

## COUNCIL - 11 June 2026 Attachments

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**From:** [REDACTED]  
**Sent:** Thu, 28 May 2026 11:53:52 +1000  
**To:** "Contact Us" <contactus@launceston.tas.gov.au>; [REDACTED]  
<rocives@gmail.com>  
**Subject:** Questions without notice

Council Meeting

28<sup>th</sup> May 2026

[REDACTED]

West Launceston

**COL council decision making about Heritage properties listed for development or demolition.**

Currently planning process does not allow for interim protection of unlisted properties. For example the recent demolition at 180 George Street.

The problem facing local heritage is the lack of interim protection for unlisted Heritage Places and Precincts.

There is currently a gap in interim protection for locally listed heritage in Tasmania. Under the [Tasmanian Planning Scheme](#), there is no protection for unlisted or 'character' properties, even those identified for or currently in the process of being listed on the Local Heritage Register.

Heritage precincts are essential if we are to take more seriously the heritage value of Launceston. They preserve and maintain not only the individual buildings, but also the historic streetscapes and foster a sense of place and community.

Take the unfortunate development corner of Charles and Frederick Street.

**Would Council look at this issue within the planning scheme and take steps to propose an interim protection clause is inserted into the planning laws?**

**What can be done to ensure planning decisions are based on knowledge of the sacredness of intact street scape protections?**

Education of councillors about our historic city heritage is needed to shift from the general to deeper knowledge.

**Could there be an induction phase for all newly elected councillors to be given some insight about the history and value of heritage as part of their requirement for representing the community?**

Launceston's heritage is of world value and will always attract tourism dollars if we make the necessary changes to fully protect it .

**From:** "Ros Lewis" [REDACTED]  
**Sent:** Wed, 6 May 2026 13:37:24 +1000  
**To:** "Contact Us" <[contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au)>  
**Subject:** ATT. CEO: Question with notice - 14 May Council meeting  
**Attachments:** Questions with notice for 14 May 2026 Council Meeting.docx, City of Sydney Motion to the Australian Local Government Association National General Assembly - .pdf, 2019-08-08 LCC declares climate emergency.docx

----- Forwarded message -----

**From:** Ros Lewis [REDACTED]  
**Date:** Tue, May 5, 2026 at 10:03 PM  
**Subject:** Question with notice - 14 May Council meeting  
**To:** Contact Us <[contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au)>

Please pass this on to the correct person so that my questions get into the agenda of the council meeting.

Thankyou,

Ros Lewis [REDACTED]  
[REDACTED]

3 Questions with notice

Launceston City Council Meeting, 14<sup>th</sup> May 2026.

From Ros Lewis, [REDACTED].

On 8<sup>th</sup> August 2019, Launceston City declared a climate emergency. The Council is still working to implement the resolutions passed on that date.

7 years on, risks are increasing and costs are rising. In Launceston, flood is the major risk. Across the country, flood, fire and disease risks increase. Will councils have to step in as a safety net, when properties become uninsurable?

In June at the Australian Local Government Association, Sydney City Council will propose a national fund to help councils to pay for mitigation, emergency response and recovery. They say that money should come from a levy on polluting companies, specifically fossil fuel companies.

It seems fair to me.

I have sent a copy of the Sydney City motion to all Councillors.

My questions.

1. Is Launceston going to support the City of Sydney motion in Canberra 23-25 June at the Australian Local Government Association conference?
2. Who from the Launceston Councillors and staff will represent us at that conference?
3. How much (what proportion) of our budget does climate change currently cost the City of Launceston? That includes mitigating for disasters, emergency response and recovery after.

I attach a copy of the City of Sydney motion and of the 2019 Launceston City Council emergency declaration.

Ros Lewis  
[REDACTED]

## Resolution of Council



**23 February 2026**

### **Item 12.7**

#### **Motion to the Australian Local Government Association National General Assembly - National Climate Adaptation Funding and Accountability for Australian Cities**

Moved by Deputy Lord Mayor Councillor Miller, seconded by Councillor Worling –

It is resolved that:

- (A) Council note:
- (i) while the Australian National Adaptation Plan (2025) invites local governments to develop climate adaptation plans, it creates an "unfunded mandate" by failing to provide the necessary capital to execute them;
  - (ii) across Australia, local councils are facing a crisis where communities are becoming "uninsurable," shifting the ultimate financial safety net onto municipal budgets;
  - (iii) this motion seeks a federally-administered solution that shifts the fiscal burden from ratepayers to the industries primarily responsible for climate-related damage;
  - (iv) local councils own and manage billions of dollars in infrastructure currently threatened by climate-impacted events, including floods, water damage, and bushfires;
  - (v) existing constraints on local government revenue-raising mean councils cannot address these increasing costs without significantly compromising other essential local services; and
  - (vi) a Parliamentary Inquiry with regional hearings is essential to capture the lived experience of climate-impacted communities and the specific insights of local government leadership; and

- (B) Council endorse the following motion for submission to the 2026 Australian Local Government Association (ALGA) National General Assembly:

That ALGA calls on the Federal Government or Parliament to:

1. acknowledge that the increasing costs of climate change—including disaster recovery from storms, floods, and bushfires, and community resilience building for heatwaves and sea-level rise—place an unsustainable financial burden on local government.
2. recognise the inequity where local governments and communities bear these costs despite not being responsible for the 75% of climate pollution generated by major coal, oil, and gas corporations.
3. establish a Parliamentary Inquiry into the adequacy of the 2025 National Adaptation Plan, specifically addressing the lack of additional funding for local governments to deliver mandated adaptation responses.
4. ensure this Inquiry identifies concrete revenue sources to meet investment needs, including the implementation of taxes or levies on the coal, oil, and gas industries aligned with the climate damage their products cause.
5. establish a National Climate Compensation Fund with a dedicated funding stream for local governments, commensurate with the scale of the financial risks identified in the 2025 National Climate Risk Assessment.

Carried unanimously.

X113761

<https://www.launceston.tas.gov.au/News-Media/City-of-Launceston-declares-climate-emergency>

[Home](#) / City of Launceston declares 'climate emergency'

**City of Launceston declares 'climate emergency'**

Published on 09 August 2019



The City of Launceston has become the third Tasmanian local government authority to declare a climate emergency after a notice of motion won unanimous support this week.

The Council vote follows similar recommendations adopted by both Kingborough and Hobart City councils.

Councillor Nick Daking's notice of motion called on the Council to act on four resolutions:

- To acknowledge the urgency created by climate change that requires immediate and collaborative action across all tiers of government;
- That Council writes to all State and Federal parliamentarians whose offices lie within the City of Launceston municipal boundaries, and to the Prime Minister, the federal Opposition Leader and the Tasmanian Premier, expressing its position on the climate emergency;
- Immediately conduct an audit of all City of Launceston operations to obtain current base line Greenhouse gas emission levels; and:
- To complete the Council's Sustainability Strategy by December for implementation starting in 2020.

Cr Daking's notice also called for the implementation of an action plan to strive towards becoming 100 per cent carbon neutral by 2025, the implementation of an action plan to move towards 100 per cent renewables as an energy source by 2025 and to plan for engaging and working with the community, business and not-for-profit sectors to reduce community emissions and move towards renewables.

In 2016, Victoria's Darebin City became the first council in Australia to declare a climate emergency, with Launceston becoming the 32nd nationwide to adopt a similar position.

In his notice of motion, Cr Daking wrote that while the Council has been active in both adapting to and/or mitigating the impacts of Climate Change for many years, there was still much that could be done.

"Our strong actions and decision-making around flood mitigation and adaptation for the city over the years are clear for all to see," Cr Daking said.

Other strategies already adopted include capturing methane gas its landfill site at Mowbray, the implementation of its Food Organics Garden Organics (FOGO) service for green waste, the installation of an electric vehicle recharging station and LED street lighting, as well as the installation of solar panels at the Launceston Aquatic Centre.

**From:** [REDACTED]  
**Sent:** Thu, 28 May 2026 15:51:19 +1000  
**To:** "Contact Us" <contactus@launceston.tas.gov.au>  
**Subject:** Public Questions Without Notice

Dear Sir/Madam,

**Reference - Public Questions Without Notice - Council General Meeting 28<sup>th</sup> May 2026**

Please find below my questions from today's meeting.

Question 1. Response to Questions Without Notice - Council General Meeting 14<sup>th</sup> May 2026.

It is my understanding that council has a policy of not answering Questions Without Notice in a meeting if they relate to an item on the meeting agenda and treats them as a Question On Notice. Would council reply at the next meeting please as perhaps a response has been overlooked?

Question 2. The majority of the CCTV cameras on bus stops in St. John Street are long-term inoperative. Council was unequivocal in Mayor Garwood's motion 31 July 2025 (item 19.6) that the role of CCTV in Launceston as operated by council is "*not public safety or crime prevention... focuses only on managing Council facilities ... not broader public safety*".

I am at a dead-end. Where do I go from here as State and Federal funds were provided to council for public safety cameras and other government agencies (including Metro) believe council is responsible.

Question 3. At the risk of being repetitive, is there anything Council can look at with the CCTV cameras in St. John Street bus interchange?

Thank you,  
Yours faithfully,  
[REDACTED]

**From:** "[REDACTED]" <[REDACTED]>  
**Sent:** Tue, 2 Jun 2026 20:21:56 +1000  
**To:** "Contact Us" <contactus@launceston.tas.gov.au>  
**Subject:** Attn: CEO - Public Question Submission

Hi there,

I wish to submit the following questions to the Council for the next public Council Meeting as 'Questions on Notice' please.

Question 1: Legal Basis

QVMAG holds one of Tasmania's most significant collections of artworks and historical images, including nationally important works that document the landscapes, people and history of northern Tasmania and colonial Australia, and works by some of Australia's most important nineteenth- and early twentieth-century artists, including Tom Roberts, John Glover, Thomas Bock and W. B. Gould. These works are not merely collection items; they are part of the shared cultural inheritance of the community and represent a unique asset for education, research, storytelling, publishing, tourism and public engagement.

Many of the artworks and historic images held by QVMAG are long out of copyright and form part of the public domain. **Given that a faithful digital reproduction of a two-dimensional public domain artwork is widely recognised internationally as not creating a new copyright interest, what is the Council's legal basis for asserting copyright notices, licensing restrictions, or reproduction fees over digital scans of public domain works held by QVMAG?**

Question 2: Consistency with Council Policy

Through initiatives including the Launceston City Deal, the Launceston Place Brand, and the City of Launceston Cultural Strategy, Council has committed to leveraging Launceston's cultural assets, reducing barriers to cultural participation and knowledge, strengthening community pride, and promoting the city as a year-round cultural tourism destination. Moreover, QVMAG's online collection states that it seeks to "maximise public access" to its collections. However, users are required to agree to conditions prohibiting the downloading, saving, sharing, publication or reuse of images, including reproductions of artworks that are already in the public domain. It seems contradictory for QVMAG and the Council to claim to 'maximise public access' while telling people they cannot even save an image of a public-domain artwork for personal appreciation, study, or research. **How does the Council reconcile these restrictions with its stated objective of expanding access to culture and promoting Launceston's cultural assets?**

Question 3: Policy Reform

**Will the Council commit to reviewing and removing copyright claims, licensing restrictions and reproduction fees applied to digital reproductions of public domain artworks in QVMAG's collection, and instead adopt an open-access approach consistent with leading cultural institutions internationally, so that educators, researchers, historians, writers,**

**artists, tourism operators and the wider community can freely share and promote  
Launceston's cultural heritage?**

Thank you in advance for considering and answering my questions.

Sincerely,  
Melissa Straughan

LAUNCESTON LOCAL PROVISIONS SCHEDULE  
LOCAL HERITAGE PRECINCT

LAU-Table C6.2 Local Heritage Precincts

<b>Reference Number</b>	<b>Town/Locality</b>	<b>Name of Precinct</b>	<b>Description, Statement of Local Historic Significance, Historic Heritage Values and Design Criteria / Conservation Policy</b>
LAU-C6.2.#	Invermay	Mayne Street	Refer to attached Datasheet LAU-C6.2.#

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

Date

Sam Johnson  
Chief Executive Officer

**TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE**  
**Amendment PSA-LLP0038 - Mayne Street Heritage Precinct**

Amend the Tasmanian Local Provisions Schedule maps as below



1:5,000

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

Sam Johnson  
Chief Executive Officer

Date

**Table C6.2 Local Heritage Precincts Datasheet - LAU-C6.2.X**

**Mayne Street Heritage Precinct**

**DESCRIPTION**

This datasheet applies to all land located within the Mayne Street Heritage Precinct ('the Precinct') included within Table C6.2 - *Local Heritage Precincts* and assists assessment of development against clauses C6.7.1, C6.7.3 and C6.10.2 of the *Local Historic Heritage Code* within the *Tasmanian Planning Scheme*.

The Mayne Street Heritage Precinct is of Local heritage significance.

**PRECINCT EXTENT**

The Mayne Street Heritage Precinct is situated in Invermay, with Mayne Street acting as the central street or 'spine' of the Precinct. The Precinct also encompasses portions of Home, Holbrook, Keith, and Graham Streets. The Precinct is considered residential with an education facility (Invermay Primary School - Tasmanian Heritage Register listed) located at its core.

Exclusions from significance include any existing modern additions or extensions approved under the standards of the Tasmanian Planning Scheme

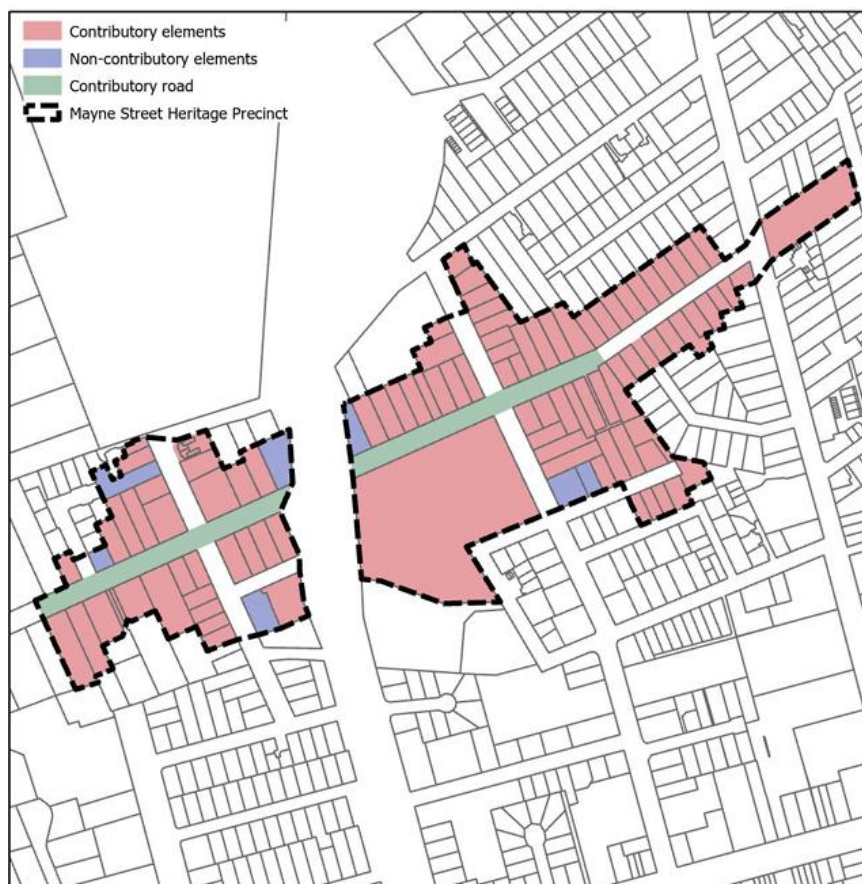


Figure 1 - Mayne Street Heritage Precinct Map

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE AND VALUES

(a) Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:

(i) local history -

The Mayne Street Heritage Precinct in Invermay presents architectural forms ranging from Late Victorian, Federation, Inter-War and Post-War, in addition to present-day development. The Precinct is of historical significance in its ability to demonstrate a late nineteenth century subdivision within Launceston. The place exhibits modest residential life, particularly of the Federation and Inter-War era, in architectural styling of housing, and showcases a landmark quality educational institution in Invermay Primary School.

A sandstone ridge runs through the Mayne Street Heritage Precinct, creating an elevated spur of land on the river plains of the North Esk and Kanamaluka/River Tamar. The unique land feature was recognised during early settlement for its agricultural potential as there was a shortage of good agricultural land in close proximity to Launceston. As a result of this slight elevation, Mayne Street would become known as 'Invermay Island' (Rechberger, 2016).

The Precinct is visible on the *Plan of Launceston and Vicinity* prepared by Surveyor William Stanley Sharland in August 1826 (Figure 2) and the *Launceston and its Vicinity* plan prepared by Thomas Scott in 1832 (Figure 3).

The land encompassing the Precinct was originally granted to two land holders; John Tibbs and Edward Hyland. John Tibbs (convict/settler) was officially granted 60 acres to the west of the Precinct in 1823 and Edward Hyland (convict/settler) received 30 acres to the east of the Precinct 1813. John Tibbs farmed the land 'cultivating wheat, cattle and sheep' (Rechberger, 2016, p.7). A flour windmill can be seen on the two early maps (Figure 2) and (Figure 3). In 1834, John Tibbs' land was sold to surgeon Thomas Landale for £875 (Cassidy & Preston, 2000). Landale owned the parcel until his death in 1851, when land was subdivided by the Landale estate.

Development of residential properties began in the late 1800s, particularly on the western end of the spur, many of which remain today. Large, late Victorian and early Federation homes were built for well-known members of Launceston society.

Land for the public park Caledonian Square was surveyed and given to the Invermay Town Board by the State Government in 1896 and can be identified on the 1889 Invermay Map (Figure 6). The name of the park reflects the strong Scottish heritage prevalent in Launceston during the late 19<sup>th</sup> century.

Invermay Primary School opened in 1889 on the corner of Mayne Street and Holbrook Street on three acres of the subdivided Landsdale Estate. It was designed by Government architect William Waters Eldridge (*The Mercury*, 3 April 1933, p.6). Invermay Primary School is listed on the Tasmanian Heritage Register (THR ID 4465) and features a Victorian Free Gothic building, with later 1911 additions. The school has played an important role in Mayne Street Heritage Precinct history, providing accommodation for the homeless during the 1929 floods and utilised for 'Air Raid Precaution practices' during the Second World War (McQuestin, 1989, p.9).

In 1836, 24 acres of Edward Hyland's land was granted to David Kennedy (Libraries Tasmania) (Figure 4), and he began subdividing in the same year. This land parcel included the east end of Mayne Street, at the time still named Burns Steet (Figure 4). The slight bend on the eastern end of Mayne Street, where Burns Steet and Mayne Street originally connected was formed due to the original configuration of the early land grants. On the updated Invermay map c1960s (Figure 5) Burns Street was renamed and became a part of Mayne Street (Libraries Tasmania).

The turn of the century brought further expansion and industry to Mayne Street. The Invermay Road tramline was officially opened in 1911, enabling further access and development of the area. A decade later, the Kelsall & Kemp Ltd Woolen Mill opened in 1923 at the western end of Mayne Street, establishing a strong industrial presence within the area. The mill produced flannel and hard wearing domestic and work cloth, later becoming an important part of Tasmania's contribution to the WWII war effort (QVMAG, n.d., p. 2.). The mill ceased operation in 1977, with buildings demolished in 1996. Many of the mill's employees lived in the Invermay area, including Lewis (Leu) Stanley Duncan (30 Mayne Street), known locally as the 'Mayor of Main Street' (Rechberger, 2016 p.65), who worked at the Kelsall & Kemp Mill for 50 years. Mayne Street residents recall watching workers from the mill riding bikes up Mayne Street to Invermay Road (QVMAG, 2022) as captured in an iconic 1940s photograph from the Queen Victoria Museum & Art Gallery collection (Figure 8).

