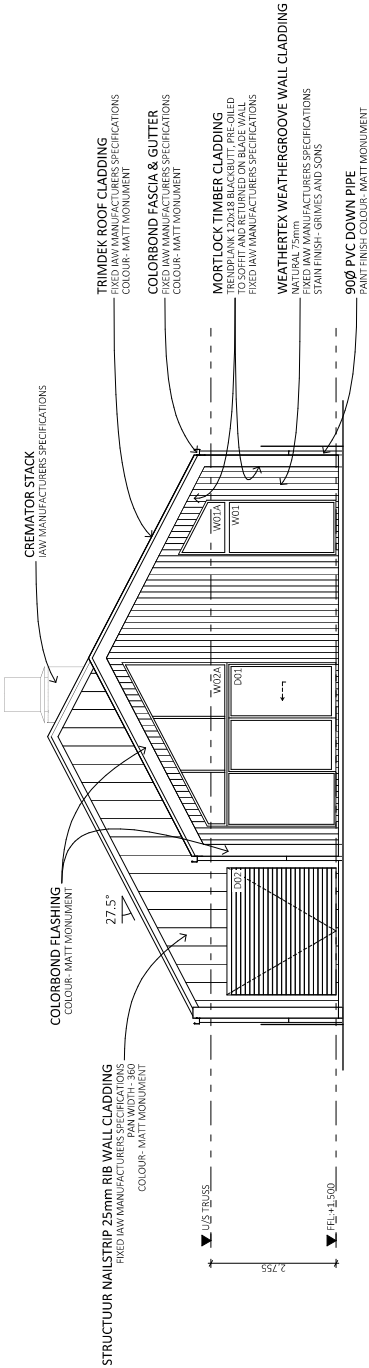


 <div>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designative.com.au W. www.designative.com.au Document Set ID: 51904628 Version: 1, Version Date: 08/03/2025</div>	CLIENT/S: LETHBORG INVESTMENTS PTY LTD	DRAWING EXTERNAL SERVICES	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.		COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER		
	SITE ADDRESS: 72 GLEADOW STREET, INVERMAY, 7248.		SIGNATURE:	DATE:		R1	18/12/2024	FOR DA				GLDW72	
			SIGNATURE:	DATE:		R2	13/02/2025	F.I.R.			L.S.	DRAWING	5/10
											M.L.	SCALE (@A3)	1:200





NORTHERN ELEVATION



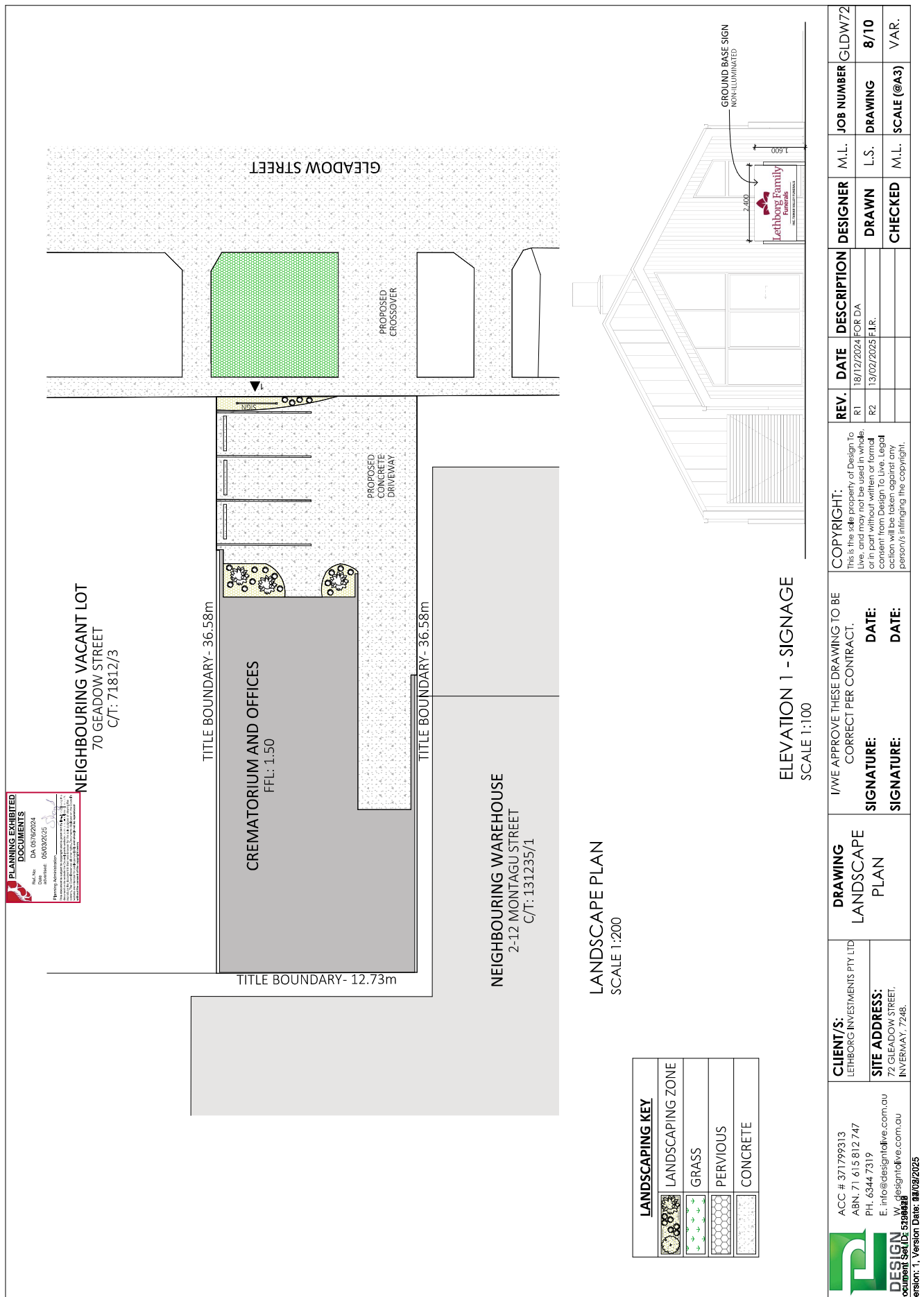
SOUTHERN ELEVATION

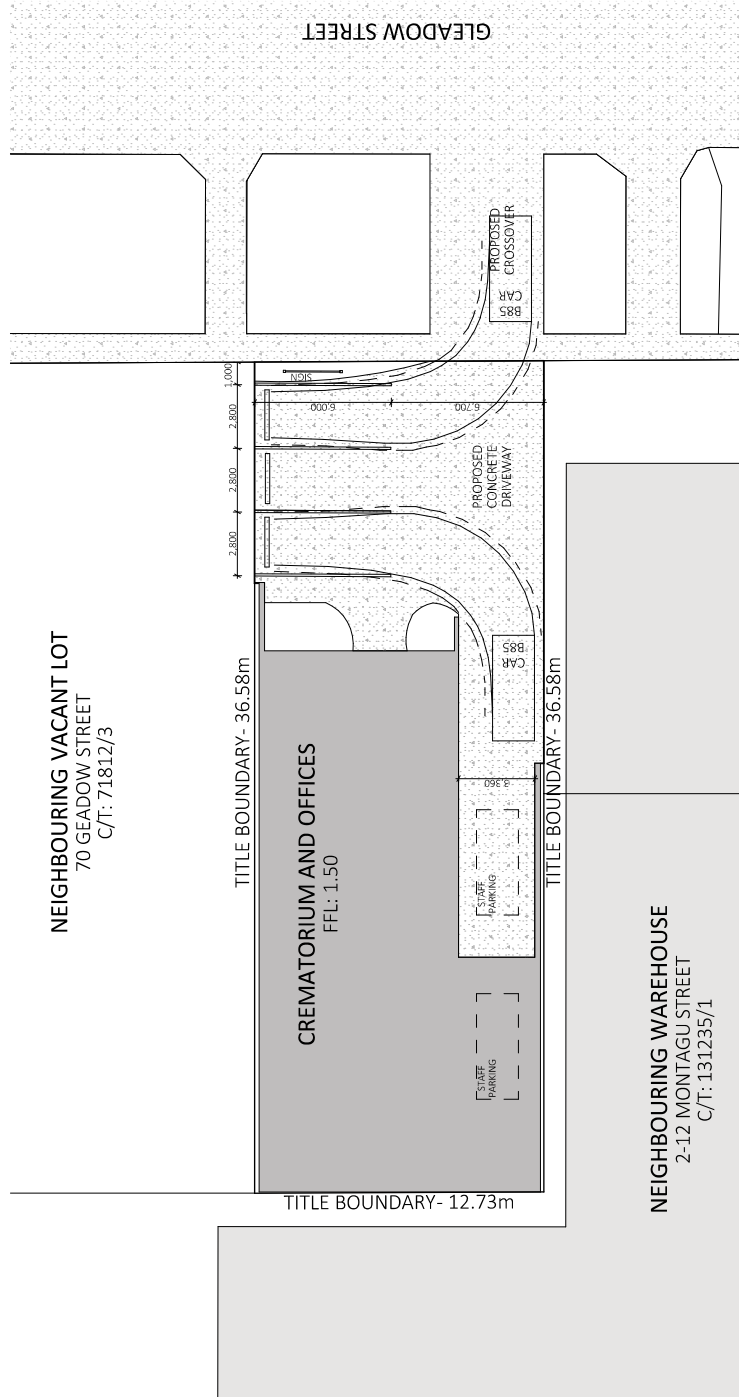


 ACC # 371799313 ABN 71 615 812 747 PH. 6344 7319 E. info@designative.com.au W. designative.com.au Document Set ID: 51904028	CLIENT/S: LETHBORG INVESTMENTS PTY LTD  SITE ADDRESS: 72 GLEADOW STREET, INVERMAY, 7248.	DRAWING ELEVATIONS NTH-STH	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.  SIGNATURE: _____ DATE: _____ SIGNATURE: _____ DATE: _____	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	GLDW72
					R1	18/12/2024	FOR DA				
					R2	13/02/2025	F.I.R.	DRAWN	L.S.	DRAWING	6/10
								CHECKED	M.L.	SCALE (@A3)	1:100

Page 26







 <p>ACC # 371799313 ABN 71 65 812 747 P. 6344 7319 E. info@designative.com.au 72 GLEADOW STREET, INVERMAT, 7246L</p>	<p><b>CLIENT/S:</b> LEITHBORG INVESTMENTS PTY LTD</p>	<p><b>DRAWING</b> PARKING AND TURNING</p>	<p>I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.</p>		<p><b>COPYRIGHT:</b> This is the sole property of Design to Live, and may not be used in whole, in part without written or formal consent from Design to Live. Legal action will be taken against any person/s infringing the copyright.</p>	<p><b>REV.</b> R1</p>	<p><b>DATE</b> 18/12/2024</p>	<p><b>DESCRIPTION</b> FOR DA</p>	<p><b>DESIGNER</b> M.L.</p>	<p><b>JOB NUMBER</b> GLDW72</p>
	<p><b>SITE ADDRESS:</b> 72 GLEADOW STREET, INVERMAT, 7246L</p>		<p><b>SIGNATURE:</b></p>	<p><b>DATE:</b></p>		<p><b>REV.</b> R2</p>	<p><b>DATE</b> 13/02/2025</p>	<p><b>DESCRIPTION</b> F.I.R.</p>	<p><b>DESIGNER</b> L.S.</p>	<p><b>DRAWING</b> 9/10</p>
			<p><b>SIGNATURE:</b></p>	<p><b>DATE:</b></p>				<p><b>CHECKED</b></p>	<p><b>M.L.</b></p>	<p><b>SCALE (@A3)</b> 1:200</p>



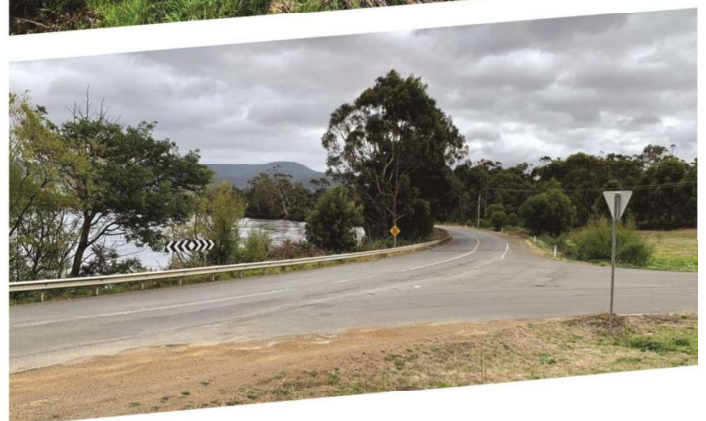
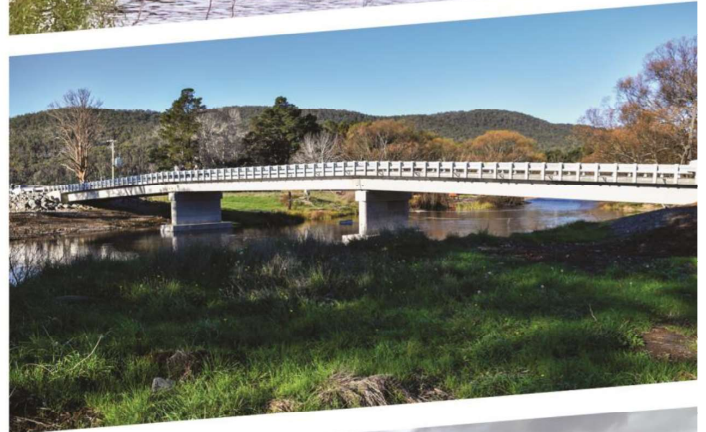
 <div>DESIGN SIGN GROUP</div>	ACC # 371799313 ABN: 71 615 812 147 PH. 6344 7319 E. info@designsigngroup.com.au <div>E. info@designsigngroup.com.au</div>		CUSTOMER'S: LEITHORIC INVESTMENTS PTY LTD	DRAWING PERSPECTIVES	I/W APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT. <div>SIGNATURE: DATE: SIGNATURE: DATE:</div>	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole or in part without written or formal consent from Design To Live. Legal action will be taken against any person's infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	GLDW72
							R1	18/12/2024	FOR DA				
							R2	13/02/2025	F.I.R.	DRAWN	L.S.	DRAWING	10/10
										CHECKED	M.L.	SCALE (@A3)	NTS



## Flood Hazard Report

Crematorium & Offices  
Gleadow St, Invermay  
(CT 71812/2)

Prepared for: Design to Live  
Project No: 251040  
Document No: 251040-RPT-001  
Issue No: 01  
Revision No: -



22-24 Paterson Street  
Launceston, TAS 7250

PO Box 1898,  
Launceston, TAS 7250

P. 6388 9200

E. [action@rarein.com.au](mailto:action@rarein.com.au)

[rarein.com.au](http://rarein.com.au)

**rare.**

Document Set ID: 5224442  
Version: 1, Version Date: 12/05/2025

Attachment 11.1.2 D A 0576-2024 - 72 Gleadow Street Invermay - Plans and Documents to be Endorsed

Of beauty rich and rare.

**rare.**



## DOCUMENT CONTROL

Project	Design to Live – 72 Gleadow St Flood Report – 72 Gleadow St, Invermay
Report Title	Flood Hazard Report
Project No	251040
Document ID	251040-RPT-001
File Path	R:\Projects\2025\251000 Civil\251040-72 Gleadow St Flood Report-DE-IN\4 Internal\Report
Client	Design to Live

Record of Report					
Issue	Reason	Revision	Date	Prepared By	Approved By
01	Client Issue	-	09/04/25	JWS	RJ

Distribution of Report			
Company	Name & Address	Contact	Copies
Design to Live	Lyndon Stubbs 202 Wellington Street, South Launceston	E: <a href="mailto:Lyndon@designtolive.com.au">Lyndon@designtolive.com.au</a> Ph: 6344 7319	1 (elec)



Of beauty rich and rare.



CONTENTS

1. INTRODUCTION ..... 3

2. SITE EVALUATION ..... 3

2.1. Location & Property Details ..... 3

2.2. Land Description ..... 3

2.3. Proposed Works ..... 4

3. FLOOD RISK ..... 6

3.1. Existing Flood Risk – Localised Flooding ..... 6

3.2. Existing Flood Risk – Riverine Flooding ..... 7

3.3. Development Effects/Building Works ..... 8

3.4. Site Access ..... 9

4. FLOOD CODE ASSESSMENT ..... 10

4.1. Response ..... 10

5. EMERGENCY MANAGEMENT PLAN ..... 12

5.1. Flood Management Plan ..... 12

6. SUMMARY ..... 13



Of beauty rich and rare.

rare.



## 1. INTRODUCTION

Rare Innovation have been engaged to provide a flood hazard report for the proposed new crematorium & offices located at 72 Gleadow Street, Invermay. The purpose of the flood hazard report is to undertake a desktop review and analysis of the existing site and proposed works to assess the likely hazard to structures and persons due to flooding and to address the relevant sections of the Tasmanian Planning Scheme. This report has been prepared based on available data for the site at the time of investigation.

## 2. SITE EVALUATION

### 2.1. Location & Property Details

The proposed development is located on a single land title at 72 Gleadow Street, Invermay (Property ID: 6558216, Title Reference: 71812/2) as shown in Figure 1. The site is currently zoned as Light Industrial and is bounded by Gleadow Street to the south, a vacant (previously residential) block to the east and existing industrial developments to the west and north. The site is located within the Launceston Flood Levee protected area.

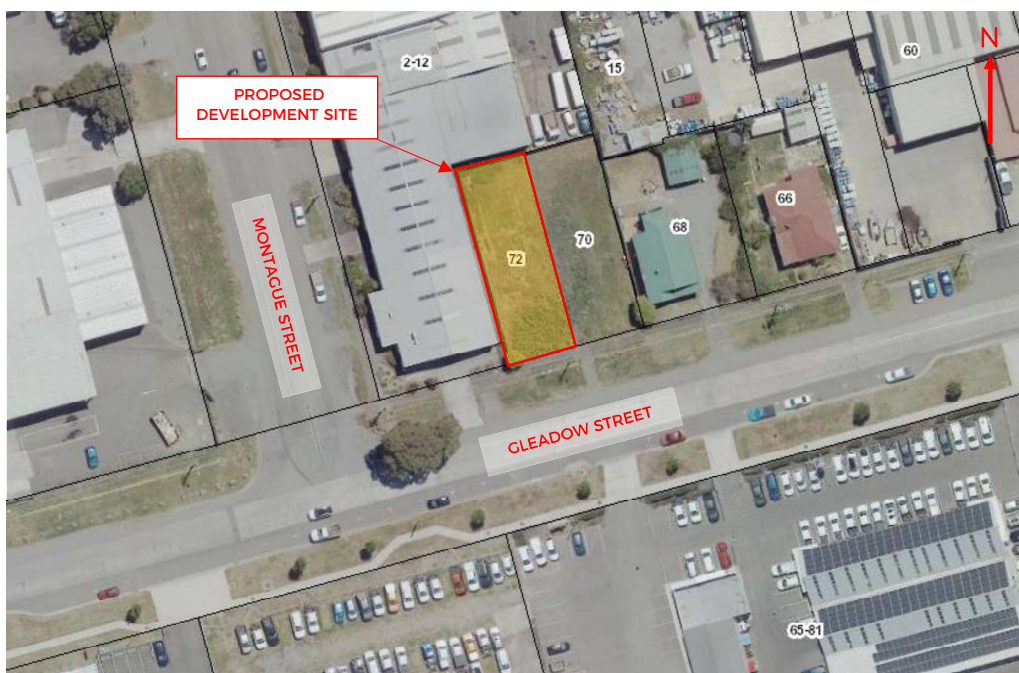


Figure 1 – Existing Site Aerial Image

### 2.2. Land Description

The site is currently undeveloped with a predominantly grassed surface and no existing structures. It is noted that the site previously contained a residential dwelling which has recently been demolished to create a vacant site. The site currently has no vehicular access to the adjacent street (with the existing residential

3



Of beauty rich and rare.

rare.



property also not previously having one) with only pedestrian access from the footpath along the site's frontage in Gleadow Street present.

The site's topography is generally flat with maximum falls of 1-3% generally falling towards the centre of the site to a localised low point (approximately RL 1.13m AHD) between the site and the neighbouring 70 Gleadow Street as indicated in Figure 2. The lowest point along the boundaries of the site to Gleadow Street is at the south-western corner with an RL of approximately 1.37m AHD.

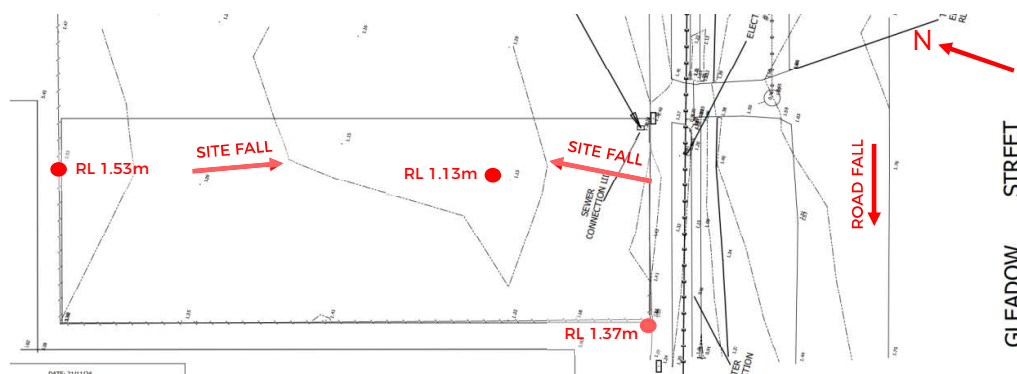


Figure 2 – Site Topography (Design To Live)

### 2.3. Proposed Works

The proposed development includes the construction of a new crematorium facility with associated office spaces, parking and underground services. A new crossover is proposed to be constructed onto Gleadow Street to provide vehicular access. No significant earthworks reshaping or retaining walls are proposed as part of the works.

A finished floor level of 1.50m AHD has been nominated for the proposed building.

A proposed site plan of the development prepared by Design to Live is shown in Figure 3.





Of beauty rich and rare.

**rare.**

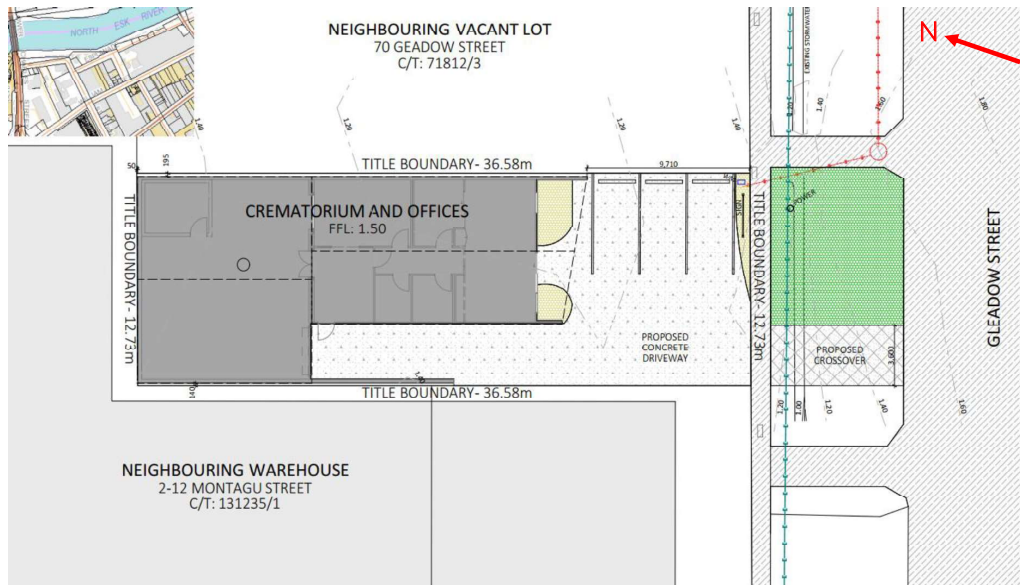


Figure 3 – Proposed Site Plan (Design to Live)



Of beauty rich and rare.

rare.



### 3. FLOOD RISK

#### 3.1. Existing Flood Risk – Localised Flooding

Launceston City Council's flood mapping 'Urban (Stormwater) Flooding in Launceston', identifies areas that are subject to potential overland flow and ponding during a 1% AEP storm event. An image of the localised urban flood mapping in the vicinity of the site is shown in Figure 4.



Figure 4 – Launceston City Council 1% AEP Urban (Stormwater) Flooding Maps

Flooding is shown to occur within the adjacent Gleadow and Montague Streets however is not shown to extend into the proposed development site. The closest occurrence of flooding is located approximately 10m south-west of the site within the open drain on the northern side of Gleadow Street with the roadway itself remaining largely clear. Based on survey and lidar data, the level of this closest flood occurrence in the open drain is expected to reach a maximum of approximately 0.9-1.0m AHD. It is therefore not expected that localised flooding will pose a direct risk to site.

The flood mapping also identifies flood hazard vulnerability in accordance with Figure 6.7.9 Australian Rainfall and Runoff Book 6 Chapter 7 and as shown in Figure 5. Classifications of hazard vulnerability are determined as a function of flood depth and flow velocity, with resulting classifications of H1 to H6 given.



Of beauty rich and rare.

rare.

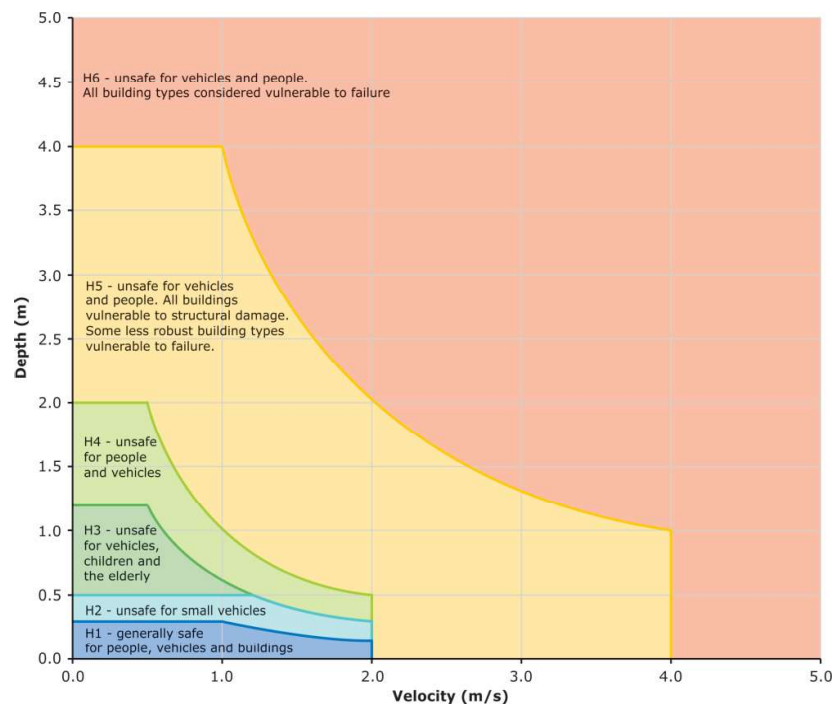


Figure 5 – Combined Flood Hazard Curves (AR&R 2019)

Flooding identified in the vicinity of the site on the adjacent roads is shown to be predominantly of hazard classification H1 which is defined as 'generally safe for vehicles, people and buildings' and is not expected to pose a significant risk to the existing site or vehicles travelling on these roads.

### 3.2. Existing Flood Risk – Riverine Flooding

City of Launceston's 'Launceston Flood Maps' provides mapping of the flood extent resulting from the flooding of the Tamar and North Esk Rivers and identifies areas that are protected from flooding by the various levee structures around the city. LISTmap additionally identifies areas that are subject to the conditions of the LAU-S10.0 Invermay/Inveresk Flood Inundation Specific Area Plan of the Tasmanian Planning Scheme – Launceston with the development site identified as within the 1% AEP Protected Area as shown in Figure 6.

Areas shown in orange in Figure 6 are identified as within the 1% AEP Protected Area which are the areas currently protected by the flood levee and potentially subject to flooding during an event which causes overtopping of the levee or a levee breach. It should be noted that the level of the flood levee has been designed based on the 0.5% AEP (or the 1 in 200 year ARI) event. As such it is unlikely that a 1% AEP event will cause overtopping of the levee with the most likely cause of flooding being a levee breach.





**Figure 6 – Launceston City Council Flood Protected Areas**

Acceptable solutions of Local Provision LAU-S10.7.2 of the Tasmanian Planning Scheme - Launceston requires minimum floor levels for non-residential zoned land of RL 3.4m AHD which allows for an acceptable risk based on the possible flooding of the Invermay/Inveresk area in the event of a levee breach. This will not be realistically achievable for the site with a typical elevation of RL 1.4m AHD and so the performance criteria must be addressed. Prior to any levee breach failure, the indicative flood level of the Tamar River adjacent to the development site during a 1% AEP event is approximately RL. 4.1-4.2m AHD as identified by the mapping shown in Figure 6.

### 3.3. Development Effects/Building Works

The new building is proposed to be located within the rear and central portions of the site with carparking areas proposed towards the front adjacent to Gleadow Street. The proposed floor level for the building is RL 1.50m AHD which will effectively fill the existing low point within the site and allow for grading of surface levels and positive drainage towards Gleadow St. A level of RL 1.50m will situate the building approximately 100mm above the levels at the front boundary to Gleadow Street. Building at such a level will ensure that rainfall on the site can be positively drained to the local system or any overflows can be directed towards the street and away from neighbouring properties.

As identified in Section 3.1, the maximum expected level of localised flooding in a 1% AEP event in the vicinity of the site is approximately 0.9m-1.0m AHD. The proposed building floor level of 1.50m AHD is

Of beauty rich and rare.

**rare.**



expected to provide sufficient protection from flooding with approximately 500-600mm of freeboard provided.

New drainage infrastructure is proposed within the site is to be connected to the existing combined sewer/stormwater system in Gleadow Street. Based on the scale of the site, including in comparison to existing developments in the area, increases to impervious areas for the site resulting in increased runoff are expected to be minimal and are unlikely to pose a significant risk to increased flooding occurrence outside of the site. It is noted that the site was previously developed with an existing residential property prior to demolition which was also connected to the existing system in Gleadow St.

#### 3.4. Site Access

There is currently no existing vehicular access to the site with only pedestrian access provided by footpaths within Gleadow Street. The development proposes to construct a new vehicular crossover onto Gleadow Street to provide access to parking within the site.

Council's localised flood mapping indicates that Gleadow Street is expected to remain clear of flooding in a 1% AEP event to the east and will allow for safe egress from the site if flooding occurs in the surrounding area. With mapped flooding shown to stop short of the site, the proposed crossover location is also expected to remain clear and as such there is a low risk to persons entering and leaving the site.

Typical restrictions to site access during a flood event are more likely to occur during a localised short duration event which has the potential to result in flash flooding. An event pertaining to the overtopping and/or breaking of the flood levee is more likely to occur during a longer duration event resulting in river flooding and is likely to allow more time for flood warnings to be issued to ensure the area can be evacuated prior to such an occurrence. The City of Launceston Municipal Emergency Management Plan and any local guidelines/plans/advice including the SES Invermay Levee Protected Area Community Flood Guide should be followed to ensure the site is evacuated when appropriate to do so and minimise risk to persons.



Of beauty rich and rare.

rare.



#### 4. FLOOD CODE ASSESSMENT

Tasmanian Planning Scheme - Launceston  
S10.0 Invermay/Inveresk Flood Inundation Specific Area Plan  
S10.7.2 Flood Impact

P3

*Buildings not in the Residential use class must be sited and designed in accordance with a hydrological report and an emergency management plan prepared by a suitably qualified engineer. The report and plan must:*

(a) Detail:

- i. The risks to life;
- ii. The likely impact on the use of development; and
- iii. How the use or development will manage the risk to tolerable levels,

*During either an overtopping of the levee or a levee breach at the closest point in the levee during a 5% AEP, 2% AEP or a 1% AEP flood event; and*

(b) Consider the following:

- i. The likely velocity and depth of flood waters;
- ii. The need to locate electrical equipment and other fittings above the 1% AEP flood level;
- iii. The likely effect of the use or development on flood characteristics;
- iv. The development and incorporation of evacuation plans into emergency management procedures for the precinct; and
- v. The ability of the use or development to withstand flood inundation and debris damage and the necessity for the incorporation of any flood proofing measures in the development

##### 4.1. Response

As outlined in Section 3 of this report, localised flood mapping shows the site as remaining clear of expected flooding in a 1% AEP event, with the site's proposed access also expected to remain clear allowing for safe access to and from site. A likely maximum flood level of approximately 0.9-1.0m AHD is expected for localised flooding in the near vicinity of the site, however with a proposed building floor level of 1.50m AHD, the risk to the building and users is expected to be sufficiently low and the site is not expected to be inundated in a 1% AEP event. The proposed building floor level is also expected to allow for protection of equipment and fittings from more likely localised storm events.

The proposed development is not expected to increase the stormwater runoff generated by the site to the point of causing a nuisance or increased risk of flooding in the surrounding area given the scale of development in comparison to existing uses within the area and expected volumes of flooding during 1% AEP events. Minor network flows are to be controlled and discharged to the public system.

Due to the close proximity of the site to the levee and the Tamar River, during a levee breach the site is likely to be quickly inundated. To reduce the risks to persons, it will be important to follow the procedures outlined in the Emergency Management Plan to ensure the site is not occupied during the period when a

10





Of beauty rich and rare.

**rare.**



levee breach may occur. The nature of the development's use is light industrial and will be used for commercial purposes meaning occupancy will likely only occur during daytime work hours when communication of flood warnings and evacuation management will be more effectively achievable.

A levee breach in the immediate vicinity of the site may cause damage to structures and equipment, although this would be largely unavoidable given the proximity to the levee and the likely volume of water entering the site. Additional measures such as sandbagging and sealing of doors and windows may be undertaken given adequate warning of likely flooding events to mitigate the potential for damage.



Of beauty rich and rare.

rare.



## 5. EMERGENCY MANAGEMENT PLAN

In the event of a flood in the area, it is recommended to follow the city of Launceston Municipal Emergency Management Plan (<https://www.launceston.tas.gov.au/files/assets/public/emergency-management/city-of-launceston-municipal-emergency-management-plan-issue-16-2018-no-contacts.pdf>) and the recommendations in the Flood Management Plan.

By following the Council's Emergency Management Plan, which will mean that all people will be not in the vicinity of the building if there is an imminent flood threat, risk to life will be mitigated. As this is a management event, that not only effects the development site but the broader Invermay community any potential intensification of use will not adversely affect the development site. The ability to manage people whether in the workforce or in the neighbouring community is foreseeable and therefore people can be protected and made safe in a potential flood event.

### 5.1. Flood Management Plan

The following plan will be issued to key staff and prominently displayed at the premises. As this forms part of the company policies, it must be strictly adhered to by all staff.

In the event of a flood warning

- Listen to local radio (ABC 91.7FM) and TV.
- Regularly check the Bureau of Meteorology website for warnings [www.bom.gov.au](http://www.bom.gov.au) click on TAS.
- Contact the Launceston City Council Customer Service on 6323 3000.
- Listen for public address warnings.
- Monitoring will be the responsibility of the Senior Leadership.

When flood warnings are issued

Approximately 24 hours' notice will be issued prior to premises being flooded, however only 6 to 7 hours will be available before the area will be evacuated. In this time the following must be done to minimize damage to company and customer's property as well as harm to the environment:

- Remove hazardous materials to higher ground.
- Move all vehicles to higher ground.
- Move portable electrical and other equipment (computers, tools etc) documents and manageable furniture to higher areas.
- Procure sandbags which should be placed around all doors - silicone may also be used to seal all doors and windows.
- Leave all drawers, cabinet doors and internal doors open to prevent swelling and sticking shut.
- Lock all windows.
- Turn power off at the main switchboard.
- Lock all external doors.

If evacuation is required

- Follow all directions given by police, Council, SES and other authorities to leave the area.





Of beauty rich and rare.

**rare.**



- Do not re-enter the area or premises until advised by authorities that it is safe to do so.

## 6. SUMMARY

The proposed development site is located within the 1% AEP Protected Area of the Launceston flood levee and is potentially subject to inundation in the event of a levee breach or overtopping. City of Launceston flood mapping for urban localised flood events has shown the site to be clear of such potential flooding in a 1% AEP event. Risk to the site for flooding is already low, however the proposed building works are expected to improve the risk to localised flooding by filling the site's existing minor depression and with a proposed floor level of 1.50m AHD, adequate freeboard to expected flooding in the vicinity of the site is sufficient. Risk to persons and property from localised flood events is low.

The site is potentially still subject to flooding during overtopping of the flood levee or during a levee breach, however this risk is expected to be manageable with flood plans and evacuation procedures in place by City of Launceston and other relevant emergency services authorities, including the emergency management plan provided in Section 5 of this report.

Should you have any further queries please do not hesitate to contact us.

Yours faithfully,

Jack W. Saunders  
Civil Engineer  
B Eng (Civil)





Cremation & Incineration Equipment

## FT III Cremator



### ***The FT III is the most advanced cremator in the world***

The fully automated control system enables 75 minute cremations as an average with fully integrated combustion controls meeting the most stringent environmental standards without human intervention.

The integrated control system constantly makes infinite adjustments and control measures to reduce the gas consumption and electrical power usage.

The technical engineering of the FT III cremator offers a wide variety of options and possibilities in order to answer to your specific needs and/or building requirements.

Our design team can offer a wide variety of solutions to meet each client's specific needs and the requirements of the building. The FTIII offers a product that can be adapted for future changes in environmental standards and requirements such as filtration.

### ***FT cremators are not only the most advanced but also the most cost efficient cremators on the market***

The self diagnostic integrated software combined with our **Online customer support** answers to our clients needs. The intuitive control and HMI (Human Machine Interface) system offers each client a bespoke reporting package which can be securely linked to your central administration facility.

- **Cremation capacity:** average cremation times of 80-90 minutes based on an average weight of 90 kg
- **Daily operation:** without limit 24 hours/day, no waiting time between cremations

**[www.facultatieve-technologies.com](http://www.facultatieve-technologies.com)**



FT III

Specifications	
Height:	2.95 m
Width:	2.15 m
Length:	3.86 m
Weight:	13,500 kg
Fuel:	Natural gas / LPG
Opening for installation:	2.65 x 2.65 m
Daily operation:	Without limit 24 hours/day
Average cremation time:	80 - 90 minutes

Electrical Characteristics	
Combustion air fan:	2000 m³/h at 20°C, 5.5 kW
Ejector air fan:	2500 m³/h at 20°C, 5.5 kW
Control system:	1.5 kW
Electrical supply:	26 amps, 380-415 V, 50 Hz, 3 phase, 5 wire, motor rated

Fuel consumption	
Burner ratings:	
•Primary burner:	•250 kW
•Secondary burner:	•350 kW
Natural gas usage	20 m³/h at 20 cm water gauge (excludes pre-heating of cremator)
LPG usage on request / Also available in double end format	



Other FT products





Cremation & Incineration Equipment

**FT United Kingdom**  
Moor Road | Leeds LS10 2DD  
United Kingdom  
Phone: +44 (0) 113 276 88 88  
info@facultative-technologies.co.uk



Cremation & Incineration Equipment

**FT Australasia Pty Ltd**  
Unit 413 - 415 | 4 Lawrence Drive |  
Nerang QLD 4211 | Australia  
Phone: +61 (0) 477057799  
mark.rothery@ftaustralasia.com

*FT The Americas • FT The Netherlands • FT United Kingdom • FT Germany • FT France • FT Ibérica • FT Czech Republic • FT Australasia*

[www.facultative-technologies.com](http://www.facultative-technologies.com)

FTIII UK/AUS - 1123





**Mail:** 202 Wellington Street, South Launceston 7249

1 May 2025

**A.B.N:** 71 615 812 747

**Phone:** 6344 7319

**Email:** info@designtolive.com.au

## Response to Representations

**Development:** Proposed Crematorium and Offices

**Owner:** Lethborg Investments Pty Ltd

**Address:** 72 Gleadow Street, Invermay

**Council:** Launceston City

**Zone:** Light Industrial

Please find below responses for the proposed Development at the above address.

### **Issue 1**

*Are we replacing wood smoke with crematorium smoke - what happens on a foggy morning?*

### **Response 1**

Relevance of a foggy morning is not a planning matter, and the representation has no substance.

### **Issue 2**

*This is a small urban lot and there are residential areas close by and the area is unsuitable for a crematorium.*

### **Response 2**

The property is zoned as Light Industrial and the Use Class of Crematoria and Cemeteries is a discretionary use, and not a prohibited use.

### **Issue 3**

*Surrounding homes and businesses will be directly affected by emissions, noise and increased traffic.*

### **Response 3**

Please refer to attached letter from Stephen Wright from TG Certifications Pty Ltd who is responsible for testing and certifying the cremator once installed; and references the level of emissions expected from the chosen model cremator.

The noise created by the cremator will be minimal compared to other permitted uses within the Light Industrial zone. The cremator will only be operated during business hours with 1-2 cremations per day. Please see attached noise data from FT Cremators.

In response to the traffic concern, the business model for the crematorium will be to have staff onsite and close family who sometimes chose to be nearby for the process and typically come in one vehicle. This business model would produce a significant smaller number of traffic movements than many other permitted uses in the Light Industrial zone.

<b>Issue 4</b> <i>The Gleadow Street area is undergoing significant commercial growth. A crematorium in this location is inconsistent and may deter further investment.</i>
<b>Response 4</b> Commercial Growth and possible future Investments are not relevant in the planning scheme, and the impact that this proposal has is only hypothetical.
<b>Issue 5</b> <i>The Attenuation Code prescribes a 300m attenuation area within which it must not cause an unreasonable impact on an existing sensitive use. There is a residential dwelling within 20m of the site.</i>
<b>Response 5</b> Design To Live contacted the owner of the vacant block and dwelling to the East of the site prior to submitting the development application and they chose not to submit a representation.
<b>Issue 6</b> <i>Is the proposed incinerator new or reconditioned/second hand? It is stated there will be minimal emissions, which clearly means there will be some. Further investigation and enforceable safeguards are required if there is not to be an unacceptable risk to public health.</i>
<b>Response 6</b> The Cremator will be a brand new, state of the art Cremator. The technology is more advanced, and the level of emissions are lower than the one used at Carr Villa.  Please refer to attached letter from Stephen Wright from TG Certifications Pty Ltd who is responsible for testing and certifying the cremator once installed; and references the level of emissions expected from the chosen model cremator.
<b>Issue 7</b> <i>A crematorium is likely to have a negative impact on surrounding property values and perhaps diminish surrounding business.</i>
<b>Response 7</b> The impact on Property Values is clearly speculative and not relevant to the planning scheme.
<b>Issue 8</b> <i>There should have been significant community consultation prior to application. It is unclear why this location was chosen over other more suitable sites.</i>
<b>Response 8</b> The DA advertising process has provided the community with ample opportunity to consider this application. The developers are not required to disclose site suitability analysis as part of the development application.

<p><b>Issue 9</b> <i>No details are given about the actual cremator brand and model, its fuel source or fuel storage. (The Florida cremator is fuelled by gas - no gas storage is shown on the proposal plan.</i></p>
<p><b>Response 9</b> The cremator will be a Facultative Technologies FTIII Gas/LPG fired cremator with FTL3 Auto Loader, HSC (High Speed Cremulator) and ATC (Ash Transfer Cabinet). The brochure and specification documents for these have been supplied to council.  The unit will be fuelled by Gas, there is a natural gas connection available to the property and there is no requirement to store gas on site.</p>
<p><b>Issue 10</b> <i>The 11 year old report from a cremator in Florida is inadequate. There is no reference to what the emissions in Gleadow Street might be and the Florida report proves nothing in regard to this site.</i></p>
<p><b>Response 10</b> Newer specifications have been provided to council, as well as a letter from the company responsible for testing and certifying the cremator after it is installed.</p>
<p><b>Issue 11</b> <i>The site is within a flood zone and is not appropriate for a crematorium.</i></p>
<p><b>Response 11</b> Please refer to attached Flood Hazard Report 251040-RPT-001 compiled by rare.</p>
<p><b>Issue 12</b> <i>The topography of the Tamar basin area encourages an inversion layer, trapping pollutants and leading to poor air quality. Crematorium emissions will be trapped and adversely impact on surrounding residences perhaps as far as Trevallyn.</i></p>
<p><b>Response 12</b> This is not relevant to the planning scheme.</p>
<p><b>Issue 13</b> <i>The old residence was recently demolished to create the vacant site for this development. Such reduction in the housing stock should not be permitted.</i></p>
<p><b>Response 13</b> A previous use of the site has no relevance on the current application. The site is zoned as Light Industrial, which suggests that the previous residential use was out of character, and a prohibited use. Design To Live suggest that this representor be referred to the council's strategic plan for housing growth.</p>
<p><b>Issue 14</b> <i>A crematorium in the Gleadow St location will have a negative impact on Launceston's tourism, gastronomy and fresh food reputation and its recreational water front.</i></p>
<p><b>Response 14</b> This is another opinion from a representor that has no merit or reference to the planning scheme. The proposal is on industrial Land and not a tourist route.</p>

<p><b>Issue 15</b> <i>Helicopters using the helipad opposite would be subject to emissions from the crematorium, Visitors taking helicopter rides or staying at Silo and Peppers hotels and other planned tourist ventures would be treated to views of a crematorium and its emissions.</i></p>
<p><b>Response 15</b> This issue raised by a representor has no relevance to the planning scheme.</p>
<p><b>Issue 16</b> <i>The proposal does not comply with LAU-S10.6.1 A3 - must not be for Community Meeting and Entertainment...</i></p>
<p><b>Response 16</b> The proposal of a Crematorium and Offices, which would be a 'Crematoria and Cemeteries by definition in Table 6.2 Use Classes (use of land for the burial or cremation of human or animal remains, and if land is so used, the use includes a funeral chapel).</p> <p>The definition of Community Meeting and Entertainment in the same table is 'use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, place of worship, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre, community centre and neighbourhood centre', which is not part of our proposal and thus we comply with the Acceptable Solution in LAU-S10.6.1 A1 to A3.</p>
<p><b>Issue 17</b> <i>The proposal does not comply with LAU-S10.7.2 A3 as the floor height is below 3.4m AHD.</i></p>
<p><b>Response 17</b> Please refer to attached Flood Hazard Report 251040-RPT-001 compiled by rare.</p>
<p><b>Issue 18</b> <i>The zoning of the site on List map has changed three time in the last week, to general industrial.</i></p>
<p><b>Response 18</b> Design to Live, or our clients are not aware of any changes to the zoning of the property. We have submitted our application as the Light Industrial Zone as per 'ListMap' zoning.</p>

Regards,  
Lyndon Stubbs  
(BEnvDes, MArch)



**Lyndon Stubbs**

---

**From:** Stephen Wright <steve@tamargas.com.au>  
**Sent:** Monday, 28 April 2025 3:40 PM  
**To:** The Lethborg family  
**Cc:** Mitchell Lloyd; Lyndon Stubbs  
**Subject:** Re: TASMANIA - LETHBORG NEW SITE

Hi Phil,  
Thanks for the query. I'll address each question in context below.  
Best Regards,

*Steve Wright*

MSc (Dist) Cmbst Eng  
Functional Safety Engineer(TÜV Rhineland #8197/14)  
Gas Certifier (Unrestricted) 924746  
Ph: 61-0428381803

*This message and any accompanying files may contain information that is confidential and/or subject of legal privilege intended only for use by the intended recipient. If you are not the intended recipient or the person responsible for delivering the message to the intended recipient, be advised that you have received this message in error and that any dissemination, copying or use of this message or accompanying files is strictly forbidden, as is the disclosure of the information therein. If you have received this message in error please notify the sender immediately and delete the message.*

---

On 28 Apr 2025 at 14:23, The Lethborg family wrote:  
Hi Steve,

In your experience and discussions with numerous operators of the FT cremator has there been any cases of visible smoke coming from the stack. If so is this more than one in 400 (expected volume of our cremator per annum)?

No, I have not seen or heard of visible smoke coming from the stack of a FT cremator.

In your experience and discussions with numerous operators of the FT cremator have there been any problems with any odours emanating from the enclosed room or stack?

No, I have not heard of any such problem with a FT, or for that matter, any other cremator. A modern cremator is not an incinerator.

Is it true that a domestic wood heater would have far more physical smoke and odour then a state of the art cremator such as the FT?

Definitely. A modern cremator has a high temperature afterburner which is designed to burn off smoke, odour etc. A domestic wood heater does not. The nearest equivalent situation would be if you stoked up the wood heater with very dry wood until the flue started to glow red hot (aprox 500°C). There would be no visible smoke. This is a very crude analogy to illustrate the point. A cremator afterburner runs far hotter than this and has a much longer dwell time.

Is It true that FT cremators have passed and exceeding all environmental tests in other Australian states areas including Tasmania.

It would be better to pose this question to the supplier, however I believe it is totally correct. They would also comply with the EU Standards, which are arguably the toughest in the world.

Is it true of all the FT cremators installed you haven't heard of any complaints from operators or neighbours of said properties?

That is correct. Some sites I have been back to multiple times. If there were any such problems I think I would have heard about them.

Kind regards  
Phil Iethborg

**TG Certifications Pty Ltd.**

ABN 99 619 738 144

PO Box 219,  
Gravelly Beach,  
Tasmania, 7276.

tgc@tamargas.com.au

181 Deviot Rd,  
Robigana,  
Tasmania, 7275  
Mob: 0428 381803  
Fax: (03) 63943643

To whom it may concern,

I have been requested to make comment on my experience with Facultatieve Technologies (FT) cremators.

I've been a gas fitter for 35 years, with the last 25 years focused exclusively on industrial equipment. My relevant qualifications are:

- Independent Type B gas appliance certifier, NSW, Queensland, SA, NT and Tasmania
- MSc Combustion Engineering (Salford University 2017)
- TÜV Functional Safety Engineer (2014)
- Industrial Gas Fitter (unrestricted) WA and Tasmania (2002)
- Authorised Officer, SA Office of the Technical Regulator
- Member of Australian Standards working group AG-011-00-05

I encountered my first FT human cremator at Centennial Park, Adelaide in April 2019. Since then I have certified a further fifteen FT cremators scattered around the eastern half of Australia. These have been located at both large, publicly owned crematoriums, such as Enfield Memorial Park in Adelaide, with three cremators, through to small family owned operations such as Skinner Family Funerals in Moonta, SA. With a couple of exceptions, the certification work was on behalf of, and paid for, by the organisation where the cremator was being installed. I have no financial connection with FT Australia.

As part of the certification process, cremator combustion emissions are checked. With the exception of the Queensland cremators (five), which were done by others, I have conducted these checks myself with a calibrated instrument (Testo 340). Without exception, the FT Cremators are the cleanest cremators I have tested. Typical maximum carbon monoxide readings, with both burners on high fire, are 4 or 5 parts

per million (ppm). Typical equivalent readings from other brand cremators range right up to over 100 ppm.

There are various reasons for this, but the primary one is that the FT cremators have been designed from the ground up to be a modern, clean burning piece of equipment. The majority of other cremators I encounter, even shiny new models with HMI screens for operation, are modifications of older designs which have been around for many decades.

Hopefully the above is of some use. Happy to provide further information upon request.

Yours sincerely,

Stephen Wright  
23<sup>rd</sup> April 2025

DS15228838

## CITY OF LAUNCESTON

### MEMORANDUM

---

FILE NO: SF5547/ SF0907  
LW  
DATE: 15 May 2025  
TO: Sam Johnson OAM Chief Executive Officer  
c.c. [councilmeetings@launceston.tas.gov.au](mailto:councilmeetings@launceston.tas.gov.au)  
FROM: Andrew Palmer Councillor  
Alex Britton Councillor

**SUBJECT: Lilydale Football Club**

---

In accordance with Clause 16(5) of the *Local Government (Meeting Procedures) Regulations 2015* please accept this Notice of Motion for placement on the agenda of the Meeting of Council to be held on 29 May 2025.

#### Motion

That Council:

1. contributes up to \$6,000 to the Lilydale football Club to go towards the cost of a building surveyor and drawings

#### Background

The Lilydale Football Club is an integral part of Lilydale and thus, our Launceston community. Grassroots community organisations are the core of this rural part of our municipal area.

A finalised grant deed from the Tasmanian Government is waiting to be activated in order to bring much-needed upgrades to the community facilities at the football ground. The Club's advocacy and care of Council's facility has seen a grant of over \$140,000 been made available. This will bring about upgrades to the Clubrooms.

Despite best efforts, there is a shortfall of funds for the provision of a surveyor in order to meet Council's best practice guidelines and therefore, a request of up to \$6,000 towards payment for a surveyor is sought by way of this Notice of Motion.

In balancing the needs of community, financial responsibility and upgrades to our Council owned facilities, it is determined that this request should be supported.

#### Attachments

Nil



Andrew Palmer  
Councillor



Alex Britton  
Councillor



# **LAUNCESTON HERITAGE ADVISORY COMMITTEE MINUTES**

**1 APRIL 2025  
Town Hall Committee Room**

## City of Launceston

### LAUNCESTON HERITAGE ADVISORY COMMITTEE MINUTES 1 APRIL 2025

---

Meeting opened at 12:35pm

#### 1. PRESENT

##### **Committee:**

Councillor Susie Cai  
Ananda Cairns  
Rocelyn Ives  
Geoff Counsell  
Marion Sargeant  
Dr David Beynon  
Ian Boersma  
Bruce Crerar

Councillor - City of Launceston (Chair)  
Real Estate Institute of Tasmania  
Community Representative  
Community Representative  
Launceston Historical Society  
UTAS School of Architecture & Design  
Heritage Tasmania  
Community Representative

##### **City of Launceston:**

Jessica Horton  
Sophie Appleby  
Ross Smith  
Marcus Grantham  
Henry Watson  
Hannah Koch  
Michelle Ogulin

Place and Heritage Officer  
Place and Heritage Officer  
Museum Collection Officer  
Team Leader Place Making  
Arts & Culture Officer  
Arts & Culture Officer  
Manager Liveable Communities

##### **APOLOGIES**

Councillor Joe Pentridge  
Representative  
Geoff Farquar-Still  
Wendy Roberts

Councillor - City of Launceston  
National Trust Tasmania  
Public Space Project Officer  
Launceston Historical Society

## City of Launceston

### HERITAGE ADVISORY COMMITTEE MEETING MINUTES 1 APRIL 2025

#### 1. ACKNOWLEDGEMENT OF COUNTRY

Welcome to members.

#### 4. DECLARATIONS OF INTEREST

N/A

#### 5. CONFIRMATION OF MINUTES - 11 December 2024

Rocelyn Ives & Geoff Counsell.

#### 6. CORRESPONDENCE

Nothing to report.

#### 7. PLACEMAKING REPORTS

##### 7.1 Introduction – New Heritage Officer, Sophie Appleby

Presented by Jess Horton & Sophie Appleby - the Committee welcomes Sophie Appleby as new City of Launceston Place & Heritage Officer.

Sophie brings a wealth of knowledge to the role, with exceptional research skills and a strong connection to community she is a great asset to our Team.

##### 7.2 Cataract Gorge Rotunda – Proposed Restoration Works

Presented by Kevin Hutt (CoL Building Project Advisor) - Cataract Gorge restaurant and rotunda require restoration works for the ongoing use and viability of both structures.

Works at the restaurant would straighten existing columns to north-eastern façade and increase accessibility.

Works at the rotunda would increase accessibility and include a bathroom refit to bottom level. In addition, it is proposed that the existing glass 'enclosure' and heritage interpretation to top level be removed. This would facilitate the reinstatement of the rotunda's original purpose - as a performance space / band stand. As part of the 're-imagining the gorge' project, heritage interpretation would be reinstated utilising QR code, a more subtle approach.

The Committee was asked whether they would be supportive of using a portion of the Heritage Advisory budget to support the project. It was discussed that all other commitments have been fulfilled this financial year - the Committee provided their support.

Ross Smith mentioned that the booking records for early bands at the Rotunda are at QVMAG. Marion Sargent noted that she can send her research references on the history of Cataract Gorge to the Heritage Team.

---



## City of Launceston

### HERITAGE ADVISORY COMMITTEE MEETING MINUTES 1 APRIL 2025

Vandalism and homelessness were raised. Henry Watson (Arts & Culture Officer) provided an insight into the Music in the Park project which successfully managed these concerns during performances.

Seating arrangements were raised. Henry Watson noted that during Music in the Park, most people bring their own chairs or picnic blankets, but that there may be an opportunity to bring chairs in for performances.

Shade at the Gorge for performances was raised. The Committee agreed that the surrounding trees should provide ample shade.

Overall, the Committee welcomed the project and were excited for the opportunity it presents in regard to future performances.

#### 7.3 Update on Heritage Review Project - Precincts, Trees & Comms

Presented by Jess Horton & Sophie Appleby - an overview of the current progress of the heritage list review.

The significant tree amendment is currently with the CoL Planning Team for amendment preparation. 50 public trees have been identified for listing.

A Precincts information brochure has been completed, whilst an insurance brochure is currently underway. Once the comms is complete, informal consultation will commence with precinct residents. The Precinct project is currently progressing.

A heritage video series is currently in progress, the first of which was in collaboration with Invermay Primary School.

#### 7.4 Salvage Strategy

Presented by Ian Boersma (Heritage Tasmania) - the importance of salvage strategies and how they can be incorporated into development application conditions.

Ian hopes to create a pathway for salvage of heritage building materials. There is monetary and sustainability benefit to reuse.

Ian has had correspondence with Mick Attard (CoL Team Leader Sustainability) to see where salvage strategies could fit into current processes/goals.

#### 7.5 Longford Academy Sponsorship - Successful Applications

Presented by Jess Horton - The Committee thank Bruce Crerar for assisting on the Longford Academy - Heritage Skills Grant Assessment panel.

The two successful applicants have been chosen and were announced at the meeting.

Most people who attend Longford Academy are from the mainland, it is exciting to support local tradespeople in the development of their skills within the heritage space.

---

## City of Launceston

### HERITAGE ADVISORY COMMITTEE MEETING MINUTES 1 APRIL 2025

The Committee agreed that more funding should be put towards such grants in the future.

The Heritage Team have discussed with David Young (Longford Academy) comms opportunities (i.e. Examiner, social media posts etc.).

#### 7.6 Launceston Heritage Week

The Heritage Team welcomes suggestions for 'Launceston Heritage Week' (Oct 2025). This week will culminate with the Heritage Sketch Award Ceremony and seek to celebrate all things Launnie heritage.

Initial ideas: free tours of Town Hall / Council buildings, heritage awards, expansion of video series.

The heritage awards were raised - judging the best renovations, extensions, adaptive reuse of heritage properties. This could be announced during heritage week.

### 8. GENERAL BUSINESS

- Ross Smith noted that it is the 50<sup>th</sup> anniversary of the Brisbane Street Mall.
- Jess Horton will be away on 3 June.
- A discussion was opened regarding the location of the Jubilee drinking fountain and concerns over its ongoing protection, proposing moving the fountain to QVMAG. The committee discussed the importance of the original location and the robustness of the structure once the restoration has been completed.

### MEETING DATES 2025

DATE	TIME	LOCATION
Tuesday 3 June	12:30-2:00pm	Town Hall Committee Room
Tuesday 5 August	12:30-2:00pm	Town Hall Committee Room
Tuesday 7 October	12:30-2:00pm	Town Hall Committee Room
Tuesday 2 December	12:30-2:00pm	Town Hall Committee Room

Meeting closed at 2:15pm.

### ACTIONS

Task	Responsibility
Cataract Gorge Rotunda - dedicate \$10,000 of Heritage Advisory budget to project.	Jess Horton
Longford Academy - notify successful applicants of Heritage Skills Grant.	Jess Horton

## City of Launceston

### HERITAGE ADVISORY COMMITTEE MEETING MINUTES 1 APRIL 2025

Heritage Review project - ongoing project work.	Jess Horton & Sophie Appleby.
Launceston Heritage Week - planning and preparation.	Jess Horton & Sophie Appleby.
Explore a Heritage Grant for heritage property owners - maintenance and repairs etc.	Jess Horton & Sophie Appleby.

## Community Grants Assessment Panel - Terms of Reference

The Community Grants Assessment panel is a Special Committee of Council convened as defined under section 24 of the *Local Government Act 1993* (Tas).

### **PURPOSE:**

The primary purpose of the City of Launceston (CoL) Community Grants Assessment Panel is to review and assess grant applications in accordance with the Community Grants Policy and Guidelines. The Assessment Panel recommendations will allow for informed decision making by Council when approving funding allocation for projects.

### **OBJECTIVES:**

The primary role of the Community Grants Assessment Panel is to:

- Consider the clear community need that may benefit from a grant application
- Review and assess applications on the potential social connection and community participation
- Consider whether the project for which the grant is sought includes clear engagement and collaboration with the community
- Provide recommendations to Council on grants to be approved for funding.

The Councillors nominated to the Assessment Panel will have a secondary role by providing input into the annual recommendation to Council for Community Organisations seeking assistance via the Concessional Entry to the Council's Waste Disposal Facilities.

### **MEMBERSHIP:**

The Assessment Panel will consist of representatives from the City of Launceston (Councillors) and external stakeholders.

- City of Launceston Councillors (three), nominated and endorsed by Council
- External stakeholder representatives (three)

The external stakeholder representatives will be appointed by a decision of Council.

The Assessment Panel will include the Manager Liveable Communities, Team Leader Community Development and the Grants and Sponsorship Officer, but officers will not have scoring rights.

### **SELECTION CRITERIA:**

Aside from the three Councillors roles, which will be appointed by the Council, eligible members of the Community Grants Assessment Panel will be selected based on the following criteria:

- A diverse range of expertise to provide a balance of community experience
- Ability to consider issues in a wider community context
- Good understanding of the key issues and challenges currently facing the community
- Ability to work as part of a team

### **SELECTION PROCESS:**

The Selection Panel for Community Representatives will include the General Manager Community & Place, Manager Liveable Communities and Grants & Sponsorship Officer. This selection panel will assess the nominations against the selection criteria and recommend appointment to Council for endorsement.

**TERMS OF APPOINTMENT:**

- The term of appointment will be for a two year period.
- Members completing a two year term may re-apply for a further two year term.
- Members can serve a maximum of three terms (six years)
- Members are appointed following a publicly advertised Expressions of Interest process, which will be advertised for a minimum of 14 days.
- Any member may resign at any time by advising their resignation to the Committee in writing.
- If a Committee member is absent without notification for two consecutive meetings, the Committee can request that Council declare the position vacant. When a vacancy occurs, the Chair is to report this to the Chief Executive Officer, who will determine the process for filling the vacancy.
- Members are not remunerated for their service to the Committee.

**MEETING ARRANGEMENTS:**

The Panel will meet at least two times a year to coincide with the two grant rounds and at other times as necessary. All grant applications will be assessed in the first instance via an online assessment process, within the time frames nominated below. Panel meetings will provide an opportunity for discussion and review of assessments and to confirm recommendations to Council.

**MEETING QUORUM:**

An absolute majority is considered a quorum for meetings of the Community Grant Assessment Panel.

**MEETING NOTICES:**

All Panel members will be provided with a secure login to the online grants management software. Applications can be read and assessed within this platform. Meeting Agendas will be distributed to all Panel members electronically at least four clear days ahead of the scheduled meeting.

**HOW THE PANEL WILL OPERATE:**

The Grants and Sponsorship Officer will coordinate the Community Grants assessment process;

- The Panel will assess all Grant applications through an online assessment process prior to a Panel meeting;
- Panel members will independently review and assess each grant application in accordance with the Community Grant assessment criteria;
- Panel members will enter their scores online at least four days before the Panel meeting;
- Once applications have been pre-scored, the Panel will meet to finalise assessment scoring which will determine the applicant's eligibility for funding, and form the Panel's recommendation to Council; and
- All final decisions on Community Grant funding will be made by Council and are subject to the available budget for that round.

**CODE OF CONDUCT:**

All Panel members must adhere to the Code of Conduct for Committees. Councillors and Council Officers must also adhere to their own relevant Code of Conduct.

**CONFLICT OF INTEREST:**

If a Panel member has a declared interest in an event or a project, they must declare prior to assessment of the application. Interests will be managed in a way that respects the Panel member and the operation of the Panel. In the event of a conflict of interest, the Panel member with that declared interest will not be required to score that project and will be required to withdraw from the Meeting during the discussions of that project. The declaration of interest will be noted in the report outlining the Panel's recommendation to Council.

**RESOURCES:**

Grants and Sponsorship Officer will coordinate the assessment process; ensuring panel members have all the necessary support to undertake the assessment process.

**REVIEW:**

The Terms of Reference, including membership, will be reviewed at least every two years from the date of adoption of this version.

**RELATED POLICIES AND PROCEDURES:**

14-Plx-033 Code of Conduct for Members of Special Committees

22-PI-030 Code of Conduct Policy

14-Plx-029 Community Appointments to Advisory Committees Policy

CITY OF LAUNCESTON - Community Grants Assessment Panel - Terms of Reference

**DOCUMENT INFORMATION**

<b>Reference Number</b>	05-ToRx-001
<b>Version</b>	06/06/2022
<b>Review</b>	06/06/2024
<b>Key function</b>	Community Grants Assessment Panel
<b>Document Type</b>	Terms of Reference
<b>Responsible Network</b>	Community and Place Network
<b>Approved By</b>	Council
<b>Action Officer</b>	Stephanie Burns
<b>Text search key words</b>	terms of reference community grants assessment panel

<b>To be communicated to</b> (To be identified by Approver) (Insert ✓ in relevant row)		Department/Area only
		Network via General Manager and Managers
		Specific Areas
	✓	Organisation-wide
	✓	Website
		Intranet (via a link)

<b>Hard copy distribution</b>	N/A
-------------------------------	-----

**NOTE:** Always check to ensure you have the latest version of the document.

Document Information Page 1 of 1

Printed: 06/06/2022  
Document Set ID: 4722326  
Version: 4, Version Date: 06/06/2022



**PROPOSED CHANGES TO THE LAUNCESTON HOUSING PLAN 2025-2040**

Page No.	Amendments to Final Launceston Housing Plan 2025-2040	Council officer comments	Amendment Type
N/A	<p>Include Mayor's Foreword as follows:</p> <p><i>Here's our Launceston Housing Plan 2025–2040 — our bold, practical, and community-driven vision for the future of housing in our incredible city.</i></p> <p><i>As Mayor, I'm proud to share this plan with you. It reflects the heart of what we're all about in Launceston: making sure every person — no matter their background, stage of life, or income — can feel at home here.</i></p> <p><i>Right now, we're at a turning point. Housing costs are rising, our population is growing, and the pressures people are feeling are very real. We need a smarter, more coordinated approach and that's exactly what this plan delivers.</i></p> <p><i>From young families trying to buy their first home, to key workers, retirees, and everyone in between, this plan is about creating a diverse, affordable, and accessible housing supply that meets the needs of our whole community.</i></p> <p><i>It's been shaped by genuine input from the people who live, work and care about this city, and built around clear goals: more supply, stronger neighbourhoods, real partnerships, and better investment. We're not just reacting to the now,</i></p>	<p>Insert the Mayor's Foreword into the final document as it was not included in the consultation draft of the Launceston Housing Plan 2025-2040.</p>	Minor

	<p><i>we're planning ahead so that the Launceston of tomorrow works for everyone.</i></p> <p><i>So, I encourage everyone to have a read, share your thoughts, and be part of this important conversation. Let's build a city where housing opens doors, not closes them and where everyone, no matter their story, can feel proud to call Launceston home.</i></p> <p><i>— Mayor Matthew Garwood</i></p>		
6	<p>Amend definition as follows:</p> <p><i>High density development: Development that include flats and apartments contained within a building of 3 6 or more storeys on larger land parcels</i></p>	<p>The amendment to the definition was changed to align with the updated 'medium density development' as requested by the Department of State Growth in their submission.</p>	Minor
7	<p>Amend definition as follows:</p> <p><i>Medium density development (also referred to as "Missing middle"): Multiple developments on a single or consolidated sites that includes grouped homes, townhouses, villa units and low-rise apartments and are no higher than 3 6 storeys. These development bridge the gap between traditional detached dwelling houses and high-rise developments.</i></p>	<p>The amendment to the definition of 'high density development' was requested by the Department of State Growth to align with the recently released Medium Density Guidelines definitions.</p> <p>The request was considered appropriate for the Housing Plan.</p>	Minor
8	<p>Amend wording as follows:</p> <p><i>Lack of diversity - In terms of housing, one size does not fit all. Most new housing in Launceston</i></p>	<p>A request to expand the consideration of the</p> <p>The request was considered appropriate for the Housing Plan.</p>	Minor

	<i>continues to be detached houses on single lots. Not all <del>retired and young</del> people necessarily desire this kind of home but have trouble finding other options that are <del>accessible, manageable and cost-effective</del>.</i>		
13	Fix wording error: <i>Growing Population - +500 new residents on average every year since <del>2024</del> 2014</i>	Wording error made during the preparation of the consultation draft.	Minor
24	Fix wording errors: <i>Empty nesters and retirees <del>soften</del> often prefer to downsize but face limited choices that balance affordability, accessibility, and location (55% of households in Launceston)<sup>5</sup>. The existing housing stock in Launceston does not fully reflect these changing needs. Detached houses make up over 80% of Launceston's dwellings, yet household structures indicate that around 60% of the community could be well suited to smaller housing options like apartment or townhouses. However, only <del>about</del> 19% of dwellings fall into these categories, creating mismatch between demand and supply.</i>	Wording error made during the preparation of the consultation draft.	Minor
24	Fix data errors on Figure 7: <i>Suited to Detached Housing - <del>30%</del> 40%</i>	Data and title error made during the preparation of the consultation draft.	Minor

50	<p>Amend information on Figure 20:</p> <p><i>Alanvale - Status: <del>Early Investigation</del> Progressing</i></p> <p><i>St Leonards &amp; Waverley - Status: <del>Progressed</del> Progressing</i></p> <p><i>South Prospect - Status: <del>Early Investigation</del> Progressing</i></p> <p><i>The South Prospect area identified on the map to be amended to remove Kate Reed Reserve.</i></p>	<p>The amendment to the status of all projects was amended to better reflect their current progress as requested by the Shaw Property Development in their submission.</p> <p>Map error made during the preparation of the consultation draft.</p>	No further action required.
52	<p>Add additional information to Figure 22:</p> <p>1. Infrastructure Capacity</p> <ul style="list-style-type: none"> <li><i>Public and private transport infrastructure: Capacity of transport networks to accommodate growth.</i></li> </ul>	<p>The criteria addition of consideration of public transport capacity was included as requested by the Department of State Growth in their submission.</p>	Minor
58	<p>Amend mapping in Figure 23:</p> <ul style="list-style-type: none"> <li><i>Remove Kate Reed Reserve from identification as 'New Neighbourhood Plans (current)</i></li> <li><i>Adjust overall sizing of Figure 23 mapping</i></li> </ul>	<p>Map error made during the preparation of the consultation draft.</p>	Minor
66	<p>Add additional action under Action 2.2.3 as follows:</p> <p><i>2.2.4 Prepare Economic Uplift Assessment focusing on the benefits of development based on current and future growth in Launceston</i></p>	<p>It was identified internally that there is important to understand the economic contribution that development can make to Launceston, and the northern Tasmania region more broadly. An additional action for analysis to be undertaken on the economic</p>	Minor

		uplift has been included and will be prepare within the short-term by City Development.	
68	<p>Replace the Old Woolstore Apartment Hotel, Hobart example with the following:</p> <p><i>The Flour Mill of Summer Hill</i></p> <p><i>The Flour Mill of Summer Hill is a mixed-use, multistage development consisting of new and refurbished buildings within a village-like setting located in the inner-west of Sydney. The master-planned community consists of 11 new and adapted apartment blocks, with around 360 apartments, duplexes, terrace houses, as well as retail and commercial space.</i></p> <p><i>As part of the development, four distinct heritage silo towers (over 100 years old) were incorporated as 56 contemporary apartments over 14 storeys, along with two penthouse apartments with roof terraces with panoramic views</i></p> <p><i>The outcome of this urban renewal project saw preservation and physical tribute to the previous use of the site while facilitating additional built density, additional outdoor space provided to community, establishment of a shared third space designed to foster community connection and wellbeing and activated retail uses and award-winning landscape design.</i></p>	<p>On review, it was generally acknowledged that the Old Woolstore Apartment Hotel wasn't the most appropriate example to show urban renewal for residential uplift and community outcomes as developments within Australia.</p>	Minor

82	<p>Add additional action under 2.2 Support economic vitality and access to opportunities as follows:</p> <p><i>2.2.4 Prepare Economic Uplift Assessment focusing on the benefits of development based on current and future growth in Launceston</i></p>	<p>It was identified internally that there is important to understand the economic contribution that development can make to Launceston, and the northern Tasmania region more broadly. An additional action for analysis to be undertaken on the economic uplift has been included and will be prepare within the short-term by City Development.</p>	Minor
87	<p>Amend actions list as follows:</p> <p><i>Remove the duplicate Key Action 4.2.1 and amend numbering of Key Action 4.2.3 to 4.2.2</i></p>	<p>Formatting error made during the preparation of the consultation draft.</p>	Minor



# LAUNCESTON HOUSING PLAN 2025-2040

May 2025

*Shaping  
Futures*



# LAUNCESTON HOUSING PLAN 2025-2040

**February 2025**

REMPLAN and City of Launceston hold all rights in relation to this document. Reproduction or distribution of this document in part, or as a whole, requires the express permission of either of these parties.

**Disclaimer**

*This document is provided in good faith with every effort made to provide accurate data and apply comprehensive knowledge. However, REMPLAN does not guarantee the accuracy of data, nor the conclusions drawn from this information. A decision to pursue any suggestions mentioned in the report is wholly the responsibility of the party concerned. REMPLAN advises any party to conduct detailed feasibility studies and seek professional advice before proceeding with any action and accept no responsibility for the consequences of pursuing any of the findings or actions discussed in the document.*

Version	Issued
Draft V1	13 <sup>th</sup> January 2025
Draft V2	12 <sup>th</sup> February 2025
Draft V3	18 <sup>th</sup> February 2025
Draft V4	24 <sup>th</sup> February 2025
Draft V5	4 <sup>th</sup> March 2025
Final V1	22 <sup>nd</sup> May 2025



# LAUNCESTON HOUSING PLAN 2025-2040

**February 2025**

REMPLAN and City of Launceston hold all rights in relation to this document. Reproduction or distribution of this document in part, or as a whole, requires the express permission of either of these parties.

**Disclaimer**

*This document is provided in good faith with every effort made to provide accurate data and apply comprehensive knowledge. However, REMPLAN does not guarantee the accuracy of data, nor the conclusions drawn from this information. A decision to pursue any suggestions mentioned in the report is wholly the responsibility of the party concerned. REMPLAN advises any party to conduct detailed feasibility studies and seek professional advice before proceeding with any action and accept no responsibility for the consequences of pursuing any of the findings or actions discussed in the document.*

Version	Issued
Draft V1	13 <sup>th</sup> January 2025
Draft V2	12 <sup>th</sup> February 2025
Draft V3	18 <sup>th</sup> February 2025
Draft V4	24 <sup>th</sup> February 2025
Draft V5	4 <sup>th</sup> March 2025
Final V1	22 <sup>nd</sup> May 2025



# ACKNOWLEDGEMENT OF COUNTRY

We acknowledge Tasmanian Aboriginal People as traditional custodians of this land. We pay respect to Elders past and present.

We acknowledge and honour the profound histories, knowledge, and lived experiences of the Tasmanian Aboriginal People, who are the First People of this land and uphold the world's oldest continuing land use planning and management system.

We deeply respect their lasting connection to Country and the profound importance they place on shelter, community, and belonging.

WE ♥ LAUNNIE  
[launceston.tas.gov.au](http://launceston.tas.gov.au)



# ACKNOWLEDGEMENT OF COUNTRY

We acknowledge Tasmanian Aboriginal People as traditional custodians of this land. We pay respect to Elders past and present.

We acknowledge and honour the profound histories, knowledge, and lived experiences of the Tasmanian Aboriginal People, who are the First People of this land and uphold the world's oldest continuing land use planning and management system.

We deeply respect their lasting connection to Country and the profound importance they place on shelter, community, and belonging.

WE ♥ LAUNNIE  
[launceston.tas.gov.au](http://launceston.tas.gov.au)

# DEFINITIONS

TERM	DEFINITION
<b>Affordable housing</b>	Housing for purchase and rent, including social housing, that is appropriate for the needs of very low-, low- and moderate-income households. This is generally understood to mean housing that costs no more than 30 per cent of a household's gross income. <sup>1</sup>
<b>Approved plan parcel</b>	Any land parcel that was identified by individual councils as having an approved permit, an approved master plan, or similar.
<b>Detached housing</b>	A free-standing, self-contained dwelling house on a single parcel of land.
<b>DINKs</b>	An acronym for a household in which there are two incomes and no children (i.e. Dual Income, No Kid).
<b>Empty nesters</b>	A household in which one or more parents live after their children have left home.
<b>GLP</b>	An acronym for the <i>Greater Launceston Plan</i> .
<b>High density development</b>	Development that include flats and apartments contained within a building of 6 or more storeys on larger land parcels.
<b>Homelessness</b>	<p>The state of a person who does not have suitable accommodation alternatives and whose current living arrangement:</p> <ul style="list-style-type: none"> <li>• is in a dwelling that is inadequate (i.e. unfit for human habitation or lacks basic facilities such as kitchen and bathroom facilities)</li> <li>• has no tenure, or if their initial tenure is short and not extendable, or</li> <li>• does not allow them to have control of, and access to space for social relations (including personal or household living space, ability to maintain privacy and exclusive access to kitchen and bathroom facilities).<sup>2</sup></li> </ul>
<b>Key worker</b>	People who provide essential services to the community and are generally unable to work from home, and include (but are not limited to) teachers, nurses, social workers, police, fire and emergency service personnel, child care and aged care workers, cleaners and hospitality and retail workers.



# DEFINITIONS

TERM	DEFINITION
<b>Affordable housing</b>	Housing for purchase and rent, including social housing, that is appropriate for the needs of very low-, low- and moderate-income households. This is generally understood to mean housing that costs no more than 30 per cent of a household's gross income. <sup>1</sup>
<b>Approved plan parcel</b>	Any land parcel that was identified by individual councils as having an approved permit, an approved master plan, or similar.
<b>Detached housing</b>	A free-standing, self-contained dwelling house on a single parcel of land.
<b>DINKs</b>	An acronym for a household in which there are two incomes and no children (i.e. Dual Income, No Kid).
<b>Empty nesters</b>	A household in which one or more parents live after their children have left home.
<b>GLP</b>	An acronym for the <i>Greater Launceston Plan</i> .
<b>High density development</b>	Development that include flats and apartments contained within a building of 6 or more storeys on larger land parcels.
<b>Homelessness</b>	<p>The state of a person who does not have suitable accommodation alternatives and whose current living arrangement:</p> <ul style="list-style-type: none"><li>• is in a dwelling that is inadequate (i.e. unfit for human habitation or lacks basic facilities such as kitchen and bathroom facilities)</li><li>• has no tenure, or if their initial tenure is short and not extendable, or</li><li>• does not allow them to have control of, and access to space for social relations (including personal or household living space, ability to maintain privacy and exclusive access to kitchen and bathroom facilities).<sup>2</sup></li></ul>
<b>Key worker</b>	People who provide essential services to the community and are generally unable to work from home, and include (but are not limited to) teachers, nurses, social workers, police, fire and emergency service personnel, child care and aged care workers, cleaners and hospitality and retail workers.

## EXECUTIVE SUMMARY

Housing is a universal human need and having the right kind of home for your stage of life is critical to feeling safe in your community. Across Australia, housing has become increasingly inaccessible, and this has a negative impact on the people impacted and the places they live.

Councils have a major role to play in housing delivery as the level of government responsible for determining where homes, businesses and services should be located. It is also the role of council to review proposed developments against the planning scheme. These functions influence the local housing market.

### LAUNCESTON'S KEY CHALLENGES

#### **Affordability**

The rise in housing costs since 2019 has intensified. It is now harder to find affordable rental accommodation and homes for purchase.

#### **Growing inequality**

Launceston is experiencing housing inequality. People on lower incomes are facing escalating disadvantage. Housing insecurity impacts social cohesion and economic participation.

#### **Shortage of new homes**

A lack of forward planning and new infrastructure have limited development and pushed growth to suburbs that are further from the services of Launceston.

#### **Lack of diversity**

In terms of housing, one size does not fit all. Most new housing in Launceston continues to be detached houses on single lots. Not all people necessarily desire this kind of home but have trouble finding other options that are accessible, manageable and cost-effective.

Governments around the country are grappling with the lasting impact of the pandemic, increasing house prices, an ageing population and reduced household sizes. These, and many other factors, have made it a lot harder to access affordable and suitable housing for many people. Launceston is not immune from these nation-wide challenges.

Recognising these challenges, local governments across Australia are implementing initiatives to increase supply and improve choice.

This Housing Plan outlines how the City of Launceston plans to address our city's challenges. The aim is to ensure every resident has secure, affordable, and well-located homes. By leveraging collaboration and targeted actions, the Plan seeks to promote housing diversity, sustainability, and resilience - shaping a liveable Launceston.

**WE ♥ LAUNNIE**

[launceston.tas.gov.au](https://launceston.tas.gov.au)

## EXECUTIVE SUMMARY

Housing is a universal human need and having the right kind of home for your stage of life is critical to feeling safe in your community. Across Australia, housing has become increasingly inaccessible, and this has a negative impact on the people impacted and the places they live.

Councils have a major role to play in housing delivery as the level of government responsible for determining where homes, businesses and services should be located. It is also the role of council to review proposed developments against the planning scheme. These functions influence the local housing market.

### LAUNCESTON'S KEY CHALLENGES

#### **Affordability**

The rise in housing costs since 2019 has intensified. It is now harder to find affordable rental accommodation and homes for purchase.

#### **Growing inequality**

Launceston is experiencing housing inequality. People on lower incomes are facing escalating disadvantage. Housing insecurity impacts social cohesion and economic participation.

#### **Shortage of new homes**

A lack of forward planning and new infrastructure have limited development and pushed growth to suburbs that are further from the services of Launceston.

#### **Lack of diversity**

In terms of housing, one size does not fit all. Most new housing in Launceston continues to be detached houses on single lots. Not all people necessarily desire this kind of home but have trouble finding other options that are accessible, manageable and cost-effective.

Governments around the country are grappling with the lasting impact of the pandemic, increasing house prices, an ageing population and reduced household sizes. These, and many other factors, have made it a lot harder to access affordable and suitable housing for many people. Launceston is not immune from these nation-wide challenges.

Recognising these challenges, local governments across Australia are implementing initiatives to increase supply and improve choice.

This Housing Plan outlines how the City of Launceston plans to address our city's challenges. The aim is to ensure every resident has secure, affordable, and well-located homes. By leveraging collaboration and targeted actions, the Plan seeks to promote housing diversity, sustainability, and resilience - shaping a liveable Launceston.

**WE ♥ LAUNNIE**

[launceston.tas.gov.au](https://launceston.tas.gov.au)



### Priorities, Objectives and Actions

The Plan identifies the City's priorities and objectives for meeting Launceston's housing needs. Each principle is supported by a range of short-, medium-, and long-term actions including:

- Balancing greenfield with infill: Plan for up to 6,450 new dwellings over 15 years, focusing on both infill and greenfield developments to balance growth in the short term, while transitioning to greater share of infill development over time.
- Incentives and innovation: Promote medium-density housing and leverage state incentives to encourage diverse and affordable housing typologies.
- Neighbourhood plans: Expedite planning for growth areas, including St Leonards and Waverley, Alanvale, and South Prospect, ensuring adequate land supply and infrastructure alignment.
- Urban renewal: Unlock underutilised sites and heritage buildings for housing, demonstrating leadership in sustainable urban development.
- Collaboration frameworks: Establish formal forums and partnerships to align stakeholders, monitor progress, and innovate in housing design and delivery.





### Priorities, Objectives and Actions

The Plan identifies the City's priorities and objectives for meeting Launceston's housing needs. Each principle is supported by a range of short-, medium-, and long-term actions including:

- Balancing greenfield with infill: Plan for up to 6,450 new dwellings over 15 years, focusing on both infill and greenfield developments to balance growth in the short term, while transitioning to greater share of infill development over time.
- Incentives and innovation: Promote medium-density housing and leverage state incentives to encourage diverse and affordable housing typologies.
- Neighbourhood plans: Expedite planning for growth areas, including St Leonards and Waverley, Alanvale, and South Prospect, ensuring adequate land supply and infrastructure alignment.
- Urban renewal: Unlock underutilised sites and heritage buildings for housing, demonstrating leadership in sustainable urban development.
- Collaboration frameworks: Establish formal forums and partnerships to align stakeholders, monitor progress, and innovate in housing design and delivery.

# WHY WE NEED A HOUSING PLAN

**Launceston's housing market is at a crossroads. The choices we make today will determine whether our city thrives as a dynamic, inclusive, and liveable place—or whether we continue along a path where undersupply, affordability pressures, and growth constraints hold us back.**

Despite being Northern Tasmania's economic centre, Launceston has struggled to provide enough well-located housing. While demand for housing has risen, our supply pipeline has struggled to keep pace. Well-planned new neighbourhoods have stalled, and efforts to unlock infill development have been inadequate.

The result? Increasing housing costs, a widening affordability gap, and missed economic opportunities. Without a clear and proactive housing plan, Launceston risks missing out on more economic

opportunities, exacerbating inequality, and failing to provide the right homes in the right places.

This is not just about supply—it's about alignment. Delays in planning and infrastructure have limited development, while a lack of housing diversity has left downsizers, young workers, and families with limited options. Without a coordinated approach, these mismatches will only worsen, limiting our ability to provide housing choice across all life stages.

This Housing Plan is our roadmap to change. By planning ahead, enabling supply, and delivering the right homes in the right places, we can ensure Launceston remains a liveable, prosperous, and inclusive city—one where housing is an enabler, not a barrier.

# WHY WE NEED A HOUSING PLAN

**Launceston's housing market is at a crossroads. The choices we make today will determine whether our city thrives as a dynamic, inclusive, and liveable place—or whether we continue along a path where undersupply, affordability pressures, and growth constraints hold us back.**

Despite being Northern Tasmania's economic centre, Launceston has struggled to provide enough well-located housing. While demand for housing has risen, our supply pipeline has struggled to keep pace. Well-planned new neighbourhoods have stalled, and efforts to unlock infill development have been inadequate.

The result? Increasing housing costs, a widening affordability gap, and missed economic opportunities. Without a clear and proactive housing plan, Launceston risks missing out on more economic

opportunities, exacerbating inequality, and failing to provide the right homes in the right places.

This is not just about supply—it's about alignment. Delays in planning and infrastructure have limited development, while a lack of housing diversity has left downsizers, young workers, and families with limited options. Without a coordinated approach, these mismatches will only worsen, limiting our ability to provide housing choice across all life stages.

This Housing Plan is our roadmap to change. By planning ahead, enabling supply, and delivering the right homes in the right places, we can ensure Launceston remains a liveable, prosperous, and inclusive city—one where housing is an enabler, not a barrier.

**WE ♥ LAUNNIE**

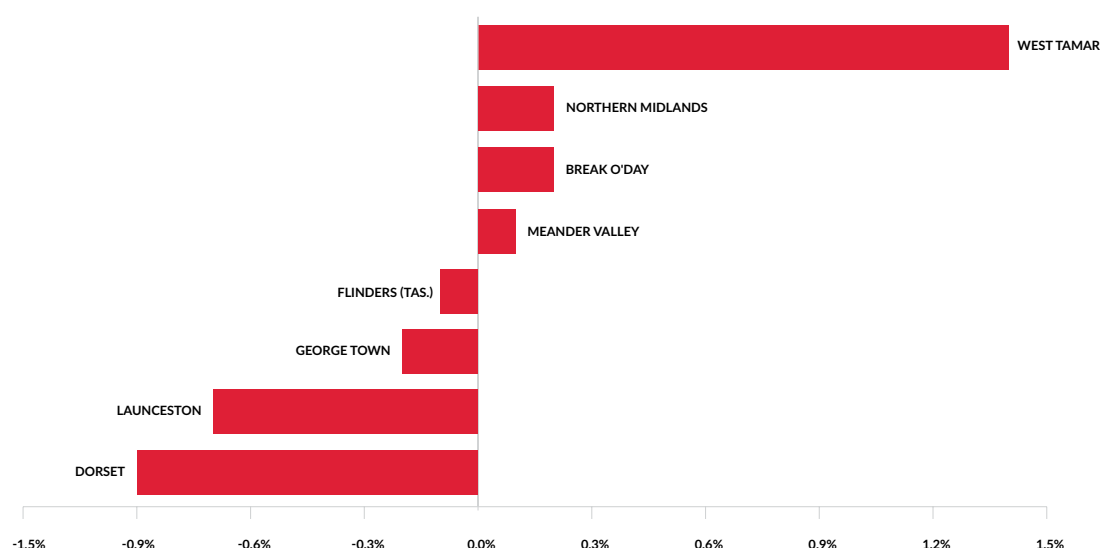
[launceston.tas.gov.au](https://launceston.tas.gov.au)

## Where we are falling behind

As the economic and service hub of Northern Tasmania, Launceston remains the region's primary centre. However, its share of population growth and dwelling approvals has declined, with more development shifting to neighbouring municipalities

like West Tamar and Meander Valley as shown in Figure 1 below. Without action, Launceston risks falling further behind, missing opportunities to strengthen its economy and deliver great outcomes for our community.

Figure 1 LGA share of regional population growth 2003-2023



Source: ABS Regional Population

A key issue is the lack of development-ready land. Growth areas like Prospect and Kings Meadows are now largely built out, yet strategic planning to unlock new supply has stalled. Although neighbourhood planning has commenced for St Leonards and Waverley, other key growth areas like South Prospect and Alanvale remain incomplete after years of delays, while infrastructure constraints have slowed the activation of existing zoned land.

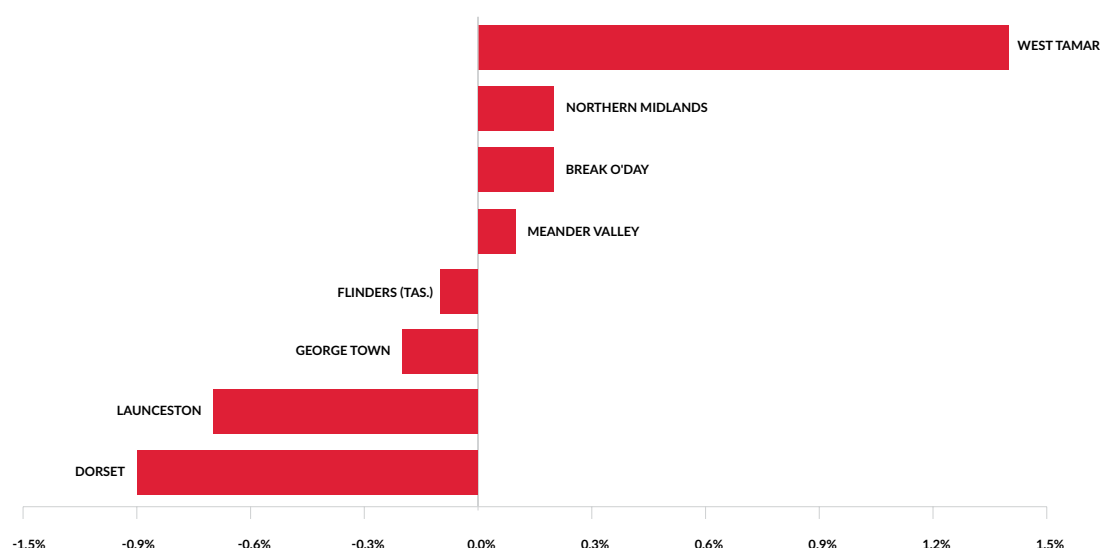
At the same time, Launceston has failed to deliver enough medium density housing (commonly referred to as “the missing middle”) —such as townhouses, villa units, and low-rise apartments—despite shrinking household sizes and rising demand for more diverse, affordable housing. Most new supply remains detached housing, limiting choice for downsizers, young workers, and smaller households.

## Where we are falling behind

As the economic and service hub of Northern Tasmania, Launceston remains the region's primary centre. However, its share of population growth and dwelling approvals has declined, with more development shifting to neighbouring municipalities

like West Tamar and Meander Valley as shown in Figure 1 below. Without action, Launceston risks falling further behind, missing opportunities to strengthen its economy and deliver great outcomes for our community.

Figure 1 LGA share of regional population growth 2003-2023



Source: ABS Regional Population

A key issue is the lack of development-ready land. Growth areas like Prospect and Kings Meadows are now largely built out, yet strategic planning to unlock new supply has stalled. Although neighbourhood planning has commenced for St Leonards and Waverley, other key growth areas like South Prospect and Alanvale remain incomplete after years of delays, while infrastructure constraints have slowed the activation of existing zoned land.

At the same time, Launceston has failed to deliver enough medium density housing (commonly referred to as “the missing middle”) —such as townhouses, villa units, and low-rise apartments—despite shrinking household sizes and rising demand for more diverse, affordable housing. Most new supply remains detached housing, limiting choice for downsizers, young workers, and smaller households.



16



**WE ♥ LAUNNIE**  
[launceston.tas.gov.au](http://launceston.tas.gov.au)



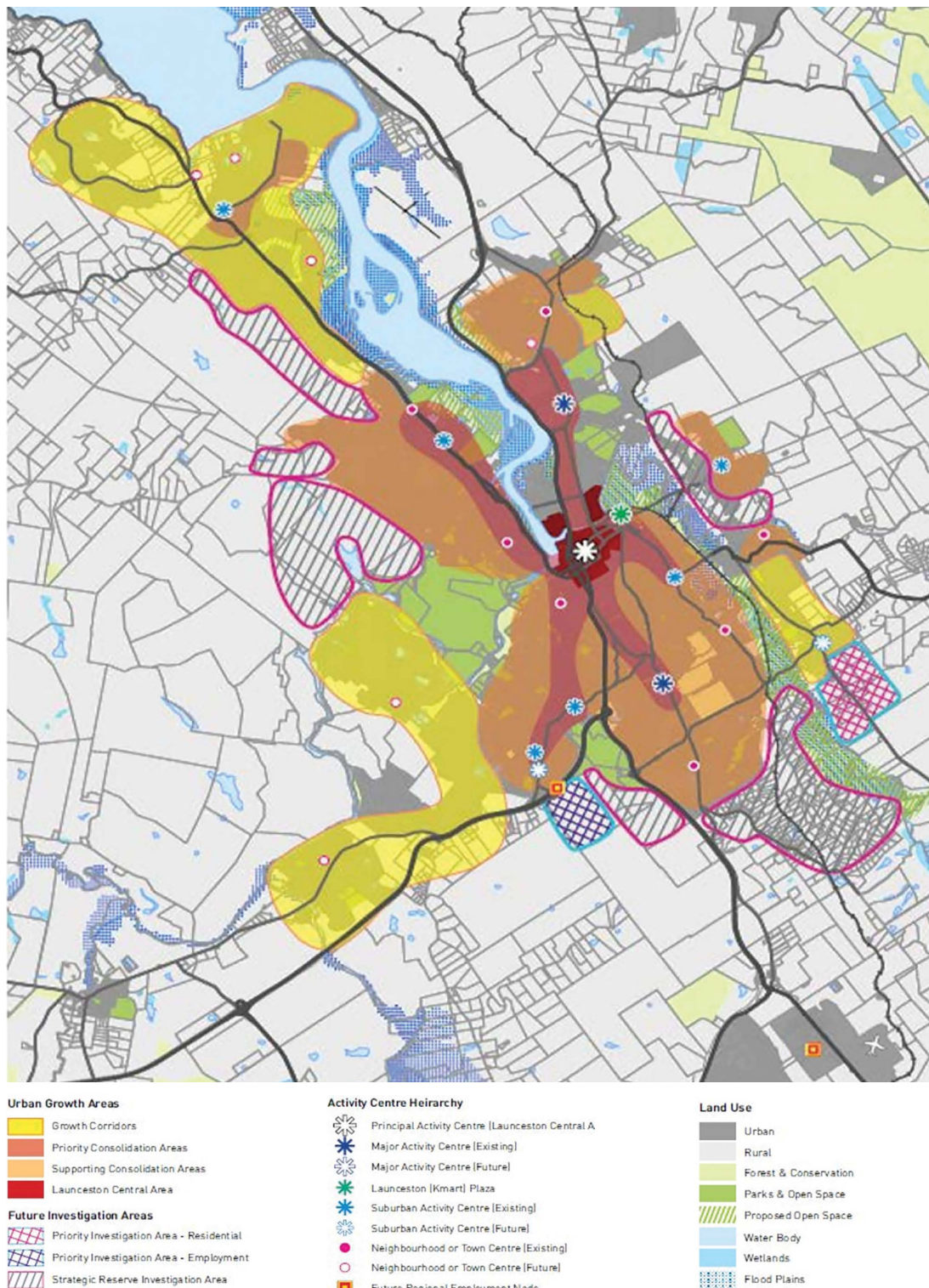
16



**WE ♥ LAUNNIE**  
[launceston.tas.gov.au](http://launceston.tas.gov.au)



Figure 3 Regional Framework Plan

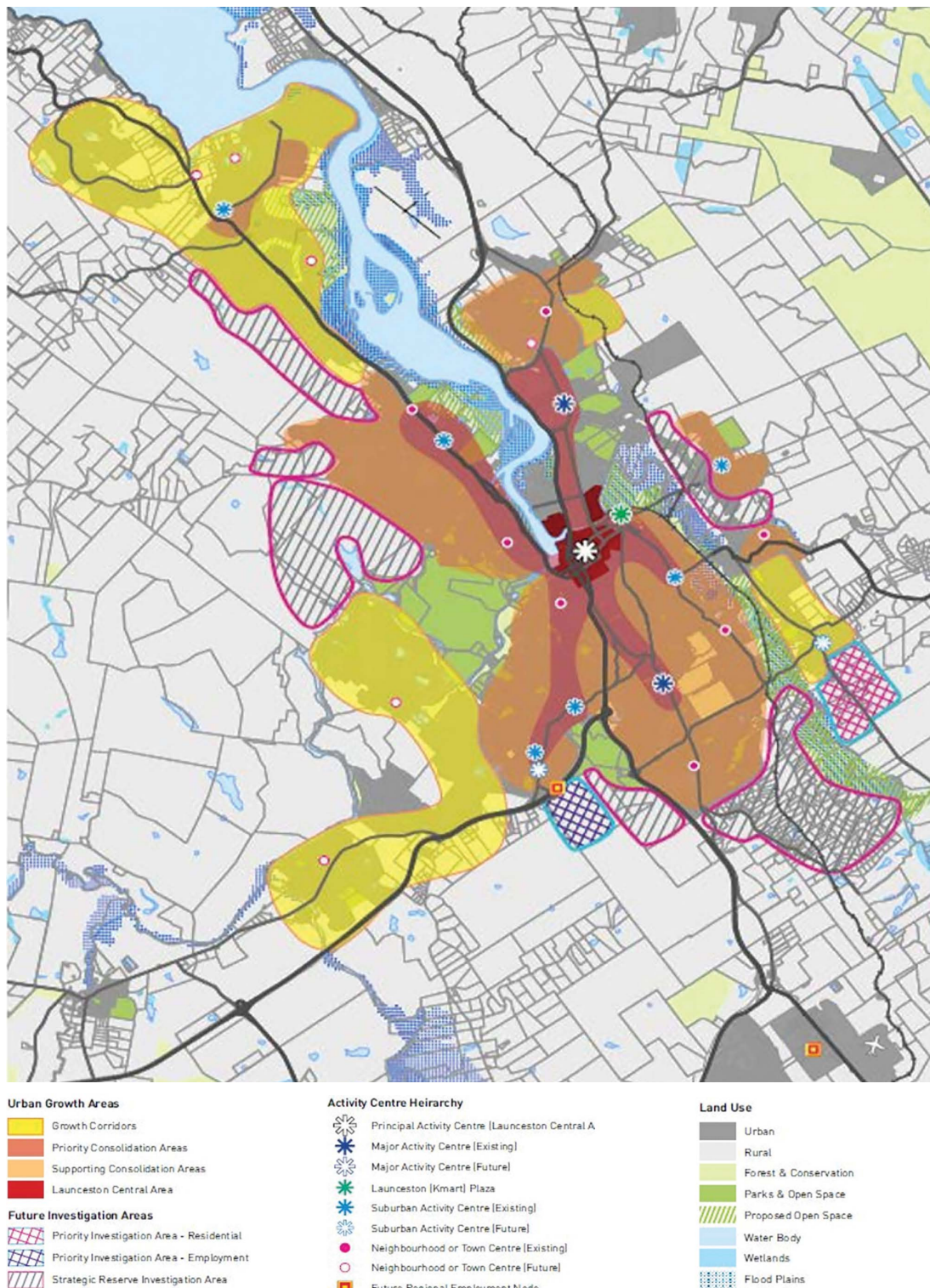


(Source: NTRLUS)

**WE ♥ LAUNNIE**  
launceston.tas.gov.au



Figure 3 Regional Framework Plan



(Source: NTRLUS)

**WE ♥ LAUNNIE**  
launceston.tas.gov.au

# NATIONAL HOUSING THEMES

A review of key Federal and State policies related to housing, including the National Housing Accord, National Housing and Homelessness Agreement and the Tasmanian Housing Strategy, identifies several key housing themes that the Launceston Housing Plan will seek to address, including:

- **Homelessness:**  
Rates of homelessness in Australia, Tasmania and Launceston have become of increasing concern, and governments are implementing a range of policies to address the considerable impacts that homelessness has on the individual and collective wellbeing, health, and economic participation of Australians.
- **Housing Affordability:**  
The housing crisis has impacted the affordability of housing in a range of regional and urban contexts – including Launceston. Governments are exploring a range of incentives, targets, financing models, reforms and legislative changes to improve housing affordability – particularly for vulnerable demographics and key workers.
- **Sustainability and Climate Resilience:**  
Construction is increasingly being recognised as a major impact on sustainability, and technological and regulatory changes are encouraging reductions in both embodied and operational carbon. Recent extreme weather events are also challenging traditional approaches to climate resilience for housing.
- **Density and diversity:**  
Traditional models of housing delivery are being challenged as demographic and economic changes are encouraging more housing density and diversity – providing better accessibility and more sustainable transport outcomes.
- **Alignment with infrastructure:**  
Coordinating both the delivery and funding of trunk infrastructure and transport connections has become increasingly challenging as infrastructure has become more complex and interest rates have increased.
- **Partnership for delivery:**  
After decades of low rates of social and affordable housing delivery, governments are increasingly partnering with the private sector to create more sustainable and equitable housing outcomes.

# NATIONAL HOUSING THEMES

A review of key Federal and State policies related to housing, including the National Housing Accord, National Housing and Homelessness Agreement and the Tasmanian Housing Strategy, identifies several key housing themes that the Launceston Housing Plan will seek to address, including:

- **Homelessness:**  
Rates of homelessness in Australia, Tasmania and Launceston have become of increasing concern, and governments are implementing a range of policies to address the considerable impacts that homelessness has on the individual and collective wellbeing, health, and economic participation of Australians.
- **Housing Affordability:**  
The housing crisis has impacted the affordability of housing in a range of regional and urban contexts – including Launceston. Governments are exploring a range of incentives, targets, financing models, reforms and legislative changes to improve housing affordability – particularly for vulnerable demographics and key workers.
- **Sustainability and Climate Resilience:**  
Construction is increasingly being recognised as a major impact on sustainability, and technological and regulatory changes are encouraging reductions in both embodied and operational carbon. Recent extreme weather events are also challenging traditional approaches to climate resilience for housing.
- **Density and diversity:**  
Traditional models of housing delivery are being challenged as demographic and economic changes are encouraging more housing density and diversity – providing better accessibility and more sustainable transport outcomes.
- **Alignment with infrastructure:**  
Coordinating both the delivery and funding of trunk infrastructure and transport connections has become increasingly challenging as infrastructure has become more complex and interest rates have increased.
- **Partnership for delivery:**  
After decades of low rates of social and affordable housing delivery, governments are increasingly partnering with the private sector to create more sustainable and equitable housing outcomes.

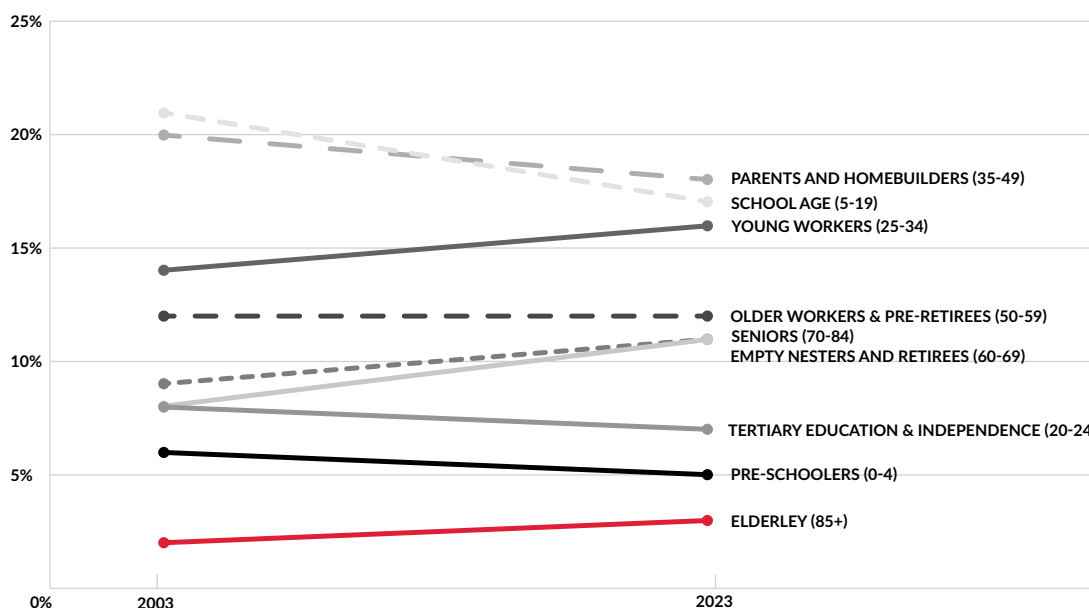
## Population and households

Launceston's population is growing. While there have been periods of slower growth or slight decline, the overall trend is upward, reflecting a pattern seen in many regional centres across Australia. Unlike more remote or rural areas that are experiencing stagnation or population loss, regional hubs like Launceston continue to attract new residents. This reinforces Launceston's role as Northern Tasmania's economic and service centre.

Over the past 10 years Launceston has increased its population by over 5,000 people, an annual average growth rate of 0.7%. While growth has been positive, it has not been as strong as other surrounding municipalities<sup>3</sup>, or regional Tasmania as a whole which had a growth rate of 0.9%.

Total residents are not the only factor when considering growth—how the population is changing is just as important for addressing housing needs. Launceston's fastest-growing age groups are young workers (25-34), retirees (60-69), and seniors (70+), as shown in Figure 4 below. This shift influences the types of housing required, with increasing demand for lower-maintenance homes, greater accessibility features, and well-located housing close to services that supports ageing in place as well as access to the activities and lifestyle amenities of the city.

Figure 5 Launceston's changing age profile



Source: ABS Regional Population

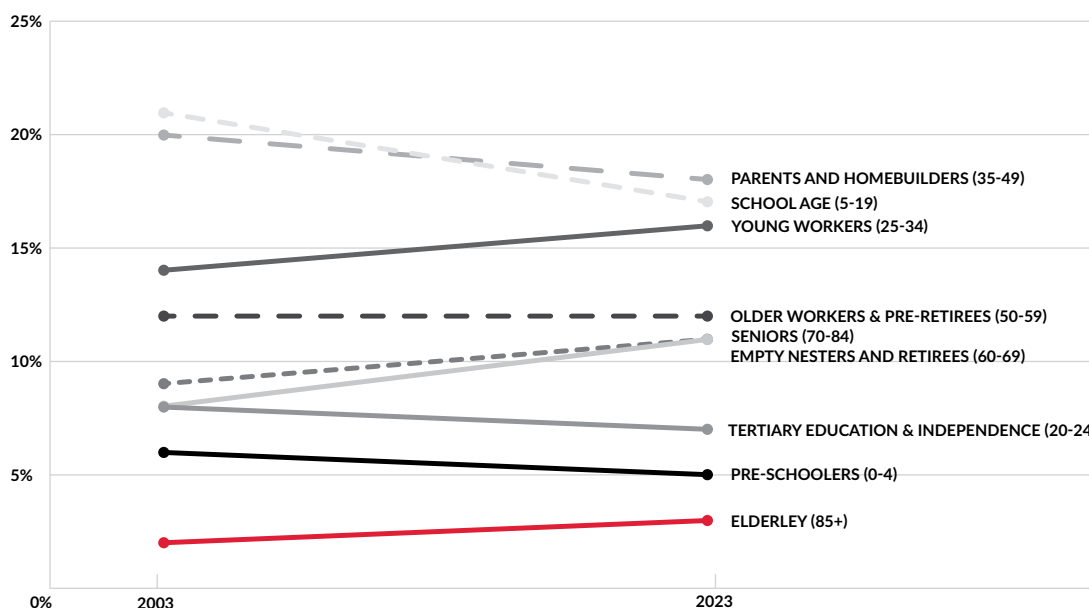
## Population and households

Launceston's population is growing. While there have been periods of slower growth or slight decline, the overall trend is upward, reflecting a pattern seen in many regional centres across Australia. Unlike more remote or rural areas that are experiencing stagnation or population loss, regional hubs like Launceston continue to attract new residents. This reinforces Launceston's role as Northern Tasmania's economic and service centre.

Over the past 10 years Launceston has increased its population by over 5,000 people, an annual average growth rate of 0.7%. While growth has been positive, it has not been as strong as other surrounding municipalities<sup>3</sup>, or regional Tasmania as a whole which had a growth rate of 0.9%.

Total residents are not the only factor when considering growth—how the population is changing is just as important for addressing housing needs. Launceston's fastest-growing age groups are young workers (25-34), retirees (60-69), and seniors (70+), as shown in Figure 4 below. This shift influences the types of housing required, with increasing demand for lower-maintenance homes, greater accessibility features, and well-located housing close to services that supports ageing in place as well as access to the activities and lifestyle amenities of the city.

Figure 5 Launceston's changing age profile



Source: ABS Regional Population



Housing needs evolve over a person's lifetime, reflecting changes in household composition, financial capacity, and lifestyle preferences. Understanding this dynamic is critical to ensuring Launceston's housing market can support diverse living arrangements across all life stages.

As outlined above, Launceston's household composition is changing. This influences housing demand in several ways:

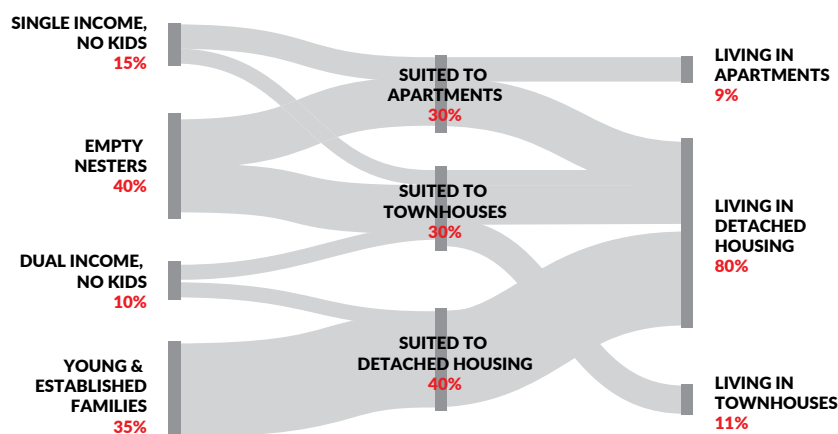
- **Single-income (SINKs) and dual-income-no-kids (DINKs)** households increasingly seek well-located, lower-maintenance homes (25% of households in Launceston).
- **Families with children** still require detached houses, but the dominance of this housing form suggests that Launceston has historically over-delivered larger homes while under-supplying alternatives (35% of households in Launceston).
- **Empty nesters and retirees** often prefer to downsize but face limited choices that balance affordability, accessibility, and location (55% of households in Launceston)<sup>5</sup>.

The existing housing stock in Launceston does not fully reflect these changing needs. Detached houses make up over 80% of Launceston's dwellings, yet household structures indicate that around 60% of the community could be well suited to smaller housing options like apartments or townhouses. However, only 19% of dwellings fall into these categories, creating a mismatch between demand and supply.

The diagram below in Figure 6 highlights the gap between the types of housing that best suit different household types and what's available in Launceston. While many households—such as single-income individuals and empty nesters—would be well-suited to apartments or townhouses, most end up in detached houses simply because there aren't enough alternatives. This isn't necessarily about preference but about what's available in the market.

To better align with the city's changing demographics, a more diverse mix of housing is needed—not just in established suburbs, but also in new neighbourhoods. Integrating apartments and townhouses into both infill and greenfield developments will provide greater choice, improve affordability, and create more sustainable, well-balanced communities.

Figure 7 Launceston household structure compared with potential suitability.



<sup>5</sup>See Appendix A for more detailed descriptions of household types.

Housing needs evolve over a person's lifetime, reflecting changes in household composition, financial capacity, and lifestyle preferences. Understanding this dynamic is critical to ensuring Launceston's housing market can support diverse living arrangements across all life stages.