Due to the sought-after elevation of Mayne Street, building allotments were advertised as 'best position' and 'high and dry' in the Launceston Examiner in the early 1900s (*Launceston Examiner*, 12 December 1906). This advertising proved to be accurate, as the 1929 Launceston Flood Map shows the Mayne Street Heritage Precinct as one of the only areas in Invermay that remained unflooded (Figure 7).

During the 1970s and 1980s, Mayne Street was split into two and several residences were removed for the development of the East Tamar Highway Northern Outlet.

(ii) creative or technical achievements -

The Precinct is significant in demonstrating a high degree of technical achievement and compositional balance as an identified Heritage Precinct presenting well-designed historic residential, educational, and commercial premises. The streetscapes are highly intact, largely demonstrating late Victorian, Federation and Inter-War architecture, constructed during the period of expansion of the city's suburban areas spreading out along Launceston's tram lines.

(iii) a class of building or place -

A good representative example of a Heritage Precinct presenting historic change over time, featuring building forms ranging from Late Victorian Transition to Federation, Inter-War and Post-War, in addition to present-day development. The Precinct maintains intact streetscapes remnant from an original late nineteenth century subdivision. The area forms a fine homogenous historic precinct.

Street trees and grass verges on Mayne Street are considered to contribute to the significant heritage values of the Precinct.

(iv) aesthetic characteristics -

The Mayne Street Heritage Precinct is collectively considered to contribute aesthetically and historically to wider Launceston, presenting a variety of architectural styles which developed from the late Victorian era and into the Inter-War period. The Precinct presents original and significant external detailing, finishes and materials representative of its architectural form with a high degree of integrity. The Precinct residences are timeless, homely and honestly expressed in their architectural styles, with use of natural materials and colouring. Individually and collectively the residences are a good representative examples of their types.

The Mayne Street Heritage Precinct demonstrates cohesion through its picturesque roofscapes (pitched and hipped roofs), tall chimneys, decorative leadlight windows and tree lined streetscapes, including native and introduced species. Many of the homes in the Precinct have retained their original names. These adorn residences on feature name plates, a trend that was made popular in the Federation era.

The western end of Mayne Street was the first area of development in the Precinct and includes a variety of fine, late Victorian and early Federation residences, including: number 77 Mayne Street, built in 1908 by J & T Gunn, number 66 Mayne Street 'Sunnyside', built in the early 1890s and number 55 Mayne Street, built in 1895.

Number 64 Mayne Street represents an excellent example of a large Federation suburban villa. Built in 1895, the villa presents classic Queen Anne and Arts & Crafts features. Key stylistic elements include, use of unpainted/unrendered face brick, vertical half timbering on roughcast stucco gables, predominant roughcast stucco chimney stacks, terracotta shingled roof tiles accented with terracotta decorative ridge capping, 'ball top' and 'ram's horn' finials, geometric brackets, diamond and floral design leadlight glass and projecting bay windows.

Number 62 Mayne Street presents an excellent example of a small late Federation suburban villa. Built by Henry Goodluck in 1913, the residence demonstrates subtle shifts in stylistic elements from early Federation designs. Characteristics include, use of unpainted/unrendered face brick, asymmetrical massing, decorative Queen Anne style half timbering, predominant chimneys with terra cotta pots, predominant finial, corrugated iron gabled roof and straight sloped verandah with highly decorative wooden friezes in a unique design, referred to as an 'octopus', 'pumpkin' and 'flower' by various Heritage Consultants. Both number 64 and 62 Mayne Street feature in the publication, *Towards the Dawn: Federation Architecture in Australia 1890-1915*.

Number 67 Mayne Street, presents an exemplary example of an early Inter-War bungalow. The residence, 'Halbiswynn,' was built in 1919. In excellent condition, its principal characteristics include use of unpainted/unrendered face brick, vertical half timbering on roughcast stucco gables, predominant roughcast stucco chimney stacks, terracotta shingled roof tiles accented with terracotta decorative ridge capping and 'ball top' finials, leadlight glass door and windows featuring Art Nouveau floral designs and curved bay windows. The property's palm tree in the front garden is considered of particular significance, as a prominent landmark quality planting.

Located opposite Invermay Primary School, number 34 Mayne Street presents an excellent and rare example of a late Victorian cottage with surviving attached corner shop. Key stylistic features for this unique residence and shop include, use of unpainted/unrendered face brick, hipped roofs, predominant chimneys, leadlight glass, eaves brackets, bull nosed verandahs with ironwork brackets and decorative posts with bead moulding.

Number 21 Home Street, built in 1919, and number 33 Mayne Street built in 1927, present fine examples on Inter-War residences, featuring the use of unpainted/unrendered face brick, gabled roofs, predominant chimneys, precision brickwork, porthole windows and decorative leadlight glass.

The east end of Mayne Street is populated by a cohesive collection of fine Federation cottages. Designed in a simplified Queen Anne style, these cottages compliment the larger residences at the west end of Mayne Street. Many of these cottages were built in the 1910s, with builder Andrew Waugh 'responsible for many of the houses in Mayne Street after 1914' (Morris-Nunn, 1987, p. 268). Key stylistic elements include weatherboard cladding, galvanised iron roofs, vertical half timbering on roughcast stucco gables, verandahs with timber detailing, decorative fretwork and timbers finials, Art Nouveau inspired porthole windows featuring highly decorative leadlight windows adorned with floral designs, characteristic square windowpanes of coloured glass in projecting bays and landscaped cottage gardens.

Caledonian Square is a public park located 'directly opposite the end of (Mayne) street on its major axis' (Davies, 2007). Caledonian Square maintains aesthetic significance individually, whilst view lines between the Square, across Invermay Road to Mayne Street are of particular significance, creating a visual focal point in the locality.

<p>The Precinct's buildings and streetscape form part of a large and very significant group of exceptionally fine residences that characterise Launceston and give the city much of its recognised character. Street trees, setbacks, prominent plantings, grassed verges and subdivision pattern are considered of particular aesthetic significance.</p>
<p>(b) Significance of the local heritage place and its values because of its association with:</p>
<p>(i) a particular community or cultural group for social or spiritual reasons -</p> <p>Mayne Street is likely to hold social significance for past and present students, teachers and parents of Invermay Primary, known as a place holding strong community connections.</p>
<p>(ii) the life or works of a person, or group of persons, of importance to the locality or region -</p> <p>The Mayne Street Heritage Precinct is associated with the prominent government architect William Waters Eldridge, designer of the Invermay State School. The Precinct also reflects the craftsmanship of Launceston builders, including Henry Goodluck, J. &amp; T. Gunn and Andrew A. Waugh, each of whom contributed significantly to the subdivision's distinctive architectural character.</p> <p>The Mayne Street Heritage Precinct has been home to and associated with many prominent Launcestonians, including, but not limited to, James Allan Guy - Politian &amp; Alderman Launceston City Council 1928-1931, Sir Kenneth Gillespie - Founder of the Tasmanian Ballet and Raymond Pullen - Headmaster of Invermay State School 1945-1962.</p>

## GUIDANCE

All properties have been graded in regard to their importance and consistency with the significance of the Precinct (*contributory* and *non-contributory*) as detailed in the Heritage Precinct map (Figure 1).

**Contributory:** A contributory place holds local historic heritage significance, contributing to the character of a Heritage Precinct. Together with other related places, it helps demonstrate the Precinct's overall historic, aesthetic, or architectural value, creative or technical achievement, class or representativeness, or associative value. While generally intact externally, contributory places may show changes that do not diminish their contribution to the Precinct.

**Non-Contributory:** A non-contributory place is a building or element, that by virtue of its location, is within a local heritage Precinct but does not have values, features, or characteristics of heritage significance. These places are included within a Heritage Precinct because any development of the place may impact on the cultural heritage significance of the Precinct or adjacent significant or contributory places.

Trees are considered to be contributory if they are street trees, or where they have a height greater than 5m and a single trunk circumference of 1m or more, measured from a height of 1m above existing ground level.

When visible from any road or public open spaces within 100m of the Precinct boundary or within the Local Heritage Precinct, whichever is greater, the following values, features and characteristics form part of the Precinct:

### **Values**

- Distinctive subdivision pattern, particular to Mayne, Home, and Holbrook Streets.
- Intact original streetscapes, particular to Mayne, Home, and Holbrook Streets, inclusive of single-storey dwellings.
- Groupings of houses sharing similar architectural features, presenting a coherence to streetscapes.
- Consistent materials and finishes to existing buildings, predominantly unrendered/unpainted face brick and weatherboard cladding.
- Prominent school and grounds centred within the Precinct remnant of original subdivision.
- Prominent corner shop central to the Precinct remnant of original subdivision opposite the school.
- Uniformity of structures in relation to height, roof forms, bulk, mass, scale, colouring and material, predominantly dwellings that are single storey in form and scale.
- Green spaces and public parks including Caledonian Square.
- Consistent fencing and materials and design, low height with brick pylons and timber or wrought iron, or timber paling.

### **Characteristics**

- Setbacks and settings are generally consistency across the Precinct, with close road frontages and modest front gardens.
- Single storey, Federation residences are the dominant architectural form. The Precinct also includes Late Victorian Transition to Federation, Inter-War and Post-War architecture.
- Grouping of residences, sharing uniform architectural features with clusters of houses of the same or similar design. These features include, symmetrical massing, weatherboard cladding,

galvanised iron roofs, vertical half timbering on roughcast stucco gables, verandahs with timber detailing, decorative fretwork and timbers finials, highly decorative leadlight windows adorned with floral designs and projecting bays.

- High quality streetscapes along the entire street and a variety of street plantings and grassed verges mixed with narrow pathways.
- Windows facing the street and obvious and visible entrance to the building.

***Features***

- Front verandahs with fine original detailing, including bracketed eaves, barge boards and finials.
- Original timber-framed windows and timber panelled doors consistent with the periods and styles of residences.
- Original roof forms pitched and hipped with predominantly original cladding of corrugated iron and prominent chimneys.
- Consistent forms, Late Victorian and Federation architecture, consistent materials and finishes to residences.
- Residences are a mix of time weatherboard and unrendered/unpainted face brick.
- Original decorative joinery and iron work.
- Low level fences allowing broader visibility of houses. Fence types include, rendered masonry and decorative steel, brick pylons, timber, wrought iron, concrete-post and wire garden fence.
- Predominantly European street trees.
- Signage is limited to traditional commercial buildings and the school and does not overwhelm the existing established residential character of the Precinct.

KEY PRECINCT ELEMENT FIGURES



- |   |  |
|---|--|
| 1. Late Victorian Architecture  | 11. Window and door form consistent with architectural style of residences |
| 2. Federation Architecture  | 12. Weatherboard or brick facades  |
| 3. Inter-War Architecture   | 13. Cottage-style plantings  |
| 4. Grouping of residences, sharing uniform architectural features               | 14. Natural or neutral colouring   |
| 5. Gabled or hipped corrugated iron roofs                                       | 15. Decorative details including bracketed eaves, barge boards and finials |
| 6. Single storey attached or detached   | 16. Projecting bay or large windows to gable façade                        |
| 7. Prominent chimneys   | 17. Consistent setbacks to street  |
| 8. Verandahs with fine original detailing                                       | 18. Uniformity to scale, bulk and massing of buildings                     |
| 9. Leadlight and coloured glass windows   | 19. Appropriate setbacks of new additions                                  |
| 10. Fencing form and material consistent with architectural style of residences | 20. Consistent streetscapes  |

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### CONSERVATION POLICY

The following Conservation Policy is proposed to conserve the heritage character and significance of the Precinct and to encourage the recovery of significance, particularly of streetscape elements which add to the presentation and character of the entire Precinct. Where performance criteria for Local Heritage Precincts apply, the following criteria should then be applied to guide the assessment of works.

#### Demolition of Buildings and Building Elements

1. Buildings and structures within *contributory* places are to be retained and conserved.
2. Elements not listed as part of the Precinct's *values, features or characteristics* may be removed where they enhance the character of the Precinct.
3. In determining applications for demolition to *contributory* places, it should be considered whether the demolition or removal of any part of the place will adversely affect the heritage significance of the wider Precinct.
4. In the case of demolition or removal of elements to *contributory* places which are listed as *values, features or characteristics* of the Precinct, applications must be accompanied by a demolition plan and demonstrate that:
  - a) the partial demolition or removal contributes to the long-term conservation of the heritage Precinct's significance, including its *values, features, and characteristics*;
  - b) the demolition or removal contributes to the long-term conservation of a *contributory* place;
  - c) the *contributory* place is structurally unsound and cannot be reasonably rectified, noting that the poor condition of a *contributory* place should not in itself be a reason for permitting demolition of key features and characteristics of the heritage Precinct;
  - d) the partial demolition or removal should not adversely affect built fabric that contributes to the significance of the Precinct.
5. Partial demolition of *contributory* places should not result in *facadism*, where only the very front-most parts of buildings are maintained, but the integrity and massing of the place is lost either through demolition or obtrusive additions.
6. Applications for demolition or removal of buildings, structures or landscape elements from *non-contributory* properties must be accompanied by documents that describe the use and form of the intended development.
7. *Non-contributory* elements may be removed to enhance the character and setting of the Precinct.

#### Reproduction of Features

1. Reproduction of architectural features should only occur in instances where it can be proved that they were originally present and evidence of original or earlier appearance can be provided.

**Materials and Finishes**

1. Existing unpainted, un-rendered masonry and brick exterior surfaces to *contributory* places should be retained and not be painted or rendered. This does not apply to non-original features.
2. Removal of finishes from masonry surfaces to *contributory* places must be supported by advice from a suitably qualified person, such as a heritage architect.

**Fences and Retaining Walls**

1. Original or early fences to *contributory* places should be retained.
2. Original fences may be reconstructed where historical evidence exists of their form.
3. New fences must demonstrate how they are compatible with the historic values of fencing in the Precinct.

**Open Space and Landscaping**

1. Front setbacks and open views that add to the streetscape should be retained.
2. Established and/or significant planting, hedges, and visually prominent trees should be retained, however removal may be considered if it will assist in the preservation of other items of historic heritage significance and this is supported by a report prepared by a suitably qualified person (arborist).
3. Removal, destruction or lopping of trees or the removal of vegetation should not detract from the existing character of the Precinct.
4. Nature strips are to be retained.
5. Existing street trees are to be retained.

**Subdivision**

1. Road and allotment layouts that date from the original subdivision, including their established widths, are to be retained.

**Vehicle Access, Parking, Outbuildings, and Services**

1. Original/early detached single garages should be retained.
2. Original/early outbuildings should be retained.

## DESIGN CRITERIA

The following Design Criteria have been developed to provide for new development that is commensurate with the significance of the Precinct. Where performance criteria for new work apply (refer clause C6.7.3 and C6.10.2), the following criteria should then be applied to guide the design and assessment of planning permit applications.

### Design of Alterations and Additions to Existing Buildings

Alterations and additions to existing buildings:

1. Should not alter fabric that contributes to the local heritage Precinct's significance and of any part of a *contributory* place.
2. Should not obscure fabric that contributes to the local heritage Precinct's significance and of any part of a *contributory* place that is visible from any road or public open spaces within 100m or within the Local Heritage Precinct, whichever is greater.
3. Should be located to the rear of the *contributory* place, where possible.
4. Should be located in a manner that does not detract from or dominate the significant fabric of the heritage features and/or characteristics. This may be achieved through a combination of building setback, height and physical separation as appropriate.
5. Should not rely on vegetation and fences to limit visibility from the street as these items are not considered to be permanent screening.
6. Should be sympathetic with heritage fabric and make use of materials and surface finishes that are complementary to the significant fabric of the Heritage Precinct.
7. Should use design details which are interpretive, honestly representing their modernity, while also conveying the patterns and heritage character of their surroundings and making reference to the features and characteristics of the Heritage Precinct, including, but not limited to, the type and form and arrangement of windows, doors, and façade lines.

### Design of New Buildings

New buildings:

1. Should be sympathetic with heritage fabric and make use of materials and surface finishes that are complementary to the significant fabric of the Heritage Precinct.
2. Should use design details that are interpretive, honestly representing their modernity while also conveying the patterns and heritage character of their surroundings, making reference to the features and characteristics of the Heritage Precinct, including, but not limited to, the type, form, and arrangement of windows, doors, and façade lines.
3. Should not rely on vegetation and fences to limit visibility from the street, as these are not considered to be permanent screening.

### Siting

1. New buildings and additions or alterations to *non-contributory* places should be oriented in a similar manner to adjacent *contributory* heritage places and to the Heritage Precinct as a whole.

2. New development should have a front setback equal to or greater than any adjoining contributory building, and no building, including garages, carports, or outbuildings, should be proposed within the front setback.
3. For additions and alterations to *contributory* places, new development should have side setbacks equal to or greater than the existing building.
4. For *non-contributory* places, new development should have side setbacks consistent with those of neighbouring contributory places.

#### **Building Form and Height**

1. New buildings and additions should be of a height and form that are consistent with the predominant single-storey development of the Precinct as viewed from the street.
2. Where multi-storey additions are required, they should be located in recessive positions with proportions that are subservient to the dominant character of the Precinct. For example, to the rear or beyond a main roof ridge line, and recessive from existing side walls.
3. The roof form, pitch and overall massing of new development should relate to the significant neighbouring buildings visually connected to it.

#### **Materials, Surface Finishes and Details**

1. New development should incorporate and draw from the material palette and colours characteristic of the Precinct, which typically includes brown, orange-red and cream weatherboard cladding and brick, and terracotta-tiled or corrugated roofing.
2. Painting should not be undertaken in a way that detracts from an understanding of the place, including painting over or obscuring windows, removing contrast that highlights architectural features, or applying colours that are visually intrusive or inconsistent with the heritage character of the Precinct.
3. Unpainted and un-rendered masonry, brick or stone exterior surfaces should remain as such.
4. All sandstone and natural stone construction, generally seen in walls, kerbing or other site elements should be retained.

#### **Fences and Retaining Walls**

1. New fences should not block views of façades and gardens facing the streetscape.
2. For *non-contributory* places, the design of new fences should complement the characteristics of existing fences in the Precinct, including height, visual permeability, spacing of elements, and the materials and finishes used.

#### **Open Space and Landscaping**

1. Open space and established garden settings between the primary buildings and the street should be reasonably retained to an area that provides an appropriate setting to the scale of the house.
2. New hard and soft landscaping should be designed to complement the heritage values of the area.
3. New hard and soft landscaping should be constructed without damaging existing significant features.
4. Street trees and grassed verges should be retained.

**Subdivision**

1. Subdivision must be consistent with and not diminish the historic subdivision pattern or established streetscape character, having regard to the heritage significance of the Precinct.
2. Subdivision must maintain an appropriate curtilage and setting for heritage places and contributory elements, and must not disrupt spatial, functional, or historical relationships that contribute to the heritage significance of the Precinct.
3. Subdivision must respond to and retain significant landscape characteristics and topography that contribute to the heritage significance of the Precinct.
4. Subdivision must result in lots capable of accommodating future development that will not adversely impact the heritage significance of the Precinct.

**Vehicle Access, Parking, Outbuildings, Services and Signage**

1. Garages, carports and outbuildings should be located to enable the original building form to remain prominent within the streetscape.
2. If visible from any road or public open space, garages, carports and outbuildings should be subservient in scale and design to the main building on the site.
3. For corner properties, garages, carports and outbuildings should have setbacks greater than or equal to the setback of the dwelling.
4. Garages, carports and outbuildings should use construction or cladding materials that match the dwelling on the site.
5. Works to the street should consider the original street profile, including generous nature strips with trees.
6. Provision for vehicle access and parking should not detract from the existing character of the Precinct and should be located to the side or rear of the primary buildings.
7. Any signage should complement and enhance the heritage Precinct without directly or indirectly impacting on *heritage values, characteristics and features*.