As outlined above, Launceston's household composition is changing. This influences housing demand in several ways:

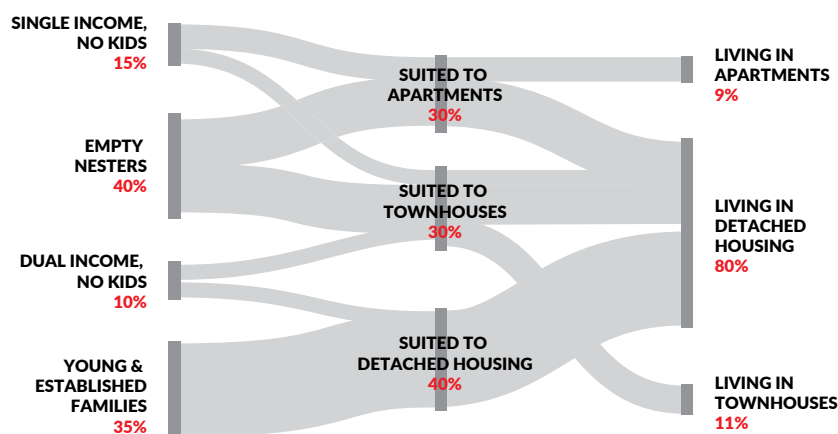
- **Single-income (SINKs) and dual-income-no-kids (DINKs)** households increasingly seek well-located, lower-maintenance homes (25% of households in Launceston).
- **Families with children** still require detached houses, but the dominance of this housing form suggests that Launceston has historically over-delivered larger homes while under-supplying alternatives (35% of households in Launceston).
- **Empty nesters and retirees** often prefer to downsize but face limited choices that balance affordability, accessibility, and location (55% of households in Launceston)<sup>5</sup>.

The existing housing stock in Launceston does not fully reflect these changing needs. Detached houses make up over 80% of Launceston's dwellings, yet household structures indicate that around 60% of the community could be well suited to smaller housing options like apartments or townhouses. However, only 19% of dwellings fall into these categories, creating a mismatch between demand and supply.

The diagram below in Figure 6 highlights the gap between the types of housing that best suit different household types and what's available in Launceston. While many households—such as single-income individuals and empty nesters—would be well-suited to apartments or townhouses, most end up in detached houses simply because there aren't enough alternatives. This isn't necessarily about preference but about what's available in the market.

To better align with the city's changing demographics, a more diverse mix of housing is needed—not just in established suburbs, but also in new neighbourhoods. Integrating apartments and townhouses into both infill and greenfield developments will provide greater choice, improve affordability, and create more sustainable, well-balanced communities.

Figure 7 Launceston household structure compared with potential suitability.



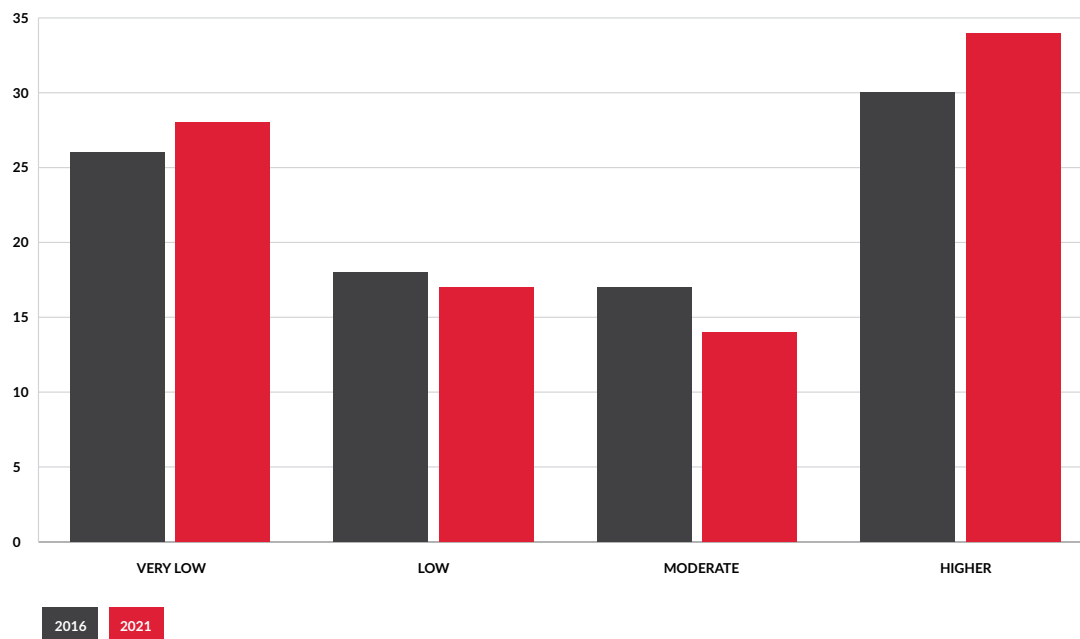
<sup>5</sup>See Appendix A for more detailed descriptions of household types.

26

The increase in very low-income households reinforces the need for affordable and social housing, while the growth in higher-income households may drive demand for well-located, high-amenity housing.

The declining share of moderate-income households highlights the need for more attainable housing options, such as townhouses and smaller dwellings, to key workers.

Figure 8 Household income brackets, Launceston



Source: ABS Census of Population and Housing

## Homelessness and disadvantage

Launceston experiences significant disparities in socioeconomic status and housing stability – threatening public health, wellbeing, and social cohesion. While many Launcestonians enjoy comfortable standards of living and very secure housing, there are a growing number in our community that do not.

One of the most pressing ways Launceston is feeling the impacts of the broader housing crisis is through the rising number of people experiencing homelessness<sup>8</sup>. Between 2016 and 2021, homelessness in the city increased by 89.5%. As shown in Figure 9 below, the most significant rise was among those living in severely crowded dwellings, alongside increases in those staying in improvised dwellings or temporarily with other households. At the same time, the number of

people in supported accommodation has declined, suggesting that housing support services are falling behind demand, leaving more people without stable housing options. Without targeted intervention, this gap is expected to widen.

<sup>6</sup>See in Appendix B

<sup>7</sup>Household income brackets are defined based on the median household income for Tasmania in the respective year as per the following: Very low (50% of median), Low (80%), Moderate (120%), Higher (120%+).

<sup>8</sup>The Australian Bureau of Statistics (ABS) defines homelessness as ‘... when a person does not have suitable accommodation alternatives they are considered homeless if their current living arrangement is in a dwelling that is inadequate, has no tenure, or if their initial tenure is short and not extendable, or does not allow them to have control of, and access to space for social relations’.

**WE ♥ LAUNNIE**  
launceston.tas.gov.au

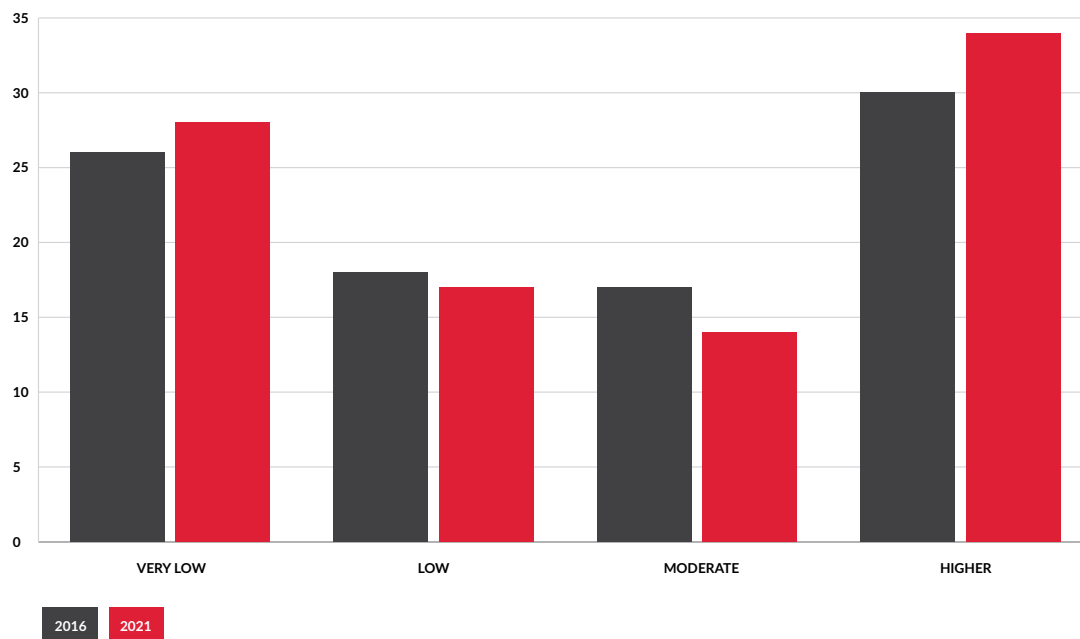


26

The increase in very low-income households reinforces the need for affordable and social housing, while the growth in higher-income households may drive demand for well-located, high-amenity housing.

The declining share of moderate-income households highlights the need for more attainable housing options, such as townhouses and smaller dwellings, to key workers.

Figure 8 Household income brackets, Launceston



Source: ABS Census of Population and Housing

## Homelessness and disadvantage

Launceston experiences significant disparities in socioeconomic status and housing stability – threatening public health, wellbeing, and social cohesion. While many Launcestonians enjoy comfortable standards of living and very secure housing, there are a growing number in our community that do not.

One of the most pressing ways Launceston is feeling the impacts of the broader housing crisis is through the rising number of people experiencing homelessness<sup>8</sup>. Between 2016 and 2021, homelessness in the city increased by 89.5%. As shown in Figure 9 below, the most significant rise was among those living in severely crowded dwellings, alongside increases in those staying in improvised dwellings or temporarily with other households. At the same time, the number of

people in supported accommodation has declined, suggesting that housing support services are falling behind demand, leaving more people without stable housing options. Without targeted intervention, this gap is expected to widen.

<sup>6</sup>See in Appendix B

<sup>7</sup>Household income brackets are defined based on the median household income for Tasmania in the respective year as per the following: Very low (50% of median), Low (80%), Moderate (120%), Higher (120%+).

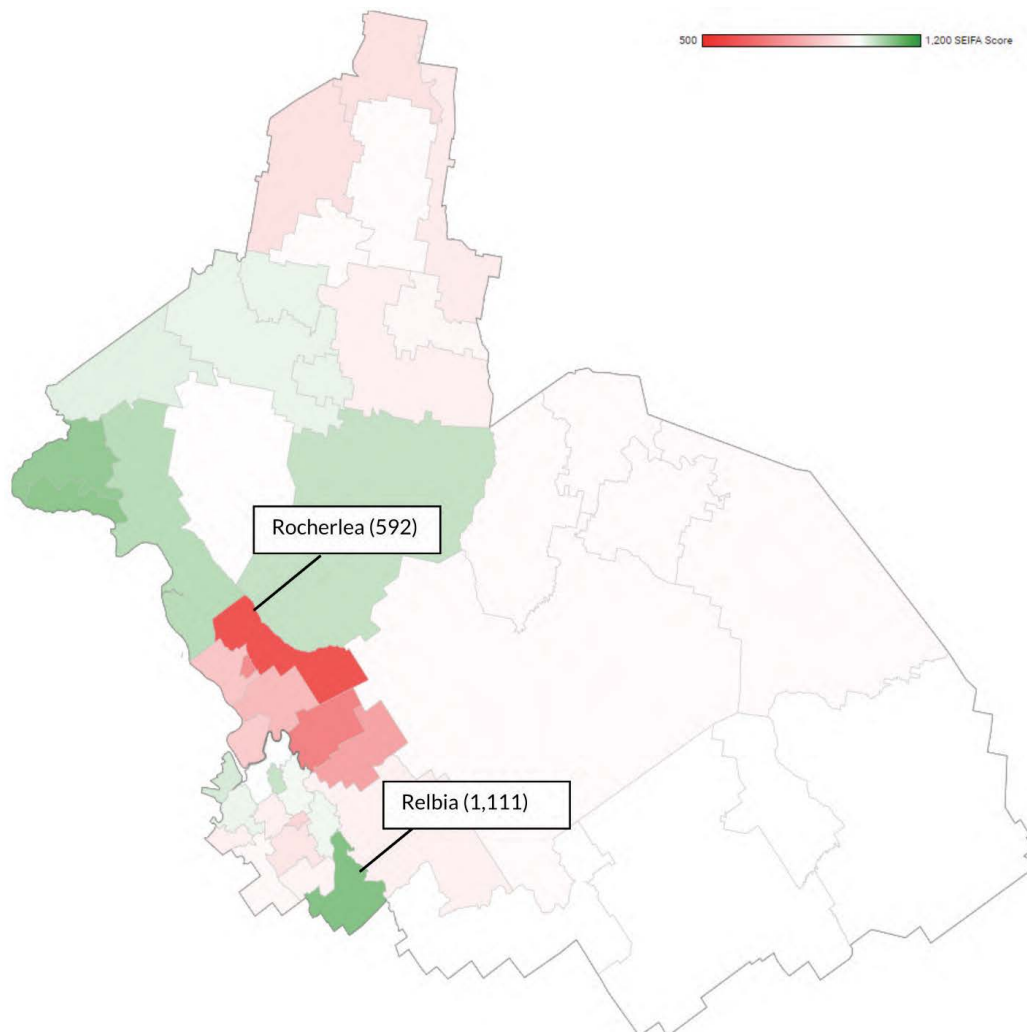
<sup>8</sup>The Australian Bureau of Statistics (ABS) defines homelessness as ‘... when a person does not have suitable accommodation alternatives they are considered homeless if their current living arrangement is in a dwelling that is inadequate, has no tenure, or if their initial tenure is short and not extendable, or does not allow them to have control of, and access to space for social relations’.

**WE ♥ LAUNNIE**  
launceston.tas.gov.au

Disadvantage is not evenly distributed across the city. SEIFA<sup>13</sup> rankings place Launceston among the more disadvantaged LGAs nationally, though economic conditions vary significantly across suburbs.

Areas like Rocherlea (SEIFA 592) experience severe disadvantage, while others, such as Relbia (SEIFA 1,111), rank among the most advantaged (see Figure 9).

Figure 10 City of Launceston SEIFA Index, 2021

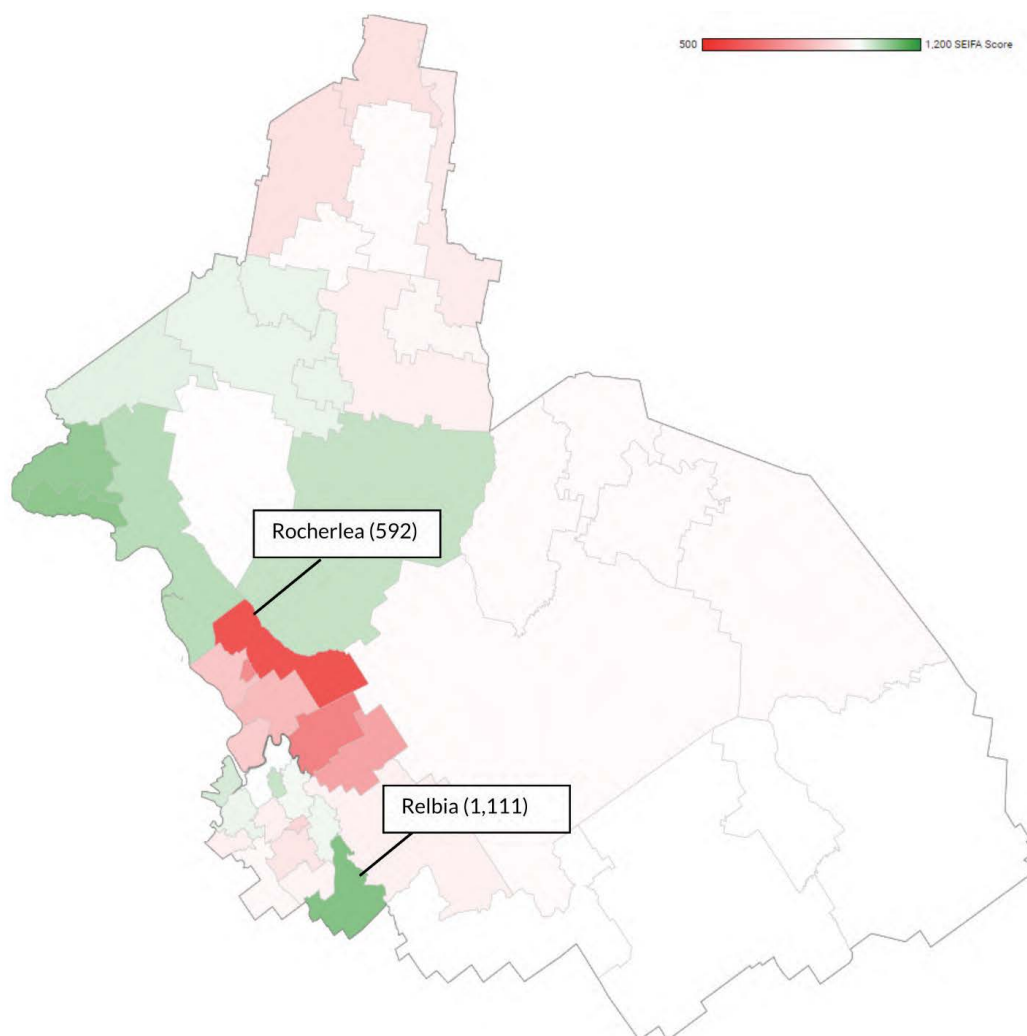


<sup>13</sup> Socio-Economic Indexes for Areas (SEIFA) is a product developed by the ABS that ranks areas in Australia according to relative socio-economic advantage and disadvantage and captures indicators such as economic resources, education and occupation, as well as relative socio-economic advantage/disadvantage.

Disadvantage is not evenly distributed across the city. SEIFA<sup>13</sup> rankings place Launceston among the more disadvantaged LGAs nationally, though economic conditions vary significantly across suburbs.

Areas like Rocherlea (SEIFA 592) experience severe disadvantage, while others, such as Relbia (SEIFA 1,111), rank among the most advantaged (see Figure 9).

Figure 10 City of Launceston SEIFA Index, 2021



<sup>13</sup> Socio-Economic Indexes for Areas (SEIFA) is a product developed by the ABS that ranks areas in Australia according to relative socio-economic advantage and disadvantage and captures indicators such as economic resources, education and occupation, as well as relative socio-economic advantage/disadvantage.

# THE LAUNCESTON HOUSING MARKET

## Housing and affordability

Launceston's housing market has undergone significant change in recent years, with rising prices and tightening supply making it increasingly difficult for many residents to buy or rent a home. House sales have declined sharply, from a peak of 2,276 in 2017-18 to just 1,080 in 2023-24, while the median price has surged from \$310,000 to \$533,300 over the same period. Although prices have stabilised since 2021-22, the affordability gap remains a key challenge.

Rental prices have followed a similar upward trend. House rental prices increased by 70.9% over the past decade, while unit rents rose by 86%, placing additional pressure on affordability. Although the number of rental listings grew significantly between 2013-14 and 2023-24, vacancy rates remain extremely low, sitting at 1% in August 2024. This suggests that while more rental properties have entered the market, demand continues to outpace supply, particularly for lower-cost housing options. The number of affordable rentals has also declined, with affordable rentals making up 63% of the market in 2015-16, but just 25% in 2023-24<sup>14</sup>.



WE ♥ LAUNNIE

[launceston.tas.gov.au](http://launceston.tas.gov.au)



# THE LAUNCESTON HOUSING MARKET

## Housing and affordability

Launceston's housing market has undergone significant change in recent years, with rising prices and tightening supply making it increasingly difficult for many residents to buy or rent a home. House sales have declined sharply, from a peak of 2,276 in 2017-18 to just 1,080 in 2023-24, while the median price has surged from \$310,000 to \$533,300 over the same period. Although prices have stabilised since 2021-22, the affordability gap remains a key challenge.

Rental prices have followed a similar upward trend. House rental prices increased by 70.9% over the past decade, while unit rents rose by 86%, placing additional pressure on affordability. Although the number of rental listings grew significantly between 2013-14 and 2023-24, vacancy rates remain extremely low, sitting at 1% in August 2024. This suggests that while more rental properties have entered the market, demand continues to outpace supply, particularly for lower-cost housing options. The number of affordable rentals has also declined, with affordable rentals making up 63% of the market in 2015-16, but just 25% in 2023-24<sup>14</sup>.



**WE ♥ LAUNNIE**

[launceston.tas.gov.au](https://launceston.tas.gov.au)

## Housing supply and development trends

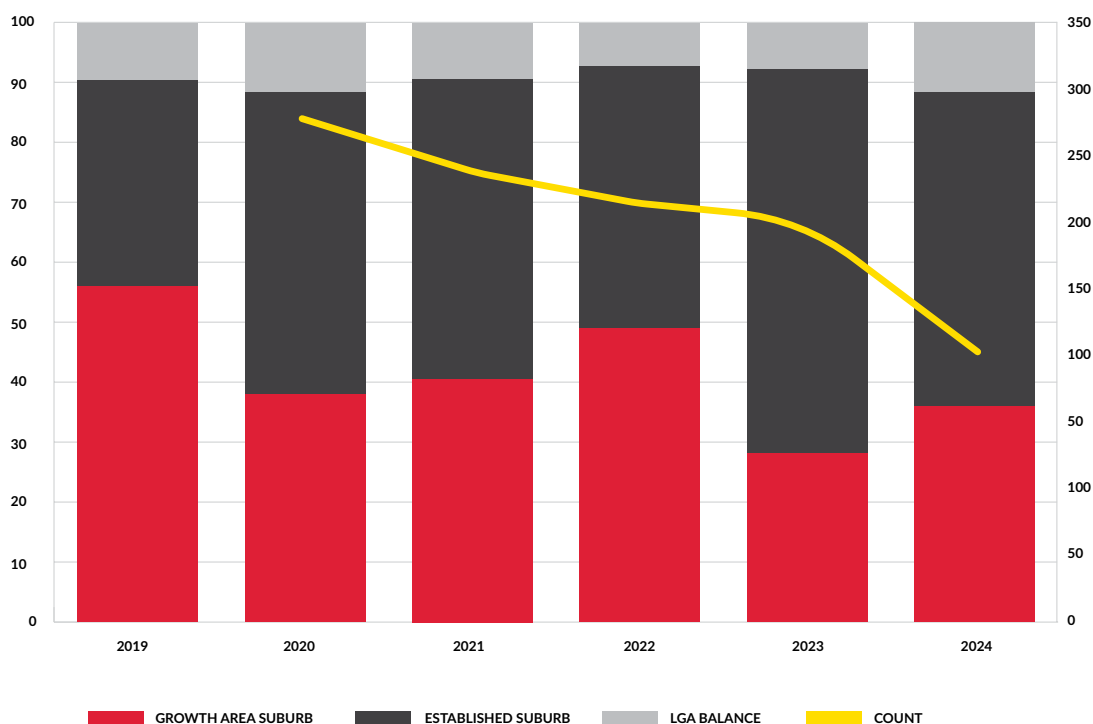
Recent years have seen a slowdown in housing development across Australia, with Tasmania following a similar trend. Rising construction costs, supply chain disruptions, and higher interest rates have all contributed to declining approvals and a more cautious development environment. This has been evident in Launceston as well as neighbouring municipalities which have all experienced similar annual changes in new dwelling approvals since 2020-21<sup>17</sup>.

Official statistics indicate that there are, on average, 275 new dwelling approvals each year across Launceston. This includes both public and private sector approvals for separate (detached) houses and attached dwellings, such as apartments and

townhouses. The public sector has accounted for an average of 8% over the 5 years to 2023-24<sup>18</sup>.

As overall approvals have been declining, the distribution of approvals across the city has also shifted in recent years. Detailed approvals data from the City indicate a declining share occurring in the growth area suburbs such as Kings Meadows, Prospect, St Leonards, and Youngtown (Figure 12). Development in growth area suburbs has historically accommodated a notable proportion of Launceston's growth, however the decline (both in number and share) is raising concerns about the pipeline of development-ready land that is required to deliver the amount of housing that Launceston needs.

Figure 12 Location of new dwelling approvals



Source: City of Launceston

Note: Growth area, Established area, and Balance are defined by suburb as listed in Appendix C. Counts for 2019 are only available for part of the year, so have been excluded from the chart.

<sup>17</sup> See Appendix E

<sup>18</sup> See Appendix E

<sup>19</sup> Renaissance Planning 2019, Residential Land Demand: Supply Assessment

**WE ♥ LAUNNIE**

launceston.tas.gov.au

## Housing supply and development trends

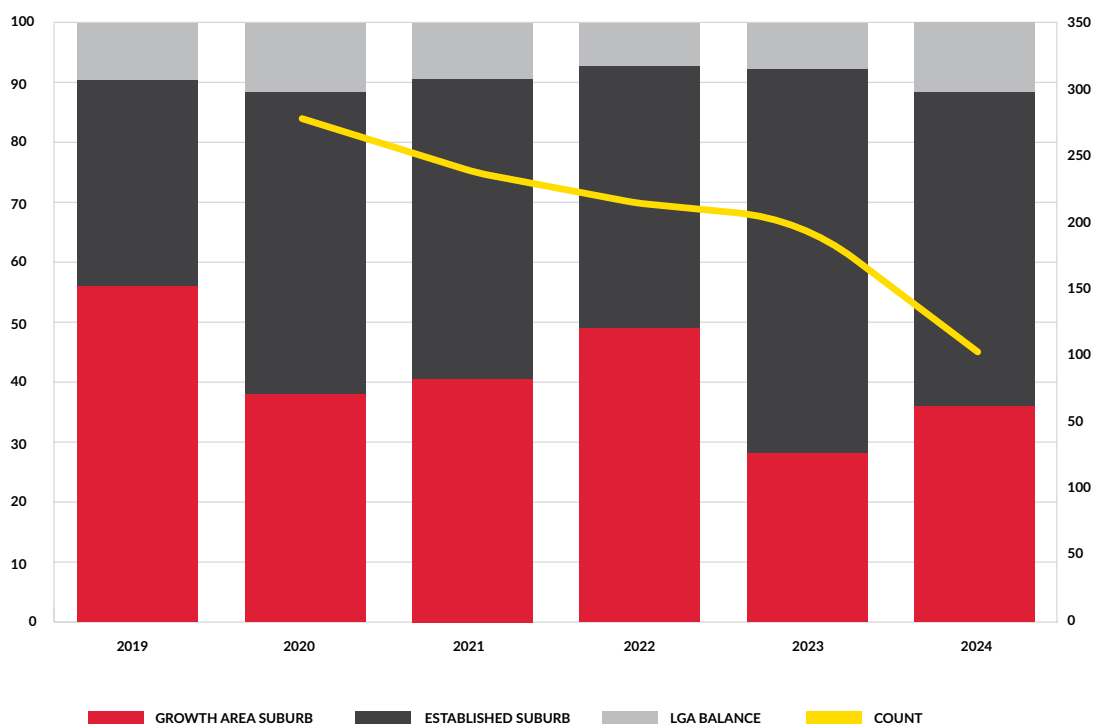
Recent years have seen a slowdown in housing development across Australia, with Tasmania following a similar trend. Rising construction costs, supply chain disruptions, and higher interest rates have all contributed to declining approvals and a more cautious development environment. This has been evident in Launceston as well as neighbouring municipalities which have all experienced similar annual changes in new dwelling approvals since 2020-21<sup>17</sup>.

Official statistics indicate that there are, on average, 275 new dwelling approvals each year across Launceston. This includes both public and private sector approvals for separate (detached) houses and attached dwellings, such as apartments and

townhouses. The public sector has accounted for an average of 8% over the 5 years to 2023-24<sup>18</sup>.

As overall approvals have been declining, the distribution of approvals across the city has also shifted in recent years. Detailed approvals data from the City indicate a declining share occurring in the growth area suburbs such as Kings Meadows, Prospect, St Leonards, and Youngtown (Figure 12). Development in growth area suburbs has historically accommodated a notable proportion of Launceston's growth, however the decline (both in number and share) is raising concerns about the pipeline of development-ready land that is required to deliver the amount of housing that Launceston needs.

Figure 12 Location of new dwelling approvals



Source: City of Launceston

Note: Growth area, Established area, and Balance are defined by suburb as listed in Appendix C. Counts for 2019 are only available for part of the year, so have been excluded from the chart.

<sup>17</sup> See Appendix E

<sup>18</sup> See Appendix E

<sup>19</sup> Renaissance Planning 2019, Residential Land Demand: Supply Assessment

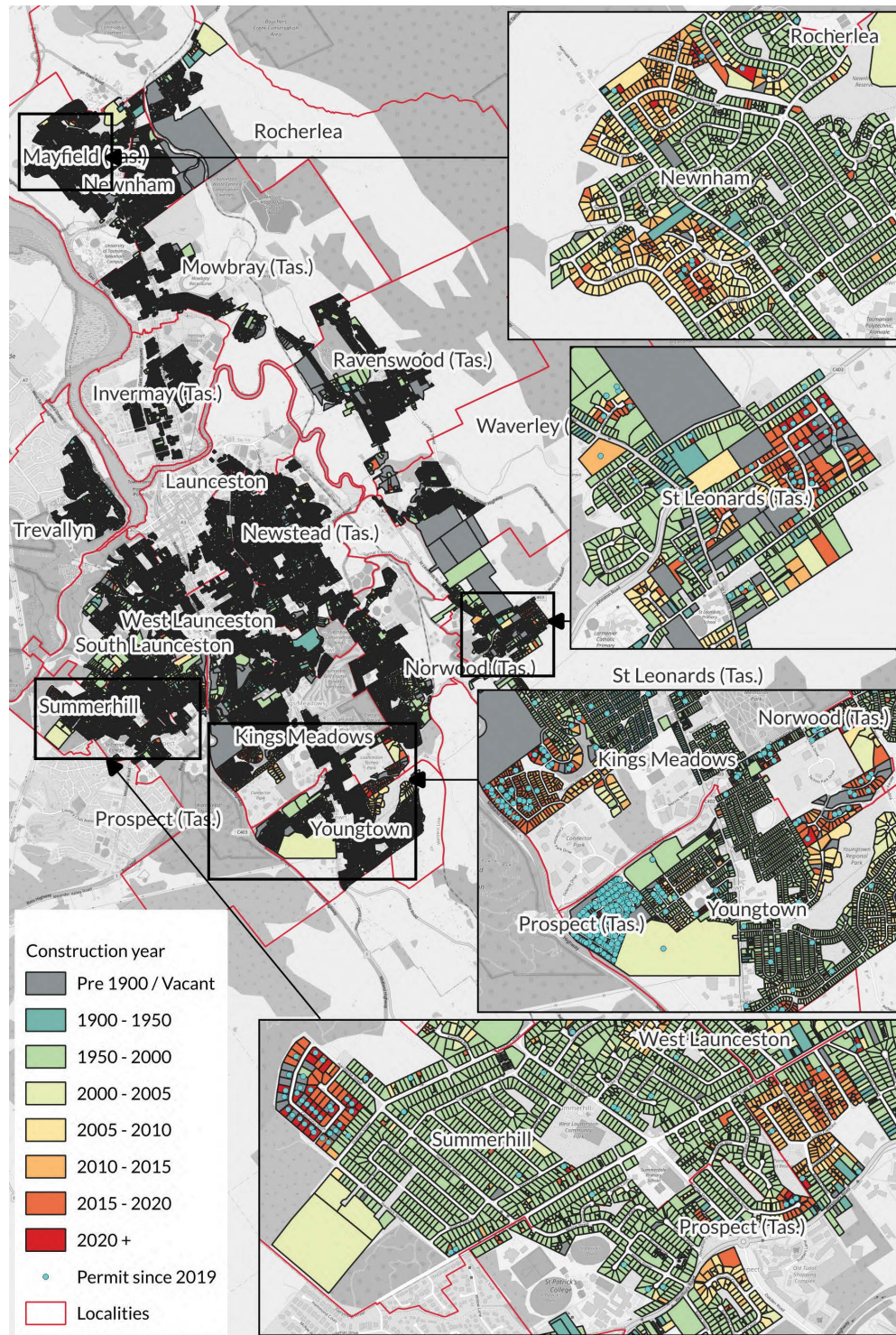
**WE ♥ LAUNNIE**

launceston.tas.gov.au



34

Figure 13 Year of dwelling construction



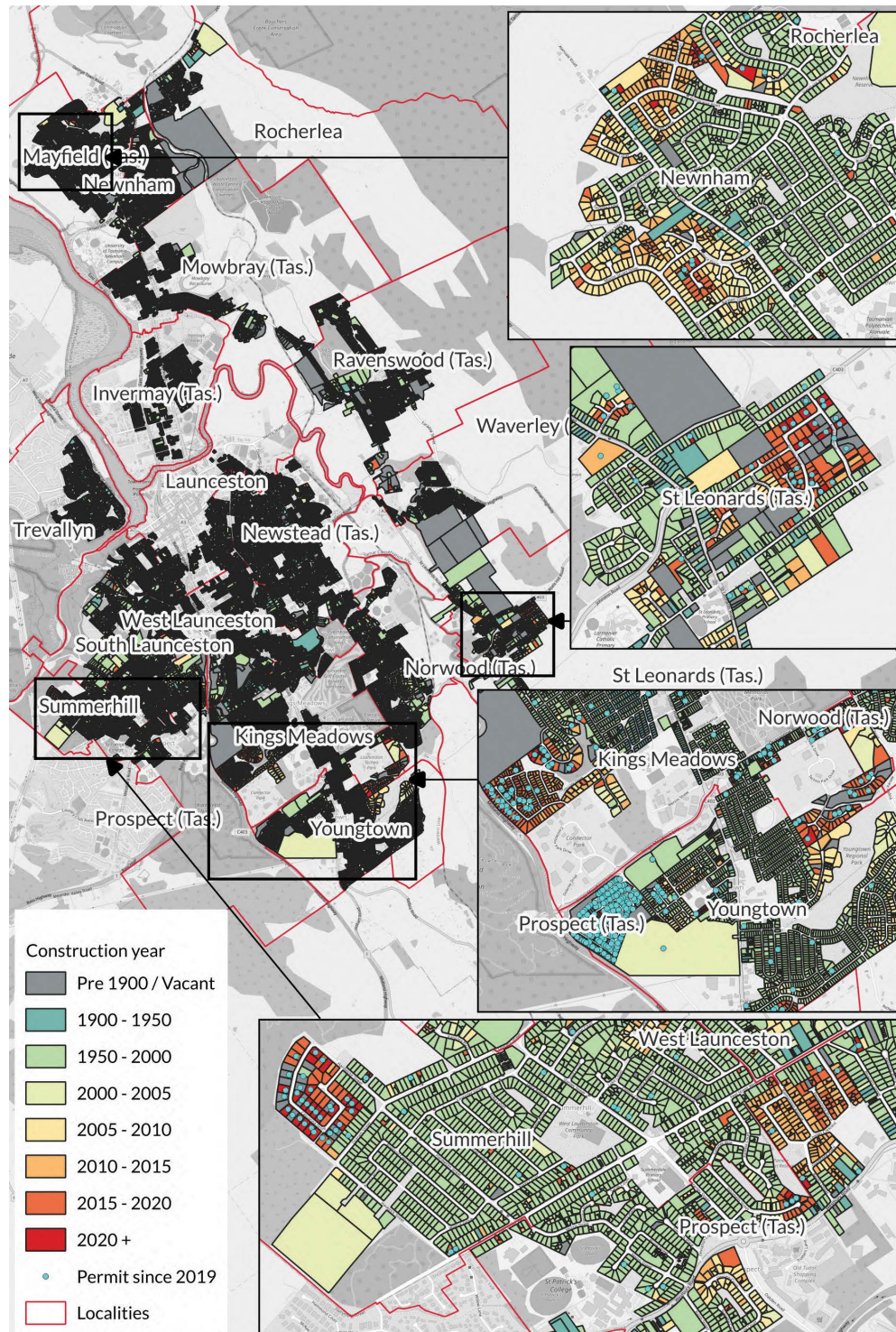
Source: Northern Tasmanian Residential Supply and Demand Study (Growth Monitor and Evaluation Framework)

**WE ♥ LAUNNIE**  
launceston.tas.gov.au



34

Figure 13 Year of dwelling construction



Source: Northern Tasmanian Residential Supply and Demand Study (Growth Monitor and Evaluation Framework)

**WE ♥ LAUNNIE**  
launceston.tas.gov.au

Land Supply

The availability of development-ready land plays a critical role in shaping housing outcomes. A well-planned and consistent land supply ensures that housing can be delivered in line with demand, helping to stabilise prices and support population growth. Conversely, when land supply is constrained—whether through zoning, infrastructure limitations, or slow release—housing delivery slows, affordability worsens, and pressure increases on the existing housing stock. Ensuring Launceston has a pipeline of land that is genuinely ready for development is essential for supporting a well-functioning housing market.

A key consideration is the timing of land release and development feasibility. While Launceston has large parcels of land zoned for future growth, not all of it is expected to come online within the timeframe of this plan. For example, The Green represents a significant landholding with long-term development potential, but its substantial infrastructure constraints, including construction of a new vehicle bridge over a rail line, has seen long delays in the delivery of further housing opportunities for a number of years. For this reason, it is crucial that land supply assessments focus on deliverable supply—land that is realistically able to be developed within the plan period—rather than total theoretical capacity. This ensures a more accurate understanding of how much housing can actually be delivered to meet demand.

A number of land supply assessments have been undertaken for Launceston over the years.

The most recent of these include the *Launceston Residential Land Review*<sup>21</sup> and the *Northern Tasmania Residential Demand and Supply Study (RDSS)*<sup>22</sup>. While the scope and approaches of each study differed, both assessments concluded there was an inadequate amount of zoned land to meet projected demand in Launceston over the short to medium term. Since the preparation of both studies, dwelling construction has continued to consume available land, yet no substantial new areas of land have been formally released to replenish the supply pipeline. As a result, land availability has tightened, reinforcing the need for a clear plan to manage future housing delivery.

The land supply assessment here has utilised the work completed as part of RDSS which included estimated dwelling yields for all residentially zoned land in the municipality. To provide an updated and more accurate picture of available supply in 2025, this plan refines the previous RDSS estimates by removing heavily constrained land, and excluding sites where dwellings have been constructed since the original assessment was undertaken.

The results of the updated assessment are outlined in Table 1<sup>23</sup>. Most of the supply sits with privately owned land, with Homes Tasmania also holding a considerable portion. However, public land is largely outside the control of the market, meaning its delivery depends on government decisions and funding. Advocating and supporting delivery of high quality public housing is a key part of the housing picture for Launceston.

LAND CATEGORY	DWELLING YIELD (PRIVATELY OWNED LAND)	DWELLING YIELD (PUBLIC LAND - HOMES TASMANIA)
Retail parcels	267	19
Approved plan parcels	730	-
Wholesale parcels	594	137
Vacant/Plan Subtotal	1,591	156
Underutilised parcels	1,567	-
TOTAL	3,158	156

<sup>21</sup>Renaissance Planning, 2023 (supply assessment completed March 2023)  
<sup>22</sup>REMPAN, 2024 (supply assessment completed August 2023) [Northern Tasmania Residential Demand and Supply Study](#)  
<sup>23</sup>See Appendix F for summary of process.

## Land Supply

The availability of development-ready land plays a critical role in shaping housing outcomes. A well-planned and consistent land supply ensures that housing can be delivered in line with demand, helping to stabilise prices and support population growth. Conversely, when land supply is constrained—whether through zoning, infrastructure limitations, or slow release—housing delivery slows, affordability worsens, and pressure increases on the existing housing stock. Ensuring Launceston has a pipeline of land that is genuinely ready for development is essential for supporting a well-functioning housing market.

A key consideration is the timing of land release and development feasibility. While Launceston has large parcels of land zoned for future growth, not all of it is expected to come online within the timeframe of this plan. For example, The Green represents a significant landholding with long-term development potential, but its substantial infrastructure constraints, including construction of a new vehicle bridge over a rail line, has seen long delays in the delivery of further housing opportunities for a number of years. For this reason, it is crucial that land supply assessments focus on deliverable supply—land that is realistically able to be developed within the plan period—rather than total theoretical capacity. This ensures a more accurate understanding of how much housing can actually be delivered to meet demand.

A number of land supply assessments have been undertaken for Launceston over the years.

The most recent of these include the *Launceston Residential Land Review*<sup>21</sup> and the *Northern Tasmania Residential Demand and Supply Study (RDSS)*<sup>22</sup>. While the scope and approaches of each study differed, both assessments concluded there was an inadequate amount of zoned land to meet projected demand in Launceston over the short to medium term. Since the preparation of both studies, dwelling construction has continued to consume available land, yet no substantial new areas of land have been formally released to replenish the supply pipeline. As a result, land availability has tightened, reinforcing the need for a clear plan to manage future housing delivery.

The land supply assessment here has utilised the work completed as part of RDSS which included estimated dwelling yields for all residentially zoned land in the municipality. To provide an updated and more accurate picture of available supply in 2025, this plan refines the previous RDSS estimates by removing heavily constrained land, and excluding sites where dwellings have been constructed since the original assessment was undertaken.

The results of the updated assessment are outlined in Table 1<sup>23</sup>. Most of the supply sits with privately owned land, with Homes Tasmania also holding a considerable portion. However, public land is largely outside the control of the market, meaning its delivery depends on government decisions and funding. Advocating and supporting delivery of high quality public housing is a key part of the housing picture for Launceston.

LAND CATEGORY	DWELLING YIELD (PRIVATELY OWNED LAND)	DWELLING YIELD (PUBLIC LAND - HOMES TASMANIA)
Retail parcels	267	19
Approved plan parcels	730	-
Wholesale parcels	594	137
Vacant/Plan Subtotal	1,591	156
Underutilised parcels	1,567	-
<b>TOTAL</b>	<b>3,158</b>	<b>156</b>

<sup>21</sup>Renaissance Planning, 2023 (supply assessment completed March 2023)

<sup>22</sup>REMPAN, 2024 (supply assessment completed August 2023) [Northern Tasmania Residential Demand and Supply Study](#)

<sup>23</sup>See Appendix F for summary of process.

**WE ♥ LAUNNIE**

[launceston.tas.gov.au](http://launceston.tas.gov.au)

## Key takeaways

- **Housing affordability has sharply declined**

Median house prices have nearly doubled to \$533,300, while affordable home sales dropped from 69% in 2015-16 to just 4% in 2023-24. Rental affordability has also worsened, with low-cost rental options shrinking from 63% to 25% over the past decade.

- **Rental market pressures continue to grow**

Rental costs have surged, with vacancy rates at just 1% as of 2024. The rising cost of living, a shortage of affordable rentals and a shortage of supply in the private market are placing significant strain on low-income households and essential workers, with over 800 households on social housing waitlists.

- **Diverse housing options are needed**

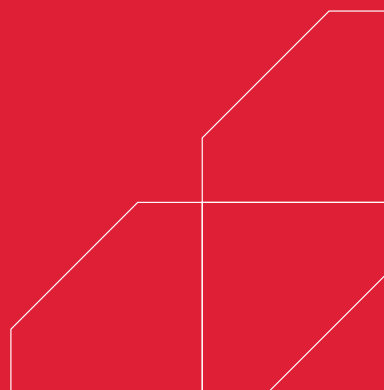
While detached houses dominate Launceston's housing stock, demand is increasing for townhouses, villas, and low-rise apartments. Supporting well-located, medium-density housing will help address affordability while maintaining neighbourhood character.

- **Housing supply is falling behind demand**

While Launceston has zoned residential land, only 1,590 dwellings are realistically developable in the short to medium term. Strategic planning and infrastructure investment are needed to unlock new supply, bolster the development pipeline, and ensure housing is actually delivered where and when it is needed.

- **Infill and redevelopment opportunities must be strengthened**

Infill housing is underperforming. Strategic planning and incentives are needed to boost urban renewal and housing diversity in well-located areas.





## Key takeaways

- **Housing affordability has sharply declined**

Median house prices have nearly doubled to \$533,300, while affordable home sales dropped from 69% in 2015-16 to just 4% in 2023-24. Rental affordability has also worsened, with low-cost rental options shrinking from 63% to 25% over the past decade.

- **Rental market pressures continue to grow**

Rental costs have surged, with vacancy rates at just 1% as of 2024. The rising cost of living, a shortage of affordable rentals and a shortage of supply in the private market are placing significant strain on low-income households and essential workers, with over 800 households on social housing waitlists.

- **Diverse housing options are needed**

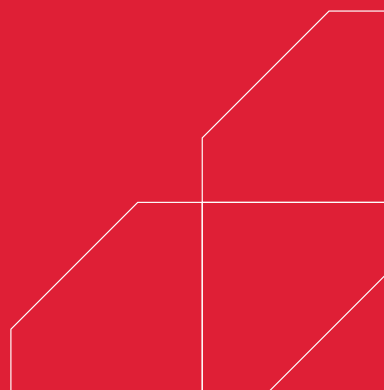
While detached houses dominate Launceston's housing stock, demand is increasing for townhouses, villas, and low-rise apartments. Supporting well-located, medium-density housing will help address affordability while maintaining neighbourhood character.

- **Housing supply is falling behind demand**

While Launceston has zoned residential land, only 1,590 dwellings are realistically developable in the short to medium term. Strategic planning and infrastructure investment are needed to unlock new supply, bolster the development pipeline, and ensure housing is actually delivered where and when it is needed.

- **Infill and redevelopment opportunities must be strengthened**

Infill housing is underperforming. Strategic planning and incentives are needed to boost urban renewal and housing diversity in well-located areas.





# WHERE WE ARE HEADING

## How we will grow

Like many regions in Tasmania, Launceston's population growth has been variable, with periods of expansion, stability, and occasional decline. However, the long-term trend has been positive, and projections indicate continued population growth over the coming decades. The historic and forecast population trajectory is illustrated in Figure 15, reflecting expectations of ongoing growth<sup>24</sup>.

As the population grows, the way people live is also changing. Over the next 15 years, smaller households (1-2 people) will grow at the fastest rate, making up nearly 60% of all households. Meanwhile, larger households—though increasing in number—will represent a smaller share of the population (Figure 16). This shift means that future housing supply must not only meet the overall demand for dwellings but also align with the changing composition of households. This will require a substantial shift in the type of housing that has historically been provided<sup>25</sup>.





# WHERE WE ARE HEADING

## How we will grow

Like many regions in Tasmania, Launceston's population growth has been variable, with periods of expansion, stability, and occasional decline. However, the long-term trend has been positive, and projections indicate continued population growth over the coming decades. The historic and forecast population trajectory is illustrated in Figure 15, reflecting expectations of ongoing growth<sup>24</sup>.

As the population grows, the way people live is also changing. Over the next 15 years, smaller households (1-2 people) will grow at the fastest rate, making up nearly 60% of all households. Meanwhile, larger households—though increasing in number—will represent a smaller share of the population (Figure 16). This shift means that future housing supply must not only meet the overall demand for dwellings but also align with the changing composition of households. This will require a substantial shift in the type of housing that has historically been provided<sup>25</sup>.

# HOW MUCH HOUSING WE NEED

## Quantity of housing

The population forecast in Figure 17 represents a best estimate, or central case, for the potential population of the City over the coming years. Notably, the forecasts do not incorporate the peaks and troughs that exist in the real historic population but aim to smooth through these volatile periods. As a result, the forecast population annual growth rate is broadly consistent with the long term annual average growth rate of the LGA.

Dwelling forecasts have been prepared based on population forecasts, translating expected population growth into estimated housing demand (Figure 16). The central forecast reflects the most likely scenario, aligning with the long-term average growth rate of Launceston, while the forecast range (dark and light grey bands) accounts for uncertainty in future trends. These bands represent different potential growth trajectories, recognising that population changes do not always follow a linear path<sup>26</sup>.



**WE ♥ LAUNNIE**

[launceston.tas.gov.au](http://launceston.tas.gov.au)



# HOW MUCH HOUSING WE NEED

## Quantity of housing

The population forecast in Figure 17 represents a best estimate, or central case, for the potential population of the City over the coming years. Notably, the forecasts do not incorporate the peaks and troughs that exist in the real historic population but aim to smooth through these volatile periods. As a result, the forecast population annual growth rate is broadly consistent with the long term annual average growth rate of the LGA.

Dwelling forecasts have been prepared based on population forecasts, translating expected population growth into estimated housing demand (Figure 16). The central forecast reflects the most likely scenario, aligning with the long-term average growth rate of Launceston, while the forecast range (dark and light grey bands) accounts for uncertainty in future trends. These bands represent different potential growth trajectories, recognising that population changes do not always follow a linear path<sup>26</sup>.



WE ♥ LAUNNIE

[launceston.tas.gov.au](http://launceston.tas.gov.au)

## Location of housing

Different areas of Launceston are expected to accommodate varying levels of dwelling growth over the next 15 years. Forecasts prepared as part of the RDSS project indicate that around half of new housing demand between 2025 and 2040 will be concentrated in outer suburbs to the east, south, and west of the city as shown in Figure 18 below. These areas are where much of Launceston's new neighbourhood planning such as St Leonards and Waverley is currently being prepared, requiring coordinated planning and infrastructure delivery to support delivery of the number of houses required.

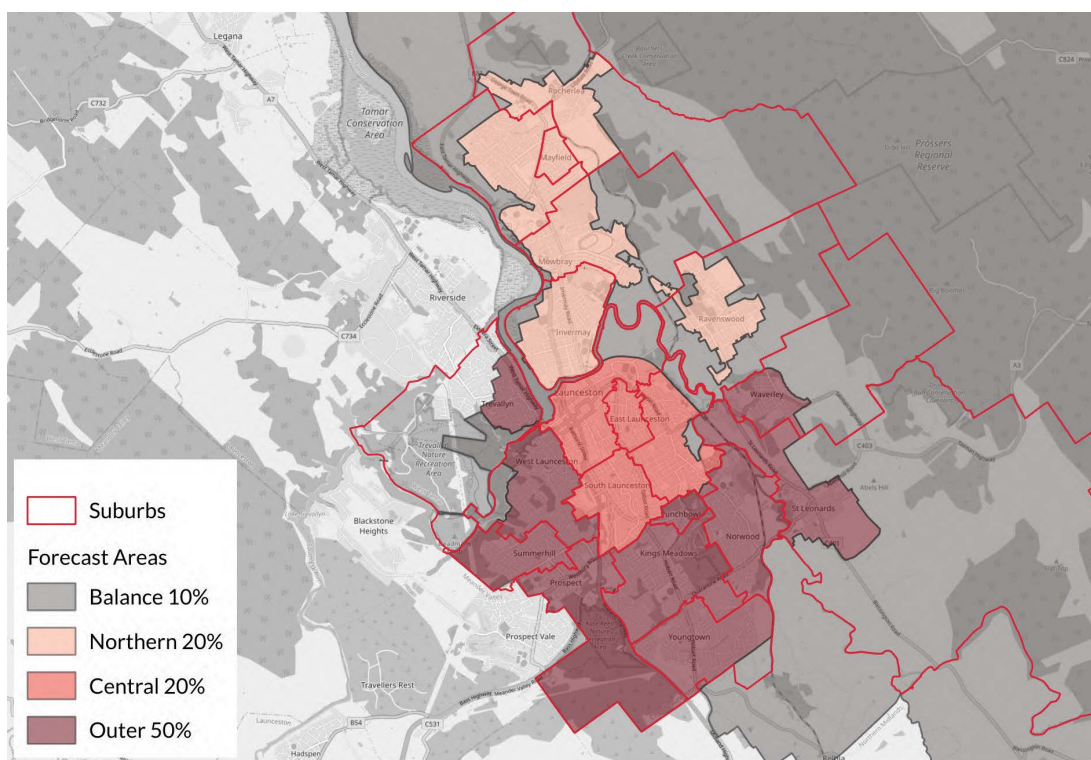
The central area and northern suburbs are anticipated to each absorb around 20% of total dwelling demand. Given the lack of vacant land in the central area, new dwellings will primarily be delivered

through redevelopment of well-located sites as both medium and higher density developments, leveraging its existing services and connectivity. The northern suburbs will likely see a mix of urban renewal as well as medium and standard density development, particularly where strategic planning can unlock well-located underutilised land.

It is noted that investigation of medium and high-density development opportunities around the Launceston CBD and activity centres in Mowbray and Kings Meadows will help to diversify these denser typologies across the northern, central and outer areas.

Meanwhile, rural areas and smaller townships are projected to capture around 10% of total housing demand.

Figure 18 Launceston share of forecast of new housing demand, 2025-2040.



Source: REMPLAN Forecast



## Location of housing

Different areas of Launceston are expected to accommodate varying levels of dwelling growth over the next 15 years. Forecasts prepared as part of the RDSS project indicate that around half of new housing demand between 2025 and 2040 will be concentrated in outer suburbs to the east, south, and west of the city as shown in Figure 18 below. These areas are where much of Launceston's new neighbourhood planning such as St Leonards and Waverley is currently being prepared, requiring coordinated planning and infrastructure delivery to support delivery of the number of houses required.

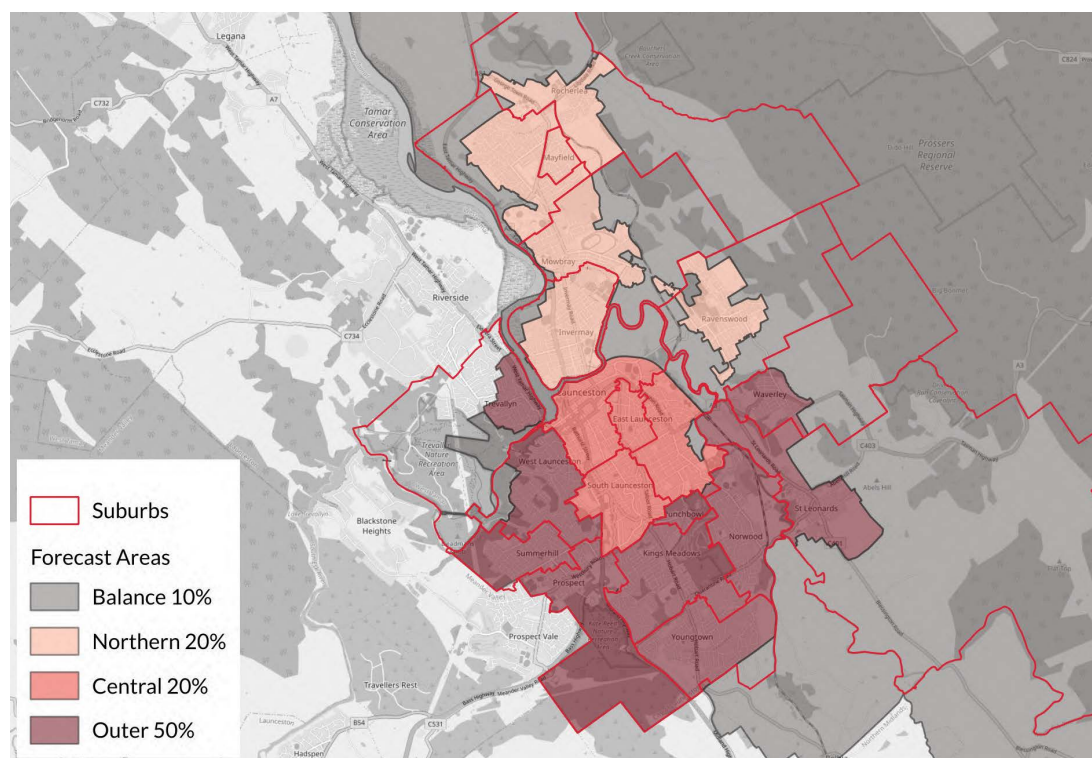
The central area and northern suburbs are anticipated to each absorb around 20% of total dwelling demand. Given the lack of vacant land in the central area, new dwellings will primarily be delivered

through redevelopment of well-located sites as both medium and higher density developments, leveraging its existing services and connectivity. The northern suburbs will likely see a mix of urban renewal as well as medium and standard density development, particularly where strategic planning can unlock well-located underutilised land.

It is noted that investigation of medium and high-density development opportunities around the Launceston CBD and activity centres in Mowbray and Kings Meadows will help to diversify these denser typologies across the northern, central and outer areas.

Meanwhile, rural areas and smaller townships are projected to capture around 10% of total housing demand.

Figure 18 Launceston share of forecast of new housing demand, 2025-2040.



Source: REMPLAN Forecast

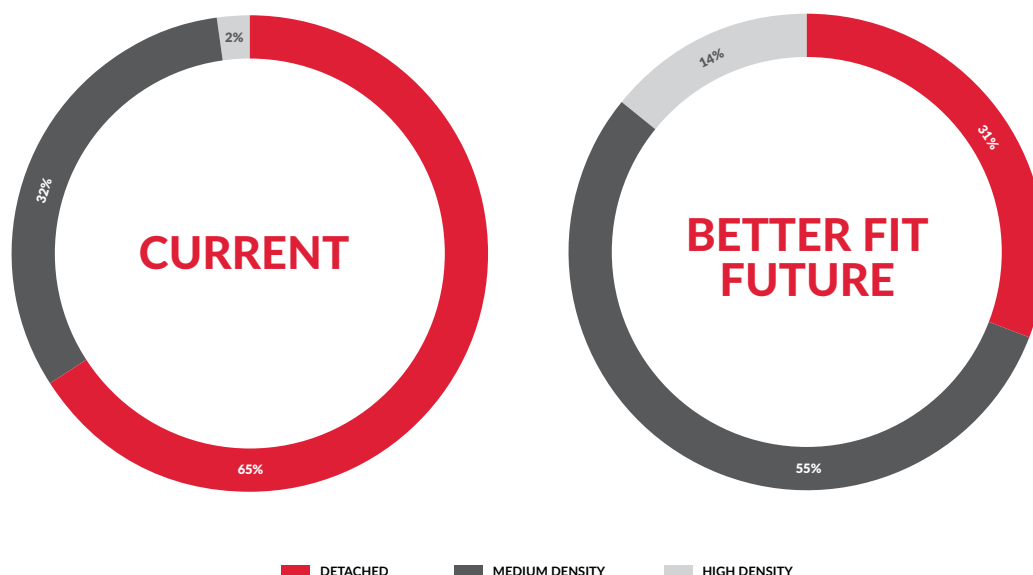


46

Figure 19 highlights the current housing mix in Launceston's central suburbs and a possible future scenario for 2040 that better aligns with changing household structures. The most notable shift is the increase in "missing middle" housing, such as townhouses and low-rise apartments. Across the city, significant change is needed, particularly in the outer suburbs, where the share of missing middle housing would need to increase from around 15-20% today to over 65% in the future. In central areas, both medium- and higher-density housing should play a greater role in accommodating population growth<sup>27</sup>. These figures are not targets but provide useful context to assist with developing dwelling mix targets for respective areas.

This transition will not happen overnight. In most areas, the share of missing middle housing will never reach the shares indicated. Detached housing will continue to be the dominant form in the short term, particularly in newer subdivisions. However, through strategic planning for new growth areas and policies that support well-designed infill development, Launceston can gradually rebalance its housing stock, creating a city that better meets the needs of future households while maintaining its liveability and character.

Figure 19 Current and future share of housing types, Launceston's central suburbs



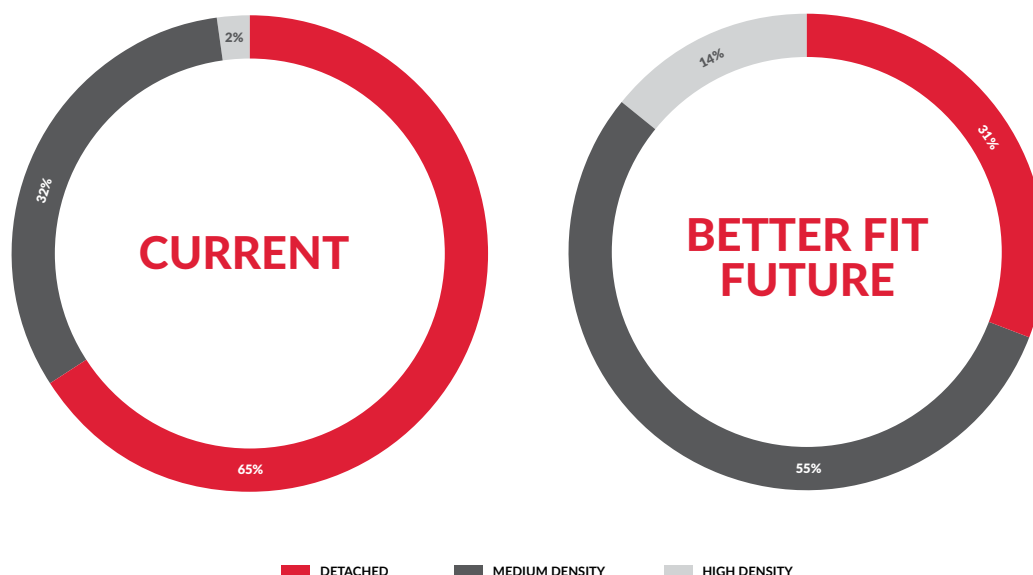
<sup>27</sup>Comparative tables for each of the four forecast areas is available in Appendix H.

46

Figure 19 highlights the current housing mix in Launceston's central suburbs and a possible future scenario for 2040 that better aligns with changing household structures. The most notable shift is the increase in "missing middle" housing, such as townhouses and low-rise apartments. Across the city, significant change is needed, particularly in the outer suburbs, where the share of missing middle housing would need to increase from around 15-20% today to over 65% in the future. In central areas, both medium- and higher-density housing should play a greater role in accommodating population growth<sup>27</sup>. These figures are not targets but provide useful context to assist with developing dwelling mix targets for respective areas.

This transition will not happen overnight. In most areas, the share of missing middle housing will never reach the shares indicated. Detached housing will continue to be the dominant form in the short term, particularly in newer subdivisions. However, through strategic planning for new growth areas and policies that support well-designed infill development, Launceston can gradually rebalance its housing stock, creating a city that better meets the needs of future households while maintaining its liveability and character.

Figure 19 Current and future share of housing types, Launceston's central suburbs



<sup>27</sup>Comparative tables for each of the four forecast areas is available in Appendix H.

## How we are planning for housing

To ensure Launceston meets its future housing needs, a proactive and strategic approach is required to deliver a steady and diverse supply of new homes. This approach involves:

- Maintaining an adequate pipeline of development-ready land.
- Supporting infill and renewal in existing neighbourhoods, and coordinated delivery of new neighbourhoods across multiple locations.
- Setting targets for delivery of housing.

### Securing a pipeline of development ready land

As outlined in the section on population growth and housing demand projections, a prudent planning approach is to ensure that the upper range of forecast demand can be met to avoid risks of undersupply. Unlike many other Australian jurisdictions, Tasmania does not have mandated minimum residential land supply requirements.

In most states, a 15-year supply of zoned land is typically required to provide adequate residential land for growth while allowing time for planning, zoning, and infrastructure development.

To meet the higher range of projected demand, the City should aim to maintain a rolling supply of developable land capable of delivering between 4,500 and 6,450 dwellings over the next 15 years as shown in Table 2 below. This pipeline must include land in various stages of readiness—from development-ready retail lots to recently zoned but unserviced land—ensuring that supply remains steady and responsive to market conditions.

Launceston has historically delivered an average of 275 new dwellings per year, but projections indicate that 300–450 dwellings per year would be required to stay within the upper ranges of demand. This means substantially increasing housing delivery by at least 10% over historical averages.



**WE ♥ LAUNNIE**

[launceston.tas.gov.au](http://launceston.tas.gov.au)



## How we are planning for housing

To ensure Launceston meets its future housing needs, a proactive and strategic approach is required to deliver a steady and diverse supply of new homes. This approach involves:

- Maintaining an adequate pipeline of development-ready land.
- Supporting infill and renewal in existing neighbourhoods, and coordinated delivery of new neighbourhoods across multiple locations.
- Setting targets for delivery of housing.

### Securing a pipeline of development ready land

As outlined in the section on population growth and housing demand projections, a prudent planning approach is to ensure that the upper range of forecast demand can be met to avoid risks of undersupply. Unlike many other Australian jurisdictions, Tasmania does not have mandated minimum residential land supply requirements.

In most states, a 15-year supply of zoned land is typically required to provide adequate residential land for growth while allowing time for planning, zoning, and infrastructure development.

To meet the higher range of projected demand, the City should aim to maintain a rolling supply of developable land capable of delivering between 4,500 and 6,450 dwellings over the next 15 years as shown in Table 2 below. This pipeline must include land in various stages of readiness—from development-ready retail lots to recently zoned but unserviced land—ensuring that supply remains steady and responsive to market conditions.

Launceston has historically delivered an average of 275 new dwellings per year, but projections indicate that 300–450 dwellings per year would be required to stay within the upper ranges of demand. This means substantially increasing housing delivery by at least 10% over historical averages.



**WE ♥ LAUNNIE**

[launceston.tas.gov.au](http://launceston.tas.gov.au)

No single area can accommodate all of Launceston's future housing needs. To meet demand efficiently, the city must maintain multiple active growth areas, including new neighbourhoods, priority consolidation precincts, and key redevelopment sites. A diverse approach to housing delivery will:

- Balance supply across different locations, as no single area has capacity to support all of the City's growth.
- Improve housing choice, with a mix of locations, housing types, and price points across the city.

- Enhance market competition, reducing land banking and promoting affordability.
- Strengthen resilience, so delays or constraints in one area do not disrupt the overall housing delivery pipeline

Launceston is actively advancing neighbourhood plans for three key growth areas—St Leonards and Waverley, South Prospect, and Alanvale—as illustrated in Figure 20. These areas are expected to play a major role in housing delivery over the plan period (within the next 15 years), with an additional housing delivery pipeline extending beyond (15-30 years) for most of the identified areas below.

Figure 20 Areas with neighbourhood planning under development

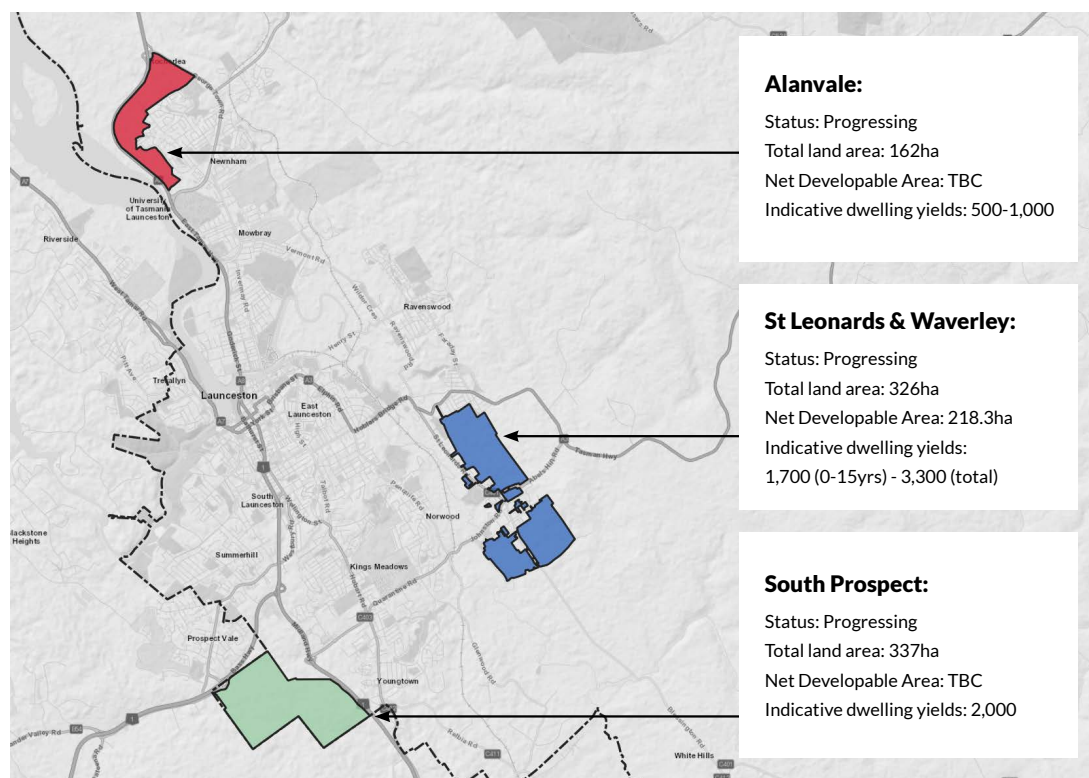


Figure 21 below demonstrates the impact of these neighbourhoods on future housing supply relative to projected demand. The chart shows that current supply in 2025 is well below the target range, consisting primarily of vacant land (both public and private). Additional supply is incorporated as neighbourhood plans progress through planning scheme amendments, along with an ongoing allowance for infill

redevelopment of underutilised sites (estimated to be delivered at an approximate rate of 20 dwellings per year based on historical trends).

Notably, the forecast supply still falls short of the target range, even with the planned delivery of South Prospect.



No single area can accommodate all of Launceston's future housing needs. To meet demand efficiently, the city must maintain multiple active growth areas, including new neighbourhoods, priority consolidation precincts, and key redevelopment sites. A diverse approach to housing delivery will:

- Balance supply across different locations, as no single area has capacity to support all of the City's growth.
- Improve housing choice, with a mix of locations, housing types, and price points across the city.

- Enhance market competition, reducing land banking and promoting affordability.
- Strengthen resilience, so delays or constraints in one area do not disrupt the overall housing delivery pipeline

Launceston is actively advancing neighbourhood plans for three key growth areas—St Leonards and Waverley, South Prospect, and Alanvale—as illustrated in Figure 20. These areas are expected to play a major role in housing delivery over the plan period (within the next 15 years), with an additional housing delivery pipeline extending beyond (15-30 years) for most of the identified areas below.

Figure 20 Areas with neighbourhood planning under development

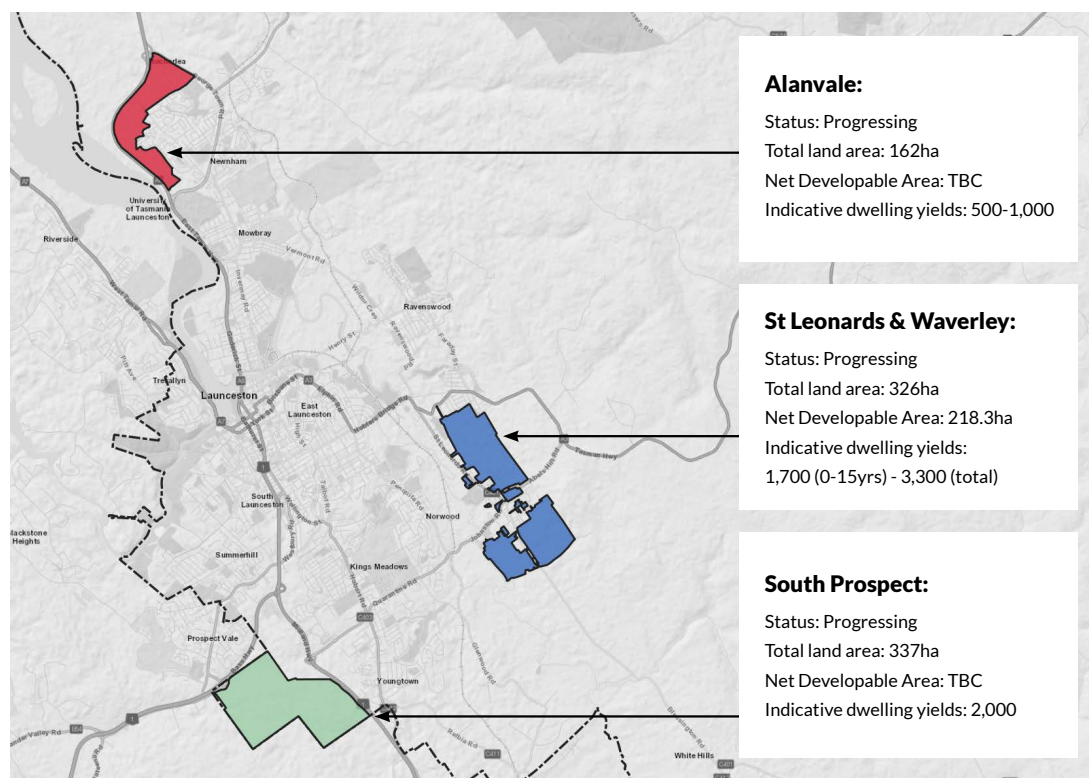


Figure 21 below demonstrates the impact of these neighbourhoods on future housing supply relative to projected demand. The chart shows that current supply in 2025 is well below the target range, consisting primarily of vacant land (both public and private). Additional supply is incorporated as neighbourhood plans progress through planning scheme amendments, along with an ongoing allowance for infill

redevelopment of underutilised sites (estimated to be delivered at an approximate rate of 20 dwellings per year based on historical trends).

Notably, the forecast supply still falls short of the target range, even with the planned delivery of South Prospect.

Figure 22 Example criteria for developable land

## 1. Infrastructure Capacity

- Existing utility networks: Proximity to water, sewage, & electricity grids reduces development costs.
- Expansion potential: Capacity for infrastructure upgrades without requiring prohibitive investment.
- Cost-effectiveness: Service delivery costs  $\leq 30\%$  of project budget.
- Public and private transport infrastructure: Capacity of transport networks to accommodate growth.

## 2. Accessibility & Proximity

- Ensuring new developments are well-located for accessing goods, jobs and services is an important consideration as it improves the overall liveability of new housing and improves the quality of life for new residents. This is a particularly important consideration for apartments and townhouses which are typically preferred by residents either seeking an urban lifestyle facilitated by active and public transport, or less mobile residents who benefit more from ready access to services.
- One measure of walkability is a WalkScore, which considers a number of factors in calculating a location or suburb's overall walkability – providing an overall rank between 0 and 100. Scores between 90 and 100 indicate the area is a 'walkers paradise', while scores between 0-19 indicate the area is car dependent.
- As of February 2025, the suburbs with the highest walkability in Launceston are:
- Launceston (84)
- East Launceston (73)
- Invermay (64)

## 3. Market Dynamics

- Consider if surrounding housing market has been increasing in value and if sales numbers have been healthy. Ideal spots for development would have demonstrated demand without an oversupply of available houses. While a consideration, market preference should not compromise strategic planning and environmental constraints. It is, however, important to understand the commercial viability of new developments as it will ensure that new land releases are promptly realised for housing development.



Figure 22 Example criteria for developable land

## 1. Infrastructure Capacity

- Existing utility networks: Proximity to water, sewage, & electricity grids reduces development costs.
- Expansion potential: Capacity for infrastructure upgrades without requiring prohibitive investment.
- Cost-effectiveness: Service delivery costs  $\leq 30\%$  of project budget.
- Public and private transport infrastructure: Capacity of transport networks to accommodate growth.

## 2. Accessibility & Proximity

- Ensuring new developments are well-located for accessing goods, jobs and services is an important consideration as it improves the overall liveability of new housing and improves the quality of life for new residents. This is a particularly important consideration for apartments and townhouses which are typically preferred by residents either seeking an urban lifestyle facilitated by active and public transport, or less mobile residents who benefit more from ready access to services.
- One measure of walkability is a WalkScore, which considers a number of factors in calculating a location or suburb's overall walkability – providing an overall rank between 0 and 100. Scores between 90 and 100 indicate the area is a 'walkers paradise', while scores between 0-19 indicate the area is car dependent.
- As of February 2025, the suburbs with the highest walkability in Launceston are:
- Launceston (84)
- East Launceston (73)
- Invermay (64)

## 3. Market Dynamics

- Consider if surrounding housing market has been increasing in value and if sales numbers have been healthy. Ideal spots for development would have demonstrated demand without an oversupply of available houses. While a consideration, market preference should not compromise strategic planning and environmental constraints. It is, however, important to understand the commercial viability of new developments as it will ensure that new land releases are promptly realised for housing development.



## Opportunities for Consolidation and Uplift

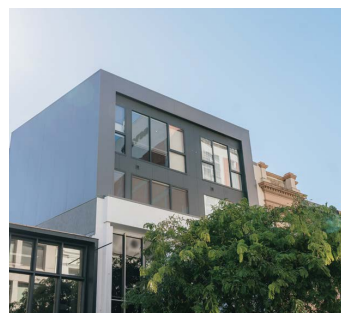
Many areas in Launceston are highly desirable and well-located, offering the potential to accommodate a broader range and diversity of housing options for local residents as they transition through various life stages. Thoughtful redevelopment in established inner areas presents numerous benefits, including fostering economic vitality, promoting sustainable living, and creating vibrant neighbourhoods. There is an opportunity here to balance new development that supports Launceston's goals of residential growth whilst respecting Launceston's unique local heritage and our community's strong connection to the city we know and love.

Opportunities for redevelopment and housing consolidation within Launceston's inner areas have been recognised in key strategic documents, including the Launceston Residential Strategy 2009-2029 and the Greater Launceston Plan 2014. Despite the historical identification of these areas, progress to implement the identified recommendations has been limited due to a number of constraining factors, including feasibility and market appetite. The Launceston Residential Strategy 2009-2029 specifically identified 'transition sites' within well-

located but underutilised commercial areas, such as Wellington Street, north of Cimitiere Street near the city centre, and Invermay Road in Mowbray. These areas present as prime opportunities for rezoning to Urban Mixed Use or Inner Residential to support more diverse and compact housing options, yet strategic work to facilitate their transition remains incomplete with viability a potentially limiting factor.

The map in Figure 22 includes the transition areas identified in the previous residential strategy as well as broader investigation areas. The areas indicated on the map are indicative only and require further detailed investigation to determine their suitability for rezoning to Inner Residential or Urban Mixed Use. In some areas, the application of a Specific Area Plan may be appropriate to further guide preferred development outcomes and support the increase in infill opportunities that the city requires.

<sup>29</sup> Identified using the following criteria: Currently designated as General Residential or Inner Residential zones; Located within 400 metres of a larger commercial centre (General Business or Central Business zone) or the Newnham UTAS site; Situated within 400 metres of a bus stop; and outside an identified heritage area or levee protected area.



**WE ♥ LAUNNIE**  
launceston.tas.gov.au

## Opportunities for Consolidation and Uplift

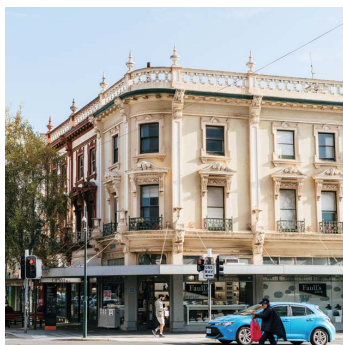
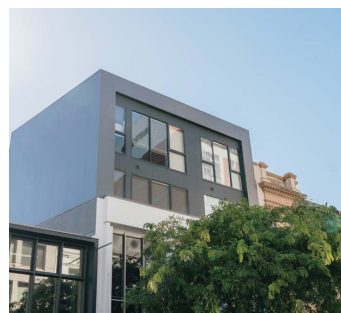
Many areas in Launceston are highly desirable and well-located, offering the potential to accommodate a broader range and diversity of housing options for local residents as they transition through various life stages. Thoughtful redevelopment in established inner areas presents numerous benefits, including fostering economic vitality, promoting sustainable living, and creating vibrant neighbourhoods. There is an opportunity here to balance new development that supports Launceston's goals of residential growth whilst respecting Launceston's unique local heritage and our community's strong connection to the city we know and love.

Opportunities for redevelopment and housing consolidation within Launceston's inner areas have been recognised in key strategic documents, including the Launceston Residential Strategy 2009-2029 and the Greater Launceston Plan 2014. Despite the historical identification of these areas, progress to implement the identified recommendations has been limited due to a number of constraining factors, including feasibility and market appetite. The Launceston Residential Strategy 2009-2029 specifically identified 'transition sites' within well-

located but underutilised commercial areas, such as Wellington Street, north of Cimitiere Street near the city centre, and Invermay Road in Mowbray. These areas present as prime opportunities for rezoning to Urban Mixed Use or Inner Residential to support more diverse and compact housing options, yet strategic work to facilitate their transition remains incomplete with viability a potentially limiting factor.

The map in Figure 22 includes the transition areas identified in the previous residential strategy as well as broader investigation areas. The areas indicated on the map are indicative only and require further detailed investigation to determine their suitability for rezoning to Inner Residential or Urban Mixed Use. In some areas, the application of a Specific Area Plan may be appropriate to further guide preferred development outcomes and support the increase in infill opportunities that the city requires.

<sup>29</sup> Identified using the following criteria: Currently designated as General Residential or Inner Residential zones; Located within 400 metres of a larger commercial centre (General Business or Central Business zone) or the Newnham UTAS site; Situated within 400 metres of a bus stop; and outside an identified heritage area or levee protected area.



**WE ♥ LAUNNIE**  
launceston.tas.gov.au



## Housing targets and framework plan

The Launceston Residential Framework Plan provides a coordinated and strategic approach to housing growth across the city. It consolidates key directions from existing regional and local strategic plans, incorporates new growth areas, and strengthens housing consolidation priorities in well-located areas. The framework ensures that housing supply aligns with demand by setting clear targets for new dwellings, achieving a balanced mix of housing types, and providing a structured approach to infill development.

By integrating both infill and growth area development, the framework aims to deliver a diverse and sustainable housing market, ensuring that Launceston can accommodate future population growth while maintaining affordability and liveability.

Based on projected housing demand and anticipated distribution across different areas, broad dwelling targets have been set (Table 4). These targets ensure that Launceston remains within the upper range of dwelling demand projections, providing flexibility to accommodate periods of accelerated growth. Each area is also allocated a target dwelling mix, specifying the proportion of detached housing, medium density developments, and higher-density housing.

These targets are not simply a continuation of past development trends, as historic housing delivery patterns do not align with future population needs—either in terms of total dwelling numbers or the types of housing required. Some areas are already shifting toward more diverse housing forms, while others will require proactive policy intervention:

- Northern suburbs: Already experiencing a higher share of missing middle housing (76% of all new dwellings in the five years to 2022), making it well-positioned to continue this trend.
- Central area: Requires the most significant transformation, as it has had both low overall development rates and a persistently high share of detached housing (43% of all new

dwellings). Strategic intervention will be needed to encourage higher-density and missing middle development in well-located areas.

- Outer suburbs: Highest share of existing and new housing as standard detached, however the missing middle has still made up one third of all new housing. Major growth areas in this region present an opportunity to achieve greater dwelling diversity for new communities than has traditionally been delivered in growth areas in the past.
- Higher-density housing: To date, only the central area has accommodated high-density housing. However, targets now include higher-density housing for both northern and outer suburbs, as smaller-scale multi-storey units should be supported around activity centres.

Across the LGA, these targets reflect a significant shift towards missing middle housing. This is essential to ensure Launceston transitions towards a more balanced housing mix, reducing its heavy reliance on detached housing.

By implementing these targets, the city can ensure that housing delivery better aligns with future household structures and affordability needs, providing homes that accommodate a growing and changing population. A more balanced housing mix will support greater choice across all areas of the municipality, enabling residents to find suitable housing at different life stages. Additionally, the plan encourages well-located and diverse housing options, particularly in areas with strong access to jobs, transport, and essential services, fostering a more sustainable and connected urban environment.

Supporting these targets, a high-level framework plan (Figure 23) outlines key development priorities over the plan period, ensuring a coordinated and staged approach to housing delivery.

## Housing targets and framework plan

The Launceston Residential Framework Plan provides a coordinated and strategic approach to housing growth across the city. It consolidates key directions from existing regional and local strategic plans, incorporates new growth areas, and strengthens housing consolidation priorities in well-located areas. The framework ensures that housing supply aligns with demand by setting clear targets for new dwellings, achieving a balanced mix of housing types, and providing a structured approach to infill development.

By integrating both infill and growth area development, the framework aims to deliver a diverse and sustainable housing market, ensuring that Launceston can accommodate future population growth while maintaining affordability and liveability.

Based on projected housing demand and anticipated distribution across different areas, broad dwelling targets have been set (Table 4). These targets ensure that Launceston remains within the upper range of dwelling demand projections, providing flexibility to accommodate periods of accelerated growth. Each area is also allocated a target dwelling mix, specifying the proportion of detached housing, medium density developments, and higher-density housing.

These targets are not simply a continuation of past development trends, as historic housing delivery patterns do not align with future population needs—either in terms of total dwelling numbers or the types of housing required. Some areas are already shifting toward more diverse housing forms, while others will require proactive policy intervention:

- Northern suburbs: Already experiencing a higher share of missing middle housing (76% of all new dwellings in the five years to 2022), making it well-positioned to continue this trend.
- Central area: Requires the most significant transformation, as it has had both low overall development rates and a persistently high share of detached housing (43% of all new

dwellings). Strategic intervention will be needed to encourage higher-density and missing middle development in well-located areas.

- Outer suburbs: Highest share of existing and new housing as standard detached, however the missing middle has still made up one third of all new housing. Major growth areas in this region present an opportunity to achieve greater dwelling diversity for new communities than has traditionally been delivered in growth areas in the past.
- Higher-density housing: To date, only the central area has accommodated high-density housing. However, targets now include higher-density housing for both northern and outer suburbs, as smaller-scale multi-storey units should be supported around activity centres.

Across the LGA, these targets reflect a significant shift towards missing middle housing. This is essential to ensure Launceston transitions towards a more balanced housing mix, reducing its heavy reliance on detached housing.

By implementing these targets, the city can ensure that housing delivery better aligns with future household structures and affordability needs, providing homes that accommodate a growing and changing population. A more balanced housing mix will support greater choice across all areas of the municipality, enabling residents to find suitable housing at different life stages. Additionally, the plan encourages well-located and diverse housing options, particularly in areas with strong access to jobs, transport, and essential services, fostering a more sustainable and connected urban environment.

Supporting these targets, a high-level framework plan (Figure 23) outlines key development priorities over the plan period, ensuring a coordinated and staged approach to housing delivery.

Figure 23 Launceston Residential Framework Plan

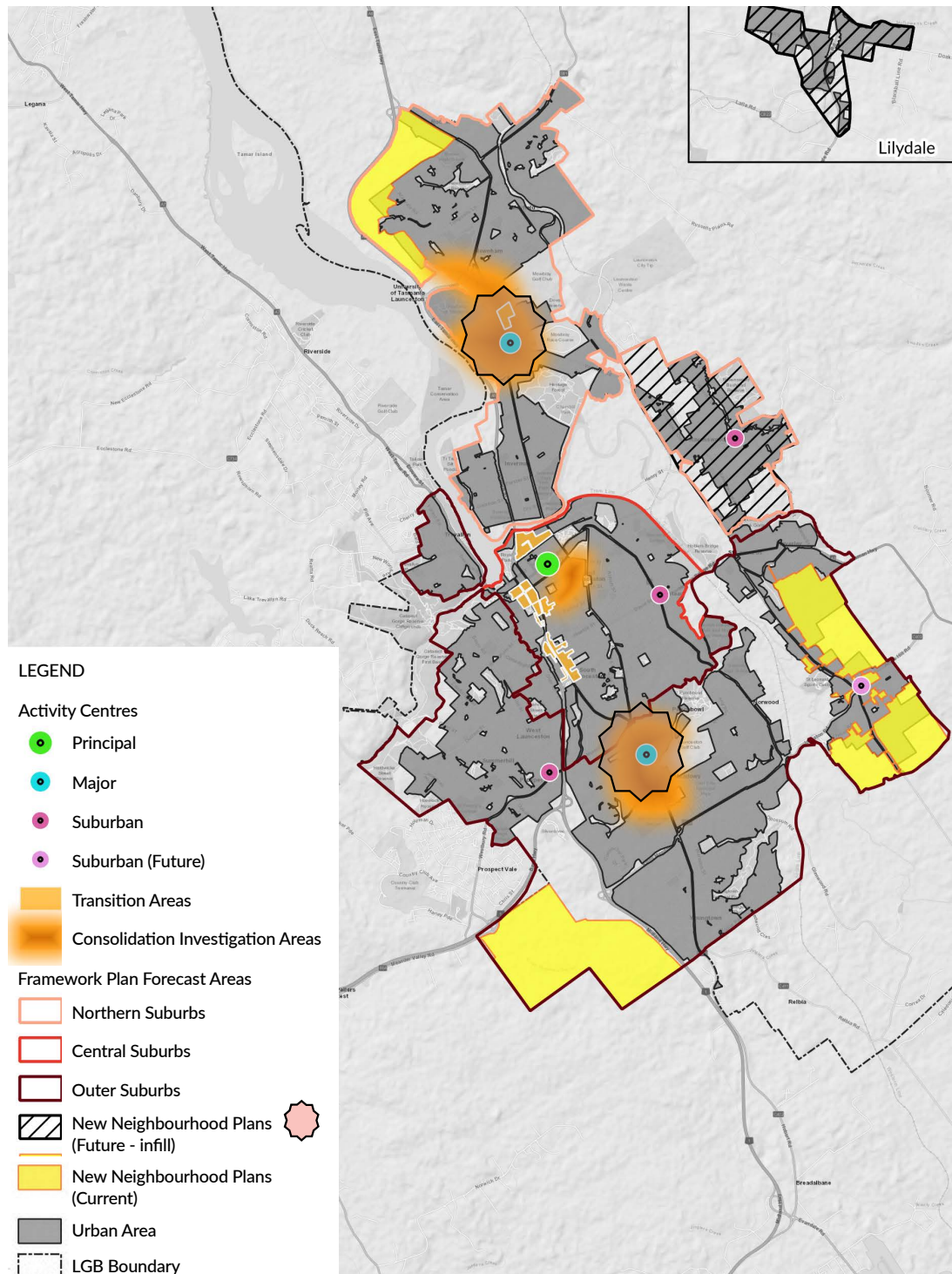
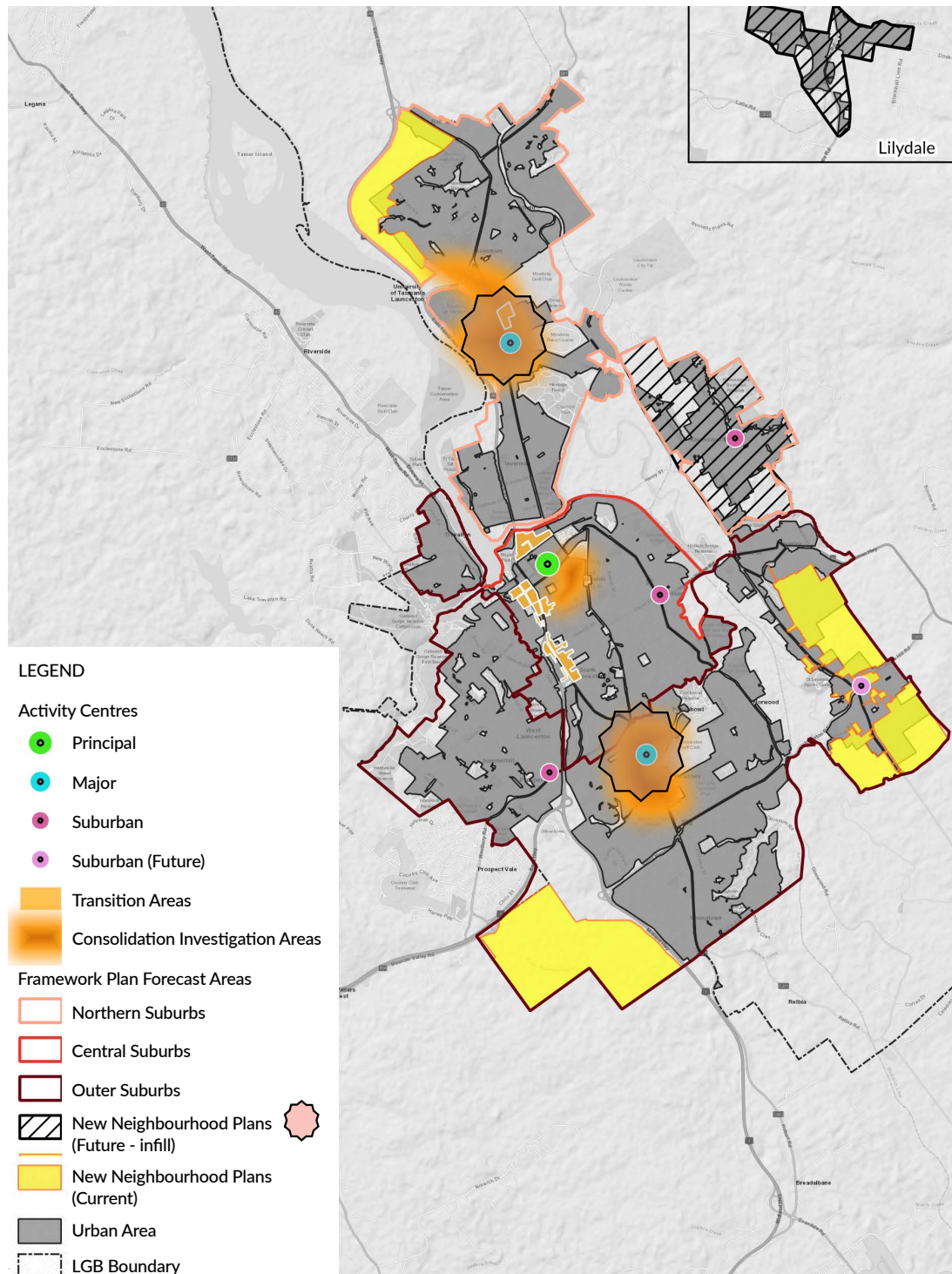




Figure 23 Launceston Residential Framework Plan



## Principle 1: Strong supply

A diverse and adequate supply of housing is essential for meeting the needs of Launceston's growing and changing population. Ensuring a variety of housing typologies—such as smaller dwellings for downsizers, affordable options for first-home buyers, and larger homes for families—helps to support economic growth, inclusivity, and community stability. By improving the supply and availability of affordable and social housing, Launceston can address housing gaps, attract new residents, and retain its vibrant community. This principle underpins the City's ability to respond to current and future housing challenges while fostering sustainable urban growth.

### 1.1 Zone enough land that is capable of development

**Objective: Ensure a predictable supply of developable land that creates confidence for housing development and high-quality community outcomes.**

#### Actions

1.1.1	Prepare and implement Neighbourhood Plans for urban growth in: a. St Leonards and Waverley b. Alanvale c. South Prospect
1.1.2	Identify suitable land for future residential opportunities and rezoning based on objective methodology and criteria identified in the Housing Plan
1.1.3	Align the updated Northern Tasmanian Regional Land Use Strategy (NTRLUS) with City of Launceston's Housing Plan 2025-2040, particularly the amended urban growth boundaries

Launceston has experienced a comparatively slow rollout of new housing when we consider the high demand and amount of undeveloped land in the City. We need to make sure that we are providing enough land that has qualities that enable straightforward and expeditious developments.

Land which is highly constrained or poorly located may theoretically add to Launceston's land supply, but in practice these locations may remain undeveloped for a long time as developers opt to develop housing elsewhere. While some of this more constrained land may one day be developed, Launceston's housing development sector requires immediately developable land to keep up with demand.

New housing should be built in sites with good access to services and infrastructure, and it should enable high-quality community outcomes – allowing more people to enjoy what we love about Launceston. Without action and appropriate land provision, we will risk missing our housing targets and failing to address the critical housing concerns of our community.



## Principle 1: Strong supply

A diverse and adequate supply of housing is essential for meeting the needs of Launceston's growing and changing population. Ensuring a variety of housing typologies—such as smaller dwellings for downsizers, affordable options for first-home buyers, and larger homes for families—helps to support economic growth, inclusivity, and community stability. By improving the supply and availability of affordable and social housing, Launceston can address housing gaps, attract new residents, and retain its vibrant community. This principle underpins the City's ability to respond to current and future housing challenges while fostering sustainable urban growth.

### 1.1 Zone enough land that is capable of development

**Objective: Ensure a predictable supply of developable land that creates confidence for housing development and high-quality community outcomes.**

#### Actions

1.1.1	Prepare and implement Neighbourhood Plans for urban growth in: a. St Leonards and Waverley b. Alanvale c. South Prospect
1.1.2	Identify suitable land for future residential opportunities and rezoning based on objective methodology and criteria identified in the Housing Plan
1.1.3	Align the updated Northern Tasmanian Regional Land Use Strategy (NTRLUS) with City of Launceston's Housing Plan 2025-2040, particularly the amended urban growth boundaries

Launceston has experienced a comparatively slow rollout of new housing when we consider the high demand and amount of undeveloped land in the City. We need to make sure that we are providing enough land that has qualities that enable straightforward and expeditious developments.

Land which is highly constrained or poorly located may theoretically add to Launceston's land supply, but in practice these locations may remain undeveloped for a long time as developers opt to develop housing elsewhere. While some of this more constrained land may one day be developed, Launceston's housing development sector requires immediately developable land to keep up with demand.

New housing should be built in sites with good access to services and infrastructure, and it should enable high-quality community outcomes – allowing more people to enjoy what we love about Launceston. Without action and appropriate land provision, we will risk missing our housing targets and failing to address the critical housing concerns of our community.

### 1.3 Improve availability of affordable and social housing

**Objective: Increase the opportunities for new affordable and social housing in well-located areas with access to key services and reduce the overall homelessness through the City.**

Launceston has experienced a notable rise in property prices and rental costs in recent years, reflecting broader trends across Tasmania's urban areas. Consequently, many households, particularly those on very low, low, and moderate incomes, are struggling to secure affordable housing within the City. Over the last 10 years, housing that is affordable to low-income households for both rentals and sales has significantly decreased in Launceston.

- In 2023/24, only 56 affordable dwellings sold compared to 1,472 in 2015-16.
- There were 403 affordable rentals in Launceston in 2015-16, but this has decreased to 374 in 2023-24, representing 25% of all rentals.

These trends are reflective of a current housing crisis where housing is becoming increasingly unaffordable to residents in Launceston, reflected in the 89.5% increase in homelessness between 2016 (237 persons) and 2021 (449 persons). The largest increase was witnessed in persons living in overcrowded dwellings and sleeping in improvised dwellings, tents, or sleeping out.

To address this challenge, Launceston is committed to promoting the delivery of affordable housing that caters to the needs of its diverse population. Increasing the availability of affordable housing is essential for maintaining Launceston's social and economic diversity. By supporting a wider range of housing options, key workers can reside closer to their workplaces, reducing commute times and supporting the local economy. The City of Launceston has already commenced a review of Council owned sites within the CBD for opportunities to deliver community housing opportunities, with further work to be undertaken to support this type of initiative.

#### Actions

1.3.1	Prepare an Affordable Housing Strategy that outlines Council's direction for accommodating affordable and social housing in City of Launceston
1.3.2	Work with Homes Tasmania to identify appropriate sites within Launceston for affordable and social housing delivery, trying to shift the focus from Launceston's Northern Suburbs and implementing a place-based approach
1.3.3	Investigate all Council owned sites, such as public carparks, for opportunities to provide affordable and social housing in key locations

### 1.3 Improve availability of affordable and social housing

**Objective: Increase the opportunities for new affordable and social housing in well-located areas with access to key services and reduce the overall homelessness through the City.**

Launceston has experienced a notable rise in property prices and rental costs in recent years, reflecting broader trends across Tasmania's urban areas. Consequently, many households, particularly those on very low, low, and moderate incomes, are struggling to secure affordable housing within the City. Over the last 10 years, housing that is affordable to low-income households for both rentals and sales has significantly decreased in Launceston.

- In 2023/24, only 56 affordable dwellings sold compared to 1,472 in 2015-16.
- There were 403 affordable rentals in Launceston in 2015-16, but this has decreased to 374 in 2023-24, representing 25% of all rentals.

These trends are reflective of a current housing crisis where housing is becoming increasingly unaffordable to residents in Launceston, reflected in the 89.5% increase in homelessness between 2016 (237 persons) and 2021 (449 persons). The largest increase was witnessed in persons living in overcrowded dwellings and sleeping in improvised dwellings, tents, or sleeping out.

To address this challenge, Launceston is committed to promoting the delivery of affordable housing that caters to the needs of its diverse population. Increasing the availability of affordable housing is essential for maintaining Launceston's social and economic diversity. By supporting a wider range of housing options, key workers can reside closer to their workplaces, reducing commute times and supporting the local economy. The City of Launceston has already commenced a review of Council owned sites within the CBD for opportunities to deliver community housing opportunities, with further work to be undertaken to support this type of initiative.

#### Actions

1.3.1	Prepare an Affordable Housing Strategy that outlines Council's direction for accommodating affordable and social housing in City of Launceston
1.3.2	Work with Homes Tasmania to identify appropriate sites within Launceston for affordable and social housing delivery, trying to shift the focus from Launceston's Northern Suburbs and implementing a place-based approach
1.3.3	Investigate all Council owned sites, such as public carparks, for opportunities to provide affordable and social housing in key locations

By embracing urban infill and public space revitalisation, Launceston can achieve a resilient, inclusive, and sustainable urban environment. These strategies not only address current challenges but also position the city for a prosperous future that prioritises the well-being of all residents.

While the proportion of housing which is being delivered as urban infill in Launceston is relatively low, we're working hard to improve this and Launceston has a reputation for delivering high-quality urban infill projects – with some exemplars detailed below:

**73-75 St John Street, Launceston:**

The Saint Lofts development on St John Street highlights a thoughtful approach to urban architecture. With an attractive active façade that engages with the streetscape, varied and interesting street frontage which adds visual appeal, extension of two additional levels to the original mid-century modern building, and light filled apartments designed for maximum comfort. The redevelopment has transformed an underutilised CBD property into a vibrant, multi-use space that contributes positively to the urban fabric.



**100 Margaret Street, Launceston:**

Located in a traditionally low-density area of Launceston, the development at 100 Margaret Street exemplifies Thoughtful urban design, balancing increased density with respect for local heritage and environmental considerations. Although aimed at a higher cost bracket, this two-townhouse project demonstrates how modern residential design can seamlessly integrate into the existing streetscape while meeting contemporary living standards. This approach increases housing density, while retain a sympathetic outcome that provides for both the residents and surrounding streetscape.



**34 Elphin Rd, Launceston:**

34 Elphin Rd is a high-quality, historically significant, sun-filled development of six apartments in Launceston near East Launceston and Newstead. These apartments continue to be highly sought after by locals. These apartments offer a high quality of life for tenants, having much more light than other developments and their central location creates a walkable environment where most goods and services can be easily accessed by walking.



**York St Terraces, Launceston:**

The York St terraces are centrally located, medium density houses in Launceston's CBD built in the 1920s. These terraces are considerably higher density than traditional detached housing, yet they offer similar amenity and space, with rear parking available via a laneway on York St. Where most housing in Launceston is detached housing with three or more bedrooms, these terraces are well-provisioned two-bedroom options for those seeking more affordable, smaller housing.



**WE ♥ LAUNNIE**

[launceston.tas.gov.au](http://launceston.tas.gov.au)



By embracing urban infill and public space revitalisation, Launceston can achieve a resilient, inclusive, and sustainable urban environment. These strategies not only address current challenges but also position the city for a prosperous future that prioritises the well-being of all residents.

While the proportion of housing which is being delivered as urban infill in Launceston is relatively low, we're working hard to improve this and Launceston has a reputation for delivering high-quality urban infill projects – with some exemplars detailed below:

**73-75 St John Street, Launceston:**

The Saint Lofts development on St John Street highlights a thoughtful approach to urban architecture. With an attractive active façade that engages with the streetscape, varied and interesting street frontage which adds visual appeal, extension of two additional levels to the original mid-century modern building, and light filled apartments designed for maximum comfort. The redevelopment has transformed an underutilised CBD property into a vibrant, multi-use space that contributes positively to the urban fabric.



**100 Margaret Street, Launceston:**

Located in a traditionally low-density area of Launceston, the development at 100 Margaret Street exemplifies Thoughtful urban design, balancing increased density with respect for local heritage and environmental considerations. Although aimed at a higher cost bracket, this two-townhouse project demonstrates how modern residential design can seamlessly integrate into the existing streetscape while meeting contemporary living standards. This approach increases housing density, while retain a sympathetic outcome that provides for both the residents and surrounding streetscape.



**34 Elphin Rd, Launceston:**

34 Elphin Rd is a high-quality, historically significant, sun-filled development of six apartments in Launceston near East Launceston and Newstead. These apartments continue to be highly sought after by locals. These apartments offer a high quality of life for tenants, having much more light than other developments and their central location creates a walkable environment where most goods and services can be easily accessed by walking.



**York St Terraces, Launceston:**

The York St terraces are centrally located, medium density houses in Launceston's CBD built in the 1920s. These terraces are considerably higher density than traditional detached housing, yet they offer similar amenity and space, with rear parking available via a laneway on York St. Where most housing in Launceston is detached housing with three or more bedrooms, these terraces are well-provisioned two-bedroom options for those seeking more affordable, smaller housing.



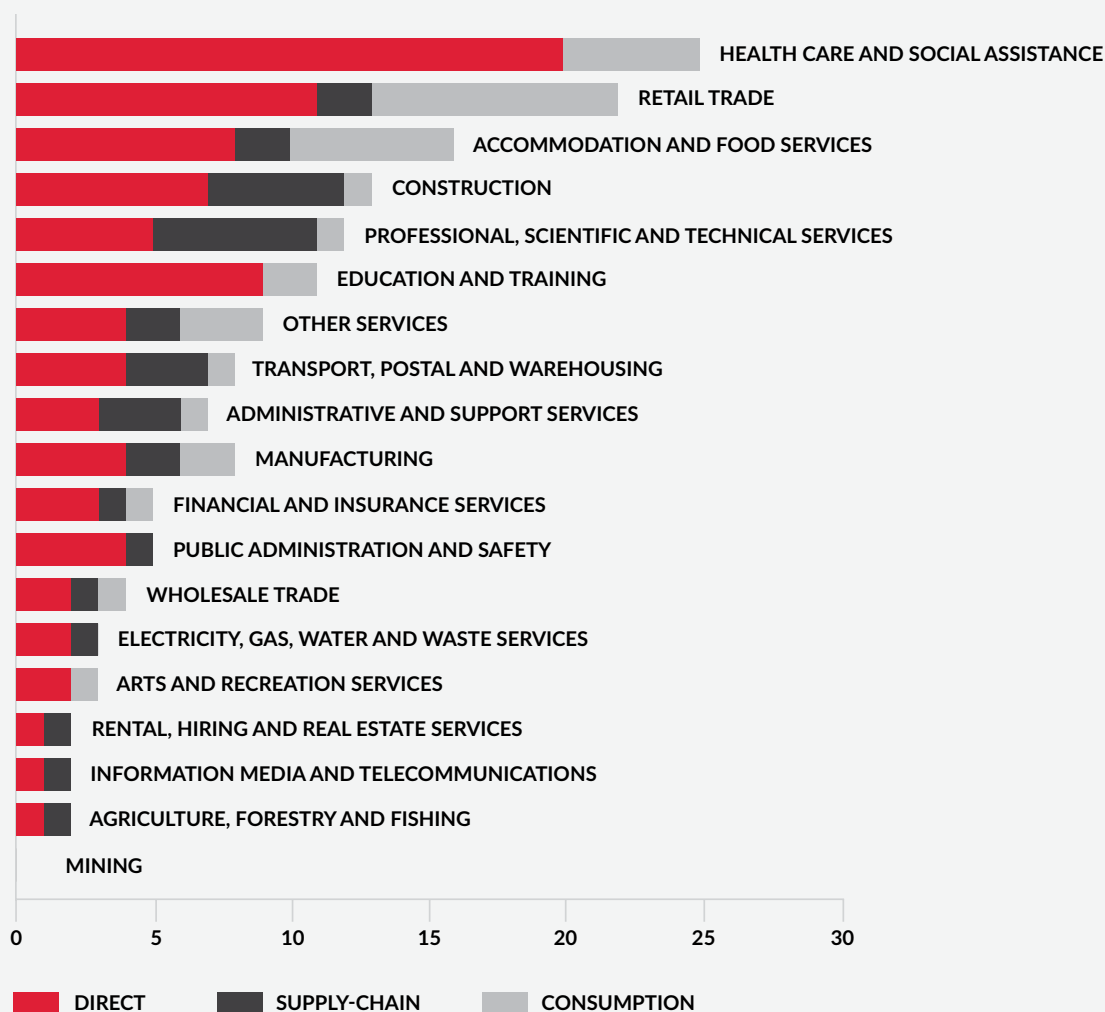
**WE ♥ LAUNNIE**

[launceston.tas.gov.au](http://launceston.tas.gov.au)



66

Figure 23 Estimated employment impact by industry sector for reaching 100 dwellings added in Launceston



Council will also consider opportunities for emerging housing models that deliver innovative housing outcomes on key sites, such as Build-to-Rent and Rent-to-Buy, could enhance housing affordability and accessibility.

#### These housing models can:

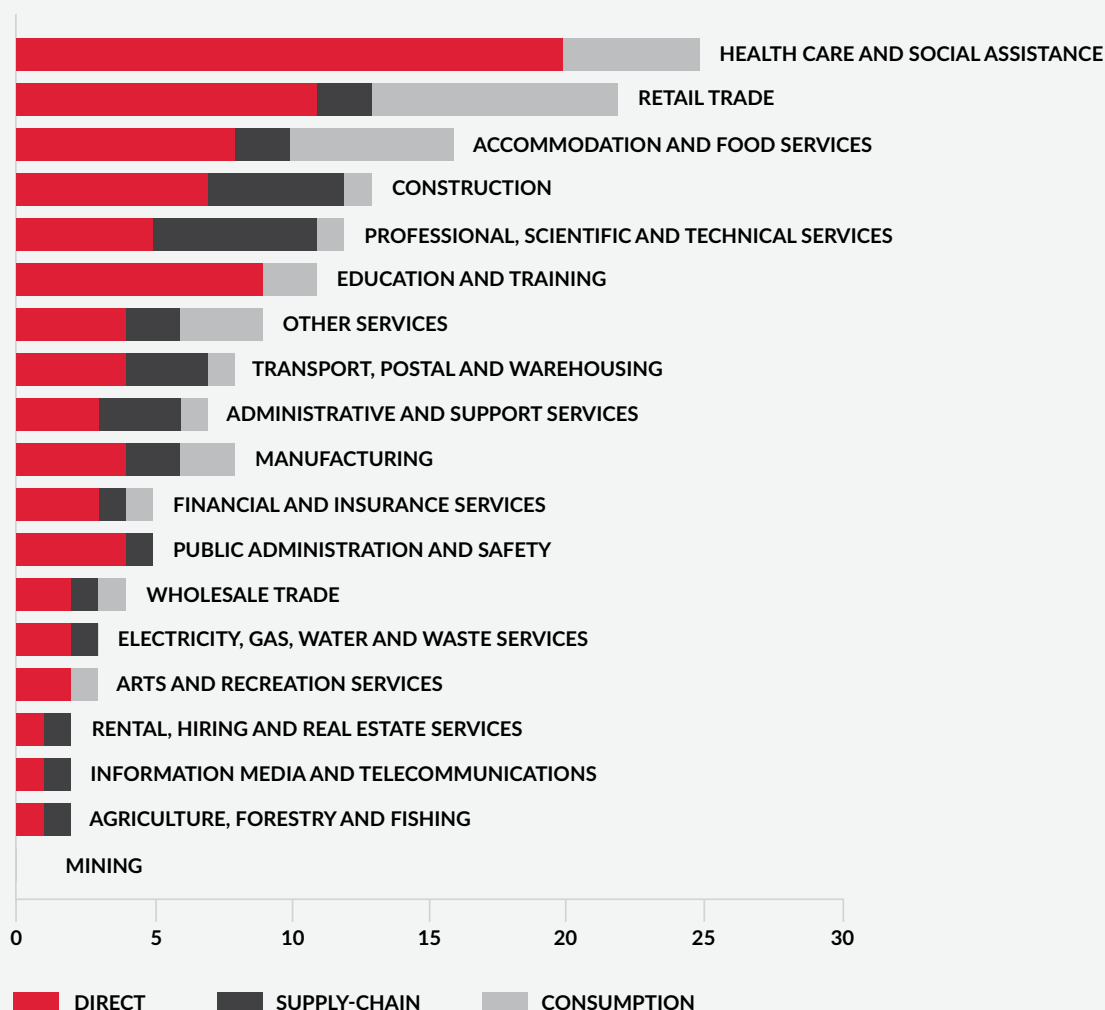
- Build-to-Rent**  
Encourages the construction of purpose-built rental accommodation, increasing housing supply and affordability. Build-to-Rent accommodation is usually offered with more secure and longer tenure, enabling more stability and security for tenants.
- Rent-to-Buy**  
Offers a pathway to homeownership for those currently unable to purchase homes outright.

**WE ♥ LAUNNIE**

[launceston.tas.gov.au](http://launceston.tas.gov.au)

66

Figure 23 Estimated employment impact by industry sector for reaching 100 dwellings added in Launceston



Council will also consider opportunities for emerging housing models that deliver innovative housing outcomes on key sites, such as Build-to-Rent and Rent-to-Buy, could enhance housing affordability and accessibility.

#### These housing models can:

- Build-to-Rent**  
 Encourages the construction of purpose-built rental accommodation, increasing housing supply and affordability. Build-to-Rent accommodation is usually offered with more secure and longer tenure, enabling more stability and security for tenants.
- Rent-to-Buy**  
 Offers a pathway to homeownership for those currently unable to purchase homes outright.

**WE ♥ LAUNNIE**

[launceston.tas.gov.au](http://launceston.tas.gov.au)

Some great examples of urban renewal projects for heritage building include:

**The Flour Mill of Summer Hill:**

The Flour Mill of Summer Hill is a mixed-use, multistage development consisting of new and refurbished buildings within a village-like setting located in the inner-west of Sydney. The master-planned community consists of 11 new and adapted apartment blocks, with around 360 apartments, duplexes, terrace houses, as well as retail and commercial space.

As part of the development, four distinct heritage silo towers were incorporated as 56 contemporary apartments over 14 storeys, along with two penthouse apartments with roof terraces with panoramic views

The outcome of this urban renewal project saw preservation and physical tribute to the previous use of the site while facilitating additional built density, additional outdoor space provided to community, establishment of a shared third space designed to foster community connection and wellbeing and activated retail uses and award-winning landscape design.