HISTORICAL MAPPING AND IMAGES



Figure 2 - Section of Sharland 1826 plan showing John Tibbs and Edward Hyland grants and structures within the study area. Source: Libraries Tasmania Ref: AF927-1-36



Figure 3 - Section of Scott 1832 plan showing Tibbs grant and the windmill and other building in this area. Source: Libraries Tasmania Ref: LPIC132-1-1P1

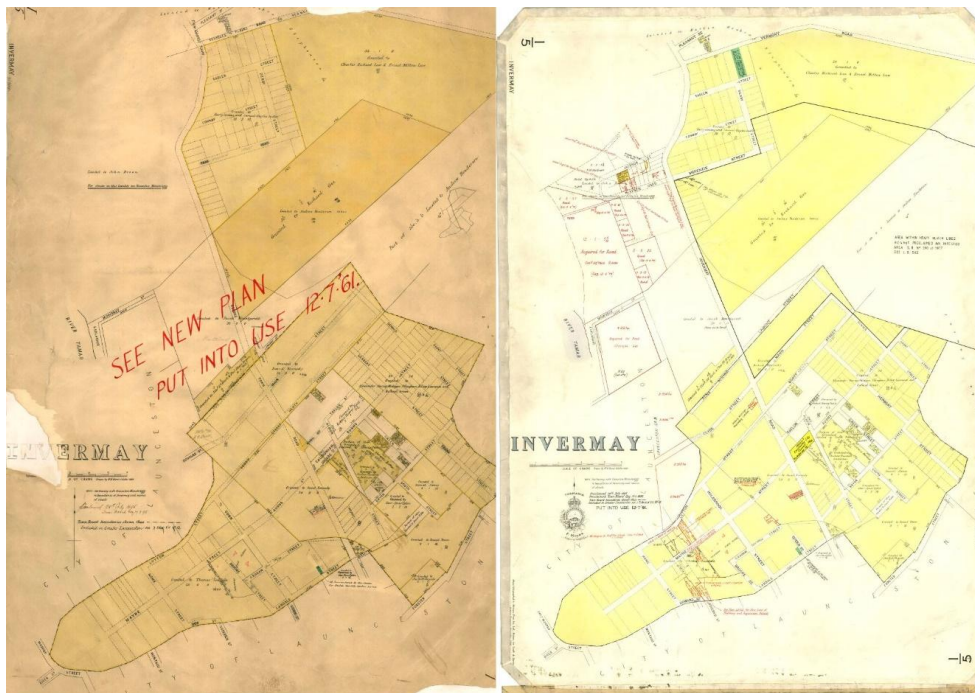


Figure 4 - (Left): 1889 Invermay Map originally drawn by W.N Hurst featuring Thomas Landale and David Kennedy's land. Source: Libraries Tasmania Ref: AF721-1-343

Figure 5 - (Right): 1889 Invermay Map updated in 1961 showing Burns Street becoming part of Mayne Street and Gunn Street renamed to Holbrook Street. Source: Libraries Tasmania Ref: AF819-1-145

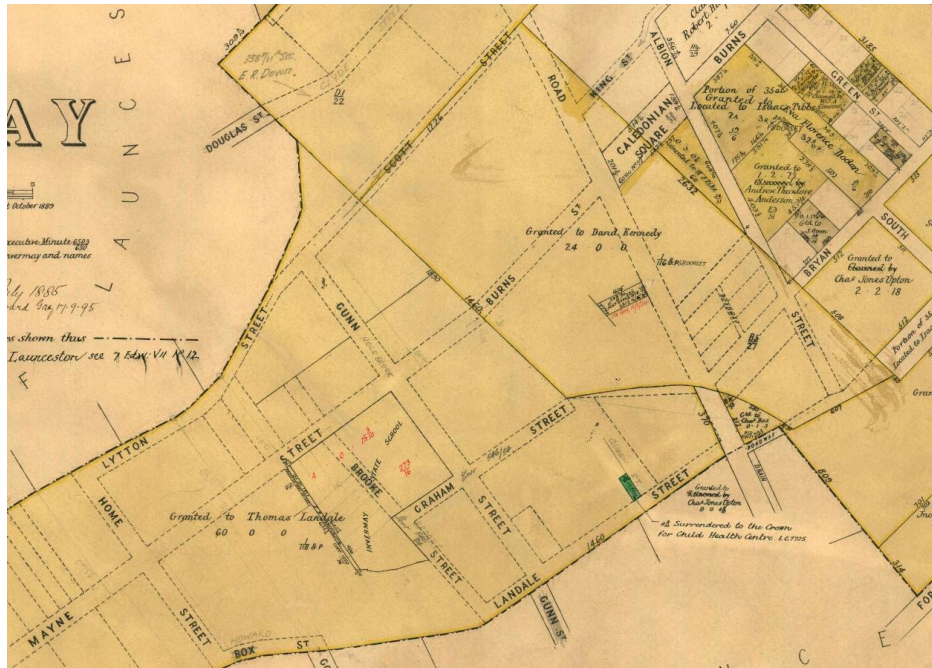


Figure 6 - Detail of the 1889 Invermay Map featuring Caledonian Square. Source: Libraries Tasmania Ref: AF721-1-343



Figure 7- Section of 1929 Flood Plan Map of Launceston showing the study area as unflooded (hashed area). Source: Launceston Revealed, 2019.



Figure 8 - View of female employees on bikes, in the Kelsall & Kemp factory grounds, Launceston, Tasmania, during the late 1940s. Source: QVMAG Collections QVM:1988:P:0378



Figure 9 - Section of 1945 aerial showing the study area. Source: LIST Aerial Viewer Ref: 0007\_762 accessed 2024



Figure 10 - Invermay School, 1906 (McQuestin, 1989)



Figure 11 - View of 15 Mayne Street (Libraries Tasmania NS3484-1-78)

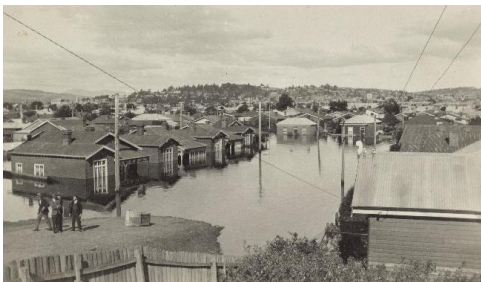


Figure 12 - View of Home Street during 1929 floods (Libraries Tasmania LPIC84/1/1)

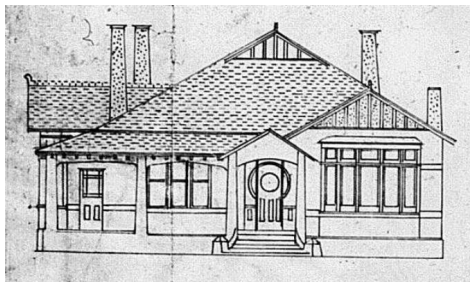


Figure 13 - Plans of 67 Mayne Street (Accessed via City of Launceston Records)



Figure 14 - Extract of Aerial View of Mayne Street from Invermay Road to the Primary School (QVMAG QVM:2014:P:3367)

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**ATTACHMENT 2 - Strategic and Legislative Assessment**

Strategic Assessment - Response to Requirements for Local Provisions Schedule (LPS) under *Land Use Planning and Approvals Act 1993* (LUPAA).

**Section 34(2) of LUPAA requires a relevant planning instrument to meet all of the following criteria:**

**(a) contains all the provisions that the SPPs specify must be contained in an LPS**

The proposed amendment applies to an area in the City of Launceston municipal area, the proposed amendment is for the application of the standards of the Local Historic Heritage Code for a Local Heritage Precinct through the Tasmanian Planning Scheme - Launceston. The proposed amendment does not change any other provisions of the State Planning Provisions (SPPs) that are applicable to the areas where the precincts are proposed.

The proposed planning scheme amendment complies with the SPP requirements for an LPS.

**(b) is in accordance with section 32**

Section 32. *Contents of LPSs* contains the technical aspects of an amendment to the LPS, the amendment has been prepared to meet those provisions that are applicable.

**(c) furthers the objectives set out in Schedule 1 of LUPAA**

Assessment of the amendment against the Schedule 1 objectives is provided in the following table.

Part 1 Objectives	Planning Assessment
(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity	The proposed amendment sustains the local historic heritage significance by recognising and protecting those recognised values.
(b) to provide for the fair, orderly and sustainable use and development of air, land and water	The proposed amendment recognises and protects the local historic heritage significance through the development standards of the Local Historic Heritage Code.

<p>(c) to encourage public involvement in resource management and planning</p>	<p>The statutory process for assessment of planning scheme amendment involves a public notification period. Any representations received will be formally considered by the Planning Authority. The Planning Authority is required to report on any representations to the Tasmanian Planning Commission, which in turn may hold public hearings into representations.</p> <p>Informal community consultation was undertaken in 2025 and the amendment has been prepared with respect to the previously endorsed Launceston Heritage Study 2007.</p>
<p>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</p>	<p>There is no specific economic imperative to the proposed amendment.</p>
<p>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</p>	<p>Community, industry and other government agencies will have the opportunity to comment on the proposed planning scheme amendment during the public notification period.</p> <p>Informal community consultation was undertaken in 2025 and the amendment has been prepared with respect to the previously endorsed Launceston Heritage Study 2007.</p>
<p><b>Part 2 Objectives</b></p>	
<p>(a) to require sound strategic planning and co-ordinated action by State and local government</p>	<p>The identification, investigation and application of Local Heritage Precinct standards to areas of identified historic heritage significance is considered to be consistent with the NTRLUS, the local <i>Launceston Heritage Study 2007</i>, and Council's strategic plan.</p>
<p>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</p>	<p>The proposed amendment is consistent with the established standards of the Local Historic Heritage Code of the established SPPs.</p>

(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land	The proposed amendment may result in additional environmental benefit in recognition of landscape features that contribute to the local historic heritage significance of the place. Otherwise, applicable standards of the SPPs for the management of environmental values would apply.
(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels	The proposed amendment facilitates the integration of social and conservation policies at a municipal level through the application of the Local Historic Heritage Code to areas with identified local historic heritage significance.
(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals	The proposed amendment is consistent with established approval processes.
(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation	The proposed amendment recognises and protects local historic heritage for the benefit of current and future Tasmanians.
(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value	The proposed amendment is for the conservation of the identified historic cultural heritage significance of the precinct.
(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community	The proposed amendment applies to areas of public and other assets. This infrastructure would still be subject to exemptions of the SPPs to ensure the ongoing orderly provision for the benefit of the community.
(i) to provide a planning framework which fully considers land capability.	All land is in an urban area; land capability will not be impacted by the proposed amendments.

**(d) is consistent with each State policy;**

Assessment of the amendment against the various policies is provided in the following table.

State Policy	Planning Assessment
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State Policy on the Protection of Agricultural Land 2000	The proposed amendment does not include agricultural land and is therefore consistent with the policy.
State Policy on Water Quality Management 1997	The proposed amendment is for the application of the standards of the Local Historic Code Standards of the SPPs that have been prepared to be consistent with the State policies.
State Coastal Policy 1996	The proposed precinct is located within 1km of the high water mark, the proposed amendment are for the application of the standards of the Local Historic Code Standards of the SPPs that have been prepared to be consistent with the State policies.
National Environmental Protection Measures	<p>The are no known contamination issues associated with the area of the precinct and the proposed amendment does not facilitate any activities that would require assessment for environmental impacts.</p> <p>Should any contamination issues be discovered in the future, these would be addressed under C14.0 Potentially Contaminated Land Code. In relation to air and water quality, the provisions of the applicable zone which relate to stormwater, the Natural Assets Code and Attenuation Code, the <i>Urban Drainage Act 2013</i> and the <i>Environmental Management and Pollution Control Act 1994</i>.</p>

**(da) satisfies the relevant criteria in relation to the TPPs;**

The Tasmanian Planning Policies come into effect on the 1 July 2026, however advice received from the Tasmanian Planning Commission (email comms: 05/12/25) is that the application of the TPPs will depend on the date that the Commission makes a decision. Estimated timeframes for assessment mean that a decision is likely to be after 1 July 2026, as such the TPPs have been considered.

Tasmanian Planning Policies		Planning Assessment
Objective	Strategies	
6.2 Historic cultural heritage		
<p>6.2.2 To support the strategic consideration of places listed on State, National and world heritage registers and identification and conservation of significant local historic cultural heritage buildings, part of buildings, infrastructure (for example bridges), places/features, precincts and landscapes and promote sympathetic design solutions and responses that preserve or complement those cultural heritage values and facilitate appropriate adaptive reuse.</p>	<p>4. Provide for the protection, and encourage the restoration of identified buildings, part of buildings, infrastructure, places/features, precincts and landscapes that contain local historic cultural heritage significance.</p>	<p>The intent of the proposed amendment is to provide protection of the local historic heritage significance of the precinct through the standards of the Local Historic Heritage Code.</p>
	<p>5. Encourage appropriate development and adaptive reuse of buildings, part of buildings, infrastructure, places/features, precincts and landscapes of local historic cultural heritage significance by promoting innovative and complementary design responses that conserves, restore and retain cultural heritage values.</p>	<p>The proposed amendment would enable new development in the precinct to be undertaken with regard to the particular historic cultural heritage significance through the standards of the Local Historic Heritage Code.</p>
	<p>6. Support the retention of appropriate surrounding settings and site context that contributes to the significance</p>	<p>The intent of the proposed amendment is to provide protection of the local historic heritage significance of the precinct through the standards of the Local Historic Heritage Code.</p>

	<p>of the local historic cultural heritage values of buildings, part of buildings, infrastructure, places/features, precincts and landscapes.</p>	
	<p>7. Encourage the initiation and implementation of local heritage surveys to proactively identify and manage historic heritage places of local historic cultural heritage significance and to clearly articulate the heritage values of places and precincts listed as having local historic cultural heritage significance.</p>	<p>The proposed amendment is based on the investigations in the <i>Launceston Heritage Study 2007</i> and consolidated with further analysis by Council's heritage officers. The detail of the investigations is included in the datasheet as part of the amendment and has been prepared in accordance with requirements of the Tasmanian Planning Scheme and guidelines of the Tasmanian Planning Commission.</p>
	<p>8. Encourage the preparation and publishing of conservation policies for heritage precincts, as well as development, in-fill, and pre-development assessment guidelines, that will foster understanding and awareness of the importance of historic cultural heritage and provide greater clarity and consistency in the management of significant heritage values.</p>	<p>The proposed amendment includes the datasheet in the Local Provisions Schedule of the Planning Scheme. The datasheet includes detail of the historic cultural heritage significance of the precincts, consistent with the definitions of the Planning Scheme.</p> <p>Council has raised awareness and provided information on the importance of heritage values on its website and through initial informal consultation with property owners that may be impacted by the proposed amendment.</p>

(e) **as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates;**

The applicable regional land use strategy for Launceston is the Northern Tasmanian Regional Land Use Strategy. Comments against the relevant NTRLUS policies and actions are provided below:

Specific Policies and Actions		Planning Assessment
Policy	Action	
Cultural Heritage		
CH-P01 Recognise, retain and protect cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history.	CH-A01 Investigate planning means to recognise and list places, precincts of heritage significance within planning schemes and spatially define them with associated map overlays.	The proposed amendment is based on investigations in the <i>Launceston Heritage Study 2007</i> and consolidated with further analysis by Council's heritage officers. The detail of the investigations is included in the datasheet as part of the amendments and has been prepared in accordance with guidelines of the Tasmanian Planning Commission, including the spatial mapping of the precinct.
CH-P02 Recognise, manage and preserve regional archaeological values	CH-A02 Planning schemes are to require an assessment of impacts on heritage-listed places, precincts and landscapes.	As the proposed amendment is for the application of Local Heritage Precincts, they are consistent with enabling the assessment of impacts to heritage precinct through the standards of the Local Historic Heritage Code.  The area of the precinct has not been identified as being an area of archaeological significance.
	CH-A03 Provide for the protection of identified significant cultural	The proposed amendment is considered to be highly consistent with recognising, retaining and protecting the historic cultural

	<p>heritage and archaeological sites</p> <p>CH-A04 Ensure that development is undertaken in accordance with an archaeological management plan where soil disturbance within areas of archaeological significance is proposed.</p>	<p>heritage of the region. Furthermore, it meets Strategic Direction G2.3 to Promote local character values.</p>
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***(f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993, that applies in relation to the land to which the relevant planning instrument relates***

The municipal strategic plan is the City of Launceston Strategic Plan 2025-2035 (CSP), adopted in June 2025. The CSP details three pillars of vision, each with three goals:

*Pillar 1: Property*

- *Goal 1.1. Launceston is a premier visitor destination, celebrated for its natural beauty, creative and historic city centre, welcoming community, and rich food culture.*
- *Goal 1.2 Launceston’s economy is resilient and sustainable, with significant growth in its gross regional product (GRP) through a diverse economic base supported by a skilled workforce, enabling business environment, and facilitation of investment opportunities.*
- *Goal 1.3. Launceston’s attractive employment opportunities, enviable lifestyle and our reputation as a forward-thinking city make it the destination of choice for professionals, entrepreneurs and innovators.*

*Pillar 2: Place*

- *Goal 2.1 Plan for current and medium-term housing and infrastructure needs while maintaining a focus on a longer-term growth projection of 100,000 residents.*
- *Goal 2.2 Launceston’s transport system connects communities, reduces car dependency in activity centres and corridors, and promotes active transportation options.*
- *Goal 2.3. Launceston’s community is connected to our Aboriginal and built heritage, while growing a city of the future.*

Goal 2.3 includes the following Objectives and actions to be achieved that are relevant to the proposed amendments:

<b>Specific Objectives and Actions</b>		<b>Planning Assessment</b>
<b>Policy</b>	<b>Action</b>	
Objective 2.3(b) Ensure that significant heritage elements are respected while addressing the future housing, commerce and recreational needs of the community.	<ul style="list-style-type: none"> <li>• Identify and promote the key elements that express our city’s unique sense of place including histories, stories and architecture.</li> <li>• Promote adaptive re-use of heritage buildings, especially for community-based uses.</li> </ul>	<p>The proposed amendment is intended to ensure that the significant heritage elements of the precinct, as identified in previous heritage studies, are addressed through the application of standards of the Local Historic Heritage Code for Local Heritage Precincts.</p> <p>The proposed amendment applies to development and not use. Use standards of the underlying zones will continue to apply to the land subject to the amendment.</p>

*Pillar 3: People*

- *Goal 3.1 Community members have access to green, diverse, and inclusive open spaces and facilities enabling them to lead active lives, enjoy nature, and connect with others.*
- *Goal 3.2 Participation in cultural and recreational activities is widespread across the community and promotes health and wellbeing at all ages while bridging social, cultural and geographical gaps.*

- *Goal 3.3 As northern Tasmania's cultural and commercial centre, Launceston's historic city heart is buzzing with activity throughout the day and into the night.*

The proposed amendment has been prepared by Council in accordance with its goals to achieve the overall vision.

***(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates;***

The subject site is not located adjacent to a shared municipal boundary.

***(h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.***

The proposal is for amendments to apply the standards of the Tasmanian Planning Schemes, Local Historic Heritage Code. The amendments will not impact on the requirements of the *Gas Safety Act 2019*.

### **ATTACHMENT 3 - Local Heritage Precinct Q&A**

#### **Why do we need a local heritage precinct?**

Heritage plays an important role in ensuring we retain our city's character and community's sense of place. The heritage protection system exists to conserve, manage, promote, and celebrate our heritage.

The creation of heritage precincts under the planning scheme allows for the recognition of specific areas of local historic heritage significance, because of the collective heritage value of individual places as a group for their streetscape or townscape values.