**Actions**

- |              |  |
|--------------|--|
| <b>2.3.1</b> | Prepare and implement the CBD Building Heights and Massing project and associated Specific Area Plan (SAP)   |
| <b>2.3.2</b> | Prepare and implement heritage precincts, with associated specialised planning controls for heritage listed sites and areas identified for residential intensification |
| <b>2.3.3</b> | Prepare and implement Levee Protected Areas Specific Area Plan (SAP)   |



**WE ♥ LAUNNIE**

[launceston.tas.gov.au](http://launceston.tas.gov.au)

Some great examples of urban renewal projects for heritage building include:

**The Flour Mill of Summer Hill:**

The Flour Mill of Summer Hill is a mixed-use, multistage development consisting of new and refurbished buildings within a village-like setting located in the inner-west of Sydney. The master-planned community consists of 11 new and adapted apartment blocks, with around 360 apartments, duplexes, terrace houses, as well as retail and commercial space.

As part of the development, four distinct heritage silo towers were incorporated as 56 contemporary apartments over 14 storeys, along with two penthouse apartments with roof terraces with panoramic views

The outcome of this urban renewal project saw preservation and physical tribute to the previous use of the site while facilitating additional built density, additional outdoor space provided to community, establishment of a shared third space designed to foster community connection and wellbeing and activated retail uses and award-winning landscape design.



**Actions**

- |              |  |
|--------------|--|
| <b>2.3.1</b> | Prepare and implement the CBD Building Heights and Massing project and associated Specific Area Plan (SAP)   |
| <b>2.3.2</b> | Prepare and implement heritage precincts, with associated specialised planning controls for heritage listed sites and areas identified for residential intensification |
| <b>2.3.3</b> | Prepare and implement Levee Protected Areas Specific Area Plan (SAP)   |



**WE ♥ LAUNNIE**

[launceston.tas.gov.au](http://launceston.tas.gov.au)



## Principle 3: Collaborate with partners

Fostering meaningful partnerships to deliver housing in Launceston is crucial for addressing complex housing challenges effectively and equitably. Collaborative efforts between government, private developers, community organisations, and residents can unlock innovative solutions and leverage diverse resources. Partnerships enable the alignment of priorities, ensuring housing projects meet local needs while also supporting broader economic, social, and environmental goals. By working together, stakeholders can share risks and responsibilities, deliver affordable and sustainable housing, and enhance community outcomes. Such collaboration builds trust and ensures that housing development is not only efficient but also inclusive and responsive to Launceston's unique context.

### 3.1 Lead a collaborative approach for delivery

**Objective: Advocate for improved planning mechanisms that allow the delivery of housing on appropriate sites and areas identified by Council.**

Launceston's housing development has historically followed conventional planning pathways, delivering a high proportion of detached housing on the city fringes. This has successfully provided housing

for many Launcestonians, but new, collaborative approaches are now required for our housing future to ensure that our city remains liveable and that new homes provide for community needs.

A coordinated and strategic approach to planning is essential for ensuring that housing is delivered in suitable locations across Launceston. By advocating for improved planning mechanisms and aligning actions with regional, state and federal policies and actions, the City of Launceston can drive the development of diverse housing options. Proactive engagement in reviewing the Tasmanian Planning Scheme and the Northern Tasmania Regional Land Use Strategy will enable the City to influence policies that support a broader range of housing types. Ensuring that planning controls are flexible and responsive and creates an environment where diverse housing solutions are encouraged and can be delivered.

A key challenge in housing delivery is bridging the gap between policy intentions and market feasibility. By identifying and promoting incentives offered by the State and Commonwealth governments, Launceston can support the local development community in delivering affordable housing. Mechanisms such as financial incentives, density bonuses, and streamlined approvals can encourage the construction of homes that meet community needs.

### Actions

3.1.1	Advocate for and actively participate in reviews of the Tasmania Planning Scheme and Northern Tasmania Regional Land Use Strategy to support diverse housing opportunities, including apartments, "missing middle", and other inclusionary zoning.
3.2.1	Identify and promote incentive mechanisms for the delivery of affordable housing opportunities provided by the State and Commonwealth Government to local development community.



## Principle 3: Collaborate with partners

Fostering meaningful partnerships to deliver housing in Launceston is crucial for addressing complex housing challenges effectively and equitably. Collaborative efforts between government, private developers, community organisations, and residents can unlock innovative solutions and leverage diverse resources. Partnerships enable the alignment of priorities, ensuring housing projects meet local needs while also supporting broader economic, social, and environmental goals. By working together, stakeholders can share risks and responsibilities, deliver affordable and sustainable housing, and enhance community outcomes. Such collaboration builds trust and ensures that housing development is not only efficient but also inclusive and responsive to Launceston's unique context.

### 3.1 Lead a collaborative approach for delivery

**Objective: Advocate for improved planning mechanisms that allow the delivery of housing on appropriate sites and areas identified by Council.**

Launceston's housing development has historically followed conventional planning pathways, delivering a high proportion of detached housing on the city fringes. This has successfully provided housing

for many Launcestonians, but new, collaborative approaches are now required for our housing future to ensure that our city remains liveable and that new homes provide for community needs.

A coordinated and strategic approach to planning is essential for ensuring that housing is delivered in suitable locations across Launceston. By advocating for improved planning mechanisms and aligning actions with regional, state and federal policies and actions, the City of Launceston can drive the development of diverse housing options. Proactive engagement in reviewing the Tasmanian Planning Scheme and the Northern Tasmania Regional Land Use Strategy will enable the City to influence policies that support a broader range of housing types. Ensuring that planning controls are flexible and responsive and creates an environment where diverse housing solutions are encouraged and can be delivered.

A key challenge in housing delivery is bridging the gap between policy intentions and market feasibility. By identifying and promoting incentives offered by the State and Commonwealth governments, Launceston can support the local development community in delivering affordable housing. Mechanisms such as financial incentives, density bonuses, and streamlined approvals can encourage the construction of homes that meet community needs.

### Actions

3.1.1	Advocate for and actively participate in reviews of the Tasmania Planning Scheme and Northern Tasmania Regional Land Use Strategy to support diverse housing opportunities, including apartments, "missing middle", and other inclusionary zoning.
3.2.1	Identify and promote incentive mechanisms for the delivery of affordable housing opportunities provided by the State and Commonwealth Government to local development community.

### 3.3 Focus on developing affordable housing in suitable locations

**Objective: Investigate and actively seek more opportunities, with assistance from Community Housing Providers, for more affordable and social housing in appropriate areas within City of Launceston.**

Ensuring the delivery of affordable and social housing in suitable locations is essential for creating a more inclusive and equitable Launceston. The worrying increase in homelessness and coinciding decrease in housing affordability in Launceston makes this a particularly urgent action to ensure members of our community aren't left behind. The City of Launceston's *Homelessness Statement of Commitment* outlines a vision where "every individual has access to safe, stable and affordable housing" and this action is a key element in supporting that vision.

By actively partnering with Community Housing Providers (CHPs), the city can facilitate the development of homes that meet the needs of lower-income households while integrating into our neighbourhoods. Encouraging the inclusion of affordable and social housing within higher-density projects will help diversify housing options and improve accessibility for those in need.

By actively partnering with Community Housing Providers (CHPs), the city can facilitate the development of homes that meet the needs of lower-income households while integrating into our neighbourhoods. Encouraging the inclusion of affordable and social housing within higher-density projects will help diversify housing options and improve accessibility for those in need.

Launceston is committed to prioritising affordable and social housing in well-serviced areas, ensuring new developments provide residents with convenient access to services, jobs, public transport, and public space. This approach supports social inclusion and creates vibrant, connected communities. The City will also lead by example, requiring a proportion of affordable and/or social housing in residential developments on Council-owned land to demonstrate the city's commitment to equitable housing outcomes. This would provide the catalyst for further investigation opportunities for the delivery affordable and/or social housing on private land in well serviced areas.

Close collaboration with Homes Tasmania and the range of Community Housing Providers in Launceston will be critical in aligning their needs and resources with opportunities. Proactively engaging these stakeholders will help identify suitable locations, streamline planning processes, and facilitate the delivery of high-quality, affordable homes. By taking a strategic and coordinated approach, Launceston can expand housing choices for diverse households while supporting a well-connected and liveable urban environment that benefits the entire community.

#### Actions

3.3.1	Identify opportunities for the inclusion of affordable/social housing incentives in higher density developments.
3.3.2	Advocate to Homes Tasmania for affordable and social housing options to be focused on suitable areas that are located with key services, access to public transport and adequate provision to open space.
3.3.3	Require residential development on Council-owned land to include a proportion of affordable/social housing.
3.3.4	Proactively engage with Homes Tasmania and Community Housing Providers to align their needs with opportunities in suitable locations.

### 3.3 Focus on developing affordable housing in suitable locations

**Objective: Investigate and actively seek more opportunities, with assistance from Community Housing Providers, for more affordable and social housing in appropriate areas within City of Launceston.**

Ensuring the delivery of affordable and social housing in suitable locations is essential for creating a more inclusive and equitable Launceston. The worrying increase in homelessness and coinciding decrease in housing affordability in Launceston makes this a particularly urgent action to ensure members of our community aren't left behind. The City of Launceston's *Homelessness Statement of Commitment* outlines a vision where "every individual has access to safe, stable and affordable housing" and this action is a key element in supporting that vision.

By actively partnering with Community Housing Providers (CHPs), the city can facilitate the development of homes that meet the needs of lower-income households while integrating into our neighbourhoods. Encouraging the inclusion of affordable and social housing within higher-density projects will help diversify housing options and improve accessibility for those in need.

By actively partnering with Community Housing Providers (CHPs), the city can facilitate the development of homes that meet the needs of lower-income households while integrating into our neighbourhoods. Encouraging the inclusion of affordable and social housing within higher-density projects will help diversify housing options and improve accessibility for those in need.

Launceston is committed to prioritising affordable and social housing in well-serviced areas, ensuring new developments provide residents with convenient access to services, jobs, public transport, and public space. This approach supports social inclusion and creates vibrant, connected communities. The City will also lead by example, requiring a proportion of affordable and/or social housing in residential developments on Council-owned land to demonstrate the city's commitment to equitable housing outcomes. This would provide the catalyst for further investigation opportunities for the delivery affordable and/or social housing on private land in well serviced areas.

Close collaboration with Homes Tasmania and the range of Community Housing Providers in Launceston will be critical in aligning their needs and resources with opportunities. Proactively engaging these stakeholders will help identify suitable locations, streamline planning processes, and facilitate the delivery of high-quality, affordable homes. By taking a strategic and coordinated approach, Launceston can expand housing choices for diverse households while supporting a well-connected and liveable urban environment that benefits the entire community.

#### Actions

3.3.1	Identify opportunities for the inclusion of affordable/social housing incentives in higher density developments.
3.3.2	Advocate to Homes Tasmania for affordable and social housing options to be focused on suitable areas that are located with key services, access to public transport and adequate provision to open space.
3.3.3	Require residential development on Council-owned land to include a proportion of affordable/social housing.
3.3.4	Proactively engage with Homes Tasmania and Community Housing Providers to align their needs with opportunities in suitable locations.

## Principle 4: Align investment with development

Aligning the City's resourcing and funding to support the development of liveable communities is important for making sure we get the most out of local investment. By strategically directing resources and prioritising funding for infrastructure, services, and public realm improvements, councils can ensure housing developments are well-supported and integrated into broader community plans. This alignment enables efficient use of public funds, minimises duplication, and attracts complementary private investment. It also ensures that council initiatives are coordinated to deliver high-quality urban design, accessible amenities, and sustainable infrastructure. By focusing on resourcing and funding alignment, councils can create cohesive and liveable communities that meet the needs of residents while supporting long-term growth and resilience.

### **4.1 Ensure adequate funding and resource allocation to allow investment in local mobility, urban greening, and infrastructure improvements.**

***Objective: Ensure that appropriate funding and resources is provided to deliver catalytic investment throughout City of Launceston that leverages identified housing areas that accommodate different housing typologies, multi-modal infrastructure, urban greening and public realm areas.***

Strategic investment in infrastructure, mobility, and urban greening is essential to support Launceston's growing housing needs and enhance liveability across the city. Recent experiences have shown us that some development and infrastructure in Launceston is not being delivered efficiently and is not providing new residents with the level of amenity and housing diversity that we would like to see.

Ensuring adequate funding and resource allocation will enable targeted improvements that align with identified housing areas, creating well-connected, sustainable, and attractive neighbourhoods. By preparing and implementing Infrastructure Funding Frameworks for key growth areas, including St Leonards and Waverley and South Prospect, the Council can provide a clear structure and plan for investment that supports diverse housing typologies and essential services.

Securing external funding is a critical component of delivering these improvements. The Council will actively investigate opportunities for Federal and State government grants, as well as development contributions, to help maximise available resources and ensure infrastructure delivery keeps pace with housing demand. A Housing and Services Alignment Review and Implementation Strategy will further refine this approach by identifying key infrastructure investments that unlock housing potential and establishing a serviceable plan for implementation.

To support long-term strategic planning, establishing a dedicated Property and Asset Manager for the City of Launceston will provide oversight and direction for Council-owned land. This role will ensure that Council assets are leveraged effectively to contribute to housing supply, public space enhancements, and infrastructure development. Through a coordinated and well-funded approach, Launceston can facilitate sustainable growth while maintaining a high quality of life for residents.

The City of Launceston regularly develops new local plans for both developed and undeveloped land, and recent plans have been impacted by significant delays and funding challenges. In order to address this, the City of Launceston should seek ways to stage land releases and rezonings to give more clarity and confidence to developers and also seek new ways of determining and financing the required infrastructure to develop new housing. Several funding and financing mechanisms can be considered to support housing initiatives and infrastructure development as part of the Launceston Housing Plan.

## Principle 4: Align investment with development

Aligning the City's resourcing and funding to support the development of liveable communities is important for making sure we get the most out of local investment. By strategically directing resources and prioritising funding for infrastructure, services, and public realm improvements, councils can ensure housing developments are well-supported and integrated into broader community plans. This alignment enables efficient use of public funds, minimises duplication, and attracts complementary private investment. It also ensures that council initiatives are coordinated to deliver high-quality urban design, accessible amenities, and sustainable infrastructure. By focusing on resourcing and funding alignment, councils can create cohesive and liveable communities that meet the needs of residents while supporting long-term growth and resilience.

### **4.1 Ensure adequate funding and resource allocation to allow investment in local mobility, urban greening, and infrastructure improvements.**

***Objective: Ensure that appropriate funding and resources is provided to deliver catalytic investment throughout City of Launceston that leverages identified housing areas that accommodate different housing typologies, multi-modal infrastructure, urban greening and public realm areas.***

Strategic investment in infrastructure, mobility, and urban greening is essential to support Launceston's growing housing needs and enhance liveability across the city. Recent experiences have shown us that some development and infrastructure in Launceston is not being delivered efficiently and is not providing new residents with the level of amenity and housing diversity that we would like to see.

Ensuring adequate funding and resource allocation will enable targeted improvements that align with identified housing areas, creating well-connected, sustainable, and attractive neighbourhoods. By preparing and implementing Infrastructure Funding Frameworks for key growth areas, including St Leonards and Waverley and South Prospect, the Council can provide a clear structure and plan for investment that supports diverse housing typologies and essential services.

Securing external funding is a critical component of delivering these improvements. The Council will actively investigate opportunities for Federal and State government grants, as well as development contributions, to help maximise available resources and ensure infrastructure delivery keeps pace with housing demand. A Housing and Services Alignment Review and Implementation Strategy will further refine this approach by identifying key infrastructure investments that unlock housing potential and establishing a serviceable plan for implementation.

To support long-term strategic planning, establishing a dedicated Property and Asset Manager for the City of Launceston will provide oversight and direction for Council-owned land. This role will ensure that Council assets are leveraged effectively to contribute to housing supply, public space enhancements, and infrastructure development. Through a coordinated and well-funded approach, Launceston can facilitate sustainable growth while maintaining a high quality of life for residents.

The City of Launceston regularly develops new local plans for both developed and undeveloped land, and recent plans have been impacted by significant delays and funding challenges. In order to address this, the City of Launceston should seek ways to stage land releases and rezonings to give more clarity and confidence to developers and also seek new ways of determining and financing the required infrastructure to develop new housing. Several funding and financing mechanisms can be considered to support housing initiatives and infrastructure development as part of the Launceston Housing Plan.



76



**WE ♥ LAUNNIE**  
[launceston.tas.gov.au](http://launceston.tas.gov.au)



76



**WE ♥ LAUNNIE**  
[launceston.tas.gov.au](http://launceston.tas.gov.au)

# HOW WE ACHIEVE OUR HOUSING PRINCIPLES AND PRIORITIES

## Implementation and Delivery

The following strategic initiatives represent targeted activities prioritised for the Launceston Housing Plan 2025-2045. These actions have been carefully curated to focus City of Launceston efforts and accelerate progress towards four critical housing principles:

- Strong Supply
- Enrich our neighbourhoods
- Collaborate with partners
- Align investment with development

These strategic principles have been identified to maximise impact and potential within the City of Launceston's operational capacity and the Plan's defined timeframe.

Detailed project-oriented actions will encompass comprehensive initiative descriptions, the City's strategic role, potential collaborative partners, and implementation timelines.

The implementation plan considers four timeframes which act as a guide for prioritisation and anticipated complexity:

- Commenced (initiative already underway)
- Short (within five years)
- Medium (between six and ten years)
- Long (more than ten years)

The implementation plan includes both specific project-oriented actions as well as ongoing responsibilities that follow on from project-oriented actions after initial implementation. This implementation plan is complemented by rigorous monitoring and evaluation mechanisms.



# HOW WE ACHIEVE OUR HOUSING PRINCIPLES AND PRIORITIES

## Implementation and Delivery

The following strategic initiatives represent targeted activities prioritised for the Launceston Housing Plan 2025-2045. These actions have been carefully curated to focus City of Launceston efforts and accelerate progress towards four critical housing principles:

- Strong Supply
- Enrich our neighbourhoods
- Collaborate with partners
- Align investment with development

These strategic principles have been identified to maximise impact and potential within the City of Launceston's operational capacity and the Plan's defined timeframe.

Detailed project-oriented actions will encompass comprehensive initiative descriptions, the City's strategic role, potential collaborative partners, and implementation timelines.

The implementation plan considers four timeframes which act as a guide for prioritisation and anticipated complexity:

- Commenced (initiative already underway)
- Short (within five years)
- Medium (between six and ten years)
- Long (more than ten years)

The implementation plan includes both specific project-oriented actions as well as ongoing responsibilities that follow on from project-oriented actions after initial implementation. This implementation plan is complemented by rigorous monitoring and evaluation mechanisms.

PRINCIPLE 1 STRONG SUPPLY			
PRIORITY	1.1 Zone enough land that is capable of development (Urban growth areas)		
	Ensure a predictable supply of developable land that creates confidence for housing development and high-quality community outcomes.		
OBJECTIVES			
KEY ACTIONS	RESPONSIBILITY	TIMEFRAME	ONGOING
1.1.1 Prepare and implement Neighbourhood Plans for urban growth in:			
a) St Leonards and Waverley	City Development	Commenced	
b) Alanvale	City Development	Short	
c) South Project	City Development	Short	
PRIORITY	1.2 Enable diverse housing opportunities and typologies (Infill and density)		
	Increase the variety of new dwellings in Launceston with a strong focus on inner city living and “medium density” typologies such as townhouses, villas, shop top housing and apartment units in accessible areas close to services.		
OBJECTIVES			
KEY ACTIONS	RESPONSIBILITY	TIMEFRAME	ONGOING
1.2.1 Prepare a review of Launceston CBD area and land surrounding activity centres to identify key development sites for consolidation and/or increased density	City Development	Medium	
1.2.2 Prepare and implement precinct plans for Margaret Street Corridor and Hospital/Wellington Street areas	City Development	Medium	
1.2.3 Advocate to the State Government for expediated approval pathways for key strategic infill housing projects	City of Launceston / State Gov	Long	
1.2.4 Investigate the implementation of Inner Residential and Urban Mixed Use zones around activity centres, and new Specific Area Plans (SAPs) for certain residential uses (if required)	City Development	Short	



PRINCIPLE 1 STRONG SUPPLY			
PRIORITY	1.1 Zone enough land that is capable of development (Urban growth areas)		
	Ensure a predictable supply of developable land that creates confidence for housing development and high-quality community outcomes.		
OBJECTIVES			
KEY ACTIONS	RESPONSIBILITY	TIMEFRAME	ONGOING
1.1.1 Prepare and implement Neighbourhood Plans for urban growth in:			
a) St Leonards and Waverley	City Development	Commenced	
b) Alanvale	City Development	Short	
c) South Project	City Development	Short	
PRIORITY	1.2 Enable diverse housing opportunities and typologies (Infill and density)		
	Increase the variety of new dwellings in Launceston with a strong focus on inner city living and “medium density” typologies such as townhouses, villas, shop top housing and apartment units in accessible areas close to services.		
OBJECTIVES			
KEY ACTIONS	RESPONSIBILITY	TIMEFRAME	ONGOING
1.2.1 Prepare a review of Launceston CBD area and land surrounding activity centres to identify key development sites for consolidation and/or increased density	City Development	Medium	
1.2.2 Prepare and implement precinct plans for Margaret Street Corridor and Hospital/ Wellington Street areas	City Development	Medium	
1.2.3 Advocate to the State Government for expediated approval pathways for key strategic infill housing projects	City of Launceston / State Gov	Long	
1.2.4 Investigate the implementation of Inner Residential and Urban Mixed Use zones around activity centres, and new Specific Area Plans (SAPs) for certain residential uses (if required)	City Development	Short	

PRINCIPLE 2 ENRICH OUR NEIGHBOURHOODS			
<b>PRIORITY</b>	<b>2.1 Create vibrant and accessible neighbourhoods that contribute to liveability</b>		
<b>OBJECTIVES</b>	Improving existing suburbs to improve housing opportunities and choices and are delivered in a staged approach with appropriate services, community facilities and services.		
KEY ACTIONS	RESPONSIBILITY	TIMEFRAME	ONGOING
2.1.1 Prepare and implement Neighbourhood Plans for existing suburbs in:			
a) Kings Meadows	City Development	Short	
b) Mowbray	City Development	Short	
c) Lilydale	City Development	Short	
d) Northern Suburbs	City Development	Medium	
2.1.2 Prepare and adopt a Launceston Public Domain Strategy	Place Making / City Development / Open Space and Sustainability	Medium	
2.1.3 Finalise and implement the Launceston Regional Open Space Strategy (under preparation)	Open Spaces and Sustainability	Short	✓
<b>PRIORITY</b>	<b>2.2 Support economic vitality and access to opportunities</b>		
<b>OBJECTIVES</b>	Focus diverse residential development around existing activity centres and developing neighbourhoods with access to key services, community facilities and transport options by strategically propagating retail, commercial and industrial uses in identified activity centres.		
KEY ACTIONS	RESPONSIBILITY	TIMEFRAME	ONGOING
2.2.1 Prepare a 'key sites' review of the Launceston CBD and existing activity centres for development potential to support diverse housing opportunities	Place Making / City Development / Open Space and Sustainability	Short	
2.2.2 Prepare and implement Launceston Retail and Activity Centre Strategy that aligns retail and residential growth and supports contemporary offerings in activity centres	City Development	Short	
2.2.3 Prepare and implement an Employment Lands Strategy focused on integrated future employment opportunities that support residential growth	City Development	Short	
2.2.4 Prepare Economic Uplift Assessment focusing on the benefits of development based on current and future growth in Launceston	City Development	Short	

PRINCIPLE 2 ENRICH OUR NEIGHBOURHOODS			
<b>PRIORITY</b>	<b>2.1 Create vibrant and accessible neighbourhoods that contribute to liveability</b>		
<b>OBJECTIVES</b>	Improving existing suburbs to improve housing opportunities and choices and are delivered in a staged approach with appropriate services, community facilities and services.		
KEY ACTIONS	RESPONSIBILITY	TIMEFRAME	ONGOING
2.1.1 Prepare and implement Neighbourhood Plans for existing suburbs in:			
a) Kings Meadows	City Development	Short	
b) Mowbray	City Development	Short	
c) Lilydale	City Development	Short	
d) Northern Suburbs	City Development	Medium	
2.1.2 Prepare and adopt a Launceston Public Domain Strategy	Place Making / City Development / Open Space and Sustainability	Medium	
2.1.3 Finalise and implement the Launceston Regional Open Space Strategy (under preparation)	Open Spaces and Sustainability	Short	✓
<b>PRIORITY</b>	<b>2.2 Support economic vitality and access to opportunities</b>		
<b>OBJECTIVES</b>	Focus diverse residential development around existing activity centres and developing neighbourhoods with access to key services, community facilities and transport options by strategically propagating retail, commercial and industrial uses in identified activity centres.		
KEY ACTIONS	RESPONSIBILITY	TIMEFRAME	ONGOING
2.2.1 Prepare a 'key sites' review of the Launceston CBD and existing activity centres for development potential to support diverse housing opportunities	Place Making / City Development / Open Space and Sustainability	Short	
2.2.2 Prepare and implement Launceston Retail and Activity Centre Strategy that aligns retail and residential growth and supports contemporary offerings in activity centres	City Development	Short	
2.2.3 Prepare and implement an Employment Lands Strategy focused on integrated future employment opportunities that support residential growth	City Development	Short	
2.2.4 Prepare Economic Uplift Assessment focusing on the benefits of development based on current and future growth in Launceston	City Development	Short	

PRINCIPLE 3 COLLABORATE WITH PARTNERS			
<b>PRIORITY</b>	<b>3.1 Lead a collaborative approach for delivery</b>		
<b>OBJECTIVES</b>	Advocate for improved planning mechanisms that allow the delivery of housing on appropriate sites and areas identified by Council		
KEY ACTIONS	RESPONSIBILITY	TIMEFRAME	ONGOING
3.1.1 Advocate for and actively participate in reviews of the Tasmania Planning Scheme and Northern Tasmania Regional Land Use Strategy to support diverse housing opportunities, including apartments, "missing middle" and other inclusionary zoning.	City Development	Short	
3.1.2 Identify and promote incentive mechanisms for the delivery of affordable housing opportunities provided by the State and Commonwealth Government to local development community	City Development	Short	
<b>PRIORITY</b>	<b>3.2 Strong external partnerships that help generate housing diversity</b>		
<b>OBJECTIVES</b>	Establish a working relationship with developers, Community Housing Providers, Homes Tasmania, TasWater and TasNetworks to actively address issues with housing delivery		
KEY ACTIONS	RESPONSIBILITY	TIMEFRAME	ONGOING
3.2.1 Undertake ongoing Housing Forums with developers, key land owners, and Community Housing Providers.	City Development / Communication	Short	✓
3.2.2 Establish ongoing formal meetings with State agencies including Department of State Growth, TasWater, TasNetworks, and Metro Tasmania, to ensure infrastructure delivery is aligned with Council's planned population growth.	City Development / Infrastructure Planning	Medium	✓
3.2.3 Partner with University of Tasmania to develop a pilot program for student level projects that focus on planning/ urban design outcomes for key sites within Launceston	City Development / UTAS	Short	✓
3.3.4 Establish "Housing Innovation Awards" program to highlight and celebrate Launceston's progress in delivering high-quality and sustainable housing solutions.	City Development / Community Engagement / Communications	Medium	✓

PRINCIPLE 3 COLLABORATE WITH PARTNERS			
<b>PRIORITY</b>	<b>3.1 Lead a collaborative approach for delivery</b>		
<b>OBJECTIVES</b>	Advocate for improved planning mechanisms that allow the delivery of housing on appropriate sites and areas identified by Council		
KEY ACTIONS	RESPONSIBILITY	TIMEFRAME	ONGOING
3.1.1 Advocate for and actively participate in reviews of the Tasmania Planning Scheme and Northern Tasmania Regional Land Use Strategy to support diverse housing opportunities, including apartments, "missing middle" and other inclusionary zoning.	City Development	Short	
3.1.2 Identify and promote incentive mechanisms for the delivery of affordable housing opportunities provided by the State and Commonwealth Government to local development community	City Development	Short	
<b>PRIORITY</b>	<b>3.2 Strong external partnerships that help generate housing diversity</b>		
<b>OBJECTIVES</b>	Establish a working relationship with developers, Community Housing Providers, Homes Tasmania, TasWater and TasNetworks to actively address issues with housing delivery		
KEY ACTIONS	RESPONSIBILITY	TIMEFRAME	ONGOING
3.2.1 Undertake ongoing Housing Forums with developers, key land owners, and Community Housing Providers.	City Development / Communication	Short	✓
3.2.2 Establish ongoing formal meetings with State agencies including Department of State Growth, TasWater, TasNetworks, and Metro Tasmania, to ensure infrastructure delivery is aligned with Council's planned population growth.	City Development / Infrastructure Planning	Medium	✓
3.2.3 Partner with University of Tasmania to develop a pilot program for student level projects that focus on planning/ urban design outcomes for key sites within Launceston	City Development / UTAS	Short	✓
3.3.4 Establish "Housing Innovation Awards" program to highlight and celebrate Launceston's progress in delivering high-quality and sustainable housing solutions.	City Development / Community Engagement / Communications	Medium	✓



PRINCIPLE 4 ALIGN INVESTMENT WITH DEVELOPMENT			
<b>PRIORITY</b>	<b>4.1 Ensure adequate funding and resource allocation to allow investment in local mobility, urban greening, and infrastructure improvements</b>		
<b>OBJECTIVES</b>	Ensure that appropriate funding and resources is provided to deliver catalytic investment throughout City of Launceston that leverages identified housing areas that accommodate different housing typologies, multi-modal infrastructure, urban greening and public realm areas.		
KEY ACTIONS	RESPONSIBILITY	TIMEFRAME	ONGOING
4.1.1 Prepare and implement Infrastructure Funding Frameworks for:			
a) St Leonards and Waverly	City Development	Commenced	
b) South Prospect	City Development	Short	
c) King Meadows	City Development	Medium	
d) Mowbray	City Development	Medium	
e) Lilydale	City Development	Long	
f) Northern Suburbs	City Development	Long	
4.1.2 Investigate opportunities for infrastructure funding through Federal and State government grants and/or development contributions	City Development / Finance	Short	✓
4.1.3 Prepare a Housing and Services Alignment Review and Implementation Strategy to identify enabling infrastructure that unlocks housing potential and creates a serviceable plan for implementation	City Development / Infrastructure Planning	Short	✓
4.1.4 Establish a dedicated Property and Asset Manager for the City of Launceston to establish direction for Council's owned land	Strategy and Innovation	Commenced	✓

PRINCIPLE 4 ALIGN INVESTMENT WITH DEVELOPMENT			
<b>PRIORITY</b>	<b>4.1 Ensure adequate funding and resource allocation to allow investment in local mobility, urban greening, and infrastructure improvements</b>		
<b>OBJECTIVES</b>	Ensure that appropriate funding and resources is provided to deliver catalytic investment throughout City of Launceston that leverages identified housing areas that accommodate different housing typologies, multi-modal infrastructure, urban greening and public realm areas.		
KEY ACTIONS	RESPONSIBILITY	TIMEFRAME	ONGOING
4.1.1 Prepare and implement Infrastructure Funding Frameworks for:			
a) St Leonards and Waverly	City Development	Commenced	
b) South Prospect	City Development	Short	
c) King Meadows	City Development	Medium	
d) Mowbray	City Development	Medium	
e) Lilydale	City Development	Long	
f) Northern Suburbs	City Development	Long	
4.1.2 Investigate opportunities for infrastructure funding through Federal and State government grants and/or development contributions	City Development / Finance	Short	✓
4.1.3 Prepare a Housing and Services Alignment Review and Implementation Strategy to identify enabling infrastructure that unlocks housing potential and creates a serviceable plan for implementation	City Development / Infrastructure Planning	Short	✓
4.1.4 Establish a dedicated Property and Asset Manager for the City of Launceston to establish direction for Council's owned land	Strategy and Innovation	Commenced	✓

## Monitoring and Evaluation

### Key Performance Indicators (KPIs)

The Key Performance Indicators (KPIs) provide a measurable framework to assess the success of the Launceston Housing Plan in achieving its goals. These indicators are designed to track progress across critical areas such as housing supply, diversity, affordability, and the success of partnerships. The KPIs are related to the Plan's principles, aiming to ensure accountability, enable evidence-based decision-making, and allow for regular evaluation to guide adaptive management. The following items can be used to establish a monitoring and evaluating system framework:

#### Availability and Supply

- Track the number of new houses developed each year in comparison to population growth based on the net change in total population and average household size. (E.g. 1,000 new residents and average household size of 2.1 would require in excess of 476 new dwellings).
- Supply of land is within 'target range' based on the most current land supply estimates and demand forecasts.

#### Housing Diversity

- Annual percentage decrease in single detached dwellings as a proportion of total housing stock annually.
- Annual increase in the number of dwellings available for social housing or affordable housing.

#### Engagement and partnerships

- Number of residents engaged through online platforms, workshops, or surveys related to housing plan initiatives increases annually.
- All established forums and working groups meet at least once per quarter ongoing



WE ♥ LAUNNIE

[launceston.tas.gov.au](http://launceston.tas.gov.au)

## Monitoring and Evaluation

### Key Performance Indicators (KPIs)

The Key Performance Indicators (KPIs) provide a measurable framework to assess the success of the Launceston Housing Plan in achieving its goals. These indicators are designed to track progress across critical areas such as housing supply, diversity, affordability, and the success of partnerships. The KPIs are related to the Plan's principles, aiming to ensure accountability, enable evidence-based decision-making, and allow for regular evaluation to guide adaptive management. The following items can be used to establish a monitoring and evaluating system framework:

#### Availability and Supply

- Track the number of new houses developed each year in comparison to population growth based on the net change in total population and average household size. (E.g. 1,000 new residents and average household size of 2.1 would require in excess of 476 new dwellings).
- Supply of land is within 'target range' based on the most current land supply estimates and demand forecasts.

#### Housing Diversity

- Annual percentage decrease in single detached dwellings as a proportion of total housing stock annually.
- Annual increase in the number of dwellings available for social housing or affordable housing.

#### Engagement and partnerships

- Number of residents engaged through online platforms, workshops, or surveys related to housing plan initiatives increases annually.
- All established forums and working groups meet at least once per quarter ongoing



WE ♥ LAUNNIE

[launceston.tas.gov.au](http://launceston.tas.gov.au)







# LAUNCESTON HOUSING PLAN 2025-2040

## APPENDIX

May 2025

*Shaping  
Futures*



## Appendix A – Population and households

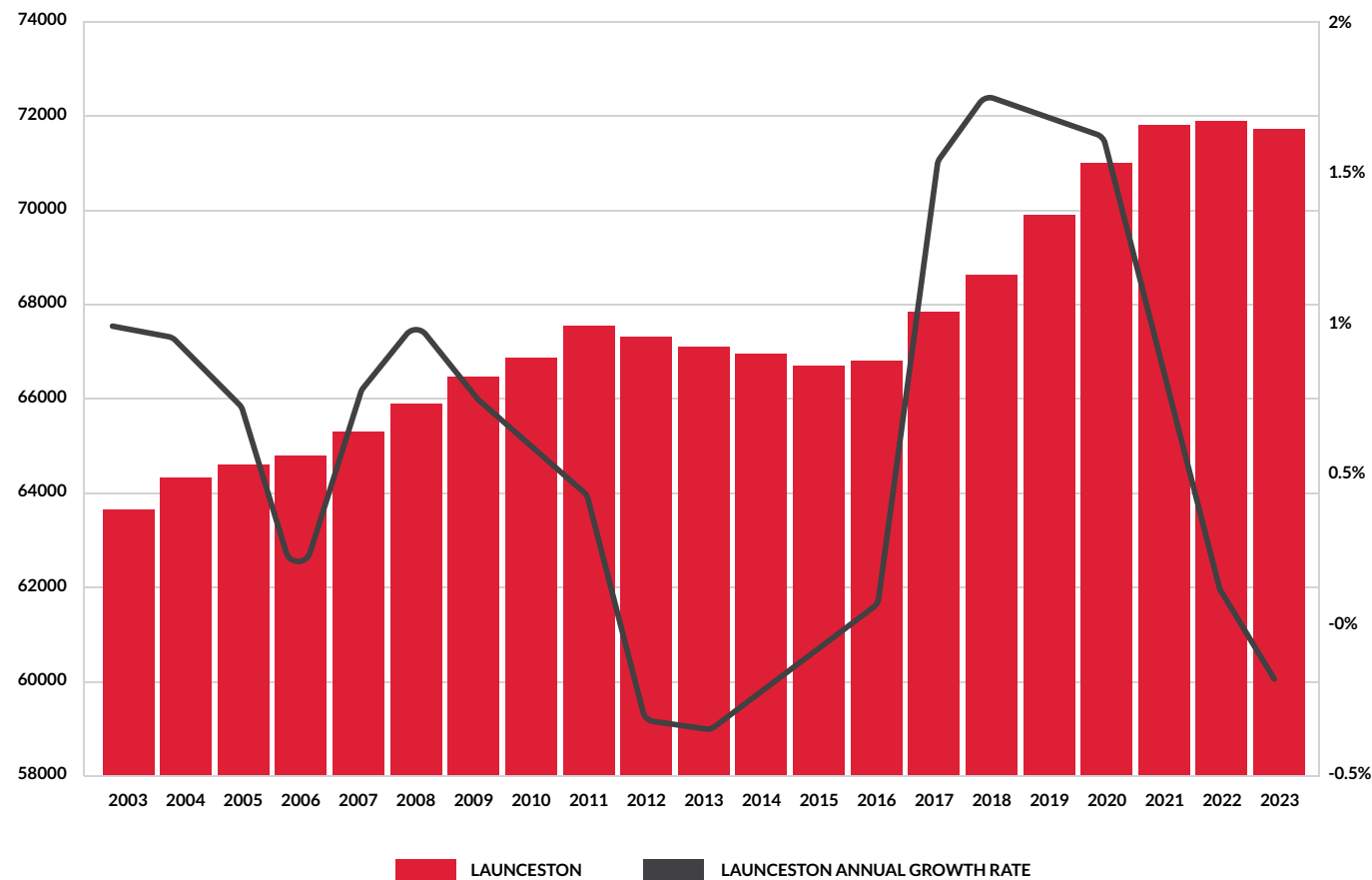
Table 1 Greater Launceston Council's Official Estimated Residential Population

REGION	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>Launceston</b>	63695	64264	64715	64802	65311	65936	66452	66864	67154	66942	66722	66576	66492	66518	67537	68716	69888	71019	71788	71889	71788
<b>George Town</b>	6713	6760	6755	6755	6762	6779	6829	6872	6857	6831	6838	6854	6857	6873	6914	6958	7020	7186	7206	7267	7330
<b>Meander Valley</b>	18558	18803	18889	19052	19190	19342	19477	19588	19622	19581	19540	19519	19502	19553	19802	20037	20286	20603	21139	21354	21449
<b>Northern Midlands</b>	12209	12324	12422	12561	12568	12593	12638	12675	12729	12739	12765	12819	12873	12972	13132	13362	13492	13661	14022	14137	14279
<b>West Tamar</b>	20869	21254	21454	21700	21925	22122	22420	22647	22833	22798	22851	22921	23007	23092	23600	24091	24602	25123	25717	25931	26039

Source: ABS Regional Population

93

Figure 1 Population and annual growth rate 2001-2023, Launceston



Source: REMPLAN Community

**WE ♥ LAUNNIE**  
launceston.tas.gov.au



94

Table 2 Launceston Service Age Profile

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>Pre-schoolers</b>	4025	3950	3926	4001	4057	4234	4329	4393	4248	4333	4267	4200	4073	3977	4000	3984	3964	3975	3964	3905	3828
<b>School age</b>	13140	13193	13167	13096	13149	13235	13212	13011	12859	12728	12648	12557	12447	12402	12398	12462	12495	12539	12458	12487	12434
<b>Tertiary education &amp; independence</b>	4933	5079	5249	5313	5219	5140	5190	5287	5444	5285	5178	5186	5211	5326	5499	5504	5456	5211	5009	4852	4748
<b>Young workers</b>	8794	8785	8676	8515	8520	8548	8620	8745	8789	8740	8680	8586	8625	8623	8956	9520	10138	10726	11368	11353	11240
<b>Parents and homebuilders</b>	12905	13016	13136	13126	13258	13276	13257	13173	13112	12884	12756	12600	12493	12432	12503	12611	12710	12897	12890	13006	13125
<b>Older workers and pre-retirees</b>	7815	7945	8062	8210	8164	8241	8293	8428	8506	8561	8547	8599	8514	8409	8463	8524	8580	8652	8738	8673	8653
<b>Empty nesters and retirees</b>	5174	5307	5525	5595	5937	6178	6417	6582	6829	6965	7165	7230	7321	7424	7405	7528	7630	7769	7824	7955	7971
<b>Seniors</b>	5642	5705	5647	5583	5585	5618	5642	5708	5773	5857	5864	5985	6157	6296	6666	6918	7209	7518	7749	7846	7962
<b>Elderly</b>	1267	1284	1327	1363	1422	1466	1492	1537	1594	1589	1617	1633	1651	1629	1647	1665	1706	1732	1788	1812	1827
<b>TOTAL</b>	63695	64264	64715	64802	65311	65936	66452	66864	67154	66942	66722	66576	66492	66518	67537	68716	69888	71019	71788	71889	71788

Source: ABS Regional Population

95

Table 3 Persons per dwelling, Launceston

	2011	2016	2021
One person	7,852	8,226	8,696
Two persons	8,783	8,694	9,543
Three persons	3,778	3,706	4,090
Four persons	3,228	3,085	3,404
Five persons	1,257	1,178	1,333
Six persons	386	367	441
Seven persons	96	111	139
Eight or more persons	51	51	82
<b>TOTAL</b>	<b>25,431</b>	<b>25,418</b>	<b>27,728</b>

Source: ABS Census of Population and Housing



96

Table 4 Housing suitability, Launceston

	2016	2021	2016	2021
Four or more extra bedrooms needed	0	12	0.0%	0.0%
Three extra bedrooms needed	13	16	0.1%	0.1%
Two extra bedrooms needed	101	153	0.4%	0.6%
One extra bedroom needed	555	762	2.3%	2.9%
No bedrooms needed or spare	4,948	5,204	20.7%	19.8%
One bedroom spare	8,749	9,307	36.5%	35.4%
Two bedrooms spare	7,792	8,595	32.5%	32.7%
Three bedrooms spare	1,538	1,915	6.4%	7.3%
Four or more bedrooms spare	259	292	1.1%	1.1%
<b>TOTAL</b>	<b>23,955</b>	<b>26,256</b>	<b>100.0%</b>	<b>100.0%</b>

Source: ABS Census of Population and Housing

Note: figures exclude 'Not stated' and 'Unable to determine' categories.

Table 5 Broad household types and common housing preferences

SINGLE INCOME WITH NO CHILDREN IN THE HOME	DUAL INCOME WITH NO CHILDREN IN THE HOME	YOUNG AND ESTABLISHED FAMILIES	EMPTY NESTERS
<p>These households are typically suited to one- and two-bedroom apartments or smaller townhouses. They are more likely to be renters than other household formations and often exercise a high level of mobility.</p> <p>They comprise about 15% of households in Launceston.</p>	<p>These households typically have higher rental and purchasing power and may or may not be looking to upsize from smaller dwellings into larger homes to have space for a growing family.</p> <p>They comprise about 10% of households in Launceston.</p>	<p>These households are characterised by having dependent children and typically require larger homes with good access to schools, community and social services, and employment opportunities.</p> <p>They comprise about 35% of households in Launceston.</p>	<p>These households once had children in them, but those children have since grown up and are now living independently.</p> <p>Empty Nesters typically would like to remain close to their adult children but might prefer a smaller and more accessible dwelling than the one they occupied as a younger family. In many cases, Empty Nesters continue to occupy larger homes more suited to families with dependent children as their options for downsizing into something suitable are limited and in some cases there are financial incentives to remain in their large home.</p> <p>This is recognised as the plurality household formation in Launceston, with approximately 40% of households being empty nesters.</p>
<p>Example households:</p> <ul style="list-style-type: none"> <li>- Single people</li> <li>- Young professionals</li> </ul>	<p>Example households:</p> <ul style="list-style-type: none"> <li>- Couples with no children</li> <li>- Adults sharing a house</li> </ul>	<p>Example households:</p> <ul style="list-style-type: none"> <li>- Families with a child or children in childcare</li> <li>- Families with school age child/ren</li> <li>- Intergenerational households</li> </ul>	<p>Example households:</p> <ul style="list-style-type: none"> <li>- Older couples</li> <li>- Retirees</li> <li>- Grandparents</li> </ul>
<p>Housing preferences:</p> <ul style="list-style-type: none"> <li>- Flat or apartment</li> <li>- Townhouses</li> </ul>	<p>Housing preferences:</p> <ul style="list-style-type: none"> <li>- Townhouses</li> <li>- Detached houses</li> </ul>	<p>Housing preferences:</p> <ul style="list-style-type: none"> <li>- Separate houses</li> </ul>	<p>Housing preferences:</p> <ul style="list-style-type: none"> <li>- Flat or apartment</li> <li>- Townhouses</li> </ul>

Source REMPLAN.

98

Table 6 Dwelling type distribution and suitability

DWELLING TYPE	DWELLING TOTAL	DWELLING PERCENTAGE	POPULATION THAT IS SUITED TO THIS DWELLING TYPE	TOTAL % OF POPULATION THAT IS SUITED TO THIS DWELLING TYPE
Separate house	22,246	80.2%	DINK (10%) + Families (35%)	45%
Semi-detached, row or terrace house, townhouse, etc	2,922	10.5%	SINK (15%), DINK (10%), Empty Nesters (40%)	65%
Flat or apartment	2,396	8.6%	SINK (15%), Empty Nesters (40%)	55%
Other	108	0.4%	N/A	N/A

Source: ABS Census of Population and Housing

Note: dwelling totals exclude 'Other' category which includes dwelling types such as caravans, houseboats, etc.

Table 7 Housing Tenure, 2021

HOUSING TENURE	CITY OF LAUNCESTON	REGIONAL TAS
<b>Fully owned</b>	30.6%	38.0%
<b>Mortgage</b>	29.7%	30.4%
<b>Renting - Total</b>	32.8%	23.9%
<b>Renting - Social housing</b>	6.5%	4.6%
<b>Renting - Private</b>	26.1%	19.1%
<b>Other tenure type</b>	1.7%	2.1%

Source: ABS Census of Population and Housing

**WE ♥ LAUNNIE**  
launceston.tas.gov.au



## Appendix B – Labour force and income

Table 8 Quarterly Unemployment Rate

	2019 Q1	2019 Q2	2019 Q3	2019 Q4	2020 Q1	2020 Q2	2020 Q3	2020 Q4	2021 Q1	2021 Q2	2021 Q3	2021 Q4	2022 Q1	2022 Q2	2022 Q3	2022 Q4	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2024 Q1	2024 Q2	2024 Q3
<b>Launceston</b>	7.4%	7.5%	7.3%	7.4%	6.8%	6.6%	7.1%	8.0%	8.2%	7.8%	6.9%	6.1%	5.3%	5.1%	4.8%	4.0%	4.2%	4.1%	4.4%	4.6%	4.7%	4.6%	4.3%
<b>West Tamar</b>	4.2%	4.3%	4.2%	4.1%	3.7%	3.8%	4.3%	5.0%	5.2%	4.8%	4.1%	3.5%	3.0%	2.9%	2.8%	2.3%	2.4%	2.3%	2.6%	2.7%	2.7%	2.7%	2.6%
<b>Northern Midlands</b>	4.7%	4.8%	4.6%	4.6%	4.2%	4.2%	4.7%	5.4%	5.6%	5.4%	4.7%	4.2%	3.7%	3.6%	3.3%	2.7%	2.8%	2.6%	2.7%	2.8%	2.7%	2.7%	2.7%
<b>Meander Valley</b>	3.8%	4.0%	3.9%	3.9%	3.6%	3.6%	4.1%	4.8%	5.0%	4.8%	4.1%	3.6%	3.1%	3.0%	2.8%	2.4%	2.6%	2.5%	2.7%	2.7%	2.6%	2.5%	2.4%
<b>George Town</b>	10.3%	10.8%	10.7%	10.7%	9.9%	9.4%	10.1%	11.3%	11.6%	11.2%	10.3%	9.3%	8.4%	8.3%	7.8%	6.6%	6.8%	6.6%	6.9%	7.2%	7.2%	7.0%	6.6%

Source: REMPLAN Small Area Labour Force

Table 9 Quarterly Participation Rate

	2019 Q1	2019 Q2	2019 Q3	2019 Q4	2020 Q1	2020 Q2	2020 Q3	2020 Q4	2021 Q1	2021 Q2	2021 Q3	2021 Q4	2022 Q1	2022 Q2	2022 Q3	2022 Q4	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2024 Q1	2024 Q2	2024 Q3
<b>Launceston</b>	62.8%	62.5%	62.2%	62.1%	62.4%	62.3%	62.8%	63.0%	63.4%	64.3%	64.4%	64.5%	64.5%	64.4%	64.6%	65.2%	65.7%	66.2%	66.0%	65.6%	65.0%	64.4%	64.4%
<b>West Tamar</b>	61.2%	60.9%	60.4%	60.3%	60.4%	60.3%	60.7%	60.8%	61.1%	61.9%	61.9%	61.9%	61.9%	61.8%	62.0%	62.5%	62.9%	63.3%	62.9%	62.4%	61.8%	61.3%	61.3%
<b>Northern Midlands</b>	61.6%	61.3%	60.8%	60.6%	60.8%	60.7%	61.2%	61.4%	61.6%	62.4%	62.4%	62.4%	62.4%	62.3%	62.5%	63.0%	63.5%	63.9%	63.6%	63.1%	62.5%	61.8%	61.8%
<b>Meander Valley</b>	61.8%	61.5%	61.1%	61.0%	61.1%	61.0%	61.4%	61.6%	61.9%	62.7%	62.7%	62.6%	62.7%	62.5%	62.8%	63.3%	63.6%	63.9%	63.5%	62.9%	62.4%	61.9%	61.9%
<b>George Town</b>	50.9%	50.6%	50.3%	50.1%	50.2%	50.1%	50.3%	50.2%	50.6%	51.2%	51.2%	51.3%	51.3%	51.2%	51.3%	51.8%	52.2%	52.7%	52.5%	52.1%	51.6%	51.0%	51.0%

Source: REMPLAN Small Area Labour Force

**WE ♥ LAUNNIE**  
launceston.tas.gov.au



## Appendix C – Housing supply and development trends

Table 10 New dwelling approvals by suburb

SUBURB	CATEGORY	2019	2020	2021	2022	2023	2024	TOTAL
Dilston	Balance	1	1	0	2	0	1	5
East Launceston	Established area	0	3	1	3	1	3	11
Invermay (Tas.)	Established area	1	1	3	3	10	2	20
Karoola	Balance	0	2	0	0	0	0	2
Kings Meadows	Growth area	5	37	23	20	7	10	102
Lalla	Balance	0	2	0	0	1	0	3
Launceston	Established area	0	9	16	2	2	4	33
Lebrina	Balance	0	4	0	1	1	0	6
Lilydale (Tas.)	Balance	0	2	4	5	9	3	23
Mayfield (Tas.)	Established area	0	8	0	3	3	2	16
Mowbray (Tas.)	Established area	0	6	13	6	38	10	73
Newnham	Established area	2	16	9	17	9	5	58
Newstead (Tas.)	Established area	3	10	22	14	9	9	67
Norwood (Tas.)	Established area	1	9	5	4	0	0	19
Nunamara	Balance	0	4	1	2	1	0	8
Patersonia	Balance	0	0	0	1	0	0	1
Prospect (Tas.)	Growth area	2	2	3	3	2	2	14
Punchbowl (Tas.)	Established area	6	6	9	3	1	2	27
Ravenswood (Tas.)	Established area	1	37	11	17	7	14	87

Source: City of Launceston (Compiled by REMPLAN)



101

SUBURB	CATEGORY	2019	2020	2021	2022	2023	2024	TOTAL
Relbia	Balance	3	4	4	1	1	3	16
Rocherlea	Established area	0	0	0	6	44	2	52
South Launceston	Established area	1	8	13	10	11	7	50
St Leonards (Tas.)	Growth area	12	16	17	15	7	16	83
Summerhill	Established area	2	19	19	7	3	7	57
Swan Bay (Tas.)	Balance	1	14	11	5	3	8	42
Tayene	Balance	0	1	0	0	0	0	1
Trevallyn	Established area	0	3	2	2	0	1	8
Turners Marsh	Balance	0	1	0	1	0	2	4
Underwood (Tas.)	Balance	0	1	2	1	2	0	6
Waverley (Tas.)	Established area	0	1	4	3	5	5	18
West Launceston	Established area	1	11	12	7	6	6	43
White Hills (Tas.)	Balance	0	1	0	0	0	0	1
Windermere (Tas.)	Balance	0	1	1	0	0	1	3
Youngtown	Growth area	13	60	70	93	52	29	317
	TOTAL	55	300	275	257	235	154	1276

102

Table 11 Dwelling structure, Launceston

	2001	2006	2011	2016	2021
<b>Separate house</b>	21,760	22,493	23,534	23,424	24,551
<b>Medium density</b>	4,486	4,731	5,107	5,883	6,243
<b>High density</b>	226	205	207	327	193
<b>Other</b>	213	121	136	126	131
<b>Caravan, cabin, houseboat</b>	67	75	90	60	79
<b>Not stated</b>	249	3	24	104	83
<b>TOTAL</b>	27,001	27,628	29,098	29,924	31,281

Source: ABS Census of Population and Housing

103

Table 12 Number of bedrooms in private dwellings, Launceston

	2006	2011	2016	2021
<b>None (includes bedsitters)</b>	99	81	100	91
<b>1</b>	1,494	1,621	1,574	1,578
<b>2</b>	5,593	5,848	5,819	6,278
<b>3</b>	12,930	13,112	12,762	13,846
<b>4</b>	3,282	3,718	3,968	4,586
<b>5 or more</b>	743	856	875	1,090
<b>Not stated</b>	1,316	1,164	2,073	1,498
<b>TOTAL</b>	25,457	26,400	27,171	28,968

Source: ABS Census of Population and Housing

104

Table 13 Year of construction by dwelling type, Launceston

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Dwelling</b>	106	79	161	79	135	144	134	128	117	62	117	102	113	111	124	93	95	87	182	85	153
<b>Flat/s</b>	0	0	0	2	1	2	0	0	6	5	5	4	0	0	0	4	6	2	1	0	18
<b>Unit/s</b>	39	7	12	10	7	19	5	2	15	9	9	2	1	4	4	4	6	14	1	12	46
<b>Villa units</b>	4	7	31	27	80	63	53	33	39	64	67	38	56	41	83	43	41	78	109	35	51
<b>Conjoined Units</b>	5	2	4	8	19	24	8	7	6	13	12	9	5	16	10	18	16	14	0	2	13
<b>Multiple storey units</b>	0	0	0	33	13	26	3	0	8	1	3	1	3	1	0	0	0	0	0	2	0
<b>Dwelling &amp; flat/s</b>	0	2	0	0	0	0	0	2	0	0	9	2	6	7	4	2	2	2	2	3	0
<b>Rural Residential</b>	18	11	42	9	15	8	17	16	17	21	11	29	13	23	10	22	8	11	27	21	5
<b>TOTAL</b>	172	108	250	168	270	286	220	188	208	175	233	187	197	203	235	186	174	208	322	160	286

Source: Northern Tasmania Residential Supply and Demand Study, 2024

105

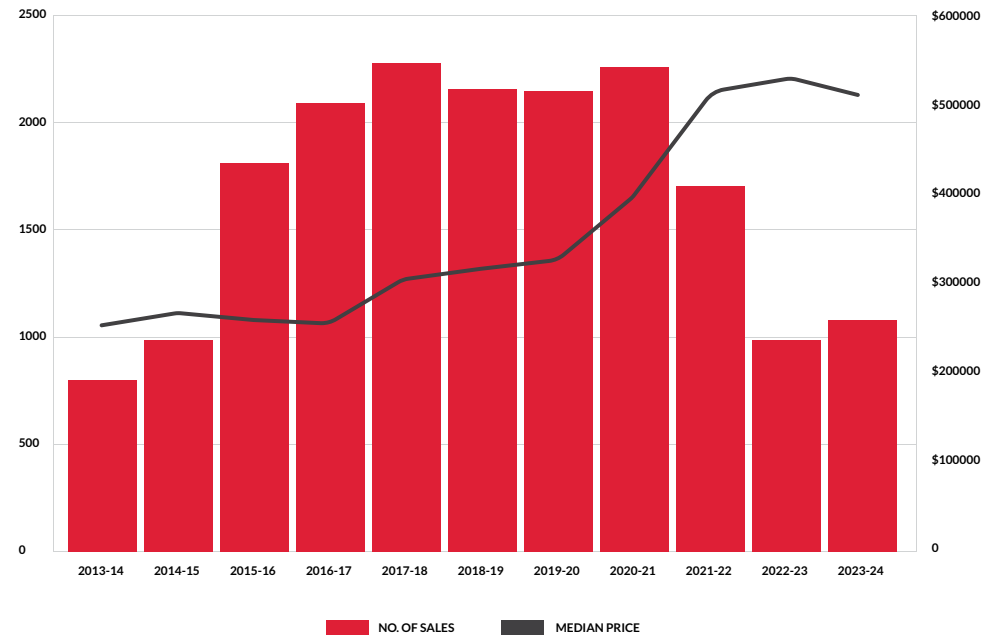
## Appendix D – Housing and affordability

### House and Unit Sales

Launceston's housing market has experienced changes over recent years, with prices for both purchases and rentals increasing significantly. This has increased housing stress for many Launceston residents, and the new housing being developed is not necessarily suited for the emerging demographic profile.

Over the past 10 years, Launceston's housing market peaked in 2017-18 with 2,276 house sales at a median price of \$310,000. Since then, the number of sales has dropped to 1,080 in 2023-24, while the median price has risen to \$533,300. The median price has remained relatively stable since 2021-22, when it increased to \$535,000, up from \$410,000 in 2020-21.

Figure 2 Median weekly rent, houses, 2013-2024, Launceston



Source: REMPLAN Housing

WE ♥ LAUNNIE  
launceston.tas.gov.au





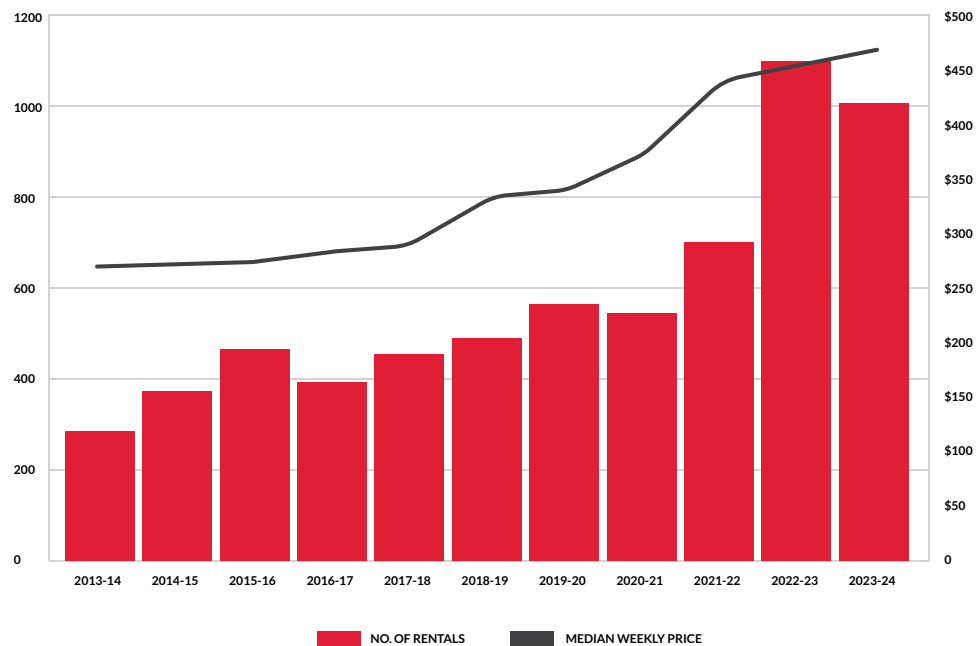
106

### House Rentals

The number of house rental listings in Launceston steadily rose from 271 in 2013-14 to 700 in 2021-22, followed by a significant 59.3% jump to 1,115 listings in 2022-23. This figure slightly declined to 1,005 in 2023-24, marking a total increase of 270.8% from 2013-14 to 2023-24.

Over the same period, the median weekly rent increased gradually from \$275 to \$470, reflecting a 70.9% rise.

Figure 3 Median weekly rent, houses, 2013-2024, Launceston



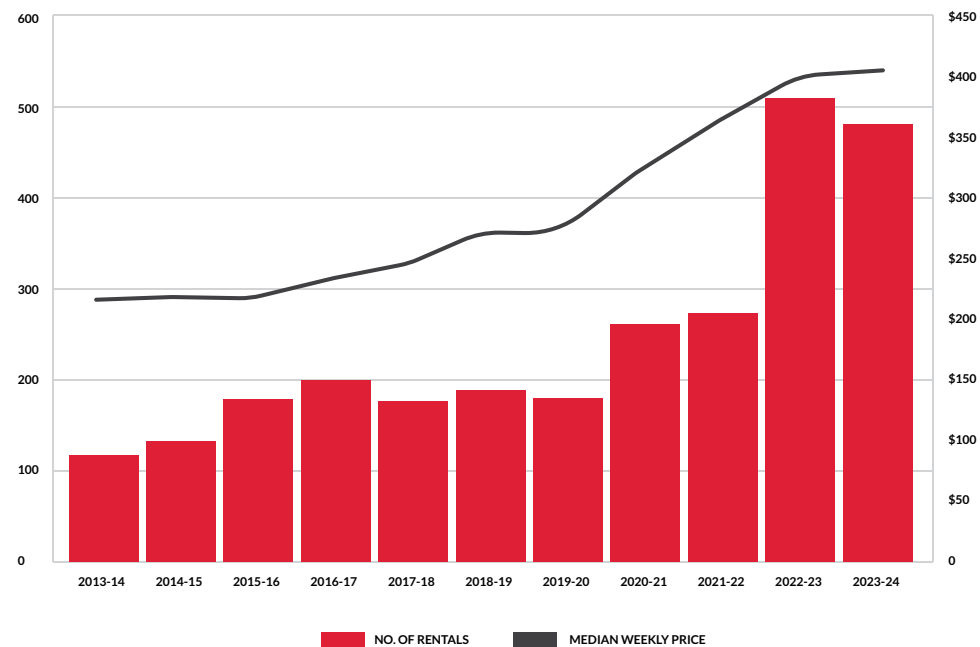
Source: REMPLAN Housing

107

### Unit Rentals

Unit rental listings in Launceston followed a similar trend to houses, with a significant increase from 280 in 2021-22 to 510 in 2022-23, followed by a slight decline to 489 in 2023-24. Like house rentals, the median weekly rent for units gradually rose from \$215 in 2013-14 to \$400 in 2023-24, reflecting a higher growth rate of 86.0%.

Figure 4 Median weekly rent, units, 2013-2024, Launceston



Source: REMPLAN Housing

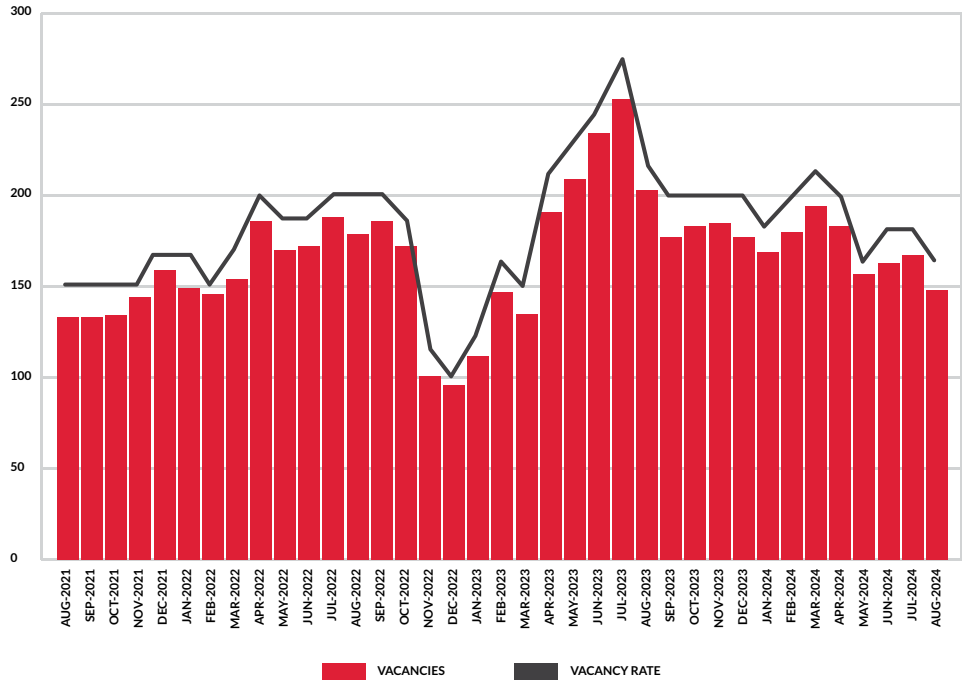
108

Rental Vacancies

In August 2024, there were 148 rental vacancies in Launceston, down from 167 in July, marking the lowest number since March 2023. The vacancy rate dropped to 1%, slightly down from 1.1% in July, and from 1.3% in August 2023.

Rental vacancies in Launceston peaked in July 2023, with 253 vacancies and a 1.7% vacancy rate. The lowest number of vacancies occurred in December 2022, with 96 vacancies and a rate of 0.6%.

Figure 5 Rental vacancy rates 2021-2024, Launceston



Source: SQM Research

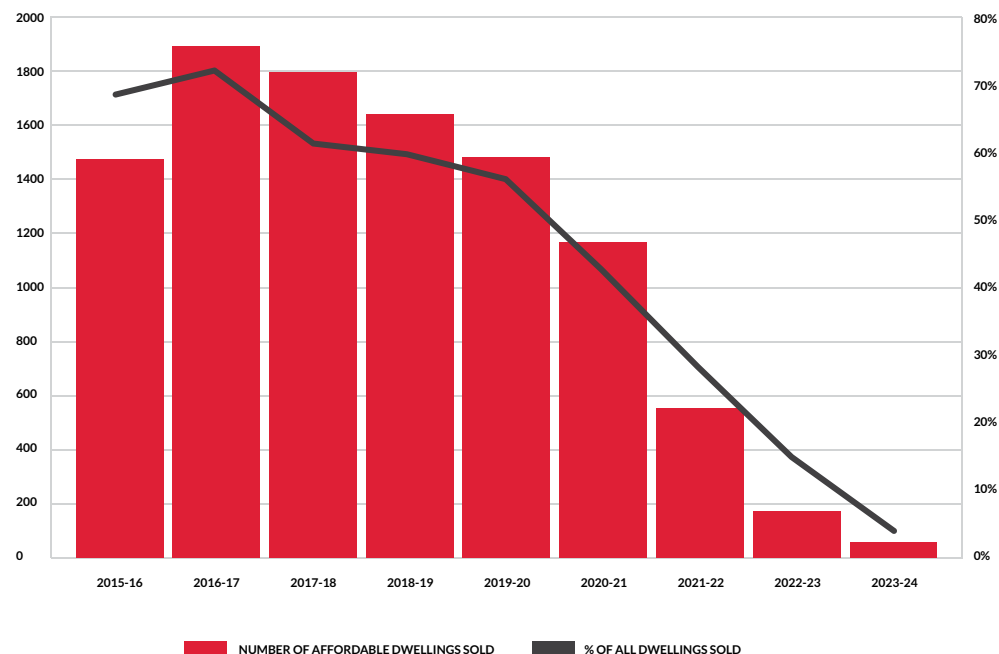
109

### Housing Affordability

The term 'housing affordability' refers to the relationship between the expenditure on housing and household incomes as a way to reflect potential barriers for entry into the housing market. The number of dwellings that are affordable has a strong relationship with income. A dwelling is considered to be unaffordable if the asking price for sale or rent is more than 30% of household income. The lower household incomes are, the fewer homes that are considered to be affordable to rent or buy.

In 2015-16 there were 1,472 affordable dwellings sold in Launceston, representing 69% of all dwellings sold. By 2023-24 this had decreased to 56 affordable dwellings sold, representing 4% of all dwellings sold. These higher prices and lower sale numbers reflect a strained housing market, highlighting the need for more affordable housing options.

Figure 6 Affordable housing sales 2015-2024, Launceston

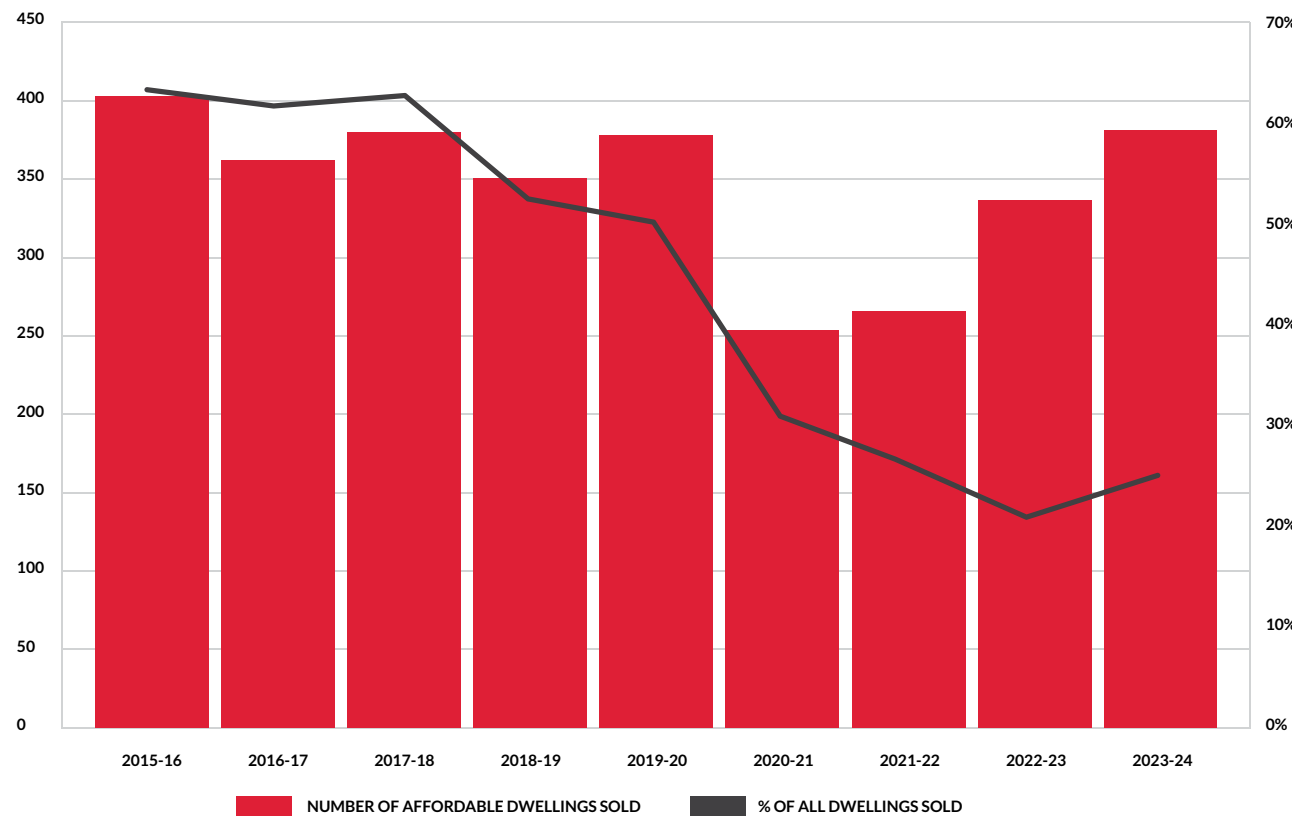


Source: REMPLAN Housing

110

In 2015-16, there were 403 affordable rentals in Launceston, representing 63% of all rentals. This decreased to 374 affordable rentals in 2023-24, representing 25% of all rentals.

Figure 7 Affordable rentals 2015-2024, Launceston



Source: REMPLAN Housing

**WE ♥ LAUNNIE**  
launceston.tas.gov.au





## Appendix E – Housing supply and development trends

Table 14 New dwelling approvals

LAUNCESTON	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
New Houses	133	183	157	171	180	264	253	365	210	198	237
New Other Residential	65	31	109	20	38	24	12	28	43	20	8
<b>TOTAL</b>	<b>198</b>	<b>214</b>	<b>266</b>	<b>191</b>	<b>218</b>	<b>288</b>	<b>265</b>	<b>393</b>	<b>253</b>	<b>218</b>	<b>245</b>
Annual change in total		8%	24%	-28%	14%	32%	-8%	48%	-36%	-14%	12%
West Tamar	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
New Houses	133	183	157	171	180	264	253	365	210	198	237
New Other Residential	65	31	109	20	38	24	12	28	43	20	8
<b>TOTAL</b>	<b>198</b>	<b>214</b>	<b>266</b>	<b>191</b>	<b>218</b>	<b>288</b>	<b>265</b>	<b>393</b>	<b>253</b>	<b>218</b>	<b>245</b>
Annual change in total		25%	-9%	-41%	53%	-18%	33%	57%	-35%	-25%	2%
Meander Valley	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
New Houses	133	183	157	171	180	264	253	365	210	198	237
New Other Residential	65	31	109	20	38	24	12	28	43	20	8
<b>TOTAL</b>	<b>198</b>	<b>214</b>	<b>266</b>	<b>191</b>	<b>218</b>	<b>288</b>	<b>265</b>	<b>393</b>	<b>253</b>	<b>218</b>	<b>245</b>
Annual change in total		36%	4%	-34%	50%	-25%	30%	82%	-18%	-23%	16%

Source: ABS Building Approvals, Australia

112

Table 15 New dwelling approvals, public sector vs private sector, Launceston

	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25 YTD	AVERAGE 2020-2024
<b>Private sector</b>	262	373	229	184	219	72	253
<b>Public sector</b>	3	20	24	34	26	2	21
<b>Total</b>	<b>265</b>	<b>393</b>	<b>253</b>	<b>218</b>	<b>245</b>	<b>74</b>	<b>275</b>
<b>Private share</b>	99%	95%	90%	82%	88%	97%	92%
<b>Public share</b>	<b>1%</b>	<b>5%</b>	<b>9%</b>	<b>16%</b>	<b>11%</b>	<b>3%</b>	<b>8%</b>

Source: ABS, Building Approvals by Local Government Area

Note: 2024-25 includes data from July to October. Total values will differ from those listed in Table 10 as data is from different sources and taken for different geographic areas.

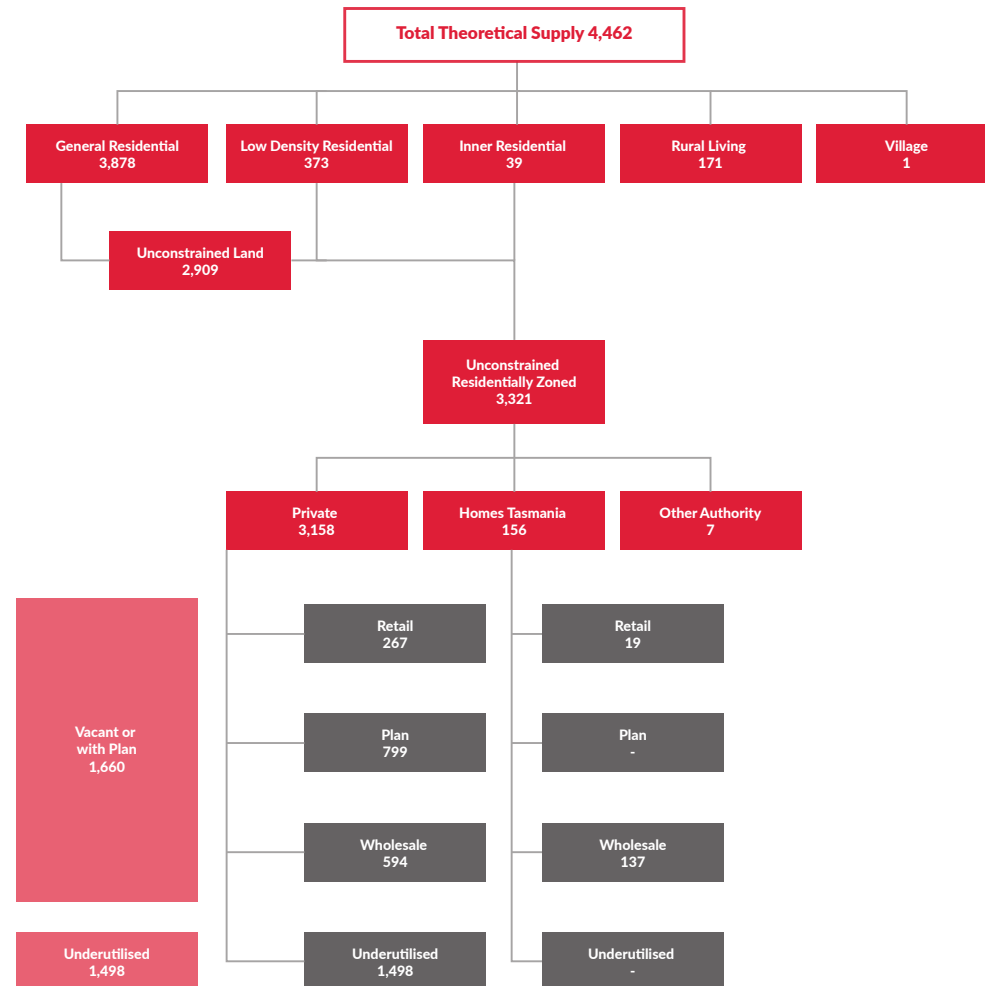
113

## Appendix F – Land supply

The land supply summary approach outlined below (“RDSS Land Supply Approach Summary”) has been taken directly from the Northern Tasmania Residential Demand and Supply Study 2024 (RDSS). The land supply assessment was completed utilising data from August 2023. Land supply estimates for this project have utilised the figures from the RDSS but updated by:

- Removing yield for sites with dwelling approvals since 2023.
- Addition of estimated yields for new Neighbourhood Plan areas that are outside existing residentially zoned land.

The resulting yield assessment was then filtered and categorised as per the adjacent flow chart to determine final amount of developable land that used as a basis for this study.



Source: Northern Tasmania Residential Demand and Supply Study 2024

### RDSS Land Supply Approach Summary

Land The customised spatial database provided by the Department of Natural Resources and Environment forms the base of the supply analysis. The database is provided at a parcel level, but with key data provided at the property level, consistent with the ratings database (a property can contain one or more parcels).

Where properties are classified as vacant, all parcels are retained as separate features in the analysis. Non-vacant properties with multiple parcels were merged into a single feature for the purpose of later analysis. Manual reviews were undertaken to determine whether vacant parcels could be separated from occupied multi-parcel properties, such as utilising building footprint layers, however the outcomes were not reliable. Ultimately, the merging of occupied multi-parcel properties into single features had negligible impact on overall outcomes as larger properties were calculated as being capable of subdivision (back into similar number of parcels).

The spatial layer was clipped to residential zones of respective planning schemes being, General Residential, Inner Residential, Low Density Residential, Rural Living, and Village. The analysis did not include any Future Urban zoned land. At the time of the final analysis, Break O'Day and George Town had the Interim Planning Scheme in force. However, at the time of writing this report, both councils had transitioned to the Tasmanian Planning Scheme. As zoning changes were mainly translated like for like, the main change was through the application of code overlays in the Tasmanian Planning Scheme. The supply analysis was rerun just prior to the issuing of this report using the new Tasmanian Planning Scheme and the difference in yields was 50 less for George Town and 300 more for Break O'Day in the update using the Tasmanian Planning Scheme zones and overlay constraints. Analysis was undertaken on a range of subdivisions to determine

an average development takeout rate that accounts for the proportion of land required to provide for services, roads/driveways, and the like. Based on a review of a broad range of subdivisions of various scales across municipalities, takeout rates generally ranged between 15-30% and averaged around 20%. The 20% figure was applied as a standard takeout rate for all calculations of yields from land deemed to have further subdivision potential except for land in the Rural Residential Zone.

Several geography attributes were joined to each feature in the spatial database which are used to calculate average yields and categorise and calculate supply. This included geographies such as official suburbs, RLUS settlement types, as well as the assessment areas from this project. Land that was serviced and unserved by TasWater was also identified in this step using TasWater's Sewer Serviced Land spatial dataset.

A building to land area ratio was calculated for each parcel. This ratio was used in later steps to identify whether residential land that was already developed with a dwelling met a threshold to be categorised as 'underutilised'.

Minimum land areas were calculated for each zone to identify the minimum size that currently accommodates a dwelling on a freehold title. The minimum land area figure was used in the calculation of average yields and in the classification of land. In the calculation of average yields, any parcels that were below the minimum land area for a respective zone was excluded from the calculation. This approach removed outliers and feature slivers that may reduce average yields in certain areas. In the classification of land, any parcels below the minimum land area in a given zone was allocated as unavailable.

115

A land classification was applied based on a range of criteria specific to each land use zone. The three classifications were:

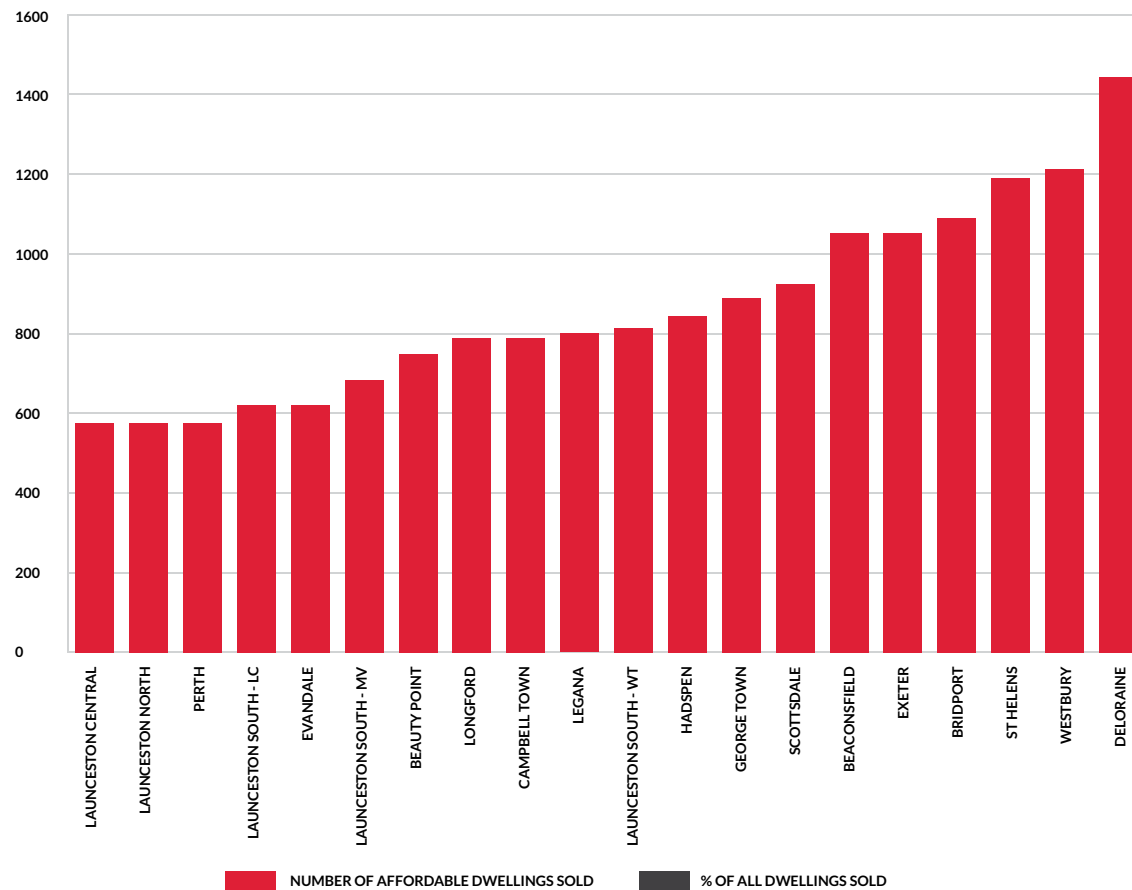
- Vacant: any land which had a VISTAS land use classification of 'Vacant' and was above the minimum land area in a given zone.
- Underutilised: underutilised land were properties currently occupied and allocated a residential land use under VISTAS but were of sufficient size and a low building to land area ratio to suggest underutilisation. Building to land area ratios were less than 5% (i.e. the buildings take up less than 5% of the properties land area) and the land was at least 5,000 sqm in area in the village and general residential zones. In the inner residential zone a 20% building to land area ratio and 3,000sqm land area was utilised to capture higher densities desired in this zone. In the Low Density Residential Zone a 2.5% building to land area ratio and a 1ha land area was applied. Parcels and properties with an underutilised classification were considered to have future subdivision potential and included in yield calculations.
- Unavailable: any land which did not meet the criteria above was allocated as unavailable. These included smaller or standard residential parcels which had dwelling improvements, any road easements, as well as any land given a non-residential land use classification in VISTAS, excluding agricultural uses in certain scenarios. This exclusion of non-residential land uses excludes uses such as parks, sports centres, commercial uses, churches, and police stations in all scenarios. In the 'theoretical' supply, all agricultural land uses are included however under the 'practical' supply scenario, higher value agricultural land uses were excluded. Exclusions applied to land uses such as nurseries, aquaculture and vineyards but did not apply to grazing or cropping land.

Average dwelling yields were calculated across the region which were then applied to individual parcels and properties. The process for yield calculation utilises the size of a land parcel which has had a dwelling constructed on it. This is therefore a dwelling yield and not a subdivision yield as it accounts for factors such as strata titling and resubdivision of land that is not typically accounted for when yields are based on average lot size of recent subdivisions. The process to calculate average yields was based on the specific settlement type and land use zone for each municipality. This provides a realistic estimate of dwelling yields based on regional and localised market factors. An example of the outcome of this approach is that different yield figures are applied in the general residential zone in Trevallyn compared to Riverside, which are different again for Legana or Exeter. As the supply analysis will be regularly updated, this approach will also capture changes in dwelling densities over time. The chart below illustrates the variation in average yields in the General Residential zone across the region.



116

Figure 8 Average yields (sqm / dwelling) in the General Residential Zone by assessment area.



Source: Northern Tasmania Residential Demand and Supply Study 2024

WE ♥ LAUNNIE  
launceston.tas.gov.au



117

In some instances in the low density and rural living zones, the average yield calculations are lower than the permitted minimum lot sizes. To address this, minimum subdivision sizes as specified in respective planning schemes are utilised instead of average yield calculations.

Development constraints are identified through overlays within respective planning schemes. Code overlays (and their equivalents in Interim Planning Schemes) were workshopped with the Regional Planners Group. Constraints do not limit the potential for a single dwelling to be constructed on an existing vacant parcel. The application of constraints does reduce the area of land available for subdivision in final yield calculations. Constraints include flooding, landslip, coastal erosion and inundation, certain natural assets, and electricity transmission infrastructure. An additional constraint slope constraint was also applied across the region where the slope of land was greater than 15%.

This value was chosen upon review of numerous subdivisions as well as a qualitative assessment of construction cost estimates which indicated that 15% slope was a point where costs increased significantly, thereby becoming a constraint on development.

A final step before final yields were calculated is the input from individual councils. These were identified in one-on-one workshops with respective councils as well as detailed written feedback, mostly focussing on larger properties that may significantly impact supply. The process generally included a review of the application of Specific Area Plans, any large subdivisions that should be considered and not yet captured, decisions for refusal, and major impediments to development that are not identified in planning schemes but may have been identified through planning permit processes.

Final yields were calculated at a parcel/property level accounting for constraints, development take outs and average yields.

## Appendix G – How we will grow

Table 16 Population forecast scenarios, Launceston

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>90% upper</b>	75129	75978	76816	77651	78476	79262	80018	80758	81486	82194	82891	83582	84278	84974	85675	86368
<b>50% upper</b>	74409	75076	75733	76390	77040	77654	78244	78822	79392	79946	80493	81037	81589	82143	82705	83261
<b>Central forecast</b>	73909	74449	74980	75513	76041	76537	77011	77476	77937	78384	78826	79268	79720	80176	80641	81102

Source: REMPLAN Forecast

Note: Forecasts were prepared in 2023. Figures have been rebased to zero in 2024, however no other modifications have been made to assumptions or inputs.

Table 17 Forecast households (Central forecast), Launceston

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>Couple family with children</b>	6,923	6,967	6,999	7,030	7,054	7,077	7,096	7,114	7,126	7,149	7,170	7,191	7,215	7,230	7,248	7,268
<b>Couple family with no children</b>	7,893	7,993	8,090	8,189	8,284	8,377	8,468	8,549	8,640	8,724	8,806	8,884	8,960	9,045	9,126	9,197
<b>One parent family</b>	3,822	3,849	3,878	3,903	3,927	3,952	3,974	3,995	4,016	4,035	4,054	4,074	4,096	4,113	4,130	4,151
<b>Other family</b>	284	285	290	294	293	296	296	300	302	301	307	307	309	311	314	314
<b>Lone person household</b>	9,327	9,474	9,626	9,771	9,924	10,070	10,221	10,367	10,508	10,647	10,773	10,906	11,033	11,165	11,290	11,419
<b>Group household</b>	1,153	1,146	1,145	1,144	1,147	1,151	1,150	1,156	1,157	1,160	1,170	1,175	1,179	1,185	1,189	1,192
<b>Multiple family</b>	702	706	706	710	713	713	714	718	722	725	724	728	730	730	734	737
<b>TOTAL</b>	<b>30,104</b>	<b>30,420</b>	<b>30,734</b>	<b>31,041</b>	<b>31,342</b>	<b>31,636</b>	<b>31,919</b>	<b>32,199</b>	<b>32,471</b>	<b>32,741</b>	<b>33,004</b>	<b>33,265</b>	<b>33,522</b>	<b>33,779</b>	<b>34,031</b>	<b>34,278</b>

Source: REMPLAN Forecast

Note: Forecasts were prepared in 2023. Figures have been rebased to zero in 2024, however no other modifications have been made to assumptions or inputs.

**WE ♥ LAUNNIE**  
launceston.tas.gov.au



119

Table 18 Forecast dwelling requirement scenarios, Launceston LGA

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>Forecast</b>	340	683	1,023	1,356	1,682	1,999	2,304	2,605	2,898	3,189	3,473	3,754	4,031	4,308	4,580	4,847
<b>50% upper</b>	560	960	1,357	1,746	2,127	2,498	2,857	3,210	3,554	3,895	4,228	4,557	4,881	5,204	5,522	5,834
<b>90% upper</b>	877	1,359	1,837	2,307	2,768	3,217	3,652	4,080	4,497	4,910	5,314	5,712	6,104	6,494	6,877	7,254

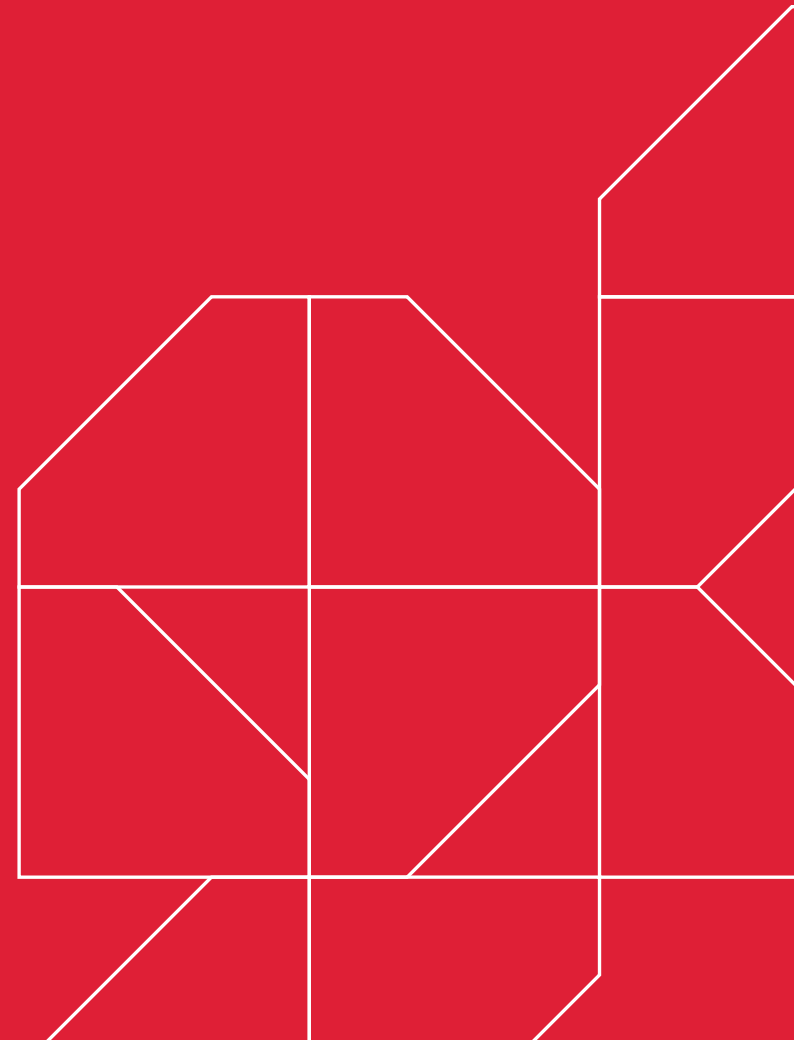
Source: REMPLAN

Note: Forecasts were prepared in 2023. Figures have been rebased to zero in 2024, however no other modifications have been made to assumptions or inputs.

Table 19 Current dwelling profile versus potential dwelling profile to better suit household types

FORECAST REGION	CURRENT			2040		
	Detached	Missing middle	High density	Detached	Missing middle	High density
<b>Northern</b>	65%	32%	2%	31%	55%	14%
<b>Central</b>	79%	21%	0%	33%	67%	0%
<b>Outer</b>	85%	15%	0%	34%	66%	0%
<b>Balance</b>	100%	0%	0%	100%	0%	0%

Notes: 'Current' figures are derived from ABS 2021 Census of Population and Housing (Dwelling Structure) but excludes 'not stated' and forms of temporary housing. '2040' figures are based on an assessment of household characteristics and which type of housing they would be suited to. E.g. assumes all lone person households would be best suited to 'missing middle', or 75% of 'group households' would be suited to 'missing middle' while 25% would be suited to a detached dwelling.





## Signing of Council Agreements and Documents Policy

### **PURPOSE:**

To define the circumstances in which use of Council's common seal ("the seal") is authorised and to provide guidance around the signing of procedural agreements.

### **SCOPE:**

This policy applies to all formal instruments and procedural agreements. It does not apply to correspondence.

### **POLICY:**

The seal will be affixed to formal instruments, unless determined otherwise by Council.- The holder of the position of Manager-Senior Leader Governance, is authorised to ~~keep-and~~ use the seal as detailed below.

- The officer responsible for a formal instrument will prepare a memorandum to Manager-Senior Leader Governance attesting to the correctness and accuracy of the instrument and requesting it to be sealed. Where relevant, the responsible officer is to identify the decision of Council justifying the instrument.
- The Manager-Senior Leader Governance will review the instrument for procedural compliance and if satisfied, will arrange for the seal to be ~~attached~~affixed.
- The execution of an instrument so sealed is to be attested by the Manager-Senior Leader Governance by signing and dating the instrument, on or near the seal.
- The Manager-Senior Leader Governance is to arrange for the sealed and executed instrument to be entered in the seal register.
- The officer that requested the formal instrument be sealed is responsible for ensuring it is stored within the corporate information management software with the appropriate details and classifications as required by Legals Index 17-HLPR-005.

The holders of the positions of Chief Executive Officer, ~~General Manager Organisational Services Network~~Executive Leader Delivery and Performance, ~~Executive Leader Community Assets and Design~~, Senior Leader City Development, Mayor and Deputy Mayor are authorised to ~~keep-and~~ use the seal, and to execute and attest a sealed instrument, to the same extent and in the same manner as the holder of the position of Manager-Senior Leader Governance, as detailed above.

The seal cannot be used to sign procedural agreements.

- Procedural agreements will be signed by the Chief Executive Officer, responsible ~~General Manager~~Executive Leader or officer with delegated authority, as appropriate.
- The person signing a procedural agreement is responsible for ensuring it is stored within the corporate information management software with the appropriate details and classifications as required by Legals Index 17-HLPR-005.

When not in use, the seal is to be stored in a secured location.

### **PRINCIPLES:**

Council's Organisational Values apply to all activities.

14-PI-035 | xx/xx/2025  
Approved by: Council  
Page 2 of 4

In signing any documents officers and Councillors are to avoid any conflict of interest.

Officers are expected to provide evidence that formal instruments and procedural agreements have been subjected to reasonable due diligence before requesting sealing or signing.

Reasonable due diligence will vary, depending on the nature of the agreement or document and the consideration at issue.

**RELATED POLICIES & PROCEDURES:**

[17-PI-001 Information Resource Policy](#)

[17-HLPr-005 Legals Index - Document Management Flowchart](#)

[17-Pr-005 Legals Index - Document Creation and Review Procedure](#)

[17-Rf-007 Legals Index Document Information Sheet](#)

**RELATED LEGISLATION:**

*Local Government Act 1993* ~~(Tas)~~ — ~~sections 19 and 20~~

**REFERENCES:**

N/A

**DEFINITIONS:**

**Chief Executive Officer**

Chief Executive Officer means the General Manager as defined by the *Local Government Act 1993* and includes a person performing the role of Chief Executive Officer.

**Executive Leader Community Assets and Design**

Executive Leader Community Assets and Design includes a person performing the role of Executive Leader Community Assets and Design

**Executive Leader Delivery and Performance**

Executive Leader Delivery and Performance includes a person performing the role of Executive Leader Delivery and Performance

**Senior Leader City Development**

Senior Leader City Development includes a person performing the role of Senior Leader City Development.

**Manager Senior Leader Governance**

Manager ~~Senior Leader~~ Governance includes a person performing the role of ~~Manager Senior Leader~~ Governance.

**Formal Instruments**

Those documents that are or evidence a major Council decision that has long term ramifications or are of a 'permanent' nature, or otherwise require the affixing of the Council seal. Examples of this type of document include grant deeds, plans of survey, strata plans, amendments to the planning scheme, contracts for sale or purchase of land, partnership agreements, and instruments of delegation. ~~s from Council to officers or committees.~~

**Procedural Agreements**

Those documents that are or evidence legal agreements of a relatively short term duration (less than ten years). Examples of this type of document include leases, and contracts for the supply of goods or services.

**REVIEW:**

This policy will be reviewed no more than five years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

|

14-PI-035 | xx/xx/2025  
Approved by: Council  
Page 4 of 4

CITY OF LAUNCESTON - Signing of Council Agreements and Documents Policy

# DOCUMENT INFORMATION

Reference number	14-PI-035
Version	19/03/2020
Review	19/01/2025
Key function	Governance
System	
Document type	Policy
Responsible Directorate	<del>Organisational Services Network</del> <u>Delivery and Performance</u>
Approved by	Council
Action Officer	Duncan Campbell
Text search key words	Seal sealing signing agreements contracts titles leases

To be communicated to (To be identified by Approver) (Insert ✓ in relevant row)		Department/Area only
		Network via General Manager and Managers
		Specific Areas:
	✓	Organisation-wide
		Website
		Intranet (via a link)

Hard copy distribution	N/A
------------------------	-----

**NOTE:** Always check to ensure you have the latest version of the document.  
Printed: 23/05/2025

Document Information Page 1 of 1



## Dispute Resolution Form

### Instructions for Use

This Form is for lodging a dispute under the City of Launceston's Dispute Resolution Policy 14-Plx-040.

This Form has been provided to ensure that you include all the information required under the Dispute Resolution Policy 14-Plx-040. in your dispute. You will need to complete all the sections in this form.

To make a valid dispute, you will need to:

- ☐ Complete this form.
- ☐ Lodge the dispute with the Chief Executive Officer of Council within two months of the alleged behaviour by the councillor or councillors.
- ☐ Pay the fee for lodging a complaint to the relevant council [25 fee units](#) (\$46.75 in 2024-2025). The fee may be waived if the applicant can demonstrate to the satisfaction of the Chief Executive Officer that they would find it difficult to pay the fee, for example they are receiving income support or are in financial hardship.

Please print

Given Name/s

Surname

Unit/Street No  Street

Suburb  State  Postcode

Postal Address (if different from street address)

Suburb  State  Postcode

Phone H  B  M

Email

Preferred mode of contact

### Summary of dispute

Name of councillor who you are in dispute with (the respondent):	
Part(s) of the Code of Conduct that you believe have been infringed:	
Date(s) of incident(s):	
Location(s) of incident(s):	

**Details of the dispute** (further information may be attached)

**Witnesses** (include anyone with knowledge of what happened)

**Have you previously made a dispute about this matter?**

☐ Yes

☐ NO

If yes, when and to whom did you make the dispute?

**Have you made any efforts to resolve the dispute directly with the respondent?**

(Note: this section is compulsory. Incomplete forms will be returned)

☐ Yes

Briefly describe the efforts that you have made (**Note: You must complete this section**)

☐ No

Include a brief statement explaining why you have not made any efforts to resolve the issue with the respondent.

**Desired outcome of dispute**

Please explain what you would like to happen because of lodging this dispute.

Please sign and date

Your Signature

Date / /

**Personal Information Protection Statement**  
As required under the *Personal Information Protection Act 2004*

1.	Personal information is managed in accordance with the <i>Personal Information Protection Act 2004</i> (the Act) and may be accessed by the individual to whom it relates, on request to the City of Launceston.
2.	Information may be used and disclosed for other purposes permitted by the Act. Personal information may be disclosed to third parties, including other public sector bodies, agents or contractors of the City of Launceston, in accordance with our Personal Information Protection Policy (17-Plx-005) and the Act.
3.	Failure to provide this information may result in your application not being able to be accepted or processed.

<b>File No. SF2213</b>					
<b>EO</b>		<b>OD</b>		<b>Box</b>	
<b>Doc. No.</b>					
<b>Action Officer</b>			<b>Date Received</b>		

CITY OF LAUNCESTON - **Dispute Resolution Form**

**PURPOSE**

This Form is for lodging a dispute under City of Launceston Council's Dispute Resolution Policy 14-Plx-040.

**SCOPE**

The Form applies to lodging disputes with, and between, councillors. Matters of dispute include those under the Code of Conduct and behaviour of councillors towards each other, Council employees, and community members more broadly.

**RELATED POLICIES & PROCEDURES**

- Dispute Resolution Policy 14-Plx-040
- Local Government Code of Conduct Framework
- *Local Government Act 1993*, Section 28JA
- *Local Government (General) Regulations 2015*
- *Fee Units Act 1997*

**DOCUMENT INFORMATION**

<b>Reference number</b>	DRAFT 14-Fmx-017
<b>Version</b>	DRAFT 09/05/2025
<b>Review</b>	TBC
<b>Key function</b>	Governance
<b>Document type</b>	External Use Form
<b>Responsible Network</b>	Delivery and Performance
<b>Approved by</b>	Executive Leader Delivery and Performance
<b>Action Officer</b>	Governance Officer
<b>Text search key words</b>	Dispute Resolution Code of Conduct

<b>To be communicated to</b> (To be identified by Approver) (Insert ✓ in relevant row)		Department/Area only
		Network via General Manager or Team Managers
	✓	Specific Areas: • Councillors
	✓	Organisation-wide
	✓	Website
	✓	Intranet (via a link)
		External notification e.g. Department Premier and Cabinet, Director Public Health, Tasmania Police •

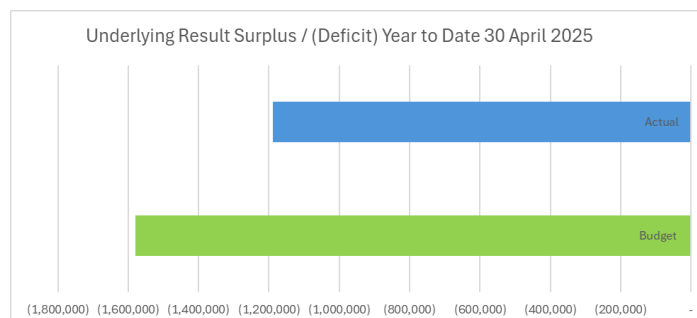
<b>Hard copy distribution</b>	Customer Service Centre
-------------------------------	-------------------------




**CITY OF LAUNCESTON**  
**Statement of Comprehensive Income**  
**For Year to Date 30 April 2025**



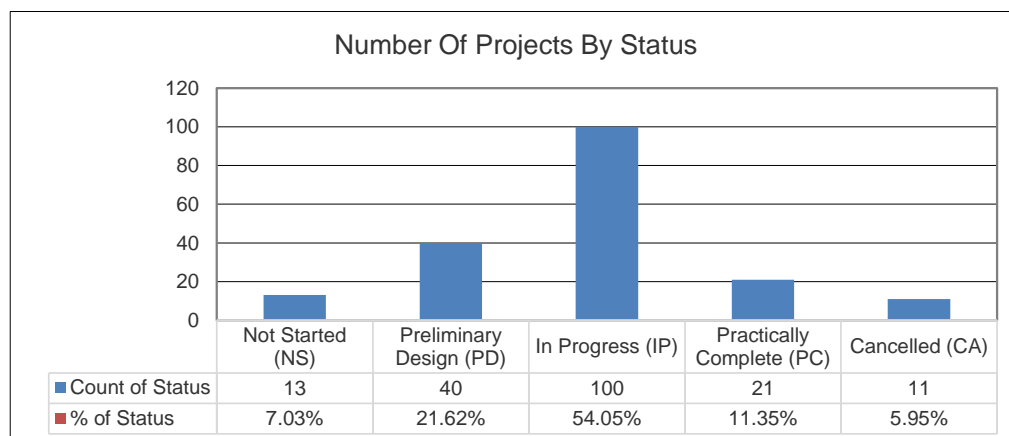
	2024/25 YTD \$ Actual	2024/25 YTD \$ Budget	Variance YTD \$ Fav/(Unfav)
<b>REVENUES FROM ORDINARY ACTIVITIES</b>			
Rates	73,081,326	73,492,941	(411,614)
User Fees and Charges	24,065,921	24,003,535	62,386
Statutory Fees & Charges	4,816,520	4,578,985	237,535
Capital Grants	8,738,829	8,522,919	215,910
Financial Assistance Grants	644,291	214,764	429,527
Other Operational Grants	2,986,810	3,330,342	(343,532)
Contributions	429,589	61,500	368,089
Interest	3,560,049	4,614,395	(1,054,346)
Interest Committed	-	-	-
Investment Revenue	2,142,028	2,951,600	(809,572)
Other Income	2,197,252	1,903,493	293,758
	122,662,614	123,674,473	(1,011,860)
<b>EXPENSES FROM ORDINARY ACTIVITIES</b>			
Maintenance of Facilities and Provision of Services			
Employee Benefits	44,160,210	45,865,417	1,705,207
Materials and Services	43,327,994	42,737,808	(590,186)
Impairment of Debts	-	9,583	9,583
Finance Costs	177,530	165,167	(12,363)
Depreciation	21,853,519	21,909,384	55,865
State Government Fire Service Levy	6,913,976	6,913,976	-
State Government Landfill Levy	3,350,312	3,776,598	426,287
Rate Remissions and Abatements	330,047	353,973	23,925
Loss on Disposal of Fixed Assets	703,784	579,167	(124,617)
Write Down of Assets Held For Sale	-	-	-
	120,817,372	122,311,074	1,493,702
<b>Comprehensive Result Surplus/(Deficit)</b>	<b>1,845,242</b>	<b>1,363,400</b>	<b>481,842</b>
Loss on Disposal of Fixed Assets	(703,784)	(579,167)	(124,617)
Capital Grants	8,738,829	8,522,919	215,910
TERHAP Contribution	(5,000,000)	(5,000,000)	-
	3,035,045	2,943,752	91,293
<b>Underlying Result Surplus/(Deficit)</b>	<b>(1,189,803)</b>	<b>(1,580,352)</b>	<b>390,548</b>



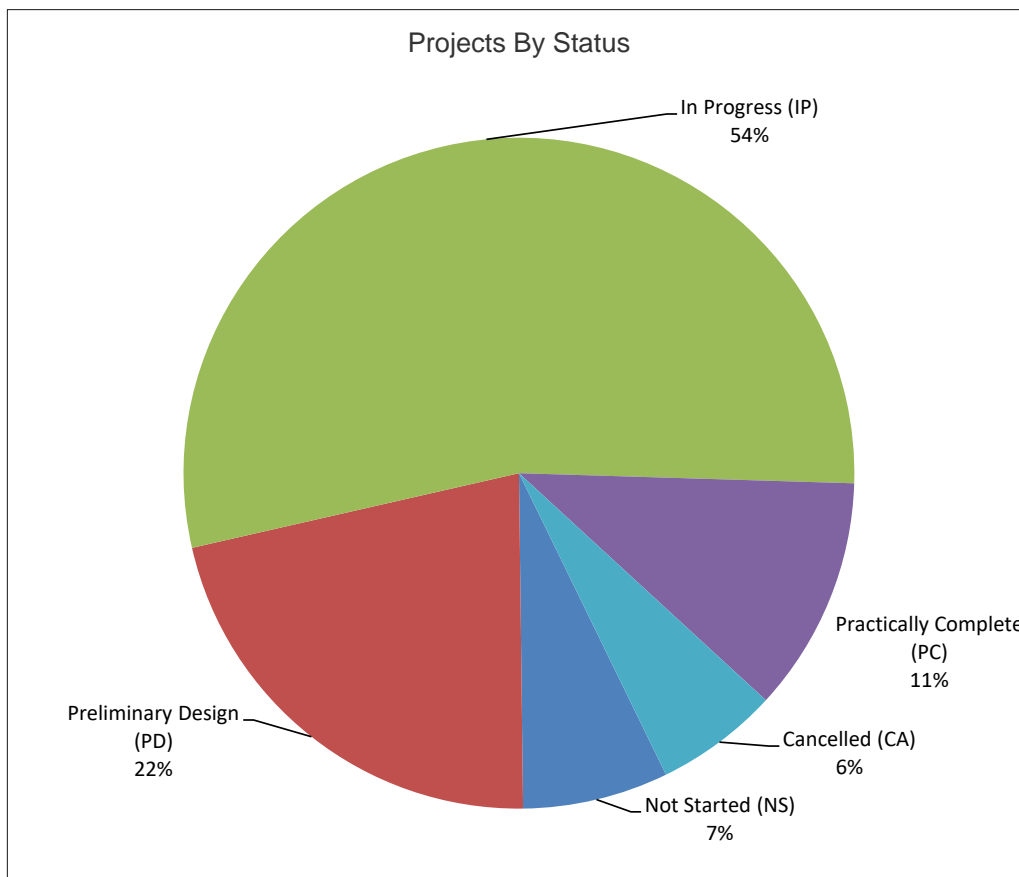
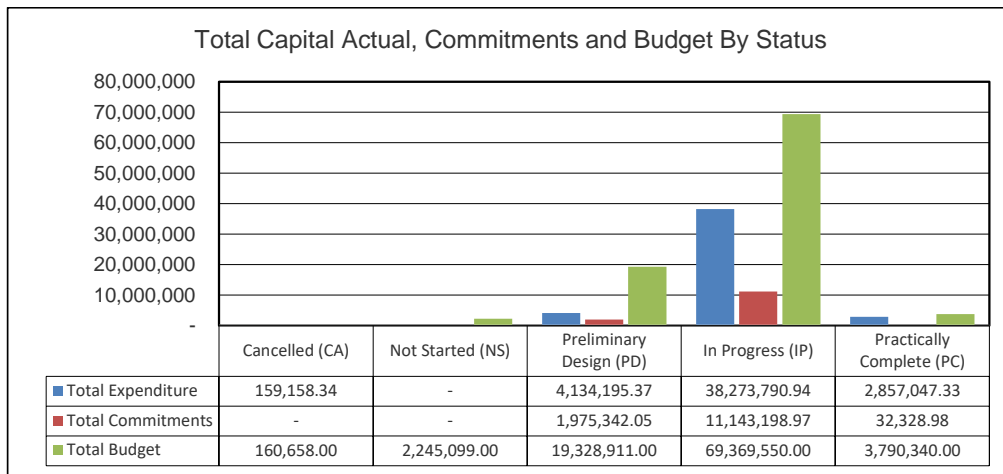
**Monthly Capital Expenditure Report - April 2025**

<div>  <div> City of <b>LAUNCESTON</b> </div> </div> <div> <b>City of Launceston - Capital Expenditure Report</b>  <b>Summary by Network</b>  For the Period to : 30 April 2025 </div>								
PROJECT DESCRIPTION	Funds	Actual Expenditure			Projected Expenditure			PERCENT OF BUDGET
	TOTAL ESTIMATE	W.I.P. JULY 1	ACCRUED ORDERS	YTD EXPEND.	TOTAL ACTUAL EXPEND.	COMMITTED COSTS	ACTUAL PLUS COMMITTED	
	\$	\$	\$	\$	\$	\$	\$	%
<b>GRAND SUMMARY</b>								
<b>NETWORK</b>								
Office of the Chief Executive	750,000	300,065	-	114,813	414,878	91,937	506,815	70%
Organisational Services	3,322,290	568,233	19,200	939,753	1,527,187	443,736	1,970,923	59%
Creative Arts & Cultural Services	2,178,012	95,793	-	343,562	439,355	105,477	544,832	25%
Community and Place	28,717,371	5,380,338	2,983	9,094,005	14,477,326	3,014,261	17,491,587	61%
Infrastructure and Assets	53,926,885	10,364,680	17,206	18,048,360	28,430,246	9,495,458	37,925,704	70%
Land Sales (see analysis below)	6,000,000	123,238	-	11,963	135,201	-	135,201	2%
<b>GRAND TOTAL</b>	<b>94,894,558</b>	<b>16,832,348</b>	<b>39,388</b>	<b>28,552,456</b>	<b>45,424,192</b>	<b>13,150,870</b>	<b>58,575,062</b>	<b>62%</b>

Total capital expenditure budget for 2024/2025 is made up of carried forward budget funds of \$48,237,904, Current Year Council Funds of \$27,477,998 and External Funding of \$19,178,656 for a total budget of \$94,894,558.