#### **What happens if my building requires demolition in a local heritage precinct?**

If your land is within a local heritage precinct, unless the building that requires demolition is:

- (a) in a local heritage place,
  - (b) visible from any road or public open space, and
  - (c) involves a value, feature or characteristic listed in the relevant local provisions,
- compliance under the planning scheme can be achieved and a permit may not be required.

If a permit is required, for the demolition to occur it must be established that demolition of the building would not cause an unacceptable impact on the local historic heritage significance of the local heritage precinct.

Relevant matters the planning authority will consider include: the physical condition of the building, rate and extent of deterioration, safety of the building, the streetscape, any special or unique contribution that the building makes to the streetscape or townscape values of the local heritage precinct, any possible options available to reduce or mitigate deterioration, and any economic considerations.

#### **Can I replace my front fence in a local heritage precinct?**

If a new front fence is designed and constructed to match the existing original front fence it will likely not require a permit.

If a permit is required, the new front fence must be compatible (in harmony or broad correspondence) with the local heritage precinct. Relevant matters the planning authority will consider include: streetscape or townscape values of the precinct, height, form, style, and material of the proposed fence, and the style, characteristics and setbacks of fences in the surrounding area.

#### **Can I replace the windows, roof or cladding of a building in a local heritage precinct?**

Within a local heritage precinct, in relation to buildings works such as replacing windows, roofs, or recladding a building, these types of minor alterations will require a permit if they are:

- (a) in a local heritage place,
- (b) visible from any road or public open space, and
- (c) involve a value, feature or characteristic of the heritage precinct listed in the relevant local provisions.

This assessment will require that the building work be compatible with the local heritage precinct by way of a consideration of such things as: streetscape or town values, the character and appearance of the surrounding area, height and bulk of other buildings in the surrounding area, setbacks of other buildings in the surrounding area, and any relevant design criteria for the local heritage precinct identified in the planning scheme.

If none of the features listed (a) to (c) are triggered, the planning scheme does not control that building work – it is exempt.

**Can I build new buildings on land in a local heritage precinct?**

Yes, new buildings that are:

- (a) not on a local heritage place,
- (b) not visible from any road or public open space, and
- (c) do not involve a value, feature or characteristic listed in the relevant local provisions, will likely not be impacted by the land being within a heritage precinct.

If the new building work does not comply with each of the requirements listed (a) to (c), it must be established that the design and siting of buildings and works is compatible (in harmony or broad correspondence) with the local heritage precinct.

Relevant matters the planning authority will consider include: streetscape or townscape values, the character and appearance of the surrounding area, height and bulk of other buildings in the surrounding area, setbacks of other buildings in the surrounding area, and any relevant design criteria identified in the local provisions schedule.

**Can I build extensions to my house in a local heritage precinct?**

Yes, you can build an extension onto your house in a heritage precinct, however unless the extension is:

- (a) not in a local heritage place,
- (b) not visible from any road or public open space, and
- (c) does not involve a value, feature or characteristic listed in the relevant local provisions, it will likely require assessment as a consequence of it being within a heritage precinct.

If assessment is required, it must be established that the extension is compatible (in harmony or broad correspondence) with the local heritage precinct.

Relevant matters the planning authority will consider include: streetscape or townscape values, the character and appearance of the surrounding area, height and bulk of other buildings in the surrounding area, setbacks of other buildings in the surrounding area, and any relevant design criteria identified in the local provisions schedule.

**Is an assessment required for installing solar panels on a building in a local heritage precinct?**

Assessment may be required to install solar panels on a building in a heritage precinct. However, solar panels will be exempt from assessment if they are:

- (a) aligned with the plane of a roof; and
- (b) located on a roof plane not visible from any road or public open space adjoining (next to or having a common boundary with) the site.

A permit for solar panels would otherwise be assessed in response to the buildings and works standards of the local historic heritage code.

**What does it mean to 'not be visible from any road or public open space'?**

To be considered as "not visible from any road or public open space" the relevant building and or works must not be capable of being seen or perceptible from the eye from a road and/or land for public recreation such as gardens, playgrounds etc.

In assessing where new development is visible, Council will consider public areas within 100m or within the Local Heritage Precinct, whichever is greater.

**Can I remove trees from my property if it is in a local heritage precinct?**

You can remove a tree from your property if it is in a heritage precinct, however if the tree is:

- (a) in a local heritage place;
- (b) visible from any road or public open space; and
- (c) involves a value, feature or characteristic listed in the relevant local provisions, a qualitative assessment under the planning scheme for its removal will likely be required.

If an assessment is required, it must be established that removal of the tree will not cause an unacceptable impact on the local historic heritage significance of the local heritage precinct.

Relevant matters the planning authority will consider include: the physical condition of the tree, its rate and extent of deterioration, safety, streetscape, historic heritage values, options available if any, to reduce or mitigate deterioration, and economic considerations.

In assessing what would be considered a tree, Council will consider street trees, or trees with a height greater than 5m and that has a single trunk circumference of 1m or more measured from a height of 1m above existing ground level.

**Do I need a permit for a new single dwelling in the General Residential Zone in a heritage precinct?**

Yes, you will likely require a permit to build a new single dwelling in the General Residential Zone if that land is within a heritage precinct.

If assessment is required, it must be established that the new dwelling is compatible (in harmony or broad correspondence) with the local heritage precinct.

Relevant matters the planning authority will consider include: streetscape or townscape values, the character and appearance of the surrounding area, height and bulk of other buildings in the surrounding area, setbacks of other buildings in the surrounding area, and any relevant design criteria identified in the local provisions schedule.

**Can I change the use of my property if it is within a local heritage precinct?**

Yes, you can change the use of your property if it is within a heritage precinct. A permit may still be required as it would to meet the existing standards of the planning scheme.

**Can I paint my house if it is in a local heritage precinct?**

Yes, you can repaint the exterior of your house in a local heritage precinct. The repainting will be exempt from assessment so long as it is the repainting or re-rendering of an exterior surface that has been previously painted or rendered and is in a colour similar to the existing.

If visible from a public road or public open space, and if the painting or rendering is not a previously painted or rendered surface, and is not a colour similar to the existing, assessment under the heritage precinct provisions will be required.

Any new painting and rendering, including the colour, must be compatible (in harmony or broad correspondence) with the local heritage precinct.

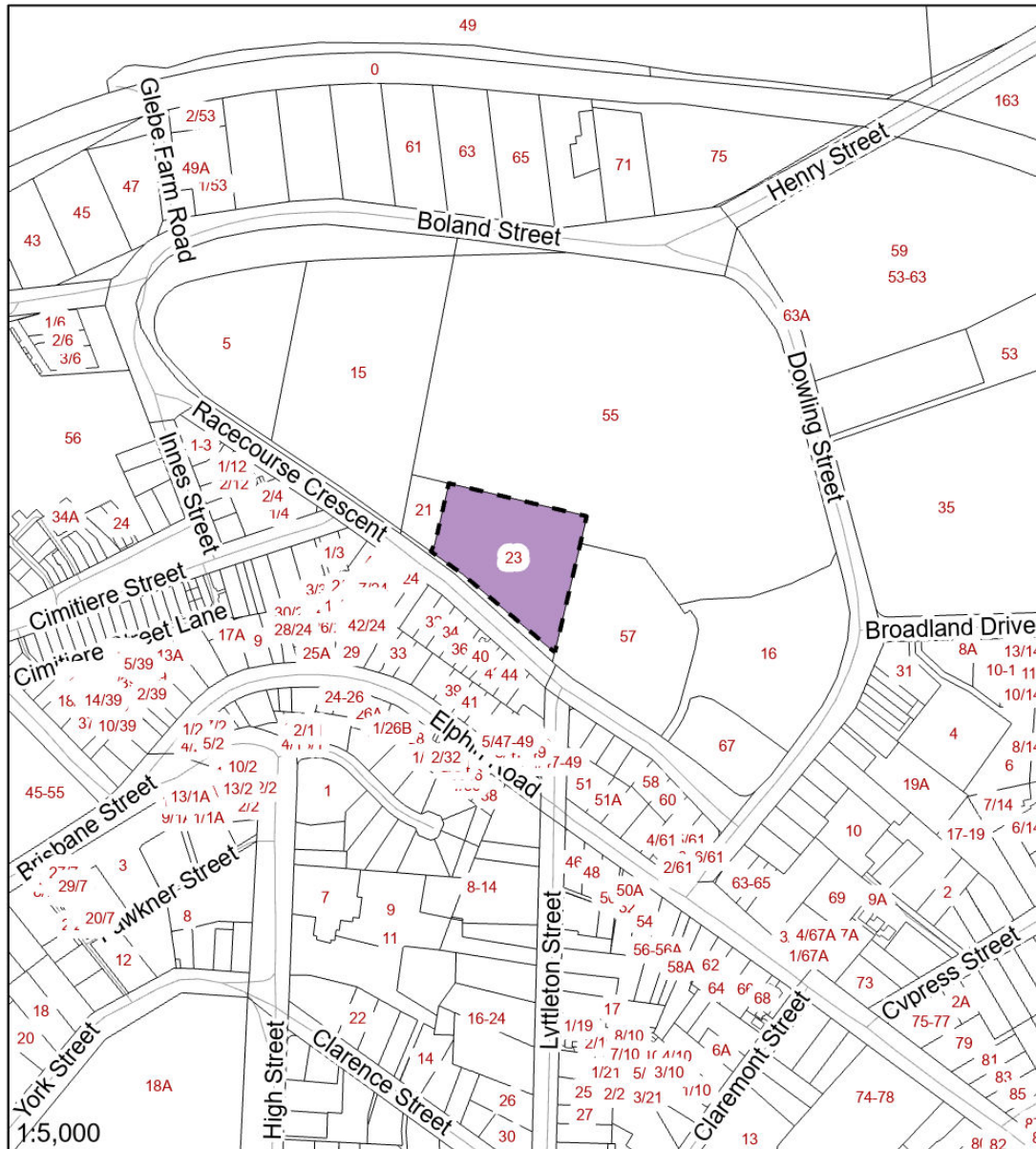
**My property adjoins a local heritage precinct, will this limit development potential of my land?**

The standards of the local heritage precinct apply only to the properties in the mapped area and will not apply to adjoining land.

# TASMANIAN PLANNING SCHEME - LAUNCESTON Amendment PSA-LLP0018

Rezone land at 23 Racecourse Crescent, LAUNCESTON (CT176749/1)  
from the Recreation Zone to Commercial Zone.

**Amend the Tasmanian Local Provisions Schedule maps as below:**



Zoning  Commercial Zone

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

Date

Jane Lewis  
Acting Chief Executive Officer

## ATTACHMENT 2

### Strategic Assessment - Response to Requirements for Local Provisions Schedule under LUPAA

**Section 34(2) of LUPAA requires a relevant planning instrument to meet all of the following criteria:**

**(a) contains all the provisions that the SPPs specify must be contained in an LPS; and**

The proposed amendment to rezone the land at 23 Racecourse Crescent, Launceston, from the Recreation Zone to the Commercial Zone, does not alter the State Planning Provisions and is applying to rezone land from the suite of zones available under the SPPs.

**(b) is in accordance with section 32; and**

This section identifies the technical aspects of an LPS such as inclusion of zone maps and overlays, and what additional local provisions can be included if permitted to do so under the State Planning Provisions (SPPs), to add to or override the SPPs.

The proposed amendment is for rezoning of land and removal of local heritage place in the Launceston municipal area, as identified in the instrument of certification which has been prepared in accordance with section 32 of LUPAA.

*(a) must specify the municipal area to which its provisions apply; and*

*(b) must contain a provision that the SPPs require to be included in an LPS; and*

*(c) must contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to land, if required to do so by the SPPs; and*

*(d) may, subject to this Act, contain any provision in relation to the municipal area that may, under section 11 or 12, be included in the Tasmanian Planning Scheme; and*

*(e) may contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to particular land; and*

- (f) must not contain a provision that is inconsistent with a provision of section 11 or 12; and*
- (g) may designate land as being reserved for public purposes; and*
- (h) may, if permitted to do so by the SPPs, provide for the detail of the SPPs in respect of, or the application of the SPPs to, a particular place or matter; and*
- (i) may, if permitted to do so by the SPPs, override a provision of the SPPs; and*
- (j) may, if permitted to do so by the SPPs, modify, in relation to a part of the municipal area, the application of a provision of the SPPs; and*
- (k) may, subject to this Act, include any other provision that –*
  - (i) is not a provision of the SPPs or inconsistent with a provision of the SPPs; and*
  - (ii) is permitted by the SPPs to be included in an LPS; and*
- (l) must not contain a provision that the SPPs specify must not be contained in an LPS.*

The amendment is proposed within the Launceston municipality. The amendment will result in the provisions of the Commercial Zone applying to future development assessments. It will include updates to the zoning maps for the property within CT176749/1.

The proposed changes are consistent with the State Planning Provisions and meet the requirements of section 32(2).

**(c) furthers the objectives set out in Schedule 1; and**

Assessment of the amendment against the Schedule 1 objectives is provided in the following table.

<b>Part 1 Objectives</b>	<b>Planning Assessment</b>
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(a) <i>to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and</i>	The subject site is located within a developed urban area with limited natural values.
(b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water; and</i>	The rezoning will not affect the existing fair, orderly, or sustainable use and development of air, land, or water.
(c) <i>to encourage public involvement in resource management and planning; and</i>	The public will have the opportunity to comment on the proposal during the statutory exhibition period of four weeks. Written representations may be lodged during this period, which will be considered by the Planning Authority and referred to the Tasmanian Planning Commission (TPC). If representations are received, the TPC may hold a hearing to consider the matters raised.
(d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and</i>	The rezoning of the site will increase opportunities for mixed-use development, particularly in conjunction with the adjoining Commercial Zone, while enabling the continuation and expansion of existing lawful commercial or recreation activities.
(e) <i>to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	The amendment process represents a shared responsibility between State and local government, the community, and industry, in accordance with the requirements of the Act.
<b>Part 2 Objectives</b>	<b>Planning Assessment</b>
(a) <i>to require sound strategic planning and co-ordinated action by State and local government; and</i>	The proposal is considered to comply with the relevant sections of the NTRLUS.
(b) <i>to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and</i>	The Act provides the process for making and amending planning instruments, including the Planning Scheme, in accordance with this objective. The proposed amendment seeks to modify the zoning map to apply the Commercial Zone to the site. The established State Planning

	Provisions (SPPs) for the Commercial Zone, along with the relevant code provisions, will continue to apply to the future use and development of the site.
<i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and</i>	Matters relating to the future use and development of land are required to be considered in accordance with the applicable provisions in the Planning Scheme as part of the assessment of permit applications.
<i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and</i>	The proposed amendment is considered consistent with the State, regional and municipal levels, which broadly seek to achieve sustainable development with environmental, social, economic, conservation and resource management.
<i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and</i>	The amendment does not involve any immediate use or development but seeks to apply the Commercial Zone. Any future use and/or development will be subject to the applicable standards and permit processes under the Planning Scheme.
<i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and</i>	The proposed amendment is considered consistent with this objective, as it will be required to be considered in accordance with the applicable provisions of the Planning Scheme, which broadly seek to ensure a pleasant, efficient, and safe environment for working, living, and recreation.
<i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and</i>	There will be no impacts on any buildings, whether of historical interest or otherwise.
<i>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and</i>	The site is capable of connecting to all reticulated services, includes pedestrian footpath access, and has vehicular access.
<i>(i) to provide a planning framework which fully considers land capability.</i>	The site is located within a developed urban area, and land capability is not a relevant consideration for this amendment.

(d) *is consistent with each State policy; and*

The state policies are listed below, noting that none are applicable for the assessment of this amendment.

State Policy	Planning Assessment	
<b>State Policy on the <i>Protection of Agricultural Land 2009</i></b>	The policy only applies to agricultural land and the subject site is located in an urban area and does not adjoining agricultural land.	
<b>State Policy on <i>Water Quality Management 1997</i></b>	The proposal does not make any changes to standards of the SPPs that have been prepared in accordance with the requirements of the policy.	
<b>State Policy on <i>State Coastal Policy 1996</i></b>	The subject site is located approximately 484m from the high water mark and is located within the coastal zone. Therefore, the subject site is assessed against the three main principles. The three principles are as follows:	
	Principles	Response
	Natural and cultural values of the coast shall be protected.	The proposed Amendment will have no significant impacts on the natural and cultural values of the coast, as the site is in an existing, developed urban area. However, the stormwater provisions and the Urban Drainage Act 2013 will continue to apply the subject area.

	The coast shall be used and developed in a sustainable manner.	The subject site is located within an existing developed urban area, and the proposed amendment will not expand into coastal areas.
	Integrated management and protection of the coastal zone is a shared responsibility.	The subject site is located within an existing developed urban area and is not subject to any identified coastal provisions of the SPPs. However, the site is identified within the proposed Flood Levee Protected Areas Specific Area Plan, and any future development on the site will be subject to the relevant provisions.
<b>National Environment Protection Measures</b>	The subject sites does not have any contaminations registered. Therefore, no assessment is required.	

*(da) satisfies the relevant criteria in relation to the TPPs; and*

The Tasmanian Planning policies have not been implemented.

<b>Tasmanian Planning Policies</b>	<b>Response</b>
<b>1.2 Liveability</b> <i>Applies to existing settlements and land that is proposed, allocated or identified for future settlement</i>	The proposal will facilitate the expansion and consolidation of an existing suburban activity centre, providing additional

<p><i>growth, with the exception of rural residential settlements.</i></p>	<p>employment opportunities and benefiting from the locality's connection to existing public transport routes.</p>
<p><b>4.7 Business and commercial</b></p> <p><i>4.7.3 (4) Encourage the intensification and growth in, and around, higher order activity centres that are highly accessible and which promote the efficient use of infrastructure and services.</i></p>	<p>The zone facilitates use and development that supports, and does not compromise or distort the role of other activity centres within the activity centre hierarchy. This approach directly aligns with section 4.7 of the TPPs relating to Business and Commercial policy, as the submitted Retail Assessment prepared by Urban Enterprise identifies future growth areas and projected demand for additional floor space that will serve and support the commercial businesses in a manner that effectively complements the adjoining Launceston (Kmart) Plaza activity centre. Furthermore, the existing use of the site will retain existing use and development rights, as detailed in section 2.3 of this report.</p>

**(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and**

The applicable regional land use strategy for Launceston is the Northern Tasmanian Regional Land Use Strategy.

The site is located within a Priority Consolidation Areas (Urban Growth Areas), as identified in the Regional Framework Map D.1.

The key principals of a Priority Consolidation Area consist of:

- *Comprising land in established urban areas focused on the Launceston Central Area as defined in the Regional Framework Plan Map D.1; and*
- *Support a range of urban use and development that provides improved access, services, amenity and liveability.*

The site is located on the border of the Launceston Central Area and is also identified as Launceston (Kmart) Plaza within the activity centre hierarchy of Map D.1 Regional Framework Plan.

The amendment will support a range of mixed-use development within a locality that is currently developed with commercial land uses, including retail and bulky goods premises, along with associated services that are cohesive with the growing community. The proposal will not detract from or compromise the existing activity centre hierarchy.

A detailed assessment against the relevant principles, policies and actions of the NTRLUS are provided below:

**REGIONAL ACTIVITY CENTRE NETWORK POLICY**

<i>Specific Policies and Actions</i>		<i>Planning Assessment</i>
<i>Policy</i>	<i>Action</i>	
<b>Regional Activity Centre Network</b>		
<p><b>RAC-P1</b> Maintain and consolidate the Regional Activity Centres Network so future urban development consolidates and reinforces the spatial hierarchy of existing centres. This will be achieved through the reuse and redevelopment of existing buildings and land to integrate a mix of land uses including the coordinated provision of residential development, retail, commercial, business, administration, social and community facilities, public and</p>	<p><b>RAC-A1</b> Integrate the Regional Activity Centres Network into government policy and strategies (including strategic plans, corporate plans, planning schemes and capital works programs).</p> <p><b>RAC-A2</b> Zoning and land use planning provisions are to minimise potential for decentralisation of functions outside of the Regional Activity Centres Network and reinforce the spatial hierarchy, role and function of centres.</p>	<p>The rezoning will not affect the regional activity centre hierarchy. The proposed Commercial Zone is integrated within the existing activity centre hierarchy, particularly adjacent to the existing Launceston (Kmart) Plaza identified in Map D.1 Regional Framework Plan.</p> <p>Table E.2 of the NTRLUS does not include any further detail on the role and land uses of the Plaza Activity Centre. The proposed amendment is consistent with the existing established zone of the activity centre.</p>

<p><i>active transport provision and associated infrastructure.</i></p>		
<p><b>RAC-P3</b> <i>Promote and support the role of Major and Suburban Activity Centres so these centres broaden their district and regional attractions as places of future employment and residential development with substantially improved access, amenity, diversity, liveability outcomes.</i></p>	<p><b>RAC-A4</b> <i>Provide for the major activity centres to be sustained by providing opportunities for residential development at higher densities, and a greater variety and mix of land uses to create employment opportunities, and integrate and improve public amenity, urban spaces, social infrastructure and public transport provision.</i></p>	<p>The submitted Retail Assessment identifies a demonstrated demand for additional retail floor space and supports the expansion of retail functions within this locality. The assessment includes forecasts for the required retail floor space and addresses projected population growth within the surrounding areas of Ravenswood, Waverley, and St Leonards.</p> <p>In addition, the site is located within an area that currently provides a wide range of commercial uses, and the amendment will facilitate an integrated commercial activity centre that creates employment opportunities without significant impact on public amenity, existing infrastructure, or transport provisions.</p>
<p><b>RAC-P5</b> <i>Provide safe and amenable access to Activity Centres, for all members of the community, by supporting active transport opportunities that encourage people to walk, cycle and use public transport.</i></p>	<p><b>RAC-A6</b> <i>Support the improved use of public transport and alternative modes of transport, pedestrian amenity and urban environments in a coordinated and consistent manner between the higher order activity centres.</i></p>	<p>The amendment will continue to provide access to public transport and alternative modes of travel, including pedestrian and cycling opportunities. The site is adjacent to the Launceston Central Area and Launceston (Kmart) Plaza and has convenient connections to existing public transport routes and shared public parking areas, supporting pedestrian amenity and active transport.</p>

**REGIONAL INFRASTRUCTURE NETWORK POLICY**

<i>Specific Policies and Actions</i>		<i>Planning Assessment</i>
<i>Policy</i>	<i>Action</i>	
<b>Regional Infrastructure Network</b>		
<b>RIN-P3</b> <i>Direct new development towards settlement areas that have been identified as having spare infrastructure capacity.</i>	<b>RIN-A3</b> <i>Direct growth to areas where existing infrastructure capacity is underutilised and give preference to urban expansion that is near existing transport corridors and higher order Activity Centres.</i>	<p>The amendment will incorporate a privately owned site adjacent to the Launceston (Kmart) Plaza activity centre identified in Regional Framework Plan Map D.1 into a similar Commercial Zone as the plaza.</p> <p>The inclusion of the site within the Commercial Zone, consistent with the plaza, will facilitate the integrated expansion of the precinct for either retail, service industry, storage or bulky goods sales. The proposed expansion of the zone will complement the existing higher-order activity centres, particularly the Launceston (Kmart) Plaza and the Launceston Central Area, while utilising existing infrastructure.</p>
<b>RIN-P6</b> <i>Facilitate and encourage active modes of transport through land use planning.</i>	<b>RIN-A23</b> <i>Provide for new urban development to be located adjacent to existing, and preferably mixed-use areas to reduce travel requirements and distances.</i>	<p>The amendment is located adjacent to a higher-order activity centre, Launceston (Kmart) Plaza, which will reduce travel requirements and distances, taking into account its location within the established urban area of Launceston.</p>

- (f) **has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 (Tas), that applies in relation to the land to which the relevant planning instrument relates; and**

The City of Launceston Strategic Plan 2025-2035 (LSP) is prepared under the Local Government Act 1993 (Tas). The assessment of the application has had regard to the LSP and is generally consistent with the principles and goals:

**City of Launceston Strategic Plan 2025-2035**

<b><i>Goal 1.2 Launceston’s economy is resilient and sustainable, with significant growth in its gross regional product (GRP) through a diverse economic base supported by a skilled workforce, enabling business environment, and facilitation of investment opportunities.</i></b>		
<b><i>Our Economic Development Objectives</i></b>	<b><i>Our Economic Development Actions</i></b>	<b><i>Planning Assessment</i></b>
<b><i>Objective 1.2(b)</i></b> <i>Position Launceston as a business-friendly city that attracts &amp; nurtures entrepreneurs, startups, and microbusinesses.</i>	<ul style="list-style-type: none"> <li><i>Continue and promote the ‘Business-Friendly Council’ initiative.</i></li> <li><i>Collaborate with the State Government on a Northern Tasmania Investment Prospectus.</i></li> </ul>	<p>The amendment relates to a privately owned site, the owners of which also own the adjacent property at Launceston (Kmart) Plaza. The proposed rezoning will enable and support additional commercial floor space identified in the submitted Retail Assessment.</p> <p>While the proposal does not directly align with the actions, the rezoning to a Commercial Zone, consistent with the adjoining Launceston (Kmart) Plaza, will facilitate coordinated development either as an expansion of the plaza or through the provision of additional retail floor space identified in the Retail Assessment.</p>

<b><i>Goal 3.1 Community members have access to green, diverse, and inclusive open spaces and facilities enabling them to lead active lives, enjoy nature, and connect with others.</i></b>		
<b><i>Our Open Space and Community Hubs Objectives</i></b>	<b><i>Our Open Space and Community Hubs Actions</i></b>	<b><i>Planning Assessment</i></b>

<p><b>Objective 3.1(c)</b> <i>Ensure neighbourhoods are well-served through community activity hubs that are accessible and inclusive, provide a range of amenities, create opportunities for a diverse range of community activities and support Launceston's diverse cultural, economic, and age groups.</i></p>	<ul style="list-style-type: none"> <li>• <i>Develop a community facilities plan that identifies and prioritises the long term needs for delivery of community services &amp; programs.</i></li> </ul>	<p>The amendment will rezone the site from the Recreation Zone to the Commercial Zone.</p> <p>The site is currently developed with a building that accommodates a fitness centre. As the site is privately owned and is not identified as part of the Northern Tasmania Sports Facility Plan 2023, the proposal is not considered to directly impact this objective. The existing fitness centre will retain its use rights within the proposed zone, as detailed in section 2.3 of this report.</p>
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### **Northern Tasmania Sports Facility Plan - 2023**

The focus of the project is on indoor and outdoor sports facilities and grounds within five local government areas, City of Launceston, George Town, Meander Valley, Northern Midlands, and West Tamar.

This plan covers major sports such as basketball, netball, rowing, and football etc., typically within sites that are either council-owned or council-managed facilities. The existing use of the site as a gymnasium does not fall within the activities identified in the Sports Facility Plan. However, the proposed amendment will not prohibit any future use for sports and recreation purposes, whether indoor or outdoor, subject to the relevant provisions of the SPPs.

**(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and**

The adjacent municipal areas adopted the Tasmanian Planning Scheme. However, the proposed Amendment to the LPS will not impact the adjacent municipal areas.

**(h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019.**

The site is not located in the vicinity of the gas distributor pipeline.

**Guideline No. 1**

Guideline No. 1 Local Provisions Schedule: zone and code application was issued by the Tasmanian Planning Commission under Section 8A of LUPAA with the approval of the Minister for Planning and Local Government in June 2018 and sets out the application guidelines for the State Planning Provisions.

<b>Commercial Zone</b>	
<b>Zone Application Guidelines</b>	<b>Planning Response</b>
<p><b>CZ 1</b>  <i>The Commercial Zone should be applied to land within urban settlements that provides, or is intended to provide, for large floor area retailing (such as Bulky Goods Sales and Equipment and Machinery Sales and Service), service industry, low impact storage and warehousing, or other commercial use needs of the community that demand:</i></p> <ul style="list-style-type: none"> <li><i>(a) large floor or outdoor areas; and</i></li> <li><i>(b) high levels of vehicle access and car parking for customers.</i></li> </ul>	<p>The rezoning meets both (a) and (b). The application of the Commercial Zone will provide consistency with established activity centre to the northwest of the site and will support larger floor areas with associated outdoor space, including high levels of vehicle access and customer parking.</p>
<p><b>CZ 2</b>  <i>The spatial application of the Commercial Zone must ensure that it does not compromise the viability of the other retail and business centres located within the three business zones.</i></p>	<p>The spatial application of the Commercial Zone is consistent with the existing zoning to the northwest of the site. Furthermore, the application of the zone is considered appropriate given the site is privately owned and the owners also own the adjacent property at Launceston (Kmart) Plaza. The proposed zone will enable and support additional commercial floor space as identified in the</p>

	submitted Retail Assessment this would not compromise the viability of other retail and business centres.
<p><b>CZ 3</b>  <i>The Commercial Zone should not be applied to land:</i>  <i>(a) where the primary purpose is to provide for industrial purposes (see industrial zones);</i>  <i>or</i>  <i>(b) where the primary purpose is to provide for General Retail and Hire uses such as supermarkets, department stores or other variety stores (see business zones).</i></p>	<p>The land is not being considered for industrial purposes, meeting (a).</p> <p>In response to (b), the submitted Retail Assessment identifies the need for additional retail floor space to facilitate future use of the site for General Retail and Hire uses, such as supermarkets, department stores, or other variety stores, either as an expansion of or in conjunction with Bulky Goods Sales adjoining Launceston (Kmart) Plaza.</p> <p>However, the application of the Business Zone is not considered consistent with the spatial application of the zone under CZ 2 of the Guidelines, as it would result in an isolated zone within the overall spatial hierarchy.</p> <p>The application of the Commercial Zone is consistent with the zoning of the remainder of the Launceston Plaza Activity Centre, which contains similar use and development patterns, including limitations on uses within the zone use table under the established Launceston Plaza Retail Specific Area Plan, particularly the General Retail and Hire use class as a permitted use.</p>



### Submission to Planning Authority Notice

<b>Council Planning Permit No.</b>	PSA-LLP0018		<b>Council notice date</b>	6/02/2024
<b>TasWater details</b>				
<b>TasWater Reference No.</b>	TWDA 2024/00161-LCC		<b>Date of response</b>	12/02/2024
<b>TasWater Contact</b>	Shaun Verdouw	<b>Phone No.</b>	0467 901 425	
<b>Response issued to</b>				
<b>Council name</b>	CITY OF LAUNCESTON			
<b>Contact details</b>	Planning.Admin@launceston.tas.gov.au			
<b>Development details</b>				
<b>Address</b>	Shop 1/23 RACECOURSE RD, LAUNCESTON	<b>Property ID (PID)</b>	9215102	
<b>Description of development</b>	Amendment of Planning Scheme & Rezone Commercial Zone			
<b>Schedule of drawings/documents</b>				
	<b>Prepared by</b>	<b>Drawing/document No.</b>	<b>Revision No.</b>	<b>Date of Issue</b>
	6ty°	Planning Submission	-	2/10/2023
<b>Conditions</b>				
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56S(2) TasWater makes the following submission(s):				
1. TasWater does not object and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.				
<b>Advice</b>				
<b>General</b>				
For information on TasWater development standards, please visit <a href="https://www.taswater.com.au/building-and-development/technical-standards">https://www.taswater.com.au/building-and-development/technical-standards</a>				
For application forms please visit <a href="https://www.taswater.com.au/building-and-development/development-application-form">https://www.taswater.com.au/building-and-development/development-application-form</a>				
<b>Declaration</b>				
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.				
<b>TasWater Contact Details</b>				
<b>Phone</b>	13 6992	<b>Email</b>	development@taswater.com.au	
<b>Mail</b>	GPO Box 1393 Hobart TAS 7001	<b>Web</b>	www.taswater.com.au	



**Planning Submission**

**Section 37(1) *Land Use Planning and Approvals Act 1993***

**Request to Amend the Launceston  
Local Provisions Schedule**

**23 Racecourse Crescent, Launceston**

**Prepared for:**

**City of Launceston**





Section 37(1) Application

Measured form and function

Document Control					6ty°
<b>Report Title:</b>		Response to RFI - 23 Racecourse Crescent, Launceston			
<b>Project Number:</b>		22.041	<b>Project Name:</b>		Planning Scheme Amendment – 23 Racecourse Crescent, Launceston
<b>Client:</b>		Merost Pty Ltd		<b>Client Contact:</b>	
<b>Revision:</b>	<b>Date:</b>	<b>Revision details:</b>	<b>Prepared by:</b>		<b>Reviewed by:</b>
1	2 October 2023	Final	C. Fawdry		G. Walker
2	10 March 2026	Response to RFI	J. Tyson		G. Walker
<b>Current revision:</b>		2			



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## 1.0 Introduction

### 1.1 Purpose of the Report

6ty° Pty Ltd has been engaged by Merost Pty Ltd to prepare an application for a draft amendment to the Local Provisions Schedule of the *Tasmanian Planning Scheme – Launceston* (“the Scheme”) in accordance with Section 37(1) of the *Land Use Planning and Approvals Act 1993* (“the Act”).

The proposed draft amendment seeks to:

1. Rezone the site at 23 Racecourse Crescent, Launceston from Recreation to Commercial in the Launceston Local Provisions Schedule (“the site”).

The purpose of the draft amendment is to rezone the site from a zone that no longer serves its purpose within the context of the private ownership of the land and its detachment from the adjoining NTCA precinct. The specific nature of a future use and development is not known at this stage, therefore this application is for rezoning only at this time.

This planning submission has been prepared having regard to the relevant requirements and objectives of the Act and relevant strategic planning documents including:

- Guideline No. 1 Local Provisions Schedule (LPS): Zone & Code Application June 2018;
- State Policies;
- Northern Tasmania Regional Land Use Strategy;
- City of Launceston Strategic Plan 2025-2035;
- Tasmanian Planning Scheme – Launceston; and  
Launceston Retail Audit and Activity Centres Strategy, 2011.

### 1.2 Application Overview

<b>Subject Land</b>	
<b>Location</b>	23 Racecourse Crescent, Launceston
<b>Title Information</b>	Certificate of Title Volume 176749 Folio 1
<b>PID</b>	9215102
<b>Total Land Area</b>	9836m <sup>2</sup>
<b>Current Zoning</b>	Recreation
<b>Overlays</b>	Airport Obstacle Limitation Area
<b>Statutory References</b>	
<b>Planning Instrument</b>	<i>Tasmanian Planning Scheme – Launceston</i>
<b>Planning Authority</b>	City of Launceston
<b>Legislative Instrument</b>	<i>Land Use Planning and Approvals Act 1993</i>

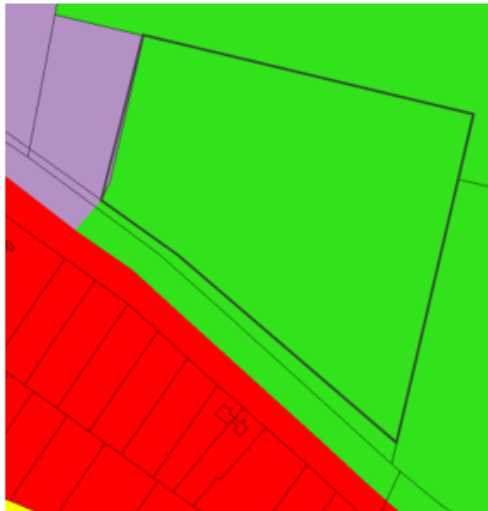
### 1.3 Proposed Draft Amendment



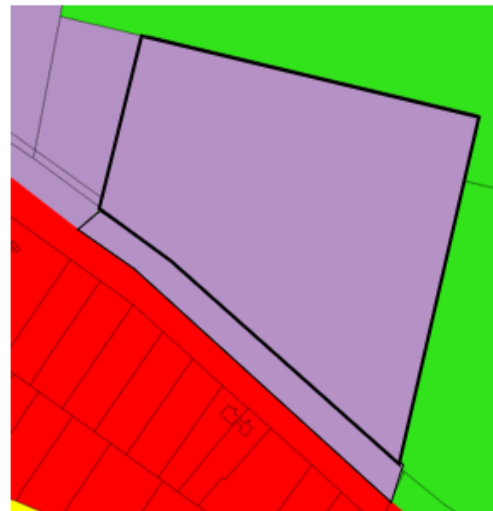
Section 37(1) Application

Measured form and function

The proposed draft amendment seeks to rezone the site from the Recreation Zone to the Commercial Zone under the Launceston Local Provisions Schedule as identified below –



Current Zoning (Recreation)



Proposed Zoning (Commercial)



## 1.4 Statutory Overview

Section 38(1) of the Act requires that the Planning Authority must satisfy themselves that a draft amendment will meet the Local Provisions Schedule (LPS) criteria set out in section 34 of the Act. The following table provides an overview of the LPS criteria pertinent to the proposed draft amendment.

Section 34(2) LPS Criteria		
The LPS criteria to be met by a relevant planning instrument are that the instrument –		
Sub-clause	Requirement	Response
(a)	contains all the provisions that the SPPs specify must be contained in an LPS.	<i>The proposed draft amendment seeks to amend the LPS by way of rezoning the site from Recreation to Commercial.  All provisions that the State Planning Provisions (SPPs) specify will continue to apply to the site..</i>
(b)	is in accordance with section 32.	<i>The proposed draft amendment will satisfy the matters specified in section 32 of the Act. The Recreation Zone was assigned to the site through a translation of existing zoning in the Launceston Interim Planning Scheme 2013 and in accordance with the Zone Application Guidelines set out in <u>Guideline No. 1 Local Provisions Schedule (LPS): Zone and Code Application June 2018</u><sup>1</sup> which are addressed in <b>Section 4.1</b> of this report.  <i>The site is privately owned and is currently used for a gym. Other gyms within Launceston are not zoned Recreation and are within the zoning of the surrounding area.</i></i>
(c)	furtheres the objectives set out in Schedule 1.	<i>Assessment of the proposed draft amendment against the objectives set out in Schedule 1 of the Act is provided in <b>Section 4.2</b> of this report.</i>
(d)	is consistent with each State policy.	<i>Assessment of the proposed draft amendment against each State Policy is provided in <b>Section 4.3</b> of this report.</i>
(da)	satisfies the relevant criteria in relation to the TPPs.	<i>The Tasmanian Planning Policies will come into effect on the 1 July 2026.  As it is possible that the TPPs will come into effect during consideration of this proposal, assessment is provided in <b>Section 4.4</b> of this report.</i>

<sup>1</sup> guidelines issued under section 8A of the Act.