The Council currently has a total of 185 capital projects with 13 (7.03%) not started. There is a change from the March period where there was a total of 183 capital projects and capital projects not started was 19 (10.38%).







## VALUATION REPORT

Land at 2 Invermay Road Lot 1b (Proposed) Invermay TAS 7248	
Client	City of Launceston
Owner	Launceston City Council
Valuation Date	25/06/2024
Our Reference	LG24/1759-2

Liability limited by a scheme approved under Professional Standards Legislation.

VICTORIA  
PO Box 378  
43 Albion Street  
Kyabram VIC 3620  
t: +61 (03) 5851 2200  
f: +61 (03) 5852 3423  
e: info@lgvals.com.au

TASMANIA  
PO Box 1470  
30 Brisbane Street  
Launceston TAS 7250  
t: +61 (03) 6334 0950  
f: +61 (03) 6334 2180  
e: info@lgvals.com.au

[www.lgvals.com.au](http://www.lgvals.com.au)



City of Launceston Council Land at 2 Invermay Road – Lot 1b	LG Valuation Services Pty Ltd LG24/1759-2
--	--

### **Property Address**

Land at 2 Invermay Road, Invermay

### **Instructions**

Written instructions have been received from Duncan Campbell, Team Leader Legal Services, City of Launceston.

### **Purpose**

The purpose of this valuation is to assess the market value of the area known as Lot 1b (proposed) on CT 180240/2, comprising approximately 222 square metres (sqm) of land area as delineated on the Survey Sketch Plan attached as Appendix 2 to this report.

The subject land is to be transferred by Council to University of Tasmania (UTAS) for the purpose of consolidation in the proposed subdivision.

### **Date of Inspection**

25/06/2024

### **Date of Valuation**

25/06/2024

### **Registered Proprietor**

Launceston City Council

### **Pecuniary Interest**

We confirm that the valuers do not have any pecuniary interest that would conflict with the proper valuation of the property.

### **Title and Legal Description**

The land is currently contained within Title reference CT 180240/2.

A copy of the current Title Plan is appended to this report.

### **Land use and description**

The land is devoid of any structural improvements and is currently utilised for car parking purposes only.

The car park is surfaced with concrete paving with the adjoining curtilage area laid to grass.

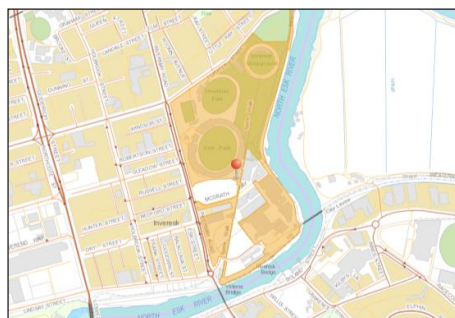
The subject land is slightly irregular in shape and is generally level in contour.

### Land Area

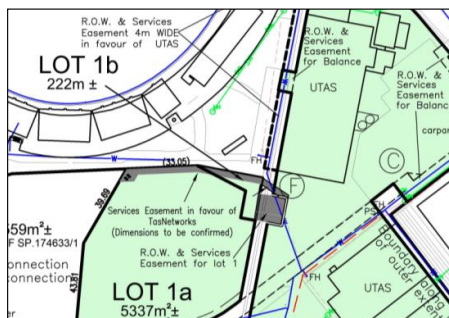
The Council has advised that a land area of 222 sqm should be adopted for the purposes of this valuation, as indicated on the extract from plan of subdivision below (map 2).

We reserve the right to review our assessment of value should a formal survey of the subject parcel of land indicate areas that differ significantly from the assessed land area outlined above.

### Maps



(1) Location map



(2) Extract from Plan of Subdivision

Source: LIST Tasmania

### Planning

The subject land is currently classified as Zone 31: Particular Purpose (LAU-P4.0 Inveresk Site) under the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme.

### Location and Access

The overall parcel of land of which the subject land forms a part is situated on the north western bank of the Esk River approximately one kilometre from Launceston's CBD.

Vehicular access is off Invermay Road, which is a dual carriageway thoroughfare servicing Launceston's northern suburbs from the city centre via Victoria Bridge.

### Structural Improvements

Nil - vacant land only.

### Market Sales

In establishing applicable valuation parameters for the subject property, we have examined market activity within the locality over recent years and have analysed relevant sales for comparison purposes.

A selection of market sales transactions which are considered relevant in determining market parameters for the subject land are summarised in the following table:

City of Launceston Council Land at 2 Invermay Road – Lot 1b	LG Valuation Services Pty Ltd LG24/1759-2
--	--

Address	Sale Date	Sale Price	Land Area (m2)	Rate\$/m2
30 Gilmore Street Launceston	05/12/2022	\$825,000	6,717	\$122.82
2 Dolerite Drive, Kings Meadows	02/06/2023	\$850,000	3,458	\$245.80
35 Lilydale Road, Rocherlea	01/10/2023	\$715,000	1,974	\$362.21
70 Gleadow Street, Invermay	28/02/2023	\$280,000	481	\$582.12

#### Valuation Approach and Rationale

The market evidence outlined above indicates a wide range of value from approximately \$123 to \$582 per square metre for commercial land within the general vicinity of the subject property, with variation within this range being dependent upon such factors as trading location, topography, size and specific zoning classification.

We consider that the key factors influencing the applicable market range for the subject land include, but are not necessarily limited to the following:

- Location within an established mixed use cultural and sporting precinct comprising the UTAS stadium and academic campus precinct, and within walking distance of Launceston's CBD;
- Limited street profile being centrally located within the Inveresk precinct and some 200 metres from Invermay Road;
- Inner suburban location in proximity to the established commercial and light industrial precincts of Invermay and residential suburbs of northern Launceston;
- The parent title comprises a large predominantly level site of irregular shape, which would be likely to be considered suitable for alternative further development (subject to relevant planning considerations).

Having regard to the available sales evidence, prevailing market conditions and the particular characteristics of the subject land, we consider an appropriate range of value would be between \$150 and \$170 per square metre (psm).

A rate of \$160 psm has been adopted for the subject land.

Land Description	Land Area m2	Value Range	\$/sqm Land	Total Value
<b>CT 180240/2</b>				
Area of subject land (Lot 1b)	222.0	Low	\$150.00	\$33,300
	222.0	High	\$170.00	\$37,740
<b>Core Land Value</b>			<b>\$160.00</b>	<b>\$35,520</b>
Adjust for:				
Assumes F/H Title - nil adjustment				
<b>Total Value</b>				<b>\$35,520</b>
<b>Rounded for Valuation Purposes:</b>				<b>\$35,500</b>

City of Launceston Council  
Land at 2 Invermay Road – Lot 1b

LG Valuation Services Pty Ltd  
LG24/1759-2

**Valuation Conclusion:**

Our assessment of the value of the subject land for the purpose of transfer for consolidation of subdivision is:

**\$35,500**

**(THIRTY FIVE THOUSAND FIVE HUNDRED DOLLARS)**

This valuation is exclusive of GST if applicable.

**Date of Valuation:** 25<sup>th</sup> June 2024

**Signed:**



Richard Carhart  
MRICS AAPI CPV  
Senior Valuer  
LG Valuation Services Pty Ltd

27<sup>th</sup> June 2024

Part of HMC Property Group  
PO Box 1470 Launceston TAS 7250  
Phone (Mobile): 0408 141 030  
E-mail: [richard@hmval.com.au](mailto:richard@hmval.com.au)

### Qualifications and Disclaimers

We certify that the valuers and/or the valuation firm do not have any conflict of interest, or direct, indirect, or financial interest in relation to this property that has not been disclosed.

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including because of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. We recommend the valuation be reviewed at regular intervals.

This report has been prepared for the private and confidential use of our client. It cannot be used for mortgage security purposes and should not be reproduced in whole or part without the express written authority of LG Valuation Services or relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. Our warning is registered here, that any party, other than those specifically named in this paragraph should obtain their own valuation before acting in any way in respect of the subject property.

This valuation should be read in its entirety, inclusive of any summary and annexures. The valuers and valuation firm does not accept any responsibility where part of this report has been relied upon without reference to the full context of the valuation report.

The publication of the valuation or report in whole or any part, or any reference thereto, or the names and professional affiliations of the valuers is prohibited without the prior written approval of the valuers as to the form and context in which it is to appear.

This valuation is subject to the definitions, qualifications, disclaimers, and other comments contained within this report.

### Definitions

#### As per International Valuation Standards Committee

“Market Value” of land, means the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

“Highest & Best Use” is the use of an asset that maximises its value and that is physically possible, legally permissible and financially feasible.



City of Launceston Council  
Land at 2 Invermay Road – Lot 1b

LG Valuation Services Pty Ltd  
LG24/1759-2

**Photography**

**Photograph of Subject Land:**

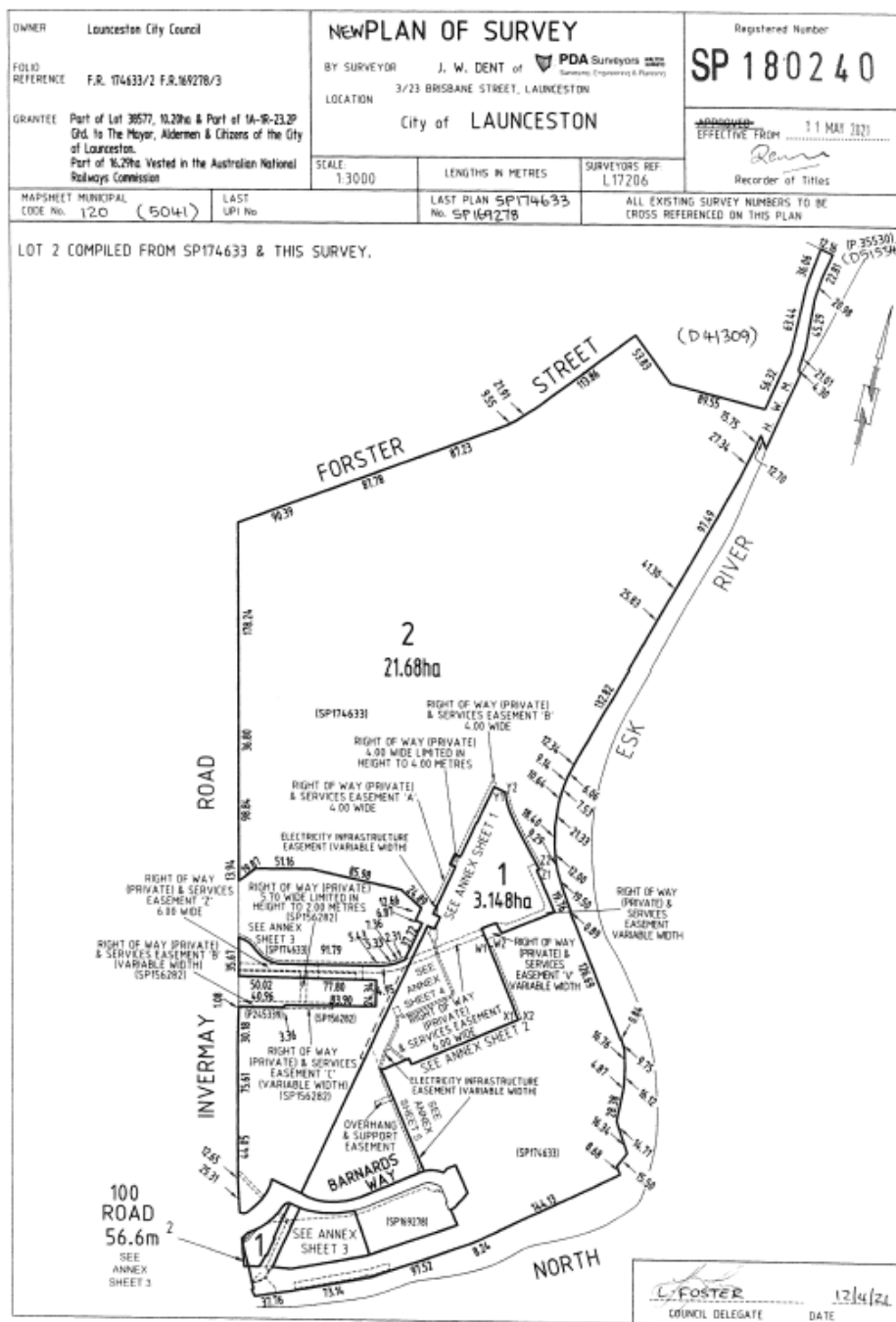


**Overview of land – view south to north**

City of Launceston Council  
Land at 2 Invermay Road - Lot 1b

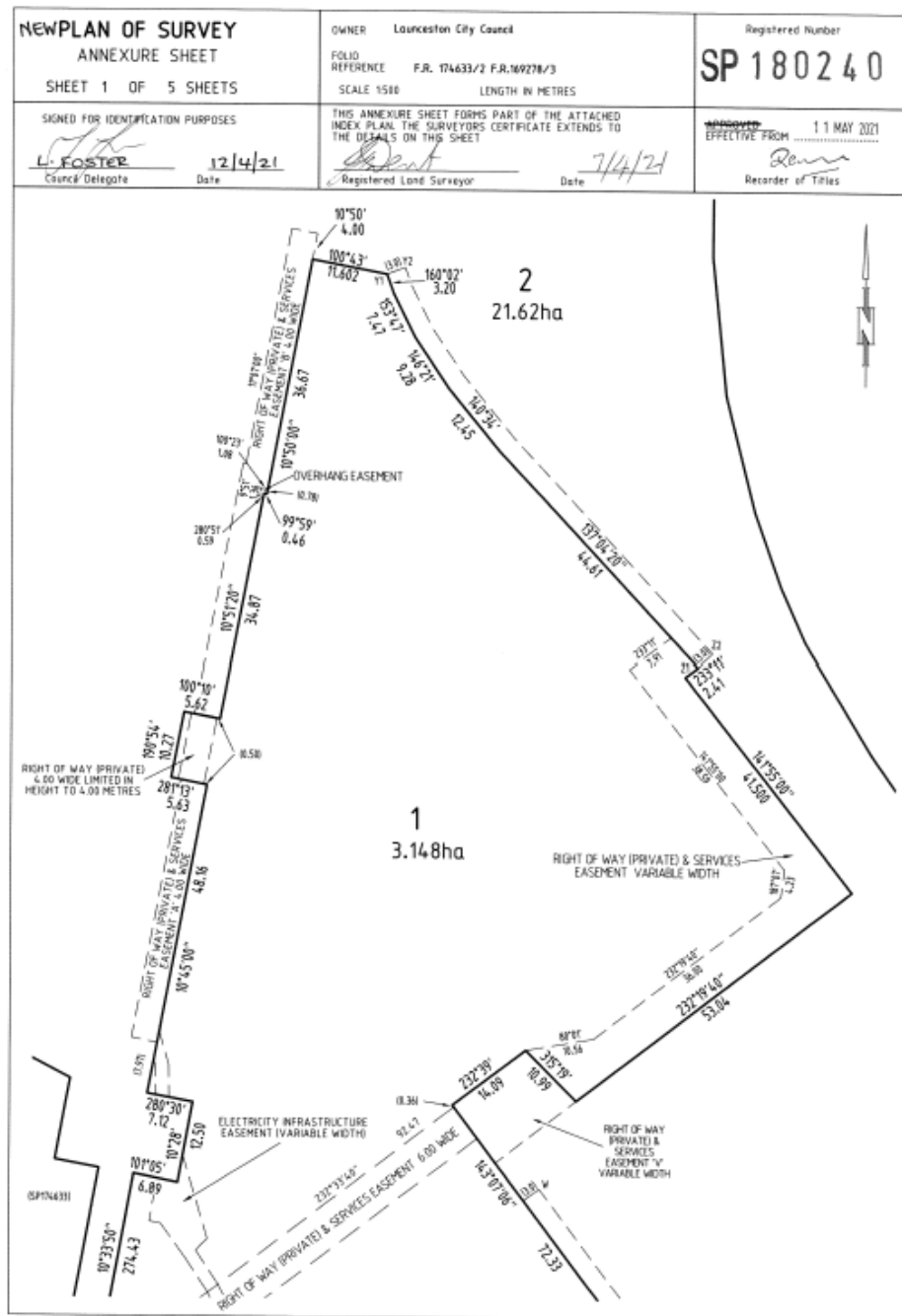
LG Valuation Services Pty Ltd  
LG24/1759-2

Appendix 1:





City of Launceston  
Land at 2 Invermay Road – Lot 1b


LG Valuation Services Pty Ltd  
LG24/1759-2

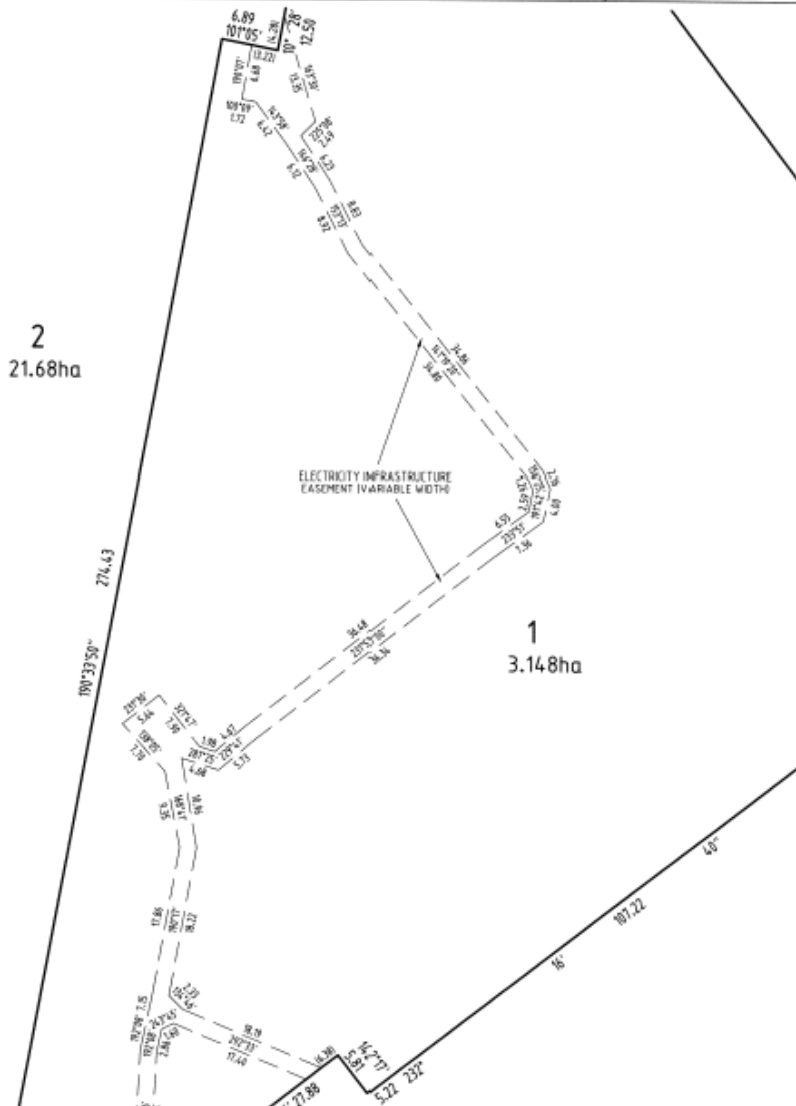




<b>NEWPLAN OF SURVEY</b> <b>ANNEXURE SHEET</b>  SHEET 4 OF 5 SHEETS	OWNER      Leamington City Council  FOLIO REFERENCE      F.R. 174633/2 F.R.169278/3 SCALE 1800      LENGTH IN METRES	Registered Number <div style="font-size: 2em; font-weight: bold;">SP 180240</div>
SIGNED FOR IDENTIFICATION PURPOSES <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">   <b>L. FOSTER</b>            Council Delegate         </div> <div style="text-align: center;">           Date <u>12/4/21</u> </div> </div>	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">   <b>R. DENT</b>            Registered Land Surveyor         </div> <div style="text-align: center;">           Date <u>7/4/21</u> </div> </div>	





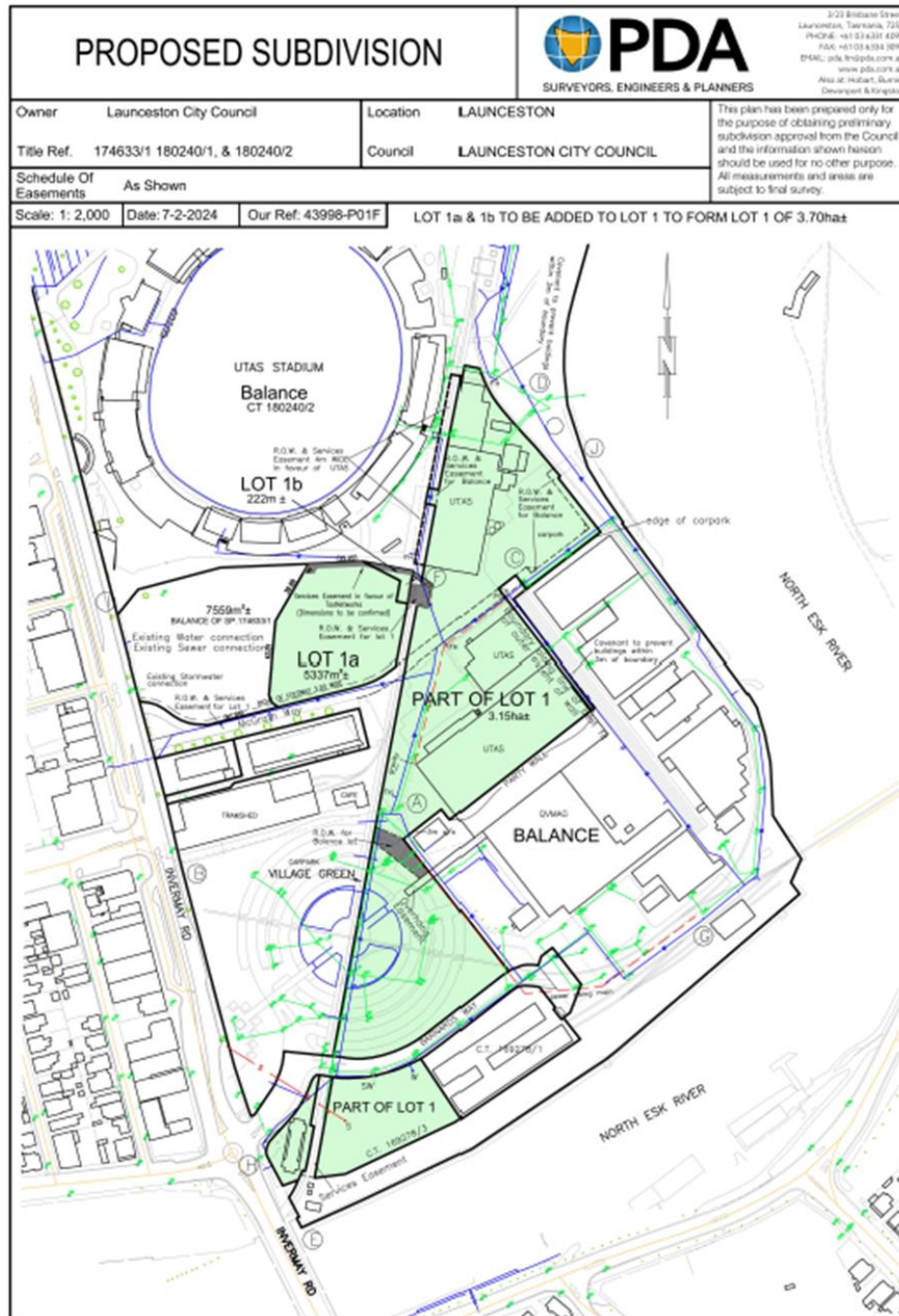




City of Launceston  
Land at 2 Invermay Road – Lot 1b

LG Valuation Services Pty Ltd  
LG24/1759-2

Appendix 2:





## VALUATION REPORT

Easements at 2 Invermay Road Invermay TAS 7248	
Client	City of Launceston
Owner	Launceston City Council
Valuation Date	25/06/2024
Our Reference	LG24/1759-3

Liability limited by a scheme approved under Professional Standards Legislation.

VICTORIA  
PO Box 378  
43 Albion Street  
Kyabram VIC 3620  
t: +61 (03) 5851 2200  
f: +61 (03) 5852 3423  
e: info@lgvals.com.au

TASMANIA  
PO Box 1470  
30 Brisbane Street  
Launceston TAS 7250  
t: +61 (03) 6334 0950  
f: +61 (03) 6334 2180  
e: info@lgvals.com.au

[www.lgvals.com.au](http://www.lgvals.com.au)

City of Launceston Council Land at 2 Invermay Road – Lot 1b	LG Valuation Services Pty Ltd LG24/1759-3
--	--

### **Property Address**

2 Invermay Road, Invermay

### **Instructions**

Written instructions have been received from Duncan Campbell, Team Leader Legal Services, City of Launceston.

### **Purpose**

The purpose of this valuation is to assess the value of the easements to be created within an area of approximately 135 square metres (sqm) contained within existing CT 180240/2, as delineated on plans provided within the body of this report.

### **Date of Inspection**

25/06/2024

### **Date of Valuation**

25/06/2024

### **Registered Proprietor**

Launceston City Council

### **Pecuniary Interest**

We confirm that the valuers do not have any pecuniary interest that would conflict with the proper valuation of the property.

### **Title and Legal Description**

The affected land area is contained within Title reference CT 180240/2.

A copy of the current Title Plan is appended to this report.

### **Land use and description**

At the date of valuation the land is devoid of any structural improvements.

Part of the affected land is paved and is utilised for the passage of an ornamental tram service within the University precinct.

The balance is laid to grass and accommodates reticulated water services infrastructure.

The subject area of land is regular in shape and is generally level in contour.

City of Launceston Council  
Land at 2 Invermay Road – Lot 1b

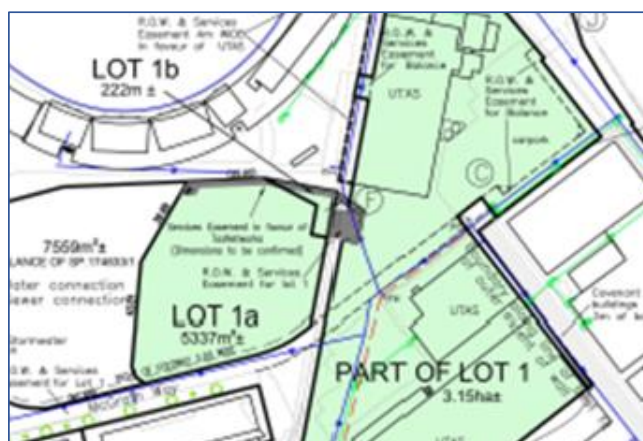
LG Valuation Services Pty Ltd  
LG24/1759-3

### Land Area

The overall title area within which the affected area of land is contained is 23.01 Hectares (Ha) as indicated on the Tile Plan appended to this report.

This valuation relates to part of the land only, being that part affected by an expansion of existing easements located within the “shaded box area” on the Plan of Survey provided. The relevant section of the Survey Plan is reproduced below.

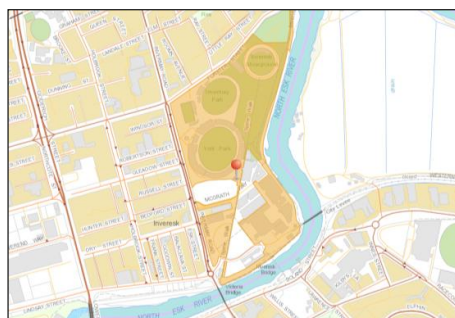
Council has advised that the area of existing easements is required to be made wider “to carry new drainage and energy infrastructure that was approved or required under Development Approvals for the buildings in the vicinity”.



The Council has advised that a land area of 135 sqm should be adopted for the purposes of this valuation, as indicated shaded green on the extract from LIST below (map 2).

We reserve the right to review our valuation should a formal survey of the land affected by the easements indicate areas that differ significantly from the area outlined above.

### Maps



(1) Location map



(2) Plan of easements area

Source: LIST Tasmania

### Planning

The subject land is currently classified as Zone 31: Particular Purpose (LAU-P4.0 Inveresk Site) under the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme.

### Location and Access

The overall parcel of land of which the subject land forms a part is situated on the north western bank of the Esk River approximately one kilometre from Launceston's CBD.

Vehicular access is off Invermay Road, which is a dual carriageway thoroughfare servicing Launceston's northern suburbs from the city centre via Victoria Bridge.

### Structural Improvements

Nil - vacant land only.

### Market Sales

In establishing applicable valuation parameters for the subject property, we have examined market activity within the locality over recent years and have analysed relevant sales for comparison purposes.

A selection of market sales transactions which are considered relevant in determining market parameters for the subject land are summarised in the following table:

Address	Sale Date	Sale Price	Land Area (m2)	Rate\$/m2
30 Gilmore Street Launceston	05/12/2022	\$825,000	6,717	\$122.82
2 Dolerite Drive, Kings Meadows	02/06/2023	\$850,000	3,458	\$245.80
35 Lilydale Road, Rocherlea	01/10/2023	\$715,000	1,974	\$362.21
70 Gleadow Street, Invermay	28/02/2023	\$280,000	481	\$582.12

### Valuation Approach and Rationale

Having regard to the available sales evidence, prevailing market conditions and the particular characteristics of the subject land, we consider an appropriate range of value would be between \$150 and \$170 per square metre (psm).

A rate of \$160 psm has been adopted for the subject land.

The specific terms of our instructions are to provide our assessment of the value of the net reduction of the interest held by City of Launceston in the subject easements, as distinct from the unencumbered market value of the freehold land.

It is acknowledged that the Council's interest in the easement constitutes a lesser interest than that of the freehold title holder, and accordingly we have adopted a lower

City of Launceston Council  
Land at 2 Invermay Road – Lot 1b

LG Valuation Services Pty Ltd  
LG24/1759-3

proportional rate to reflect the Council's interest in our valuation calculations as summarised below.

Land Description	Land Area m2	Value Range	\$/sqm Land	Total Value
<b>CT 180240/2</b>				
Area of subject land	135.0	Low	\$150.00	\$20,250
	135.0	High	\$170.00	\$22,950
<b>Core Land Value</b>			<b>\$160.00</b>	<b>\$21,600</b>
Adjust for:				
Easements in favour of UTAS		30%		\$6,480
Total Value				\$6,480
Rounded for Valuation Purposes:				<b>\$6,500</b>

**Valuation Conclusion:**

Our assessment of the value of the new and otherwise expanded easements is:

**\$6,500**

**(SIX THOUSAND FIVE HUNDRED DOLLARS)**

This valuation is exclusive of GST if applicable.

**Date of Valuation:** 25<sup>th</sup> June 2024

**Signed:**



Richard Carhart  
MRICS AAPI CPV  
Senior Valuer  
LG Valuation Services Pty Ltd

28<sup>th</sup> June 2024

Part of HMC Property Group  
PO Box 1470 Launceston TAS 7250  
Phone (Mobile): 0408 141 030  
E-mail: [richard@hmval.com.au](mailto:richard@hmval.com.au)



### Qualifications and Disclaimers

We certify that the valuers and/or the valuation firm do not have any conflict of interest, or direct, indirect, or financial interest in relation to this property that has not been disclosed.

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including because of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. We recommend the valuation be reviewed at regular intervals.

This report has been prepared for the private and confidential use of our client. It cannot be used for mortgage security purposes and should not be reproduced in whole or part without the express written authority of LG Valuation Services or relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. Our warning is registered here, that any party, other than those specifically named in this paragraph should obtain their own valuation before acting in any way in respect of the subject property.

This valuation should be read in its entirety, inclusive of any summary and annexures. The valuers and valuation firm does not accept any responsibility where part of this report has been relied upon without reference to the full context of the valuation report.

The publication of the valuation or report in whole or any part, or any reference thereto, or the names and professional affiliations of the valuers is prohibited without the prior written approval of the valuers as to the form and context in which it is to appear.

This valuation is subject to the definitions, qualifications, disclaimers, and other comments contained within this report.

### Definitions

#### As per International Valuation Standards Committee

“Market Value” of land, means the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

“Highest & Best Use” is the use of an asset that maximises its value and that is physically possible, legally permissible and financially feasible.

City of Launceston Council  
Land at 2 Invermay Road – Lot 1b

LG Valuation Services Pty Ltd  
LG24/1759-3

### Photography

Photograph of Subject Land:

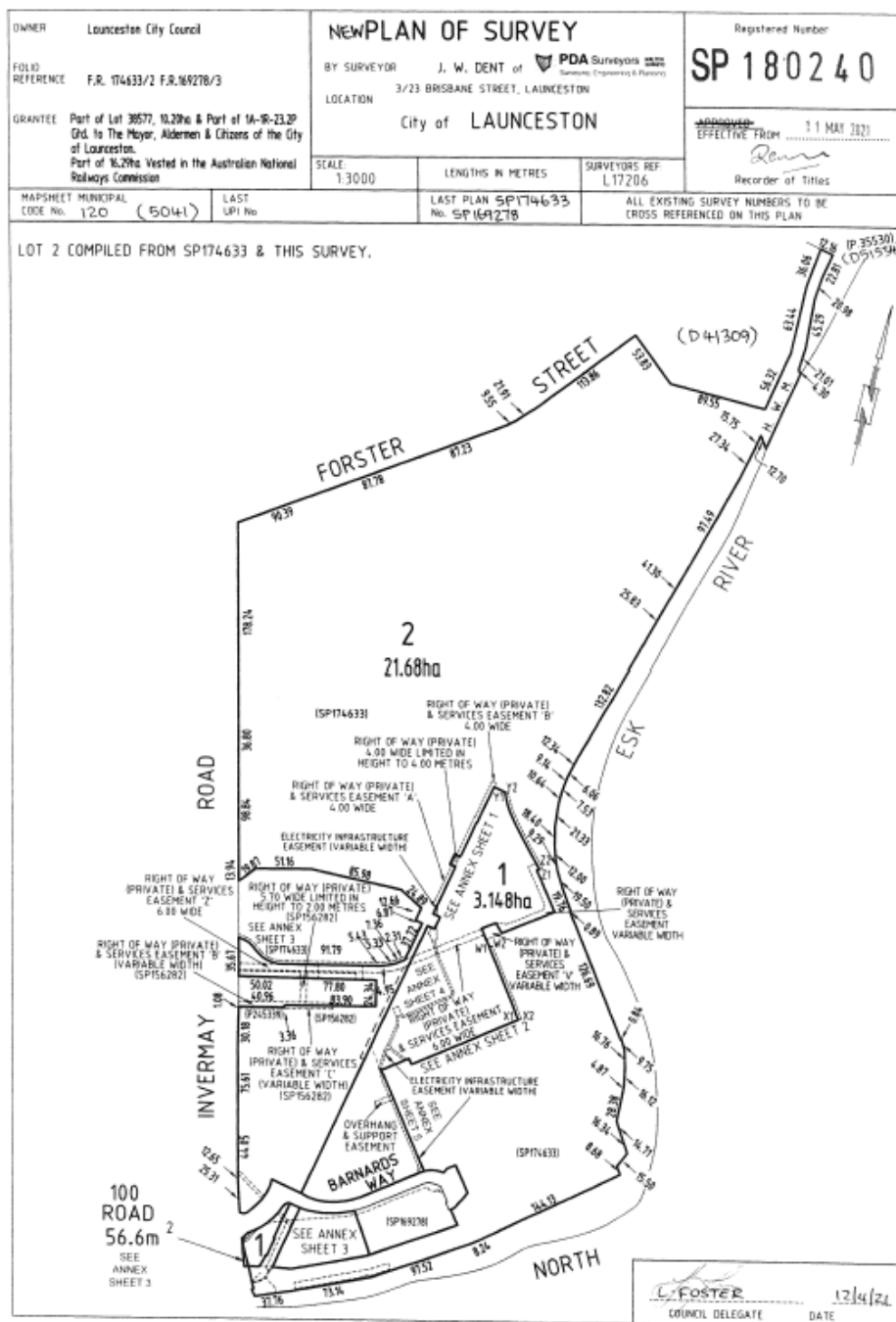


Overview of easement affected land – view south to north

City of Launceston Council  
Land at 2 Invermay Road - Lot 1b

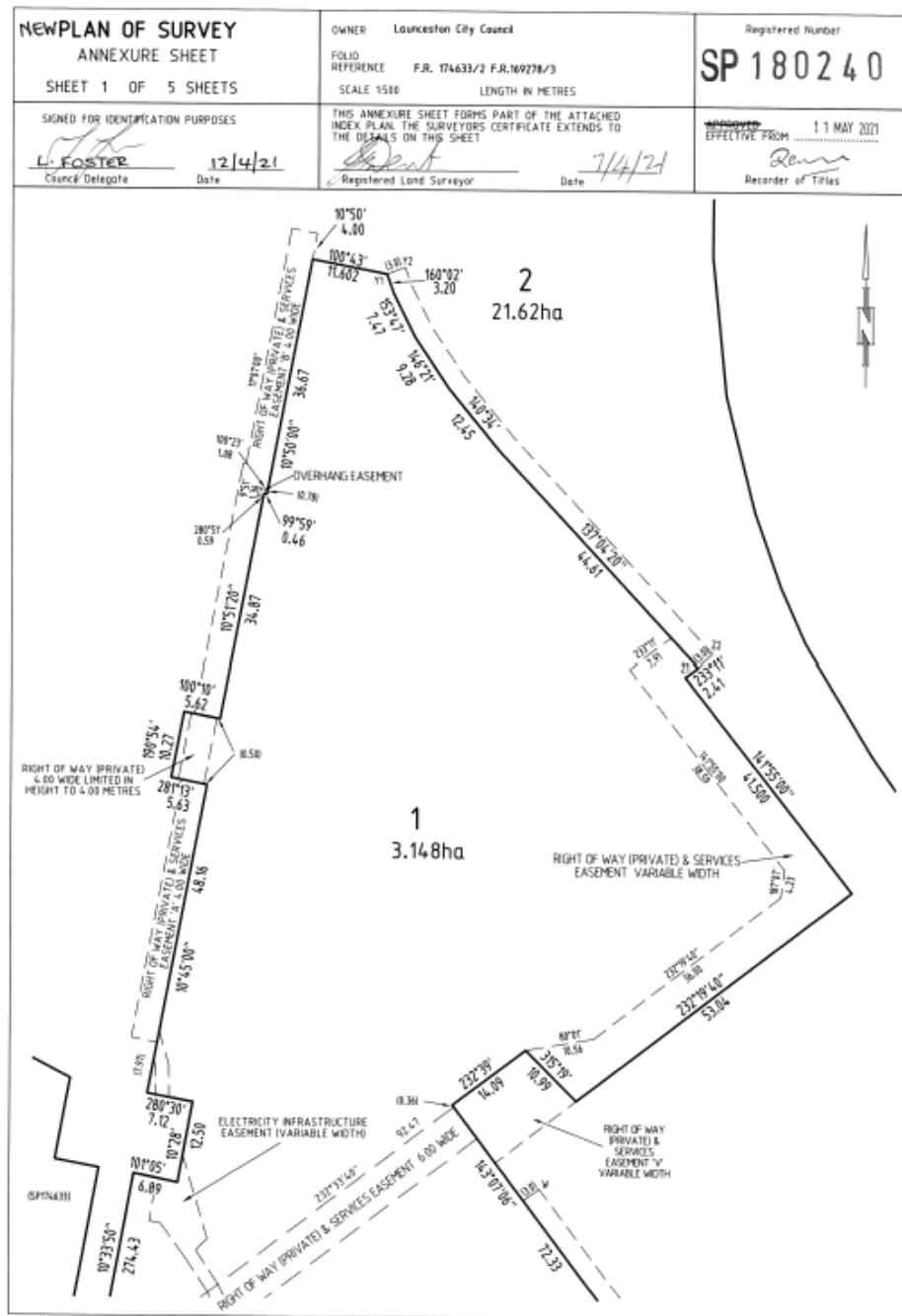
LG Valuation Services Pty Ltd  
LG24/1759-2

Appendix 1:



City of Launceston  
Land at 2 Invermay Road – Lot 1b

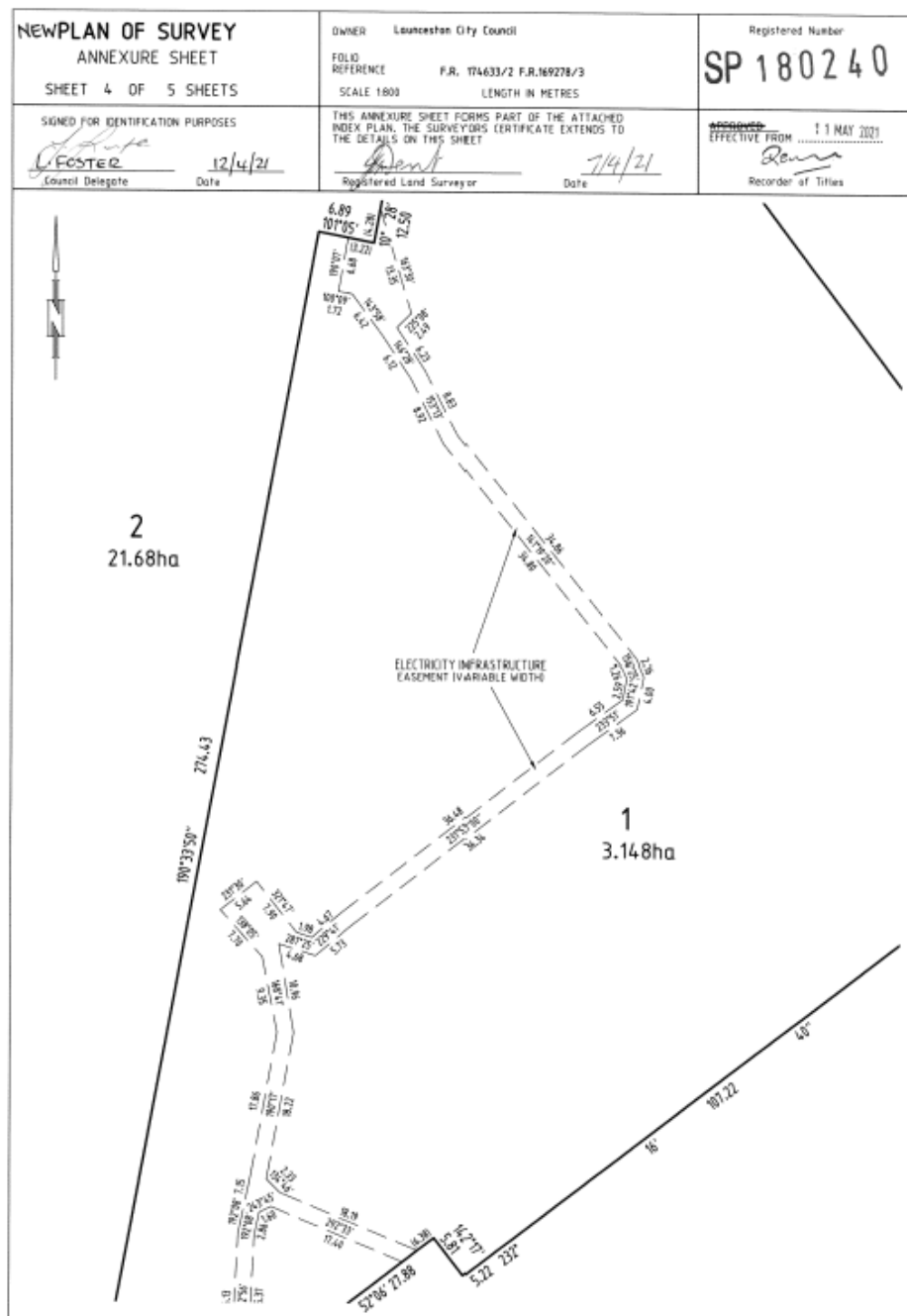
LG Valuation Services Pty Ltd  
LG24/1759-2





City of Launceston  
Land at 2 Invermay Road – Lot 1b

LG Valuation Services Pty Ltd  
LG24/1759-2



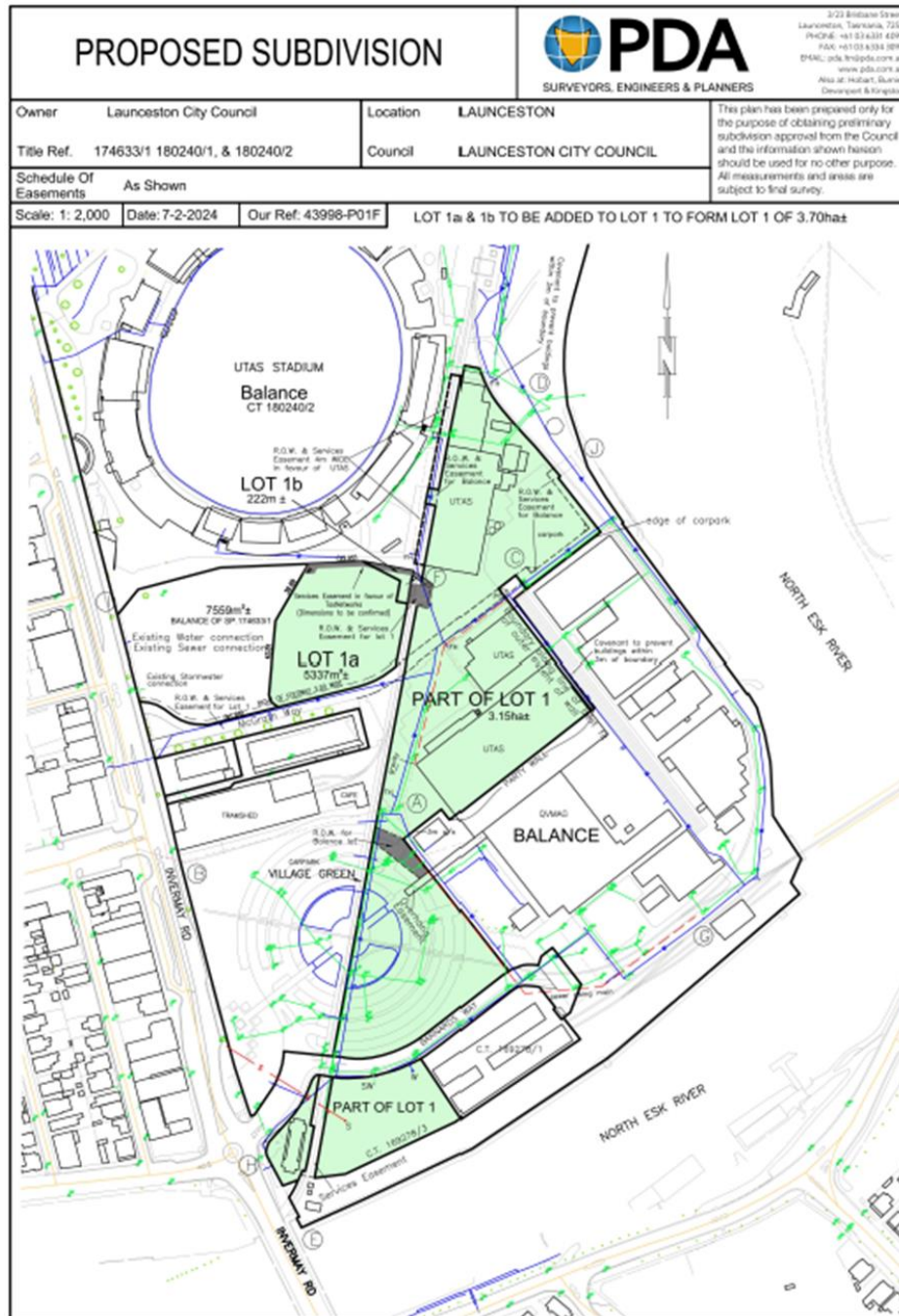




City of Launceston  
Land at 2 Invermay Road – Lot 1b

LG Valuation Services Pty Ltd  
LG24/1759-2

Appendix 2:





## VALUATION REPORT

<b>Land at 1 McGrath Way</b> <b>(known as part of 2 Invermay Road)</b> <b>Balance Lot of CT 174633/1</b> <b>Invermay TAS 7248</b>	
<b>Client</b>	<b>City of Launceston</b>
<b>Owner</b>	<b>Launceston City Council</b>
<b>Valuation Date</b>	<b>25/06/2024</b>
<b>Our Reference</b>	<b>LG24/1759-1</b>

Liability limited by a scheme approved under Professional Standards Legislation.

VICTORIA  
PO Box 378  
43 Albion Street  
Kyabram VIC 3620  
t: +61 (03) 5851 2200  
f: +61 (03) 5852 3423  
e: info@lgvals.com.au

TASMANIA  
PO Box 1470  
30 Brisbane Street  
Launceston TAS 7250  
t: +61 (03) 6334 0950  
f: +61 (03) 6334 2180  
e: info@lgvals.com.au

[www.lgvals.com.au](http://www.lgvals.com.au)

City of Launceston Council Land at 1 McGrath Way	LG Valuation Services Pty Ltd LG24/1759-1
---	--

### **Property Address**

Land at 1 McGrath Way, Invermay  
(also known as part of 2 Invermay Road)

### **Instructions**

Written instructions have been received from Duncan Campbell, Team Leader Legal Services, City of Launceston.

### **Purpose**

The purpose of this valuation is to assess the market value of the balance lot of CT 174633/1, comprising approximately 7,550 square metres (sqm) as delineated on the Survey Sketch Plan attached under Appendices to this report, for transfer by UTAS to the Council upon issue of new Titles.

### **Date of Inspection**

25/06/2024

### **Date of Valuation**

25/06/2024

### **Registered Proprietor**

University of Tasmania

### **Pecuniary Interest**

We confirm that the valuers do not have any pecuniary interest that would conflict with the proper valuation of the property.

### **Title and Legal Description**

The land is currently contained within Title reference CT 174633/1.

A copy of the current Title Plan provided by Council is appended to this report.

### **Land use and description**

The land is devoid of any structural improvements and is currently utilised for car parking purposes only by patrons of the adjoining University campus and sports stadium.

The car park surface is unsealed and is laid to grass with gravel driveways.

The subject land is slightly irregular in shape and is generally level in contour.

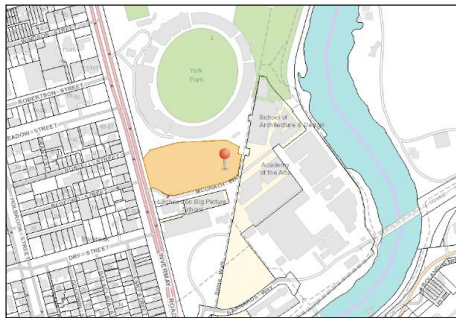
City of Launceston Council Land at 1 McGrath Way	LG Valuation Services Pty Ltd LG24/1759-1
---	--

Land Area

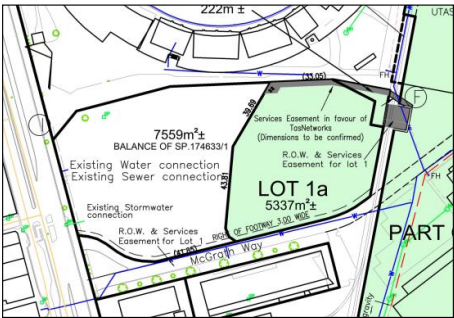
The Council has advised that a land area of 7,559 sqm should be adopted for the purposes of this valuation, as indicated on the extract from plan of subdivision below (map 2).

We reserve the right to review our assessment of value should a formal survey of the subject parcel of land indicate areas that differ significantly from the assessed land area outlined above

Maps



(1) Location map



(2) Extract from Plan of Subdivision

Planning

The subject land is currently classified as Zone 31: Particular Purpose (LAU-P4.0 Inveresk Site) under the Launceston Local Provisions Schedule of the Tasmanian Planning Scheme.

Location and Access

The subject land is situated on the eastern side of Invermay Road, which is a dual carriageway thoroughfare servicing Launceston’s northern suburbs from the city centre via Victoria Bridge.

Structural Improvements

Nil - vacant land only.

Market Sales:

In establishing applicable valuation parameters for the subject property, we have examined market activity within the locality over recent years and have analysed relevant sales for comparison purposes.

A selection of market sales transactions which are considered relevant in determining market parameters for the subject land are summarised in the following table:

City of Launceston Council Land at 1 McGrath Way	LG Valuation Services Pty Ltd LG24/1759-1
---	--

Address	Sale Date	Sale Price	Land Area (m2)	Rate\$/m2
30 Gilmore Street Launceston	05/12/2022	\$825,000	6,717	\$122.82
2 Dolerite Drive, Kings Meadows	02/06/2023	\$850,000	3,458	\$245.80
35 Lilydale Road, Rocherlea	01/10/2023	\$715,000	1,974	\$362.21
70 Gleadow Street, Invermay	28/02/2023	\$280,000	481	\$582.12

### Valuation Approach and Rationale

The market evidence outlined above indicates a wide range of value from approximately \$123 to \$582 per square metre for commercial land within the general vicinity of the subject property, with variation within this range being dependent upon such factors as trading location, topography, size and specific zoning classification.

We consider that the key factors influencing the applicable market range for the subject land include, but are not necessarily limited to the following:

- Location within an established mixed use cultural and sporting precinct comprising the UTAS stadium and academic campus precinct, and within walking distance of Launceston's CBD;
- Good street profile with extensive frontage to Invermay Road;
- Inner suburban location in proximity to the established commercial and light industrial precincts of Invermay and residential suburbs of northern Launceston;
- The parent title comprises a large predominantly level site of irregular shape, which would be likely to be considered suitable for alternative further development (subject to relevant planning considerations).

Having regard to the available sales evidence, prevailing market conditions and the particular characteristics of the subject land, we consider an appropriate range of value would be between \$150 and \$170 per square metre (psm).

A rate of \$160 psm has been adopted for the subject land in our valuation calculations below -

Land Description	Land Area m2	Value Range	\$/sqm Land	Total Value
<b>CT 174633/1</b>				
Area of subject land	7,559.0	Low	\$150.00	\$1,133,850
	7,559.0	High	\$170.00	\$1,285,030
<b>Core Land Value</b>			<b>\$160.00</b>	<b>\$1,209,440</b>
Adjust for:				
Assumes F/H Title - nil adjustment				
<b>Total Value</b>				<b>\$1,209,440</b>
<b>Rounded for Valuation Purposes:</b>				<b>\$1,200,000</b>



City of Launceston Council Land at 1 McGrath Way	LG Valuation Services Pty Ltd LG24/1759-1
---	--

**Valuation Conclusion:**

Our assessment of the value of the subject land for the purpose of transfer by UTAS to the Council upon issue of new Titles, is:

**\$1,200,000**

**(ONE MILLION TWO HUNDRED THOUSAND DOLLARS)**

This valuation is exclusive of GST if applicable.

**Date of Valuation:** 25<sup>th</sup> June 2024

**Signed:**



Richard Carhart  
MRICS AAPI CPV  
Senior Valuer  
LG Valuation Services Pty Ltd

27<sup>th</sup> June 2024

Part of HMC Property Group  
PO Box 1470 Launceston TAS 7250  
Phone (Mobile): 0408 141 030  
E-mail: [richard@hmval.com.au](mailto:richard@hmval.com.au)

### Qualifications and Disclaimers

We certify that the valuers and/or the valuation firm do not have any conflict of interest, or direct, indirect, or financial interest in relation to this property that has not been disclosed.

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including because of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. We recommend the valuation be reviewed at regular intervals.

This report has been prepared for the private and confidential use of our client. It cannot be used for mortgage security purposes and should not be reproduced in whole or part without the express written authority of LG Valuation Services or relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. Our warning is registered here, that any party, other than those specifically named in this paragraph should obtain their own valuation before acting in any way in respect of the subject property.

This valuation should be read in its entirety, inclusive of any summary and annexures. The valuers and valuation firm does not accept any responsibility where part of this report has been relied upon without reference to the full context of the valuation report.

The publication of the valuation or report in whole or any part, or any reference thereto, or the names and professional affiliations of the valuers is prohibited without the prior written approval of the valuers as to the form and context in which it is to appear.

This valuation is subject to the definitions, qualifications, disclaimers, and other comments contained within this report.

### Definitions

#### As per International Valuation Standards Committee

“Market Value” of land, means the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

“Highest & Best Use” is the use of an asset that maximises its value and that is physically possible, legally permissible and financially feasible.

City of Launceston Council  
Land at 1 McGrath Way

LG Valuation Services Pty Ltd  
LG24/1759-1

**Photography**

**Photograph of Subject Land:**

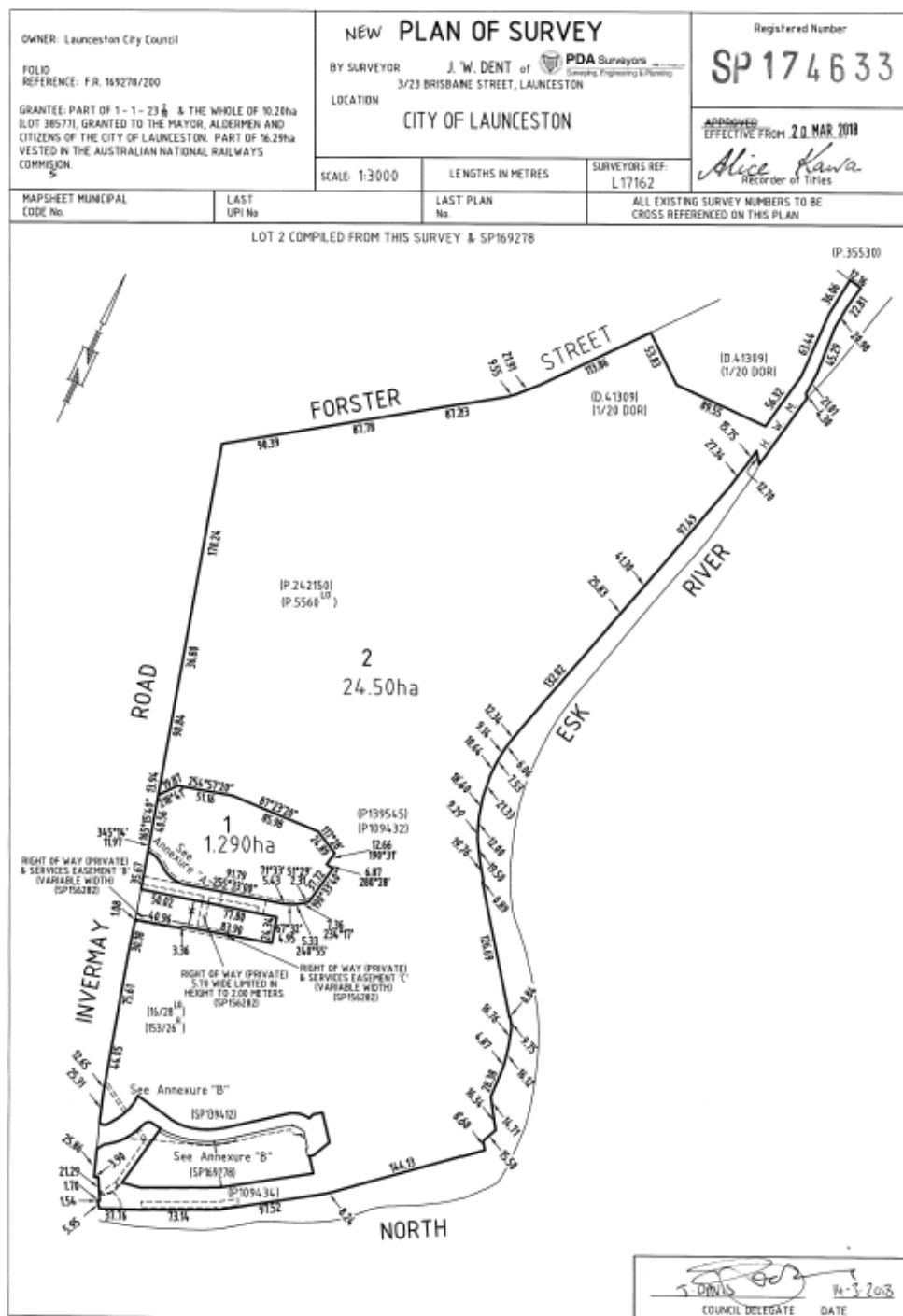


**Overview of land – view east to west**

City of Launceston Council  
Land at 2 Invermay Road, Invermay

LG Valuation Services Pty Ltd  
LG24/1759a

Appendix 1:



**PLAN OF SURVEY**  
**ANNEXURE SHEET**

NEW SHEET 1 OF 1 SHEETS

SIGNED FOR IDENTIFICATION PURPOSES

*[Signature]* 14.5.2018  
Council Delegate Date

OWNER: Launceston City Council

FOLIO REFERENCE: F.R. 169278/201

SCALE 1: 500 & 1:750 LENGTH IN METRES

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET

*[Signature]* 23/10/17  
Registered Land Surveyor Date

Registered Number

**SP. 174633**

APPROVED EFFECTIVE FROM 20 MAR 2018

*[Signature]*  
Recorder of Titles

**"A"**

SCALE 1: 500

1  
1.290ha

RIGHT OF WAY (PRIVATE) (3.00 WIDE) (SP156282)

RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'A' (VARIABLE WIDTH) (SP156282)

77.88 (53.82)

50.92

IP245339

IP5968

19.56

1.290ha

**"B"**

SCALE 1: 750

2  
24.50ha

PIPELINE EASEMENT 'A' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'B' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'C' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'D' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'E' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'F' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'G' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'H' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'I' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'J' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'K' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'L' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'M' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'N' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'O' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'P' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'Q' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'R' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'S' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'T' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'U' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'V' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'W' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'X' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'Y' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'Z' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AA' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AB' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AC' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AD' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AE' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AF' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AG' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AH' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AI' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AJ' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AK' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AL' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AM' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AN' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AO' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AP' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AQ' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AR' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AS' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AT' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AU' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AV' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AW' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AX' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AY' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'AZ' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BA' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BB' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BC' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BD' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BE' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BF' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BG' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BH' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BI' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BJ' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BK' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BL' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BM' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BN' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BO' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BP' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BQ' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BR' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BS' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BT' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BU' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BV' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BW' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BX' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BY' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'BZ' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CA' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CB' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CC' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CD' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CE' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CF' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CG' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CH' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CI' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CJ' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CK' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CL' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CM' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CN' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CO' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CP' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CQ' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CR' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CS' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CT' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CU' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CV' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CW' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CX' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CY' (3.00 WIDE) (SP169278)

PIPELINE EASEMENT 'CZ' (3.00 WIDE) (SP169278)

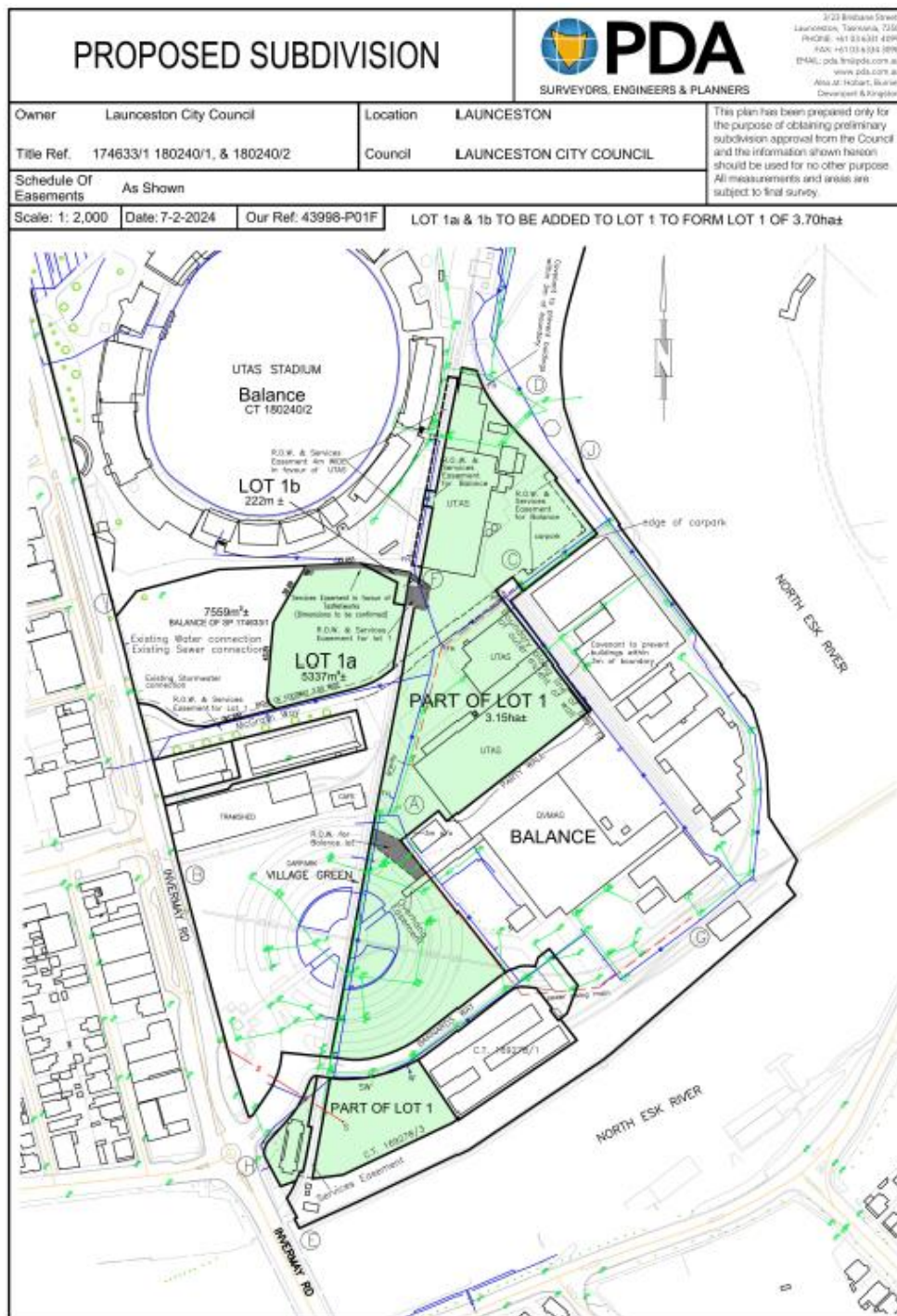
PIPELINE EASEMENT 'DA' (3.00 WIDE) (SP1692



City of Launceston  
Land at 2 Invermay Road TAS 7248

LG Valuation Services Pty Ltd  
LG24/1759a

Appendix 2:





**Department of State Growth**

Salamanca Building, Parliament Square  
4 Salamanca Place, Hobart TAS 7000  
GPO Box 536, Hobart TAS 7001 Australia  
Phone 1800 030 688 Fax (03) 6173 0287  
Email [info@stategrowth.tas.gov.au](mailto:info@stategrowth.tas.gov.au) Web [www.stategrowth.tas.gov.au](http://www.stategrowth.tas.gov.au)



Mr Sam Johnson  
Chief Executive Officer  
City of Launceston  
Town Hall  
18-28 St John Street  
LAUNCESTON TAS 7250

Dear Mr Johnson

I am writing in relation to the funding agreement in place between the Tasmanian Government and the City of Launceston to support the annual operations of the Queen Victoria Museum and Art Gallery.

As part of the recent Tasmanian State Budget, funds of \$1,660,600 have been allocated towards this expense for the 2024-25 financial year.

We acknowledge that this amount does not factor in the Consumer Price Index (CPI) increase that is usually paid in addition to each annual allocation. I have asked [REDACTED] to investigate options for resolving this matter moving forward.

In the meantime, it would be appreciated if your team could please provide an invoice for \$1,660,600 to Arts Tasmania for payment. This invoice can be provided to [REDACTED]

To discuss this matter further, please contact [REDACTED] or [REDACTED]. Thank you.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Craig Limkin".

Craig Limkin  
**Secretary**

26 March 2025

**Northern Tasmania Development Corporation Ltd  
YTD Financial Summary as at 31/3/25**

	Corporate YTD \$	Projects & Discretionary YTD \$	Actual Consolidated YTD \$	Budget Consolidated YTD \$	Variance
Income	449,616	865,886	1,315,501	440,578	874,923
Expenditure	429,735	201,921	631,657	519,376	(112,281)
<b>Surplus/(deficit)</b>	<b>19,880</b>	<b>663,964</b>	<b>683,845</b>	<b>(78,798)</b>	<b>762,643</b>
<b>Operating surplus/(deficit)</b>	<b>19,880</b>	<b>663,964</b>	<b>683,845</b>	<b>(78,798)</b>	<b>762,643</b>

<b>Liquidity Analysis</b>	<b>March</b>	<b>February</b>
Quick Asset Ratio	18.1	18.6
Current Asset Ratio	1.1	1.1

**Executive Summary:**

The consolidated surplus for March 2025 year to date was \$683,845 compared to a budgeted deficit of (\$78,798). The Corporate operating surplus to March 2025 was \$19,880, compared to budgeted operating surplus of \$9,021. Project expenses are within budget.

Project income includes council contributions for Gastronomy Northern Tasmania, NTRLUS and funds for the Translink Internodel project.

Project income also consists of funds carried forward from FY2024 for the Northern Sports Facility (\$23k), the Greater Launceston Plan (\$20k), the Population project (\$12k), Regional Planning (\$296k), and the Residential Demand and Supply Study (\$33k).

**Balance Sheet**

The available cash at bank for operations at 31/3/25 was \$335,466 and the forecast total available cash at bank for 30/6/25 is \$830k, \$200k for NTDC and \$630k tied funds for projects.

Prepaid expenses are insurance expenses that are amortised monthly over the year.

Employee entitlements (annual leave, superannuation & PAYG) are calculated and paid monthly.

As at 31/3/25 NTDC Ltd was able to meet short term obligations 18 times, and meet obligations due in 12 months time 1.1 times. The liquidity position of NTDC Ltd as at 31/3/25 was strong.

The funds tied to projects \$678,295 as at the end of March are included as a liability on the Balance Sheet. This includes funds for Gastronomy Northern Tasmania, \$128,310.

Northern Tasmania Development Corporation Ltd														
Cashflow Forecast by month														
	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals				
	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Total
<b>CASH RECEIPTS</b>														
Council Contributions	\$ -	\$ 426,868	\$ 33,794	\$ -	\$ -	\$ -	\$ -	\$ 117,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 577,981
Interest Received	\$ 345	\$ 559	\$ 634	\$ 309	\$ 216	\$ 3,144	\$ 6,375	\$ 259	\$ 440	\$ 484	\$ 300	\$ 6,075	\$ 300	\$ 19,096
Other revenue	\$ -	\$ 200	\$ 300	\$ -	\$ 400	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100
GST Refund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,506
<b>TOTAL RECEIPTS</b>	<b>\$ 345</b>	<b>\$ 427,627</b>	<b>\$ 34,728</b>	<b>\$ 309</b>	<b>\$ 616</b>	<b>\$ 3,144</b>	<b>\$ 6,375</b>	<b>\$ 128,284</b>	<b>\$ 440</b>	<b>\$ 484</b>	<b>\$ 300</b>	<b>\$ 6,075</b>	<b>\$ 300</b>	<b>\$ 608,683</b>
<b>CASH PAYMENTS -</b>														
Accounting support	-\$ 1,845	-\$ 1,740	-\$ 1,705	-\$ 1,995	-\$ 1,850	-\$ 2,048	-\$ 1,705	-\$ 290	-\$ 3,555	-\$ 2,426	-\$ 1,638	-\$ 1,638	-\$ 1,638	-\$ 22,228
Administration Expenses	-\$ 4,737	-\$ 2,686	-\$ 7,170	-\$ 7,451	-\$ 12,711	-\$ 3,013	-\$ 1,544	-\$ 7,993	-\$ 12,612	-\$ 1,424	-\$ 7,908	-\$ 1,812	-\$ 1,812	-\$ 68,136
Board expenses	-\$ 742	\$ -	-\$ 306	-\$ 451	-\$ 824	-\$ 1,119	\$ -	\$ -	-\$ 407	-\$ 1,022	-\$ 250	-\$ 250	-\$ 250	-\$ 4,880
Board Travel	\$ -	-\$ 513	-\$ 1,550	\$ -	-\$ 524	-\$ 797	-\$ 522	\$ -	-\$ 285	-\$ 599	-\$ 458	-\$ 458	-\$ 458	-\$ 6,164
Board wages (incl Chair)	-\$ 2,744	-\$ 2,919	-\$ 3,252	-\$ 3,480	-\$ 5,024	-\$ 3,091	-\$ 3,648	-\$ 3,150	-\$ 3,150	-\$ 3,102	-\$ 4,436	-\$ 6,383	-\$ 4,436	-\$ 46,069
Motor Vehicle Expenses	\$ -	-\$ 34	-\$ 232	-\$ 859	-\$ 207	-\$ 208	-\$ 187	-\$ 238	-\$ 187	-\$ 203	-\$ 217	-\$ 217	-\$ 217	-\$ 3,003
Occupancy Expenses	-\$ 2,672	-\$ 1,336	\$ -	\$ -	-\$ 4,007	\$ -	\$ -	-\$ 4,007	\$ -	-\$ 2,672	-\$ 1,317	-\$ 1,317	-\$ 1,317	-\$ 15,973
Project Officer - NTDC	-\$ 5,014	-\$ 5,317	-\$ 5,317	-\$ 5,289	-\$ 8,246	-\$ 5,418	-\$ 5,046	-\$ 3,628	-\$ 684	-\$ 5,194	-\$ 6,385	-\$ 9,577	-\$ 6,385	-\$ 66,484
IT & office furniture Replacements	-\$ 6,236	-\$ 970	-\$ 389	-\$ 1,576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-\$ 2,936
Salaries & Wages	-\$ 30,528	-\$ 23,894	-\$ 21,018	-\$ 28,603	-\$ 33,535	-\$ 22,153	-\$ 24,831	-\$ 26,619	-\$ 16,493	-\$ 19,687	-\$ 19,563	-\$ 29,313	-\$ 19,563	-\$ 285,271
Staff amenities, training & travel	-\$ 2,449	-\$ 1,174	-\$ 384	-\$ 515	\$ -	-\$ 272	\$ -	-\$ 601	\$ -	\$ -	-\$ 958	-\$ 958	-\$ 958	-\$ 5,822
Stakeholder Engagement & Branding	\$ -	\$ -	-\$ 1,965	-\$ 3,301	-\$ 1,100	-\$ 12	\$ -	-\$ 1,000	\$ -	-\$ 840	-\$ 3,250	-\$ 3,250	-\$ 3,250	-\$ 17,967
BAS Payment		-\$ 13,373			-\$ 36,909									
<b>TOTAL PAYMENTS (OPERATING)</b>	<b>-\$ 56,968</b>	<b>-\$ 53,955</b>	<b>-\$ 43,289</b>	<b>-\$ 53,519</b>	<b>-\$ 104,937</b>	<b>-\$ 38,131</b>	<b>-\$ 37,482</b>	<b>-\$ 47,526</b>	<b>-\$ 37,373</b>	<b>-\$ 37,168</b>	<b>-\$ 46,379</b>	<b>-\$ 55,173</b>	<b>-\$ 40,283</b>	<b>-\$ 544,933</b>
<b>NET CASH FLOW FROM OPERATIONS</b>	<b>-\$ 56,623</b>	<b>\$ 373,672</b>	<b>-\$ 8,561</b>	<b>-\$ 53,210</b>	<b>-\$ 104,320</b>	<b>-\$ 34,987</b>	<b>-\$ 31,107</b>	<b>\$ 80,757</b>	<b>-\$ 36,932</b>	<b>-\$ 36,684</b>	<b>-\$ 46,079</b>	<b>-\$ 49,098</b>	<b>-\$ 39,983</b>	<b>\$ 63,750</b>
<b>NET CASH FLOW</b>	<b>-\$ 56,623</b>	<b>\$ 373,672</b>	<b>-\$ 8,561</b>	<b>-\$ 53,210</b>	<b>-\$ 104,320</b>	<b>-\$ 34,987</b>	<b>-\$ 31,107</b>	<b>\$ 80,757</b>	<b>-\$ 36,932</b>	<b>-\$ 36,684</b>	<b>-\$ 46,079</b>	<b>-\$ 49,098</b>	<b>-\$ 39,983</b>	<b>\$ 63,750</b>
<b>CLOSING OPERATING CASH AT BANK</b>	<b>\$ 186,837</b>	<b>\$ 560,510</b>	<b>\$ 551,949</b>	<b>\$ 498,739</b>	<b>\$ 394,418</b>	<b>\$ 359,432</b>	<b>\$ 328,325</b>	<b>\$ 409,082</b>	<b>\$ 372,150</b>	<b>\$ 335,466</b>	<b>\$ 289,386</b>	<b>\$ 240,289</b>	<b>\$ 200,305</b>	<b>\$ 200,305</b>
<b>CASH RECEIPTS FROM PROJECTS</b>														
Contribution to Greater L'ton Proj	\$ 20,000													
Contribution to id subscription	\$ -	\$ 43,499	\$ 2,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,200
Tfer from GNT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Contribution to GNT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,750	\$ -	\$ -	\$ 19,250	\$ -	\$ -	\$ 33,000
Contribution to NTRLUS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,340	\$ 106,911	\$ -	\$ -	\$ -	\$ 165,251
Translink	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220,000
Regional Planning Coordinator	\$ 165,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL RECEIPTS</b>	<b>\$ 185,000</b>	<b>\$ 43,499</b>	<b>\$ 2,701</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ 233,750</b>	<b>\$ 58,340</b>	<b>\$ 106,911</b>	<b>\$ 19,250</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 564,451</b>
<b>CASH PAYMENTS FOR PROJECTS</b>														
Project expenses - Translink	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-\$ 3,443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-\$ 3,443
id Subscription	\$ -	-\$ 46,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-\$ 46,200
Project - Greater L'ton	-\$ 3,201	\$ -	-\$ 10,989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-\$ 10,989
Project - GNT	\$ -	\$ -	\$ -	\$ -	\$ -	-\$ 201	\$ -	-\$ 88	-\$ 1,298	-\$ 214	\$ -	\$ -	\$ -	-\$ 1,802
Project expenses - Nth Sports Facility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Expenses - Residential D & S	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-\$ 33,520	-\$ 33,520
Regional Planning Coordinator	-\$ 6,560	-\$ 6,964	-\$ 6,173	-\$ 8,660	-\$ 11,231	-\$ 81,101	-\$ 550	-\$ 216	-\$ 4,137	-\$ 47,159	-\$ 9,370	-\$ 13,664	-\$ 9,370	-\$ 198,594
Project Officer - Population Project	\$ -	\$ -	\$ -	\$ -	-\$ 25,650	-\$ 1,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-\$ 26,783
<b>TOTAL PAYMENTS (PROJECTS)</b>	<b>-\$ 9,761</b>	<b>-\$ 53,164</b>	<b>-\$ 17,162</b>	<b>-\$ 8,660</b>	<b>-\$ 36,881</b>	<b>-\$ 82,435</b>	<b>-\$ 3,993</b>	<b>-\$ 304</b>	<b>-\$ 5,436</b>	<b>-\$ 47,373</b>	<b>-\$ 9,370</b>	<b>-\$ 13,664</b>	<b>-\$ 42,890</b>	<b>-\$ 321,331</b>
<b>NET CASH FLOW FOR PROJECTS</b>	<b>\$ 175,239</b>	<b>-\$ 9,666</b>	<b>-\$ 14,460</b>	<b>-\$ 8,660</b>	<b>-\$ 36,881</b>	<b>\$ 17,565</b>	<b>-\$ 3,993</b>	<b>\$ 233,446</b>	<b>\$ 52,904</b>	<b>\$ 59,538</b>	<b>\$ 9,880</b>	<b>-\$ 13,664</b>	<b>-\$ 42,890</b>	<b>\$ 243,120</b>
<b>CLOSING CASH AT BANK PROJECTS</b>	<b>\$ 387,185</b>	<b>\$ 377,519</b>	<b>\$ 363,058</b>	<b>\$ 354,398</b>	<b>\$ 317,518</b>	<b>\$ 335,083</b>	<b>\$ 331,090</b>	<b>\$ 564,536</b>	<b>\$ 617,440</b>	<b>\$ 676,978</b>	<b>\$ 686,858</b>	<b>\$ 673,194</b>	<b>\$ 630,304</b>	<b>\$ 630,304</b>
<b>TOTAL CLOSING CASH AT BANK</b>	<b>\$ 574,022</b>	<b>\$ 938,029</b>	<b>\$ 915,007</b>	<b>\$ 853,137</b>	<b>\$ 711,936</b>	<b>\$ 694,514</b>	<b>\$ 659,414</b>	<b>\$ 973,618</b>	<b>\$ 989,589</b>	<b>\$ 1,012,444</b>	<b>\$ 976,245</b>	<b>\$ 913,483</b>	<b>\$ 830,610</b>	<b>\$ 830,610</b>
<b>FUNDS INVESTED</b>	<b>\$ 300,000</b>	<b>\$ 300,000</b>	<b>\$ 600,000</b>	<b>\$ 600,000</b>	<b>\$ 600,000</b>	<b>\$ 300,000</b>	<b>\$ 300,000</b>	<b>\$ 300,000</b>	<b>\$ 300,000</b>	<b>\$ 300,000</b>	<b>\$ 300,000</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ -</b>
<b>AVAILABLE CASH AT BANK</b>	<b>\$ 274,022</b>	<b>\$ 638,029</b>	<b>\$ 315,007</b>	<b>\$ 253,137</b>	<b>\$ 111,936</b>	<b>\$ 394,514</b>	<b>\$ 359,414</b>	<b>\$ 673,618</b>	<b>\$ 689,589</b>	<b>\$ 712,444</b>	<b>\$ 676,245</b>	<b>\$ 613,483</b>	<b>\$ 830,610</b>	<b>\$ 830,610</b>

# City of Launceston Council Meeting Agenda

Thursday 29 May 2025

Profit and Loss																								
Northern Tasmania Development Corporation Ltd																								
For the 9 months ended 31 March 2025																								
Account	Corporate Actual	Corporate Budget		Regional Planning Actual	Regional Planning Budget	Var %	Pop Actual	Pop Budget	Var %	GNT Actual	GLP Review Actual	GLP Review Budget	Var %	NTRLUS	Res Demand & Supply Actual	Res Demand & Supply Budget	Var %	Sports Actual	Sports Budget	Var %	Translink Intermodal Actual	YTD Actual	YTD Budget	Var %
<b>Income</b>																								
Council Contributions																								
Break O'Day Council	21,870.72	21,870.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	2,500.00	0.00	0.00	0.00%	6,716.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	31,086.72	21,870.00	42.14%
Dorset Council	23,242.50	23,247.00	-0.02%	0.00	0.00	0.00%	0.00	0.00	0.00%	2,500.00	0.00	0.00	0.00%	6,769.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	32,511.50	23,247.00	39.85%
Flinders Council	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	908.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	908.00	0.00	0.00%
Georot Tassal Council	23,041.53	23,040.00	0.01%	0.00	0.00	0.00%	0.00	0.00	0.00%	2,500.00	0.00	0.00	0.00%	7,213.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	32,754.53	23,040.00	42.16%
Launceston City Council	159,980.22	159,984.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	15,000.00	0.00	0.00	0.00%	69,625.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	244,605.22	159,984.00	52.89%
Meander Valley Council	58,223.97	58,221.00	0.01%	0.00	0.00	0.00%	0.00	0.00	0.00%	2,500.00	0.00	0.00	0.00%	20,482.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	81,206.97	58,221.00	39.48%
Northern Midlands Council	43,893.72	43,893.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	2,500.00	0.00	0.00	0.00%	13,585.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	58,978.72	43,893.00	34.65%
West Tamar Council	63,825.75	63,828.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	2,500.00	0.00	0.00	0.00%	24,930.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	91,255.75	63,828.00	42.97%
<b>Total Council Contributions</b>	<b>394,078.41</b>	<b>394,083.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>30,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>150,228.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>574,306.41</b>	<b>394,083.00</b>	<b>45.73%</b>
<b>Other Income</b>																								
Interest Earned	12,437.33	4,500.00	176.39%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	12,437.33	4,500.00	176.39%
Miscellaneous Income	1,100.00	42,000.00	-97.38%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	1,100.00	42,000.00	-97.38%
Other Contributions	42,000.02	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	200,000.00	242,000.02	0.00	0.00%
Transfers in from TAN	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	100,089.05	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	100,089.05	0.00	0.00%
<b>Total Other Income</b>	<b>55,537.35</b>	<b>46,500.00</b>	<b>19.44%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>100,089.05</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>200,000.00</b>	<b>355,626.40</b>	<b>46,500.00</b>	<b>664.79%</b>
<b>Total Income</b>	<b>449,615.76</b>	<b>440,583.00</b>	<b>2.05%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>130,089.05</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>150,228.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>200,000.00</b>	<b>929,932.81</b>	<b>440,583.00</b>	<b>111.07%</b>
<b>Total Income</b>	<b>449,615.76</b>	<b>440,583.00</b>	<b>2.05%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>130,089.05</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>150,228.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>200,000.00</b>	<b>929,932.81</b>	<b>440,583.00</b>	<b>111.07%</b>
<b>Income brought forward from last year</b>																								
Unexpended funds from previous year	0.00	0.00	0.00%	296,322.79	296,323.00	0.00%	12,349.18	12,349.00	0.00%	0.00	20,176.82	20,177.00	0.00%	0.00	33,519.71	33,520.00	0.00%	23,200.00	23,200.00	0.00%	0.00	385,568.48	385,569.00	0.00%
Funds earned forward for future spend	0.00	0.00	0.00%	(136,024.03)	(208,325.00)	34.71%	0.00	(12,349.00)	100.00%	(128,310.57)	(10,186.62)	(20,177.00)	49.11%	(150,228.00)	(33,519.71)	(33,520.00)	0.00%	(23,200.00)	(23,200.00)	0.00%	(196,870.00)	(678,338.13)	(287,571.00)	99.00%
<b>Total Income brought forward from last year</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>160,298.76</b>	<b>87,998.00</b>	<b>82.16%</b>	<b>12,349.18</b>	<b>0.00</b>	<b>0.00%</b>	<b>(128,310.57)</b>	<b>9,990.20</b>	<b>(20,177.00)</b>	<b>49.11%</b>	<b>(150,228.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>(196,870.00)</b>	<b>(292,770.65)</b>	<b>87,998.00</b>	<b>#####</b>
<b>Operating Expenses</b>																								
Accounting Support	15,608.19	14,742.00	5.88%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	15,608.19	14,742.00	5.88%
Advertising	0.00	297.00	#####	0.00	189.00	#####	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	486.00	#####
Allowances	1,095.00	1,125.00	-2.67%	150.00	540.00	-72.22%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	1,245.00	1,665.00	-25.23%
Accounting - EOD	4,094.97	2,997.00	36.64%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	4,094.97	2,997.00	36.64%
Audit Fees - EOD	6,300.00	6,300.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	6,300.00	6,300.00	0.00%
Bank Fees	0.00	378.00	#####	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	378.00	#####
Board Expenses	3,786.94	2,250.00	68.31%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	3,786.94	2,250.00	68.31%
Board Salaries & Wages	33,225.77	37,439.00	-11.25%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	33,225.77	37,439.00	-11.25%
Board Super	3,820.95	4,419.00	-13.53%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	3,820.95	4,419.00	-13.53%
Board Travel	3,827.26	4,122.00	-7.15%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	3,827.26	4,122.00	-7.15%
Catering & Meeting - Admin	2,652.68	2,250.00	17.90%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	2,652.68	2,250.00	17.90%
Catering & Seminar - Projects	0.00	0.00	0.00%	1,413.57	2,250.00	-37.17%	1,030.00	0.00	0.00%	179.28	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	2,622.85	2,250.00	16.57%
Computer Network Support	7,845.70	4,500.00	74.35%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	7,845.70	4,500.00	74.35%
Conferences & Events	3,396.83	1,872.00	81.45%	0.00	1,872.00	#####	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	3,396.83	3,744.00	-9.27%
Contract wages	0.00	0.00	0.00%	26,300.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	26,300.00	0.00	0.00%
Filing Fees	1,492.00	1,700.00	-12.24%	0.00	0.00	0.00%	0.00	0.00	0.00%	226.73	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	1,718.73	1,700.00	1.10%
General Consulting	0.00	0.00	0.00%	108,583.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	108,583.00	0.00	0.00%
Insurance Premiums	6,002.94	5,922.00	1.37%	0.00	450.00	#####	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	6,002.94	6,372.00	-5.79%
IT Upgrade	520.00	2,628.00	-80.21%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	520.00	2,628.00	-80.21%
Legal & Professional expenses	3,462.52	1,872.00	84.96%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	3,130.00	6,592.52	1,872.00	252.16%
Memberships & Subscriptions	3,664.78	7,173.00	-48.91%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	3,664.78	7,173.00	-48.9.

## Balance Sheet

### Northern Tasmania Development Corporation Ltd As at 31 March 2025

	31 MAR 2025	30 JUNE 2024
<b>Assets</b>		
<b>Bank</b>		
Westpac Cheque	87,855	24,150
Westpac Cash Reserve	523,716	246,447
Westpac Debit Card	872	3,425
Westpac Term Deposit	300,000	300,000
Westpac GNT	100,000	-
<b>Total Bank</b>	<b>1,012,443</b>	<b>574,022</b>
<b>Current Assets</b>		
Accounts Receivable	35,391	16,430
Less Prov for Doubtful Debts	(16,141)	(16,141)
Petty Cash - NTD	500	500
Prepaid expenses	6,282	4,604
<b>Total Current Assets</b>	<b>26,032</b>	<b>5,393</b>
<b>Total Assets</b>	<b>1,038,475</b>	<b>579,415</b>
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Accounts Payable	5,562	2,689
Accrued Accounting & Audit Fees - EOY	9,300	11,900
Accrued Rent	607	607
Accrued Wages	9,187	1,401
GST Payable/(Receivable)	37,546	22,002
PAYG Tax Withheld - Wages	10,894	-
Provision for Annual Leave	5,825	9,642
Provision for LSL	1,039	1,039
Superannuation Payable	3,103	3,751
Contributions in advance	131,359	-
Surplus for future expenditure	549,985	385,568
Surplus for Gastronomy Northern Tas	128,311	-
<b>Total Current Liabilities</b>	<b>892,717</b>	<b>438,600</b>
<b>Non-current Liabilities</b>		
NTWMG Circular Economy Grant	12,043	12,043
<b>Total Non-current Liabilities</b>	<b>12,043</b>	<b>12,043</b>
<b>Total Liabilities</b>	<b>904,760</b>	<b>450,643</b>
<b>Net Assets</b>	<b>133,715</b>	<b>128,772</b>
<b>Equity</b>		
Accumulated Surpluses/(Losses)	128,772	110,969

Balance Sheet

	31 MAR 2025	30 JUNE 2024
Current Year Earnings	4,942	17,803
Total Equity	133,715	128,772



## Aged Payables Summary

Northern Tasmania Development Corporation Ltd

As at 31 March 2025

Ageing by due date

CONTACT	CURRENT	< 1 MONTH	1 MONTH	2 MONTHS	3 MONTHS	OLDER	TOTAL
<b>Aged Payables</b>							
Care Park Pty Ltd	187.00	-	-	-	-	-	187.00
Mike Lester PR	-	1,375.00	-	-	-	-	1,375.00
Stephanie Brake	-	4,000.00	-	-	-	-	4,000.00
<b>Total Aged Payables</b>	<b>187.00</b>	<b>5,375.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,562.00</b>
<b>Total</b>	<b>187.00</b>	<b>5,375.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,562.00</b>
<b>Percentage of total</b>	<b>3.36%</b>	<b>96.64%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100.00%</b>

## Aged Receivables Summary

Northern Tasmania Development Corporation Ltd

As at 31 March 2025

Ageing by due date

CONTACT	< 1 MONTH	1 MONTH	2 MONTHS	3 MONTHS	OLDER	TOTAL
City of Launceston	-	-	16,500.00	-	-	16,500.00
Flinders Island Council	-	-	-	-	16,141.06	16,141.06
George Town Council	-	-	2,750.00	-	-	2,750.00
Total	-	-	19,250.00	-	16,141.06	35,391.06
Percentage of total	-	-	54.39%	-	45.61%	100.00%

Northern Tasmania Development Corporation LTD

# Quarterly Report

QUARTER THREE | JAN - MAR 2025



## FINDING TRUE NORTH

*Navigating a sustainable future in Tasmania's North*





# TABLE OF CONTENTS



Strategic Plan on a Page	3
Introduction	4
Northern Tasmania in the News	5
Annual Workplan Update	6
Progress on Strategic Priorities	
1. Economic Development	7
2. Regional Collaborations	8
3. Meetings & Events	9
4. Gastronomy Northern Tasmania	10
5. Organisational Strength	11

## **ACKNOWLEDGEMENT OF COUNTRY**

Northern Tasmania Development Corporation acknowledges the palawa community of Northern lutruwita/Tasmania, the custodians of our country. We pay our respects to their elders, past, present and emerging.

This report has been prepared by NTDC.  
© Northern Tasmania Development Corporation LTD, 2025



# FINDING TRUE NORTH

*Navigating a sustainable future in Northern Tasmania*



## OUR VISION

**Northern Tasmania is where people, ideas, businesses and industry thrive and grow**

## OUR PURPOSE

We grow Northern Tasmania by:

- Leading regional collaboration
- Achieving regional outcomes and strategic goals
- Advocating for Northern Tasmania
- Implementing our Regional Economic Development Strategy (REDS)
- Championing regional leadership and local governance
- Creating an enabling environment for communities and industry development
- Understanding that our community benefits from sustainable regional development

## OUR VALUES



**Connected**



**Clear**



**Creative**



**Curious**

## OUR STRATEGIC GOALS

### Regional Development

Guide regional development in Northern Tasmania by implementing and actioning the Regional Economic Development Strategy (REDS).

### Regional Collaboration

Work together to agree on and achieve regional outcomes and advocate for and advance regional priorities, strategies and policies.

### Organisational Strength

Develop a robust organisation with a sustainable financial position, a nurtured team, and value for members, industry and community.

## KEY PERFORMANCE INDICATORS

Strategic Leadership  
100% Support

Project Management  
≥ 95% OTAB

Engaged Membership  
≥ 100% Retention

Project Delivery  
≥ 12 Projects

Organisational Culture  
≥ 95% Support

Continually Improve  
≥ 80% Satisfaction

Enhanced Reputation  
≥ 85% Positive

Diversified Revenue  
> 50% Non-council





## Introduction

The January quarter has been busy for NTDC as we work to deliver on our big projects, advocate into the Federal election and manage the growth in our team.

We were very pleased to kick off the TransLink Intermodal Facility Feasibility project, having appointed Jade Kaye as Major Project Manager from a highly competitive field. Congratulations to Chris for his work setting up the project and running the recruitment process to deliver such a great outcome. I have been appointed as Chair of the Steering Group, with Mary Knowles and John Perry from the Office of the Coordinator General. We will keep members updated as the project rolls out.

As NTDC took on the TransLink project and Northern Midlands became a client to NTDC, we were sad to say goodbye to Des Jennings after 5 years on the NTDC Board as our General Manager member representative. During his tenure, Des has made a significant contribution to the Agency, providing us all with clear and judicious support and advice, and he will be missed. On a happy note, we welcomed Jonathan Harmey as our new GM representative, who is already proving his value as advisor and contributor to the Board.

With a federal election being called, we scaled up our advocacy as planned. Supported by Mike Lester, we have delivered a media event with our members, op-eds in the newspaper and a paid advertisement in the Examiner on election eve. It has been gratifying to see all of our members and fellow regional agencies showing a unified front to candidates and eliciting commitments for support of priorities designed to advance the North.

NTDC has welcomed Paul Seaman as Chair of the Gastronomy Subcommittee after Jane Bennett stepped down due to other commitments. Many thanks to Jane for her hard work in joining Gastronomy with NTDC. Through this process, we are also pleased to officially welcome into NTDC the AgriCultured team of Sarah Blacklock and Kimberley Pease.

I participated in a regular Regional Agency Chair's breakfast with the newly (re)appointed leads of Visit Northern Tasmania, RDA Tasmania, Launceston Chamber of Commerce and the Chair of NRM North. It was a very positive gathering, building relationships and welcoming the new members into the fold. As we evolve our strategic direction, I look forward to working with these Chairs to ensure we are streamlined and working to complement, rather than compete.

Although occurring outside of the reporting period, we have appointed Shoshana Wall as our new Company Secretary. In light of Shoshana's appointment we are considering our skills matrix and may consider another appointment from the recruitment short list.

Finally, thank you to all councils for your support and collaboration this quarter. As we increasingly work together with shared goals and aspirations, we are advancing the region to be greater than the sum of our parts and I am grateful to be a part of such a movement.



Dr Allison Anderson  
Chair





## Northern Tasmania in the News



17/4/25

### Dorset received women in sports funding →

Dorset received women in sports funding

[Read More](#)

31/3/25

### NTDC and 7 northern councils launched election priorities for Bass and Lyons (North). →

NTDC and 7 northern councils launched election priorities for Bass and Lyons (North).

[Read More](#)



22/3/25

### Northern Tasmania wins big at the Australian Tourism Awards with 3 Gold, 1 Silver, and 3 Bronze! →

Northern Tasmania wins big at the Australian Tourism Awards with 3 Gold, 1 Silver, and 3 Bronze!

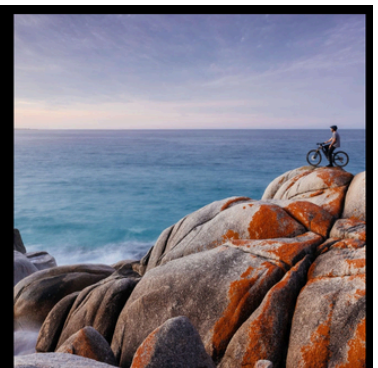
[Read More](#)

8/2/25

### Bay of Fires has been named Australia's best beach for 2025 by Tourism Australia. →

Bay of Fires named Best Australian Beach by Tourism Australia

[Read More](#)





## Annual Workplan Update

	PROJECT	PROGRESS	STATUS
<b>Regional Development</b>	<ul style="list-style-type: none"> <li>Population Program</li> <li>RLUS review</li> <li>Major Projects Mgmt</li> <li>Greater Launceston Plan</li> </ul>	<ul style="list-style-type: none"> <li>Population Program 2025, Report drafted</li> <li>NTRLUS State of Play report released</li> <li>Translink Intermodal Facility Project Manager Appointed, Project commenced</li> <li>GLP version 2.0 progress on hold</li> </ul>	<p>On time</p> <p>On time</p> <p>On time</p> <p>Behind schedule</p>
<b>Regional Collaboration</b>	<ul style="list-style-type: none"> <li>Gastronomy Northern Tas</li> <li>Regional Priority Projects</li> <li>Regional Collaboration Forums</li> <li>Regional Advocacy</li> </ul>	<ul style="list-style-type: none"> <li>agriCULTURED event program launched</li> <li>Bass/Lyons (North) electorate prospectus' released</li> <li>Tamar Leaders Lunch - 19 Feb</li> <li>Federal election campaign advocacy underway</li> </ul>	<p>On time</p> <p>On time</p> <p>On time</p> <p>On time</p>
<b>Organisation Strength</b>	<ul style="list-style-type: none"> <li>Member Representative Group</li> <li>Audit, Finance &amp; Risk</li> <li>Positive growth</li> </ul>	<ul style="list-style-type: none"> <li>MRG meeting held - 26 Mar</li> <li>AFC meetings held - 10 Feb</li> <li>Project Coordinator and Major Project Manager roles filled</li> </ul>	<p>On time</p> <p>On time</p> <p>On time</p>
<b>Next Quarter New Goals</b>	<ul style="list-style-type: none"> <li>Regional Future Vision</li> <li>NTDC Website renewal</li> <li>Population Program</li> <li>NTRLUS Review</li> <li>MRG meeting</li> </ul>	<ul style="list-style-type: none"> <li>Scope process with LGA members</li> <li>RFQ to creative agencies</li> <li>Partnership negotiation with LGAs, State Govt and Industry Associations</li> <li>Regional Strategic Directions set, Infrastructure Audit undertaken</li> <li>To be held on 2 Jul</li> </ul>	

NTDC is committed to providing succinct and transparent updates on the work we plan to do and what has been delivered. A three-year strategic plan, annual work plan and budget have been endorsed by the Member Representative Group to guide and direct our work.

Our quarterly reports reflect the work, milestones, and targets agreed to through these documents.

For feedback on this planning and reporting, please get in touch with CEO Chris Griffin at [ceo@ntdc.org.au](mailto:ceo@ntdc.org.au) or 0402 628 768





## REGIONAL DEVELOPMENT

*Guide regional  
economic development  
in Northern Tasmania*

### Regional Land Use Strategy Review

The Regional Planning Group continued delivering Phase 1 of the Regional Land Use Strategy Review. The group and Ethos Urban drafted a State of Play Report, detailing the current planning related context of the region and each LGA. This work combined with consultation relating to Regional Strategic Directions (in May) will guide the renewed regional land use strategy for the region.

NTDC also commenced the procurement for suitably qualified agency support to undertake Phase 2 of the review, an infrastructure audit of the region. Following this phase, the drafting of NTRLUS will commence in late 2025.



### Northern Population Program 2025

Following the review of the 2019 Population Taskforce Strategy, publishing of the TPE discussion paper on the region's population challenges and opportunities, and a leadership workshop, a final Population Program 2025 report will soon be released for NTDC funding members to review.

What is clear is the program will need to respond to four areas of trended change, and be measurable in horizons of 1, 3, 5 and 10 years if we're to be effective in navigating what population projections are foretelling.

Four prescribed strategic priority areas include:

- Retention of international migrants
- The geographical distribution of structural ageing
- Infrastructure and service provision for young families
- The impacts of population churn

Consensus will be sought with funding members, State Government agencies and industry associations as to what programs of work can be regionalised, as well as what are acceptable stretch goals for the North in terms of measuring our progress.



## Federal Election Campaign Advocacy

NTDC's advocacy program for this federal election has focused on the following key activity:

- Collaboration with funding members and industry associations
- Published prospectus for both Bass & Lyons (North) electorates
- Letters to Federal and State MPs presenting regional priorities
- Local news media events with funding members and the Launceston Chamber of Commerce
- Morning radio with the ABC
- Opinion pieces published in the Examiner newspaper
- A full-page newspaper advertisement and digital advertising on the day prior to polling - Friday 2 May



## Regional Priority Project Prospectus

NTDC published two prospectus leading up to the 2025 Federal Government election; one for each electorate (Bass and Lyons, North). Each document detailed top 3 priorities.

Top 3 priorities for Bass

- Bell Bay Marine Precinct
- Northern Stadiums & Events
- Northern Trail Initiatives

Top 3 priorities for Lyons (North)

- Launceston Airport Precinct
- Northern Roads Initiative
- Northern Recreation Facilities

The prospectuses also list other priority projects and two key initiatives in response to the population program: a Care Facility Feasibility Study, and Workforce Retention Initiatives

For the most up to date versions, go to [www.ntdc.org.au](http://www.ntdc.org.au)

## REGIONAL COLLABORATION

*Work together to  
achieve regional  
outcomes and advance  
regional priorities,  
strategies and policies.*



## MEETINGS AND COLLABORATIONS

*Advocate for our region  
with key influencers  
whilst gaining  
knowledge and sharing  
insights with shapers of  
our future prosperity*

### Meetings

Chris and Alli meet with a range of key influencers this quarter including the following meetings:

- Labor federal candidate meetings - Bass & Lyons
- Liberal federal candidate meetings - Bass & Lyons
- Suncable update
- RDA Tasmania
- Northern Regional Planners Group meetings
- Basslink Regulatory reference group
- TransLINK meetings: TasWater, TasRail, Launceston Airport, OCG
- Stadiums Tasmania
- Tas Institute of Agriculture
- NTARC Steering Committee
- CRC Time
- Tasmania Green Hydrogen Hub Director
- State Government, Premier's Office, Rob Fairs MP
- St Lukes re AgriCultured sponsorship
- MRG Meeting
- TransLINK Intermodal Facility steering Committee meeting



### Events and Forums

This quarter was full of events and forums allowing us to share knowledge on our key priorities as well as hear from experts on areas of importance to our region:

- Meander Valley Economic Development strategy workshop
- CoL Civic Reception Ikeda, Japan delegation
- UTAS launch of Launceston Institute
- TCCI vision 2028 event (Hobart)
- Visitor Economy Regional Gathering (Tourism Tasmania)
- Tamar Valley Leaders Lunch
- ACCN conference Geelong
- DSG Northern Region Connect meeting
- AusIndustry Net Zero forum
- Tamar Net Zero workshop





## agriCULTURED – Program Launch

As custodians of this Tasmanian Festival of Gastronomy, NTDC was proud to share in the launch of the program on 15 April.

Talks, tastings, workshops, gatherings. Curated dinners. Shared knowledge. Unexpected encounters. agriCULTURED brings together people working with land, food and culture, asking big questions, and sharing real stories.

**agriCULTURED**  
31 July – 3 August 2025

## Gastronomy Community Pledge

The Gastronomy Northern Tasmania sub-committee is developing a program by which our communities can co-design a pledge for the future sustainability of our food system.

Often referred to as a manifesto, this shared aspiration will guide and direct our region's food culture as we tackle low levels of food literacy and security, whilst supporting the innovation of our food businesses.

More will be shared on how local councils and councillors to get involved.



## UNESCO Engagements

A core part of NTDC's support is liaising with the UNESCO Creative City Network, sharing knowledge between the nearly 60 Cities of Gastronomy across the globe. This quarter we attended the annual the Australian Creative Cities Network conference held in Geelong, attended bi-monthly online forums and assessed performance of five other Creative City four yearly reviews.

**GASTRONOMY  
NORTHERN  
TASMANIA**

*Connecting the threads  
of food, farming,  
culture, creativity and  
community to shape a  
food future that is  
equitable, sustainable  
and uniquely  
Tasmanian.*





## ORGANISATIONAL STRENGTH

*Develop a robust organisation that achieves a sustainable financial position, values and develops our team, and creates value for our members, industry and community.*

### NTDC Member Representative Group

NTDC met with seven northern mayors and/or their proxy's representing our funding membership on 26 March.

Key topics discussed included: NTRLUS Review progress & MOU with State Government, Federal election advocacy, TransLINK Intermodal Facility, and Population Program 2025 progress

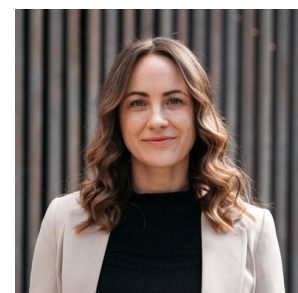
NTDC is scheduled to hold the next Member Representative Group meeting on 2 July.

### NTDC Team Presents

The first quarter of this year saw team changes for us. We farewelled Fiona Turney as our inaugural Project Coordinator, whilst welcoming Stephanie Lodder in her place. Jade Kaye joined the team as Major Project Manager, enabling TransLINK Intermodal Facility project.



We welcomed the agriCULTURED team into our tribe, Sarah Blacklock, Executive Producer and Kimberley Pease, Business Manager.





## CONTACT US

PO BOX 603  
LEVEL 1, SUITE 1, 63 - 65 CAMERON ST  
LAUNCESTON, TASMANIA, 7250  
+61 400 338 410 | [ADMIN@NTDC.ORG.AU](mailto:ADMIN@NTDC.ORG.AU)  
[WWW.NTDC.ORG.AU](http://WWW.NTDC.ORG.AU)

**Department of Premier and Cabinet**

Executive Building 15 Murray Street HOBART TAS 7000 Australia  
GPO Box 123 HOBART TAS 7001 Australia  
Ph: 1300 135 513 Fax: (03) 6233 5685  
Web: [www.dpac.tas.gov.au](http://www.dpac.tas.gov.au)



Dear General Manager

**Councillor allowance information sheet**

Please note the Councillor Allowance Information Sheet provided to you, by the Acting Minister for Local Government, in relation to the remaking the *Local Government (General) Regulations 2015* contained minor administrative errors. On behalf of my Office, I apologise for any inconvenience this may have caused.

The errors related to the base councillor allowances for the three councils in category two and the four councils in category seven. These amounts have now been corrected in the enclosed Councillor Allowance Information Sheet. The revised figures will of course be reflected in the Regulations, soon to be remade.

If you have any questions or would like further information, please contact the Office of Local Government by email to [localgovernment@dpac.tas.gov.au](mailto:localgovernment@dpac.tas.gov.au) or via phone on 6232 7022.

I sincerely appreciate your understanding with this matter.

Kind regards

Mike Mogridge  
**Acting Director of Local Government**

19 May 2025

Enclosed: Councillor Allowance Information Sheet June 2025

25/86514

## **Councillor Allowances – updated for June 2025**

### **Recalculation of allowances**

There was a recalculation of and increase in councillor allowances that occurred when the *Local Government (General) Regulations 2025* (the Regulations) were remade in 2025.

**The increased amounts for councillor allowances in Table 1 below are to be used to pay councillors from 24 June 2025 until allowances are adjusted by an inflationary factor on 1 November 2025, as per the usual annual process.**

The remake of the Regulations provided an opportunity to recalculate councillor allowances to better align for national superannuation practices. In 2014 councillor allowances expressly included an additional 9% to make up for the lack of legislated superannuation. Following recalculation, councillor allowances now include a 12% component which equates to the Australian Government's 2025 Superannuation Guarantee.

### **Councillor allowance annual process**

#### **Legislative basis**

Section 340A of the *Local Government Act 1993* (the Act) entitles councillors to allowances as prescribed in regulations. Mayors and deputy mayors are entitled to allowances in addition to those payable to them as councillors.

Regulation 49(2) of the Regulations specifies the allowances payable to councillors, mayors, and deputy mayors. Regulation 49(3) entitles deputy mayors to receive the allowance payable to the mayor when they act in the role for four consecutive weeks or more.

The allowances payable are set out in Schedule 4 of the Regulations.

#### **Indexation**

Regulation 49(2) establishes an indexation process so that allowances are adjusted from 1 November each year by multiplying the allowances for the previous year by the inflationary factor for the current year.

The inflationary factor is calculated using the Australian Bureau of Statistic's Wage Price Index (WPI) for Tasmania. The Department of Treasury and Finance references this data in its WPI information sheet each quarter which can be found on Treasury's website: [www.treasury.tas.gov.au/economy/economic-data/economic-data-releases-for-tasmania](http://www.treasury.tas.gov.au/economy/economic-data/economic-data-releases-for-tasmania).

The formula for arriving at the inflationary factor is:

(Current Tasmanian June quarter WPI) divided by (Previous Tasmanian June quarter WPI)

Table 1 shows the allowances payable from 24 June 2025. These are rounded to the nearest whole dollar, consistent with the Regulations.

### **Payment**

Regulation 49(3) requires the annual allowance to be paid in monthly or fortnightly instalments. Section 340A(2A) of the Act requires that allowances be paid in arrears.

### **Foregoing allowance**

Section 340A(3) of the Act enables a councillor, mayor or deputy mayor to decide not to receive part or all of an allowance. Where this prerogative is exercised, the General Manager is to be notified in writing. As the allowances are annual allowances payable monthly or fortnightly in arrears, any such notification is not revokable retrospectively.

### **Reporting**

Section 72(1)(cb) of the Act requires each council to include in its annual report a statement of the total allowances and expenses paid to the mayor, deputy mayor and councillors.

### **Allowances payable to councillors**

Table 1: Councillor allowances 24 June 2025

<b>Council</b>	<b>Allowance for councillors</b>	<b>Additional allowance for deputy mayors</b>	<b>Additional allowance for mayors</b>
Hobart City	\$44,959	\$29,036	\$112,399
Launceston City	\$44,959	\$29,036	\$112,399
Clarence City	\$36,398	\$25,290	\$90,989
Glenorchy City	\$36,398	\$25,290	\$90,989
Kingborough	\$36,398	\$25,290	\$90,989
Devonport City	\$27,563	\$21,544	\$68,911
Central Coast	\$27,563	\$21,544	\$68,911
West Tamar	\$27,563	\$21,544	\$68,911
Burnie City	\$27,563	\$21,544	\$68,911
Huon Valley	\$18,734	\$17,795	\$46,831
Meander Valley	\$18,734	\$17,795	\$46,831
Sorell	\$18,734	\$17,795	\$46,831
Brighton	\$18,734	\$17,795	\$46,831
Waratah-Wynyard	\$18,734	\$17,795	\$46,831
Northern Midlands	\$18,734	\$17,795	\$46,831
Latrobe	\$15,657	\$14,986	\$39,145
Derwent Valley	\$15,657	\$14,986	\$39,145

<b>Council</b>	<b>Allowance for councillors</b>	<b>Additional allowance for deputy mayors</b>	<b>Additional allowance for mayors</b>
Circular Head	\$15,657	\$14,986	\$39,145
Break O'Day	\$15,657	\$14,986	\$39,145
Dorset	\$15,657	\$14,986	\$39,145
George Town	\$15,657	\$14,986	\$39,145
Glamorgan-Spring Bay	\$13,185	\$13,113	\$32,963
Southern Midlands	\$13,185	\$13,113	\$32,963
Kentish	\$13,185	\$13,113	\$32,963
West Coast	\$13,185	\$13,113	\$32,963
Tasman	\$11,537	\$12,177	\$28,842
Central Highlands	\$11,537	\$12,177	\$28,842
King Island	\$11,537	\$12,177	\$28,842
Flinders	\$11,537	\$12,177	\$28,842

Disclaimer: Advice on legislation or legal policy issues contained in this paper is intended for information and general guidance only. Such advice is not professional legal opinion.

For more information contact the Office of Local Government via email to [localgovernment@dpac.tas.gov.au](mailto:localgovernment@dpac.tas.gov.au) or by phone on 6232 7022.