<b>Section 34(2) LPS Criteria</b>		
<b>The LPS criteria to be met by a relevant planning instrument are that the instrument –</b>		
<b>Sub-clause</b>	<b>Requirement</b>	<b>Response</b>
(e)	as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates.	<i>Assessment of the proposed draft amendment against the Northern Tasmania Regional Land Use Strategy is provided in <b>Section 4.5</b> of this report.</i>
(f)	has regard to the strategic plan, prepared under section 66 of the <i>Local Government Act 1993</i> , that applies in relation to the land to which the relevant planning instrument relates.	<i>Assessment of the proposed draft amendment against the relevant parts of the City of Launceston Strategic Plan 2025-2035 is provided in <b>Section 4.6</b> of this report.</i>
(g)	as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates.	<i>In this instance, the site does not adjoin and is not located adjacent to, land that is governed by another LPS within a different municipal area. Accordingly, the proposed draft amendment satisfies section 34(2)(g) of the Act.</i>
(h)	has regard to the safety requirements set out in the standards prescribed under the <i>Gas Safety Act 2019</i> .	<i>The site is in excess of 700m to the east of the applicable Gas Pipeline Corridors (refer to Figure 1). The proposed draft amendment will therefore not affect, or could be affected by, the requirements set out in the standards prescribed under the <u>Gas Safety Act 2019</u>.</i>

Section 34(2) LPS Criteria		
The LPS criteria to be met by a relevant planning instrument are that the instrument –		
Sub-clause	Requirement	Response
	<p>Figure 1 – Declared Gas Pipeline Planning Corridor within proximity of the site</p> <p>The figure is an aerial photograph of an urban area. A yellow-shaded area, labeled 'DECLARED GAS PIPELINE PLANNING CORRIDOR', runs vertically on the left side of the image. A purple-shaded area, representing a site, is located on the right side. Two yellow dashed lines with arrows indicate distances between the corridor and the site: one line is labeled '±810m' and the other is labeled '±720m'. Two text boxes with arrows point to the yellow corridor area, both labeled 'DECLARED GAS PIPELINE PLANNING CORRIDOR'.</p>	

## 2.0 Site and Surrounds

### 2.1 The Site

The site comprises an irregular shaped lot that has an area of 9836m<sup>2</sup>. It has a 130m long frontage to Racecourse Crescent to the south. The site contains a drainage easement (1.20m wide) which runs along the northern (rear) boundary of the site. An additional drainage easement (1.50m wide) runs parallel to the eastern (side) boundary.

On-site car parking for approximately 52 vehicles is provided within the frontage.

- The site is owned by Merost Pty Ltd and is developed with a large 4700m<sup>2</sup> building which is used by LIFT (Launceston Institute of Fitness & Training). Over 15 small businesses in the fitness industry currently operate out of the LIFT Centre including personal trainers and fitness coaches, nutritionists, sports physiotherapist and rehab and remedial massage therapist.

The land that is subject to the proposed draft amendment is identified in Figure 2 and includes the entire title described in CT: 176749/1. The site is identified in Figure 2 below.

Figure 2 - Aerial image illustrating the spatial area of the site.



Source: base image and data from the LIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania

#### 2.1.1 Infrastructure

The site is connected to a reticulated sewer main (150mm) and a reticulated water main (100mm). Stormwater connections are also available.

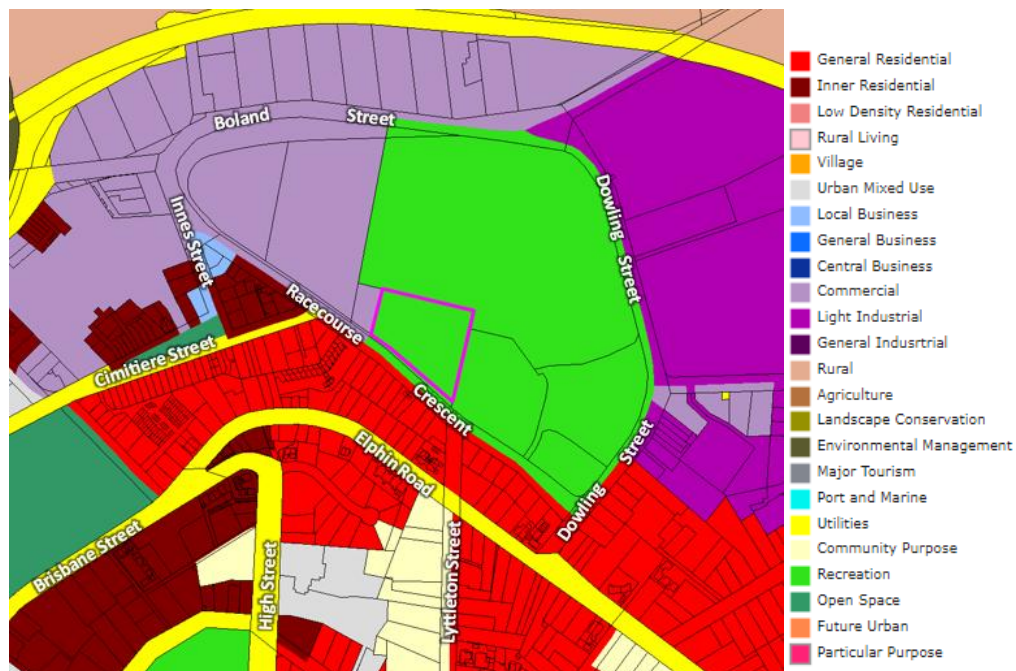
**2.1.2 Road Network**

The site has frontage to Racecourse Crescent to the south which is under the local authority of the Council.

**2.2 Zoning and Overlays**

The site is assigned to the Recreation Zone under the Scheme. Other zones within proximity to the site include Commercial, General Residential, Inner Residential, Community Purpose, Utilities, Local Business, Light Industrial and Urban Mixed Use. The spatial allocation of land use zones is shown in Figure 3 below.

Figure 3 - Zoning of the site and surrounding area



Source: base image and data from the LIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania



## 2.3 Natural Values and Hazards

### Obstacle Limitation Area

The site is shown to be within the Airport Obstacle Limitation Area on the Scheme overlay maps.

### Bushfire Hazard

The site is not located within a Bushfire Prone Area.

### Potentially Contaminated Land

The site is used and developed with a gym/fitness centre which is not a use listed in Table C14.2 and the site is not known to be potentially contaminated.

### Landslide Risk

The site is not identified within any landslide hazard bands on the Scheme overlay maps.

### Flood Hazard

The site is not shown as being subject to a flood risk on the Scheme overlay maps.

### Scenic Values

The site is not subject to any scenic values mechanisms in the Scheme.

### Biodiversity Values

The site is significantly modified and does not contain any biodiversity or other similar natural values.

## 2.4 Local Context

The site is located adjacent to the Commercial zoning associated with the Kmart Plaza to the west, within the same ownership as the subject site. The Kmart Plaza and 21 Racecourse Crescent are subject to LAU-S9.0 Launceston Plaza Retail Specific Area Plan which essentially allows for General Retail and Hire as a Permitted use but sets a limit on the permitted pathway based on gross floor area in clause LAU-S9.6.1 A1. This SAP was more important prior to the introduction of the Tasmanian Planning Scheme – Launceston which allows for General Retail and Hire as a Discretionary use in the underlying Commercial Zone. In the previous Launceston Interim Planning Scheme 2015, General Retail and Hire was a prohibited use in the Commercial Zone.

To the east of the site is a sports complex including the 'Tennis Centre' which is owned by the City of Launceston, 'Elphin Sports Centre' owned by The Crown and the 'NTCA Ground' which is owned by the City of Launceston. These three recreation facilities are zoned Recreation.

The site is located within the Launceston Regional City within the Northern Tasmanian Regional Settlement Hierarchy and the Launceston Kmart Plaza is considered to be a Suburban Activity Centre (refer to the NTRLUS discussion in section 4.6 of this report).



## 2.5 Rezoning Approach

Analysis of the existing Recreation zoning throughout the Launceston local government area has been undertaken to better understand how the zone has been applied and whether the zoning of the subject site aligns with the zone application approach. A rezoning for the site has been proposed based on the zoning of the surrounding area and also the commercial interests of the owner, allowing for future use and development of the site for purposes that are currently prohibited.

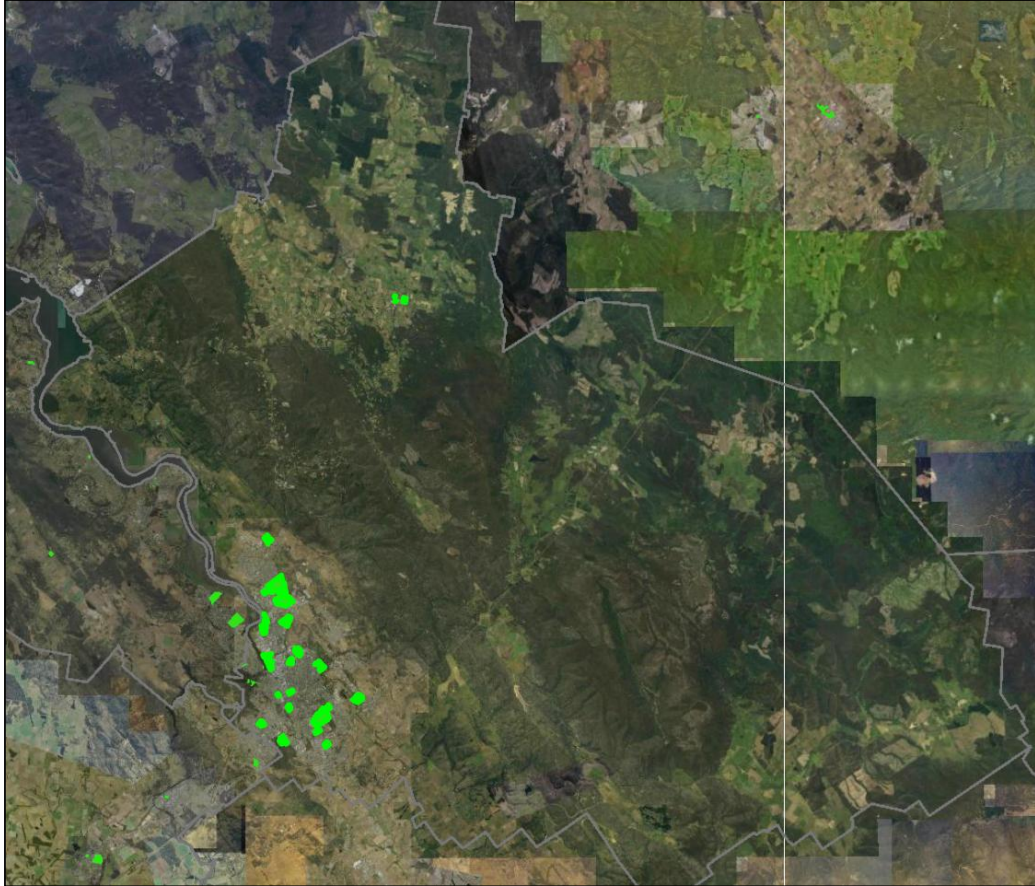
### 2.5.1 Recreation Zoning

Land which is located within the Recreation Zone within the Launceston municipality is generally council-owned or owned by The Crown and used for sporting grounds and community/regional facilities. The exceptions to this within the Launceston local government area include private golf courses, a bowls club, Mowbray Racecourse and a private school sporting property which are zoned Recreation. The site at 23 Racecourse Crescent is one of the only examples of private land in the Recreation Zone which is not owned and used by a community sports club or association.

A summary table has been prepared and included in **Appendix B** identifying the titles within the Launceston local government area which are zoned Recreation.

The subject site is developed with a large warehouse building with associated parking. The proposed draft amendment to rezone the land to Commercial will remove a parcel of land from the Recreation Zone within the municipality. . However, it is important to note that the proposed rezoning will not create an anomaly with the current use of the site for a gymnasium as the Sports and Recreation use class is a discretionary use in the Commercial Zone and can continue without issue under the proposed zone. .

Figure 4 – Map of Recreation Zoned Land within Launceston LGA.



Source: base image and data from the LIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania



## 2.5.2 Rezoning Feasibility Assessment

### Urban Mixed Use Zone

The Urban Mixed Use Zone is applied around the Central Business Zone of the Launceston CBD extending to the north east to Lawrence Street. Further east, the QV Business Centre on High Street is also zoned Urban Mixed Use.

The application of the Urban Mixed Use Zone to the site would result in an isolated zoning and is not the most appropriate zoning for future use and development of the site in line with the adjacent Commercial zoned land to the north-west.

### Local Business Zone

There is a pharmacy (Chemist Warehouse) on the corner of Innes Street and Racecourse Crescent and the 'local shop' on the corner of Innes and Cimitiere Streets to the west of the site are zoned Local Business.

The application of the Local Business Zone to the site would not align with the Zone Application Guidelines<sup>2</sup> and is not the most appropriate zoning for the intended future use and development of the site.

### General Business Zone

The zone application guidelines indicate that that the General Business Zone should be applied to land in urban settlements that provides, or is intended to provide, for the business, commercial and community functions of Tasmania's main suburban and rural town centres and that it may be applied to Suburban Activity Centres identified in the Northern Regional Land Use Strategy.

The General Business Zone could be a suitable fit for the intended future use of the site, however it would result in an isolated zoning that is not consistent with the pattern of zoning in the immediate and surrounding area.

### Commercial Zone

The Commercial Zone is applied to the Launceston Kmart Plaza and 21 Racecourse Crescent immediately adjacent to the site and the surrounding businesses in Boland Street, Cimitiere Street and Lawrence Street. There are also four properties in Dowling Street/Broadland Drive which are zoned Commercial. Becks Mitre 10 Launceston is a large site with frontages to Boland, Innes, Cimitiere and Lawrence Streets which is zoned Commercial.

It is proposed that the Commercial Zone is the most sensible and forward-looking approach for a site that can accommodate larger gross floor area retailing adjacent to an existing large shopping centre and is consistent with the existing pattern of zoning in the immediate and surrounding area. The site currently contains a legacy Recreation zoning which currently prevents the provision of additional large floor area and bulky goods retail use and development in this key suburban activity centre.

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<sup>2</sup> Section 8A Guideline No.1 – Local Provisions Schedule (LPS): Zone and Code Application (version 2.0), June 2018



### 3.0 Supporting Assessments

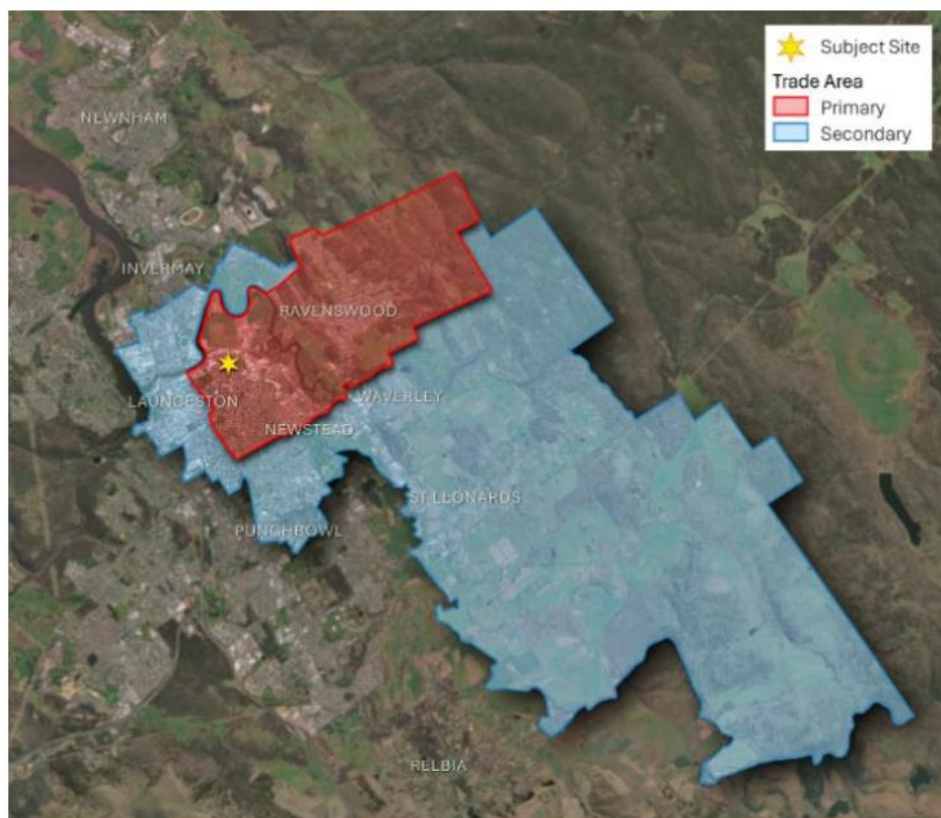
The proposal is informed by the following background investigation which is summarised below.

#### 3.1 Retail Activity Assessment

Urban Enterprise was engaged to prepare a Retail Activity Assessment (RAA) for the proposed draft amendment. The purpose of the RAA was to provide an analysis of the site if it were zoned Commercial and therefore capable of accommodating business and retail activity uses and to better understand the potential impacts upon the retail hierarchy. The report was updated in July 2023, following feedback from a peer review commissioned by Council, attached as **Appendix C** to this report.

Their assessment establishes a retail catchment area, discusses the retail hierarchy and retail demand. The retail catchment includes a Primary Trade Area (PTA) and Secondary Trade Area (STA).

**Figure S1 PTA and STA, Launceston Plaza and Subject Site**

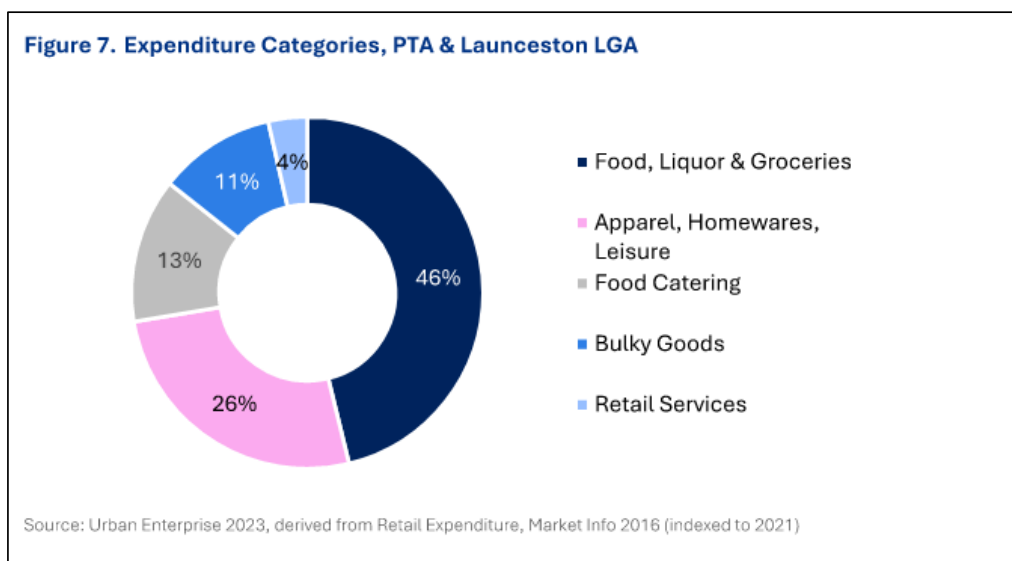


It is noted that the Launceston Plaza draws customers from outside the PTA and STA, particularly as it hosts one of only three Kmart stores in Tasmania (Launceston, Devonport and Hobart).

The Launceston Plaza is identified in strategic planning documents as a specialist Suburban Activity Centre. Launceston Plaza and the adjoining commercial precinct around Boland Street performs several important roles within the retail hierarchy, including:

- A supermarket, speciality and convenience based retail role for residents and workers in the PTA;
- A bulky goods retail role that complements Launceston’s Central Area within, and outside of the PTA; and
- Provides the only Kmart available in Greater Launceston, indicating a regional catchment for this specific discount department store.

Analysis in section 4.4 of the report states that 46% of all expenditure within the PTA and the broader Launceston municipality is attributed to food, liquor and groceries which is often associated with supermarket and speciality food retailing (i.e. bakery, butcher, delicatessen). When apparel, homewares and leisure spending is added to this category, the two account for over 70% of annual retail spending.



The proponent has indicated that both the Coles supermarket and Kmart are trading well above viability thresholds, and are in the top performing supermarkets and discount department stores in Tasmania.

Close to two thirds of the Plaza’s turnover is attributed to market share captured from the PTA and STA, with the balance coming from outside the trade areas with a combination of workers, visitors and non-trade area residents.

Over time, the population of the PTA and the Launceston municipality will increase and generate additional demand for retail floorspace. To estimate the quantum of retail floorspace that could viably be supported at the subject site, total retail turnover is converted to floorspace by applying an average turnover density (i.e. average trading level). Retail modelling estimates that the subject site could viably support approximately:



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- 3,150 sqm by Year 1 (i.e. 2021);
- 4,200 sqm by year 5 (i.e. 2026);
- 5,400 sqm by year 10 (i.e. 2031); and
- 6,600 sqm by year 15 (i.e. 2036).

The current trading levels of the Plaza are well above viability thresholds, and the retail modelling illustrates that there is pent up demand for retail floorspace. In 2021, the Plaza could have supported in excess of 3,150 sqm of additional retail floorspace, increasing to approximately 4,200 sqm by year 5 (i.e. 2026).

This demonstrates there is currently a significant undersupply of retail space in this area.

The Plaza is responding to high retail demand conditions and has a current planning permits to extend the footprint to deliver an additional 1250m<sup>2</sup> of floorspace across 11 tenancies (speciality retailers). The ability to deliver further expansion on the existing Plaza site is limited by the available space and parking demand.

The Urban Enterprise Retail Assessment concludes that the site is appropriate to accommodate future retail uses for the following reasons:

- The site is adjacent to the Launceston (Kmart) Plaza and would therefore provide a logical and complementary extension of this Activity Centre.
- The site area (0.98ha) is optimal for accommodating retail development, and has a 130 metre frontage to Racecourse Crescent, which provides good access and exposure to consumers. The site can also leverage an existing bus stop that services Launceston (Kmart) Plaza and surrounds.
- Retail uses at the subject site would strengthen the role of Launceston (Kmart) Plaza and the adjoining commercial/bulky goods precinct, and the complementary economic relationship to the Principal Activity Centre.
- The current trading levels of the Plaza are well above viability thresholds, and the retail modelling illustrates that there is pent up demand for retail floorspace.
- Retail uses at the subject site are not anticipated to materially impact the hierarchy or viability of existing retail centres within the PTA, especially given the current level of turnover being achieved at Launceston (Kmart) Plaza; which is well-above viability thresholds, and one of the top performing supermarkets and discount department stores in Australia.
- The subject site is privately owned; which is relatively unique for a site that is zoned for recreation uses. It is apparent that the sport and recreation activities within the balance of the precinct will be unaffected by the proposed rezoning.
-



## 4.0 Draft Amendment Statutory Assessment

### 4.1 Section 8A Guidelines – Guideline No.1 Local Provisions Schedule (LPS): Zone and Code Application

The proposed draft amendment seeks to rezone the site from Recreation to Commercial. The application guidelines for these zones are provided below:

Recreation Zone	
<p><i>The purpose of the Recreation Zone is:</i></p> <p>28.1.1 <i>To provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities.</i></p> <p>28.1.2 <i>To provide for complementary uses that do not impact adversely on the recreational use of the land.</i></p> <p>28.1.3 <i>To ensure that new major sporting facilities do not cause unreasonable impacts on adjacent sensitive uses.</i></p>	
Zone Application Guidelines	Response
<p>RecZ 1</p> <p>The Recreation Zone should be applied to land that is, or is intended to be, used for active or organised recreational purposes, including:</p> <p>(a) sporting grounds and facilities;</p> <p>(b) golf courses;</p> <p>(c) racecourses; and</p> <p>(d) major sporting facilities.</p>	<p><i>The site is not used as a sports ground, golf course, racecourse, or major sporting facility.</i></p> <p><i>The site is used as an indoor fitness centre/gymnasium and associated businesses.</i></p> <p><i>While the current use is appropriate within the Recreation Zone, it is an atypical application of the zone in Launceston, where the Recreation Zone is generally applied to public lands and in some cases private grounds owned and operated for organised sports clubs such as golf, horse racing and bowls.</i></p> <p><i>Sports and recreation use for a gymnasium or fitness centre is permissible in most urban zones under the Scheme, including residential, business/commercial, industrial and mixed use zones. Changing the zone of the subject land will not unreasonably limit the availability of sites where a gymnasium can establish and operate or the provision of land for recreational opportunities in the municipality.</i></p>
<p>RecZ 2</p> <p>The Recreation Zone may be applied to either public or privately owned land.</p>	<p><i>The site is privately owned.</i></p>
<p>RecZ 3 The Recreation Zone may be applied to land seaward of the high water mark where it</p>	<p><i>Not applicable.</i></p>



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<p>includes existing, or is intended for, recreational facilities.</p>	
<p>RecZ 4 The Recreation Zone should not be used for open space areas or land predominantly intended for passive recreation (see Open Space Zone).</p>	<p><i>The site is not used for passive recreation.</i></p>



<b>Commercial Zone</b>	
<p><i>The purpose of the Commercial Zone is:</i></p> <p>17.1.1 <i>To provide for retailing, service industries, storage and warehousing that require:</i></p> <p style="margin-left: 40px;"><i>(a) large floor or outdoor areas for the sale of goods or operational requirements; and</i></p> <p style="margin-left: 40px;"><i>(b) high levels of vehicle access and parking for customers.</i></p> <p>17.1.2 <i>To provide for a mix of use development that supports and does not compromise or distort the role of other activity centres in the activity centre hierarchy.</i></p>	
<b>Zone Application Guidelines</b>	<b>Response</b>
<p><b>CZ 1</b></p> <p>The Commercial Zone should be applied to land within urban settlements that provides, or is intended to provide, for large floor area retailing (such as Bulky Goods Sales and Equipment and Machinery Sales and Service), service industry, low impact storage and warehousing, or other commercial use needs of the community that demand:</p> <p>(a) large floor or outdoor areas; and</p> <p>(b) high levels of vehicle access and car parking for customers.</p>	<p><i>The proposed draft amendment seeks to allow a pathway for the site to be developed in the future for large floor area retailing or bulky goods store. The site has an extensive frontage to Racecourse Crescent and contains existing on-site parking that can be expanded and/or upgraded as part of any future development application to provide a high level of vehicle access and car parking for customers.</i></p> <p><i>The site offers a rare opportunity to expand the provision of large floor area retail/bulky goods in an existing Suburban Activity Centre, that is also adjacent to the key retail attraction of the Kmart Plaza.</i></p> <p><i>The information on trading levels of the Kmart Plaza provided in the Retail Assessment demonstrates that there is an existing unmet demand for retail floor space in this area. The sales data shows that an additional 3150m<sup>2</sup> of retail floor space could have been supported in 2021, increasing to 4200m<sup>2</sup> in 2026 (year 5 of the modelling) and 6600m<sup>2</sup> in a further 10 years.</i></p> <p><i>The site is of sufficient size, shape and orientation to accommodate a development of this nature and is well served by the existing road and public transport network.</i></p>
<p><b>CZ 2</b></p> <p>The spatial application of the Commercial Zone must ensure that it does not compromise the viability of the other retail and business centres located within the three business zones.</p>	<p><i>The application of the Commercial Zone to the subject site will not compromise the viability of the other retail and business centres located within the three business zones.</i></p> <p><i>The proposal recognises the existing activity centre hierarchy and will not detract from the role of the three business zones.</i></p> <p><i>Rezoning this site provides for a natural expansion of the existing Commercial Zone in and around the Kmart Plaza Suburban Activity Centre.</i></p>



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	<p><i>Refer to assessment against the NTRLUS in section 4.5 of this report.</i></p>
<p>CZ 3</p> <p>The Commercial Zone should not be applied to land:</p> <p>(a) where the primary purpose is to provide for industrial purposes (see industrial zones); or</p> <p>(b) where the primary purpose is to provide for General Retail and Hire uses such as supermarkets, department stores or other variety stores (see business zones).</p>	<p><i>The future use of the site will not be for industrial uses. The proximity of the site to residential and other sensitive uses would not be conducive to establishing industrial activities without land use conflict.</i></p> <p><i>The proposed draft amendment is to allow for future bulky goods sales or large floor space retail uses, both of which are permissible within the Commercial Zone. The application of a business zone would not be appropriate in this location as it would represent an isolated zoning within an established area of Commercial zoned land.</i></p>



## 4.2 Objectives of the *Land Use Planning and Approvals Act 1993*

Section 34(2)(a) of the Act requires that an amendment furthers the Objectives set out in Schedule 1. The following sections detail how the proposed draft amendment furthers these objectives.

### 4.2.1 Schedule 1 Objectives – Part 1

PART 1 – Objectives of the Resource Management and Planning System of Tasmania	
Objective	Response
(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and	<i>The site is developed with a building and carpark. The site does not contribute significantly to ecological processes or genetic diversity within the local area and region.</i>
(b) to provide for the fair, orderly and sustainable use and development of air, land and water; and	<i>The draft amendment will provide for fair, orderly and sustainable use and development. It will provide an opportunity to zone a parcel of land more appropriately within the context of the area without compromising or distorting activity centre hierarchy. There are no particular natural or cultural values associated with the land.</i>
(c) to encourage public involvement in resource management and planning; and	<i>Public involvement will be undertaken through the exhibition of the proposed draft amendment.</i>
(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and	<i>The draft amendment will facilitate economic development through zoning which will allow for potential retail or bulky goods development adjacent to an existing retail development in a Commercial area.</i>
(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.	<i>The amendment process represents a sharing of responsibility for resource management and planning between Council the Commission, stakeholders and the community.</i>



4.2.2 Schedule 1 Objectives – Part 2

PART 2 – Objectives of the Planning Process Established by this Act	
Objective	Response
(a) to require sound strategic planning and co-ordinated action by State and local government; and	<p><i>The proposed draft amendment is consistent with the Regional Land Use Strategy of Northern Tasmania. It will provide an opportunity to zone land in a more logical manner and to allow for future retail or bulky goods development adjacent to the existing Launceston Kmart Plaza.</i></p> <p><i>The Recreation zoning of the site appears to be an anomaly in the Scheme, where the Recreation zoning is generally applied to council-owned or land owned by The Crown which is used for recreation facilities, and in some cases private club facilities such as golf courses throughout the municipality.</i></p> <p><i>The existing use of the site is for LIFT Centre which is most accurately defined within the Sports and Recreation – Gymnasium use class which is a No Permit Required use in the Recreation Zone. The Sports and Recreation – Gymnasium use class has a Discretionary status in the Commercial Zone. The use can continue operating without issue as an existing use if the proposed amendment is approved. The draft amendment represents coordinated and sound strategic planning.</i></p>
(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and	<p><i>The amendment process is part of the system involved in establishing and reviewing planning instruments. The draft amendment will involve a rezoning of land in accordance with the Tasmanian Planning Scheme requirements.</i></p> <p><i>The relevant Code provisions will continue to apply to the site in relation to the proposed development application that will be facilitated by the proposed draft amendment.</i></p>
(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and	<p><i>This report includes information which demonstrates that the proposed draft amendment will not have a significant impact on environmental values associated with the land and water resources within and external the site.</i></p> <p><i>The potential impacts of any future use and development, such as emissions or traffic generation, are able to be adequately assessed under the applicable provisions of the Commercial Zone and relevant Codes at the time of any future Development Application.</i></p> <p><i>It has been determined in the supplied Retail Assessment that the future use and development</i></p>



<b>PART 2 – Objectives of the Planning Process Established by this Act</b>	
<b>Objective</b>	<b>Response</b>
	<i>that will be facilitated by the proposed draft amendment will have a net community benefit from an economic and social perspective.</i>
(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and	<i>The proposed draft amendment is consistent with the relevant State, regional and local strategy and policy directions which broadly seek to achieve sustainable development that does not compromise environmental, social, economic, conservation and resource management objectives.</i>
(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and	<i>The proposed draft amendment is considered under section 37(1) of the Act.</i>
(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and	<i>The proposed draft amendment will provide the ability for the site to be redeveloped in the future to provide for a supporting and complimentary retail or bulky goods development adjacent to the existing Launceston Kmart Plaza. It will not adversely impact upon the existing environment for working, living and recreating within Launceston.</i>
(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and	<i>The proposed draft amendment will not result in any impact on a place listed or known to be significant for its scientific, aesthetic, architectural, historical or cultural value.</i>
(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and	<i>The site is capable of being serviced by road, sewer, water, stormwater and electricity infrastructure with capacity.</i>
(i) to provide a planning framework which fully considers land capability.	<i>The site is not subject to the Protection of Agricultural Land Policy.</i>

### 4.3 State Policies

The following section assesses the draft amendment against each of the current State Policies.

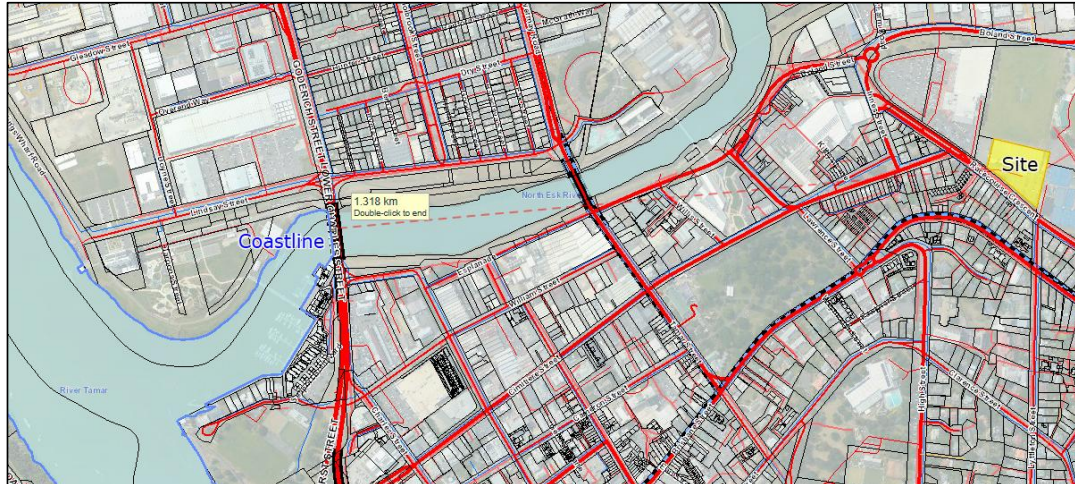
#### 4.3.1 Tasmanian State Coastal Policy 1996

The State Coastal Policy 1996 defines the term 'Coastal Zone' as, under the State Coastal Policy Validation Act 2003, a reference in the State Coastal Policy 1996 to the coastal zone is

to be taken as a reference to State waters and to all land to a distance of one kilometre (1km) inland from the high-water mark.

In this instance, the nearest point of the Coastline layer as mapped on the LIST, is at the Charles Street Bridge, which is at least 1.3km west of the site, as shown in Figure 7.

**Figure 7 – Image showing the site (yellow) is more than 1.3km from the nearest Coastline at the Charles Street Bridge, as depicted on LISTmap.**



The LIST Coastline metadata describes the layer as:

*LIST Coastline depicts Mean High Water Mark for the State of Tasmania and offshore islands excluding Macquarie Island.*

The site is therefore not within 1km of State coastal waters and the State Coastal Policy does not apply to the site or the proposed draft amendment.

#### **4.3.2 State Policy on the Protection of Agricultural Land 2009**

The provisions of the State Policy are reflected in the Rural and Agriculture Zones in the Scheme. The site is currently zoned Recreation. Accordingly, the site is not contemplated by the provisions of the Protection of Agricultural Land Policy.

#### **4.3.3 State Policy on Water Quality Management 1997**

The provisions of the *Water Quality Management 1997* are reflected in the Natural Assets Code in the Scheme. The site is not subject to any component of the Natural Assets Code. The draft amendment is not contemplated by the provisions of the State Policy on Water Quality Management.

#### **4.3.4 National Environmental Protection Measures**



National Environmental Protection Measures (NEPMs) are developed under the *National Environment Protection Council (Tasmania) Act 1995* and outline the objectives and protections for specific environmental matters. Section 12A of the *State Policies and Projects Act 1993* provides NEPMs with an equivalent status as State policies.

There are seven active NEPMs which deal with the following environmental matters:

1. Ambient air quality;
2. Air toxins;
3. Assessment of site contamination;
4. Diesel vehicle emissions;
5. Movement of controlled waste between states and territories;
6. National pollutant inventory; and
7. Used packaging material.

None of the above NEPMs are considered directly relevant to the proposed draft amendment.

The draft amendment seeks to rezone land from Recreation Zone to the Commercial Zone. There are no allowable uses within the Commercial Zone that would be expected to generate any emissions or activity that would be contrary to the NEPMs.

The impact of any emissions generated by future uses on the land would be sufficiently managed by the existing provisions of the Scheme, including the Commercial Zone use standards and the provisions of the Attenuation Code where an applicable activity is proposed. The proposal will not impede the achievement of any of the NEPM's and is therefore in accordance with the associated State Policy.

#### **4.4 Tasmanian Planning Policies**

Section 34(2)(da) of the Act requires an amendment to satisfy the relevant criteria of a Tasmanian Planning Policy ("TPP"). The TPP's will not take effect until the 1 July 2026. As the consideration of this proposed amendment may be ongoing on this date, the TPP's are assessed below.

<b>Policy Topic</b>	<b>Policy Application</b>	<b>Policy Objective</b>
<b>1.0 Settlement</b>		
<b>1.1 Growth</b>	1.1.1 Applies to existing settlements and land that has been proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements unless that rural residential settlement, or part of it, has been identified for infill growth at urban densities and included within an urban or settlement growth boundary.	1.1.2 To plan for settlement growth that allocates land to meet the existing and future needs of the community and to deliver a sustainable pattern of development.



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Policy Topic	Policy Application	Policy Objective
<p><b>Response</b></p> <p>The proposed draft amendment seeks to rezone a site within the regional city of Launceston that is within a designated Priority Consolidation Area and the existing Launceston Kmart Plaza Suburban Activity Centre. Rezoning the site to Commercial would facilitate future infill development for retail and/or bulky goods uses to meet the established need for additional floor space to serve the surrounding area and broader city and region, as demonstrated in the Retail Assessment.</p> <p>The existing zoning of Recreation represents a legacy zoning of the site and is not necessary to continue the existing use of a gymnasium. A gymnasium (Sports and recreation use) is permissible in almost every urban zone, whereas this key site provides a strategic opportunity for infill development in a fully serviced location, part of an important Suburban Activity Centre as required to meet the growing needs of the community in this sector.</p> <p>The proposal is in accordance with the settlement hierarchy and urban growth boundaries established by NTRLUS.</p> <p>The proposal therefore responds directly to Strategies 1.1.3 (2 a), b), c)), (3), (9) and (10)</p>		
<p><b>1.2 Liveability</b></p>	<p>1.2.1 Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements.</p>	<p>1.2.2 To improve the liveability of settlements by promoting a pattern of development that improves access to housing, education, employment, recreation, nature, health and other services that support the wellbeing of the community.</p>
<p><b>Response</b></p> <p>The proposal supports the Liveability Policy.</p> <p>The proposal will facilitate expand and consolidate an existing Suburban Activity Centre, while responding to a demonstrated need for additional retail floor space in Launceston. The proposal will provide additional employment opportunities, and the site is close to residential neighbourhoods and is connected to active and public transport routes.</p> <p>The proposal therefore responds directly to Strategy 1.2.3 (1), (2) and (5).</p>		
<p><b>1.3 Social Infrastructure</b></p>	<p>1.3.1 Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth, with the exception of rural residential settlements, other than for the provision of social infrastructure that supports the safety of those communities such as rural fire services.</p>	<p>1.3.2 To support the provision of adequate and inclusive social infrastructure to promote the health, education, safety and wellbeing of the community.</p>
<p><b>Response</b></p> <p>The Social Infrastructure Policy has limited application to the proposal as it will not provide for, nor constrain, the provision of social infrastructure.</p>		



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Policy Topic	Policy Application	Policy Objective
<b>1.4 Settlement Types</b>	1.4.1 Applies to existing settlements and land that is proposed, allocated or identified for future settlement including rural residential development.	1.4.2 To plan for the sustainable use and development of settlements that have particular characteristics or values.
<p><b>Response</b></p> <p>The proposal will build upon the established character and role of the Launceston Kmart Plaza Suburban Activity Centre as a regionally important retail hub by providing an opportunity for infill development that will expand the available retail floor area in line with the demonstrated need.</p> <p>The proposal is therefore consistent with Strategies 1.4.3 (1).</p>		
<b>1.5 Housing</b>	1.5.1 Applies to existing settlements and land that is proposed, allocated or identified for future settlement growth.	1.5.2 To provide for a sufficient supply of diverse housing stock, including social and affordable housing, that is well-located and well-serviced to meet the existing and future needs of the Tasmanians.
<p><b>Response</b></p> <p>The Housing Policy has limited application to the proposal as it will not provide for housing.</p> <p>The proposal will provide for commercial growth and employment opportunities within an existing activity centre to better serve the needs of the surrounding community and will not constrain the provision of housing.</p>		
<b>1.6 Design</b>	1.6.1 Applies to existing and proposed urban spaces.	1.6.2 To create functional, connected and safe urban spaces that positively contribute to the amenity, sense of place and enjoyment experienced by the community.
<p><b>Response</b></p> <p>The proposal indirectly accords with the Design Policy.</p> <p>The proposed rezoning would facilitate a redevelopment of the subject site for retail and/or bulky goods purposes.</p> <p>Any such proposal would be subject to the design and standards required by the Tasmanian Planning Scheme, including provisions such as building design, landscaping, car park layout and provisions to encourage active transport that could contribute to the amenity and function of the area.</p>		
<b>1.7 Development Contributions</b>	1.7.1 Applies to existing settlements and new areas of settlement growth.	1.7.2 To support the equitable sharing of costs between developers and the wider community associated with the provision of new, or upgraded, infrastructure to service growth.



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Policy Topic	Policy Application	Policy Objective
<b>Response</b>		
The proposal does not impact this Policy.		
<b>2.0 Environmental Values</b>		
<b>2.1 Biodiversity</b>	2.1.1 Statewide.	2.1.2 To contribute to the protection and conservation of Tasmania's biodiversity.
<b>Response</b>		
The proposal relates to an urban site that is already developed and is devoid of natural vegetation.		
The proposal will not impact upon the protection and conservation of Tasmania's biodiversity values.		
<b>2.2 Waterways, Wetlands and Estuaries</b>	2.2.1 Statewide.	2.2.2 To protect and improve the quality of Tasmania's waterways, wetlands and estuaries.
<b>Response</b>		
The proposal relates to an urban site that is already developed and does not contain any waterways, wetlands or estuaries.		
The proposal will not impact upon the protection and quality of Tasmania's waterways, wetlands or estuaries.		
<b>2.3 Geodiversity</b>	2.3.1 Statewide.	2.3.2 To protect and conserve land containing high conservation value geodiversity and to promote natural geological, geomorphological and soil processes that support broader, and more balanced, ecological functions.
<b>Response</b>		
The proposal relates to an urban site that is already developed and does not contain any high conservation value geodiversity or localised natural geological, geomorphological or soil processes that support or maintain local ecological functions.		
The proposal will not impact upon the protection and conservation of Tasmania's geodiversity.		
<b>2.4 Landscape Values</b>	2.4.1 Statewide.	2.4.2 To protect and enhance significant landscapes that contribute to the scenic value, character and identity of a place.
<b>Response</b>		
The proposal relates to an urban site in Launceston that is already developed and does not contain any mapped cultural, ecological, geological or aesthetic landscapes or scenic areas.		



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Policy Topic	Policy Application	Policy Objective
The proposal will not impact upon the protection and enhancement of significant landscapes and scenic values in Tasmania.		
<b>2.5 Coasts</b>	2.5.1 Applies to the Coastal Zone as defined in the <i>State Coastal Policy 1996</i> , which is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the highwater mark.	2.5.2 To promote the protection, conservation and management of coastal values.
<p><b>Response</b></p> <p>The State Coastal Policy 1996 defines the term 'Coastal Zone' as, <i>under the <u>State Coastal Policy Validation Act 2003</u>, a reference in the <u>State Coastal Policy 1996</u> to the coastal zone is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.</i></p> <p>In this case the site is located approximately 5km from the nearest mean high-water mark of State coastal waters, located at the end of Park Street adjacent to Royal Park. The site is therefore not within the Coastal Zone.</p> <p>The Coasts Policy is therefore not applicable to the proposal.</p>		
<b>3.0 Environmental Hazards</b>		
<b>3.1 Bushfire</b>	3.1.1 Statewide.	3.1.2 To prioritise the protection of human life and to support the resilience of settlements and communities by reducing the potential impacts of bushfire on life, property and infrastructure.
<p><b>Response</b></p> <p>The proposal relates to an urban site in Launceston that is not identified as a Bushfire-Prone Area under the Launceston LPS.</p> <p>The Bushfire Policy is therefore not applicable to the proposal.</p>		
<b>3.2 Landslip</b>	3.2.1 Statewide.	3.2.2 To reduce the risk to people, property and the environment from the adverse impacts of landslip hazards.
<p><b>Response</b></p> <p>The proposal relates to an urban site in Launceston that is not identified as being within a Landslip Hazard Area under the Launceston LPS.</p> <p>The Landslip Policy is therefore not applicable to the proposal.</p>		
<b>3.3 Flooding</b>	3.3.1 Statewide.	3.3.2 To minimise the impact of flood hazards that have the potential to cause harm to human life, property and infrastructure and



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Policy Topic	Policy Application	Policy Objective
		to reduce the cost to the community as a result of flood events.
<p><b>Response</b></p> <p>The proposal relates to an urban site in Launceston that is not identified as being within a Flood Prone Area under the Launceston LPS.</p> <p>The Flooding Policy is therefore not applicable to the proposal.</p>		
<b>3.4 Coastal Hazards</b>	3.4.1 Applies to the Coastal Zone as defined in the <i>State Coastal Policy 1996</i> , which is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the highwater mark.	3.4.2 To minimise the risks associated with coastal erosion and coastal inundation caused by climate change induced sea level rise by incorporating avoidance, mitigation and adaptation strategies into land use planning.
<p><b>Response</b></p> <p>The State Coastal Policy 1996 defines the term 'Coastal Zone' as, <i>under the <u>State Coastal Policy Validation Act 2003</u>, a reference in the <u>State Coastal Policy 1996</u> to the coastal zone is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.</i></p> <p>In this case the site is located more than 1km from the nearest coastline/high water mark which is mapped as Charles Street Bridge. The site is therefore not within the Coastal Zone.</p> <p>The Coastal Hazards Policy is therefore not applicable to the proposal.</p>		
<b>3.5 Contaminated Air and Land</b>	3.5.1 Statewide.	3.5.2 To consider the impacts of past, present and future land use and development that has involved, or is proposed to involve, potentially contaminating activities, and to minimise the risk of harm to human health, property and the environment arising from exposure, or potential exposure, to contaminants or nuisances caused by those activities.
<p><b>Response</b></p> <p>The proposal relates to an urban site in Launceston that is not known to have been used for potentially contaminating activities.</p> <p>If any potential for site contamination is identified, the risk can be managed through assessment under the existing provisions of the TPS – Potentially Contaminated Land Code.</p> <p>The proposal is consistent with the Contaminated Air and Land Policy, as far as it is applicable.</p>		
<b>4.0 Sustainable Economic Development</b>		



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Policy Topic	Policy Application	Policy Objective
<b>4.1 Agriculture</b>	4.1.1 Statewide.	4.1.2 To promote a diverse and highly productive agricultural sector by protecting agriculture land and the resources on which agriculture depends, while supporting the long-term viability and growth of the agricultural sector.
<p><b>Response</b></p> <p>The proposal relates to an urban site in Launceston that is already developed and does not contain any agricultural land and is not adjacent to any agricultural land.</p> <p>The Agriculture Policy is therefore not applicable to the proposal.</p>		
<b>4.2 Timber Production</b>	4.2.1 Statewide.	4.2.2 To contribute to the protection of Tasmania's timber resources.
<p><b>Response</b></p> <p>The proposal relates to an urban site in Launceston that is already developed and does not contain any timber production areas or resources.</p> <p>The Timber Production Policy is therefore not applicable to the proposal.</p>		
<b>4.3 Extractive Industry</b>	4.3.1 Statewide.	4.3.2 To identify and protect existing and potential extractive industry resources, and supporting infrastructure, to facilitate economic growth and support efficient infrastructure and urban development.
<p><b>Response</b></p> <p>The proposal relates to an urban site that does not include any mining leases or land that is used for extractive industry purposes, and the site is not within an attenuation area of any nearby extractive industry activities.</p> <p>The Extractive Industry Policy is therefore not applicable to the proposal.</p>		
<b>4.4 Tourism</b>	4.4.1 Statewide.	4.4.2 To promote the sustainable development of the State's tourism industry.
<p><b>Response</b></p> <p>The proposal indirectly accords with the Tourism Policy.</p> <p>While the site is not identified as a key tourism site or destination, the proposal will facilitate the expansion of retail and related services in an existing activity centre in Launceston, which can support the delivery of tourism growth in the city.</p>		



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Policy Topic	Policy Application	Policy Objective
<b>4.5 Renewable Energy</b>	4.5.1 Statewide.	4.5.2 To promote renewable energy use and development to support economic and employment opportunities and strengthen the State's economy, while also supporting emissions reduction.
<p><b>Response</b></p> <p>The proposal is not directly impacted by the Strategies of the Renewable Energy Policy. There is potential for future use and development on the site to incorporate renewable energy generation such as solar panels.</p>		
<b>4.6 Industry</b>	4.6.1 Statewide.	4.6.2 To protect industrial land, facilitate sustainable industrial use and development and ensure there is sufficient availability of suitable industrial land to meet the existing and future needs of Tasmania.
<p><b>Response</b></p> <p>The site does not include land zoned or used for industrial purposes and does not directly adjoin any industrial land. The site is not suitable for industrial use, given the urban location in close proximity to residential areas.</p> <p>The proposal does not conflict or compete with the Strategies of the Industry Policy.</p>		
<b>4.7 Business and Commercial</b>	4.7.1 Statewide.	4.7.2 To promote business and commercial activities at a scale and intensity suited to the location to support diverse economic and employment opportunities and strengthen the State's economy.
<p><b>Response</b></p> <p>The proposal directly accords with the Business and Commercial Policy.</p> <p>The proposed draft amendment for a rezoning of the site to Commercial would facilitate a pathway for the site to be developed in the future for large floor area retailing and/or bulky goods sales, likely together with small speciality retail outlets. Rezoning this site provides for a natural expansion of the existing Commercial Zone around the Launceston Kmart Plaza Suburban Activity Centre.</p> <p>There is a demonstrated unmet demand for additional retail floor space in this area, as shown in the Retail Activity Assessment (see section 3.1). The proposal would provide for a strategic site to meet this demand, directly adjacent to the existing Kmart Plaza that is well served by existing service and infrastructure, including roads and public transport network.</p> <p>The proposal would support the role of the Kmart Plaza within the established activity centre hierarchy and represents infill development in a Priority Consolidation Area as identified in NTRLUS.</p>		



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Policy Topic	Policy Application	Policy Objective
The proposal is therefore consistent with Strategies 4.7.3 (1), (2), (3), (4), (5) and (6).		
<b>4.7 Innovation and Research</b>	4.7.1 Statewide.	4.7.2 To promote innovation and research, and the institutions and infrastructure that drives learning and prepares a skilled workforce, that will support existing and emerging opportunities and contribute to a diverse and resilient economy.
<p><b>Response</b></p> <p>While the proposal does not directly relate to the Innovation and Research Policy, it does not conflict with the Strategies.</p>		
<b>5.0 Physical Infrastructure</b>		
<b>5.1 Provision of Services</b>	5.1.1 Statewide.	5.1.2 To promote the efficient, effective, sustainable and safe delivery of services including reticulated water and sewerage, stormwater management, electricity, gas, telecommunications and recycling and waste management.
<p><b>Response</b></p> <p>The proposal is consistent with the Provision of Services Policy.</p> <p>The proposal relates to an urban site with full access to reticulated services, electricity, telecommunications and transport infrastructure including public transport network.</p> <p>The proposed rezoning to Commercial will facilitate future commercial development, making efficient use of fully serviced land within an existing Suburban Activity Centre.</p>		
<b>5.2 Energy Infrastructure</b>	5.2.2 Statewide.	5.2.2 To protect electricity infrastructure, including infrastructure to support energy efficiency and renewable energy and provide for a safe, secure and reliable energy system to meet the needs of the community, businesses and industry.
<p><b>Response</b></p> <p>The proposal relates to an urban site in Launceston that does not contain any electricity infrastructure or easements relating to this infrastructure.</p>		



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Policy Topic	Policy Application	Policy Objective
The Energy Infrastructure Policy is therefore not applicable to the proposal.		
<b>5.3 Roads</b>	5.3.1 Statewide.	5.3.2 To plan, manage and maintain an integrated road network that supports efficiency, connectivity, travel reliability and safety.
<p><b>Response</b></p> <p>The proposal is consistent with the Roads Policy.</p> <p>The proposal will not impact upon key road corridors or future road corridors.</p> <p>The site is accessed from Racecourse Crescent which is a sub arterial road maintained by Council.</p> <p>While the proposal is for a rezoning only at this stage, there is no indication that the safety or efficiency of the local road network would be negatively impacted by future use and development of the site.</p> <p>Traffic and related matters can be adequately considered at the Development Application stage in accordance with the applicable standards of the Tasmanian Planning Scheme, including the Road and Railway Assets Code and Parking and Sustainable Transport Code.</p>		
<b>5.4 Passenger Transport Modes</b>	5.4.1 Statewide.	5.4.2 To support a safe, reliable, efficient and accessible passenger transport system that provides people with modal choice and is well integrated with land use.
<p><b>Response</b></p> <p>The proposal is consistent with the Transport Modes Policy.</p> <p>The proposed rezoning of the site to Commercial would provide a pathway for the site to be developed in the future for large floor area retailing and/or bulky goods sales, likely together with small speciality retail outlets.</p> <p>Rezoning this site provides for a natural expansion of the existing Commercial Zone around the Launceston Kmart Plaza Suburban Activity Centre, leveraging the existing high visitation to this area, as well as the existing infrastructure and servicing, including direct access to a bus route with a stop less than 200m from the site.</p> <p>The site is located in a walkable neighbourhood near existing residential and mixed use areas and in relatively close proximity to the network of pathways around the levee banks which provide an active transport route around the city.</p> <p>The proposal is therefore consistent with Strategies 5.4.3, particularly (1), (2), (3), (5), (6) and (8).</p>		
<b>5.5 Ports and Strategic Transport Networks</b>	5.5.1 Statewide.	5.5.2 To recognise and protect Tasmania's strategic freight system, including key freight networks, ports, intermodal hubs and industrial estates.
<p><b>Response</b></p>		



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Policy Topic		Policy Application		Policy Objective	
The proposal is not impacted by the Ports and Strategic Transport Networks Policy.					
<b>6.0 Cultural Heritage</b>					
<b>6.1</b>	<b>Aboriginal Cultural Heritage</b>	6.1.1	Statewide.	6.1.2	Support the protection and Aboriginal custodianship of Aboriginal Cultural Heritage including places, objects and practices.
<p><b>Response</b></p> <p>The Aboriginal Cultural Heritage Policy has limited application to the proposal.</p> <p>The proposal relates to an urban site in Launceston that is already developed. There is no known record of Aboriginal Cultural Heritage values associated with the site or immediate surrounds.</p> <p>However, if any Aboriginal Cultural Heritage objects were identified during any future development work, the provisions <i>Aboriginal Heritage Act 1975</i> would be applicable.</p>					
<b>6.2</b>	<b>Historic Cultural Heritage</b>	6.2.1	Statewide.	6.2.2	To support the strategic consideration of places listed on State, National and world heritage registers and identification and conservation of significant local historic cultural heritage buildings, part of buildings, infrastructure (for example bridges), places/features, precincts and landscapes and promote sympathetic design solutions and responses that preserve or complement those cultural heritage values and facilitate appropriate adaptive reuse.
<p><b>Response</b></p> <p>The Historic Cultural Heritage Policy has limited application to the proposal.</p> <p>The site does not contain any identified cultural heritage values that require consideration.</p> <p>The proposal does not conflict with the Strategies of this Policy.</p>					
<b>7.0 Planning Processes</b>					
<b>7.1</b>	<b>Public Engagement</b>	7.1.1	Statewide.	7.1.2	To improve and promote public engagement processes to provide for the community's needs, expectations and values are identified and considered in land use planning.



Policy Topic	Policy Application	Policy Objective
<p><b>Response</b></p> <p>The proposal aligns with the Public Engagement Policy.</p> <p>If Council agree to initiate the proposed planning scheme amendment, the legislated advertising period and Tasmanian Planning Commission hearing process will allow for public engagement with the proposal</p> <p>The Structure Plan is therefore consistent with Strategies 7.1.3 (2), (3) and (4).</p>		
7.2 Strategic Planning	7.2.1 Statewide.	7.2.2 To encourage the strategic consideration of land use planning issues by promoting integrated and coordinated responses that balance competing social, economic, environmental and intergenerational interests to provide for the long-term sustainable use and development of land.
<p><b>Response</b></p> <p>The is consistent with the Strategic Planning Policy.</p> <p>The proposed planning scheme amendment is subject to the established assessment process which involves coordinated assessment by local government and the State (Tasmanian Planning Commission) in accordance with legislated processes. LPS amendments must demonstrate consistency with the applicable legislation and strategic planning documents</p>		

#### 4.5 Northern Tasmania Regional Land Use Strategy

The Northern Tasmania Regional Land Use Strategy ('NTRLUS') was established under section 5A of the LUPA Act.

The NTRLUS is the regional plan for Northern Tasmania which sets out the strategy and policy framework to facilitate and manage change, growth and development within the region through until 2032. The NTRLUS contains seven (7) distinct parts which are:

- Part A: The purpose and scope of the NTRLUS
- Part B: Regional Profile and Overview
- Part C: Regional Strategic Planning Framework
- Part D: Regional Planning Land Use Categories
- Part E: Regional Planning Policies
- Part F: Implementation and Monitoring Measures
- Part G: Local Provisions Schedule Preparation Addendum

All municipal planning schemes and policy making within the region are expected to advance and implement all active parts of the NTRLUS. In this instance, the sections of the NTRLUS that are most pertinent to the proposed draft amendment are Parts E and G.

##### Part C - Regional Strategic Planning Framework



Part C of the NTRLUS sets out the Vision for Northern Tasmania, to create a region within which:

- All communities enjoy a positive, affordable and competitive future;
- Councils and communities work cooperatively;
- Sustainable economic prosperity flourishes;
- Valued environmental features and assets are promoted; and
- Quality of life is enhanced and people are moved to live, invest and visit Northern Tasmania.

The Vision is underpinned by a Strategic Planning Framework, which outlines four key strategic goals—Economic Development, Liveability, Sustainability, and Governance—each supported by strategic directions that together form the broad policy framework for regional planning.

The strategic goals inform the regional planning policies set out in Part E, which are intended to guide local policy development and implementation.

Compliance with the Strategic Goals contained in Part C is demonstrated through the discussion and assessment of the proposal against the relevant sections of Part E, provided below.

#### **Part D - Regional Land Use Categories and Key Principles**

Part D of the NTRLUS establishes three Regional Land Use Categories to provide the spatial framework to achieve the Vision of the Strategy:

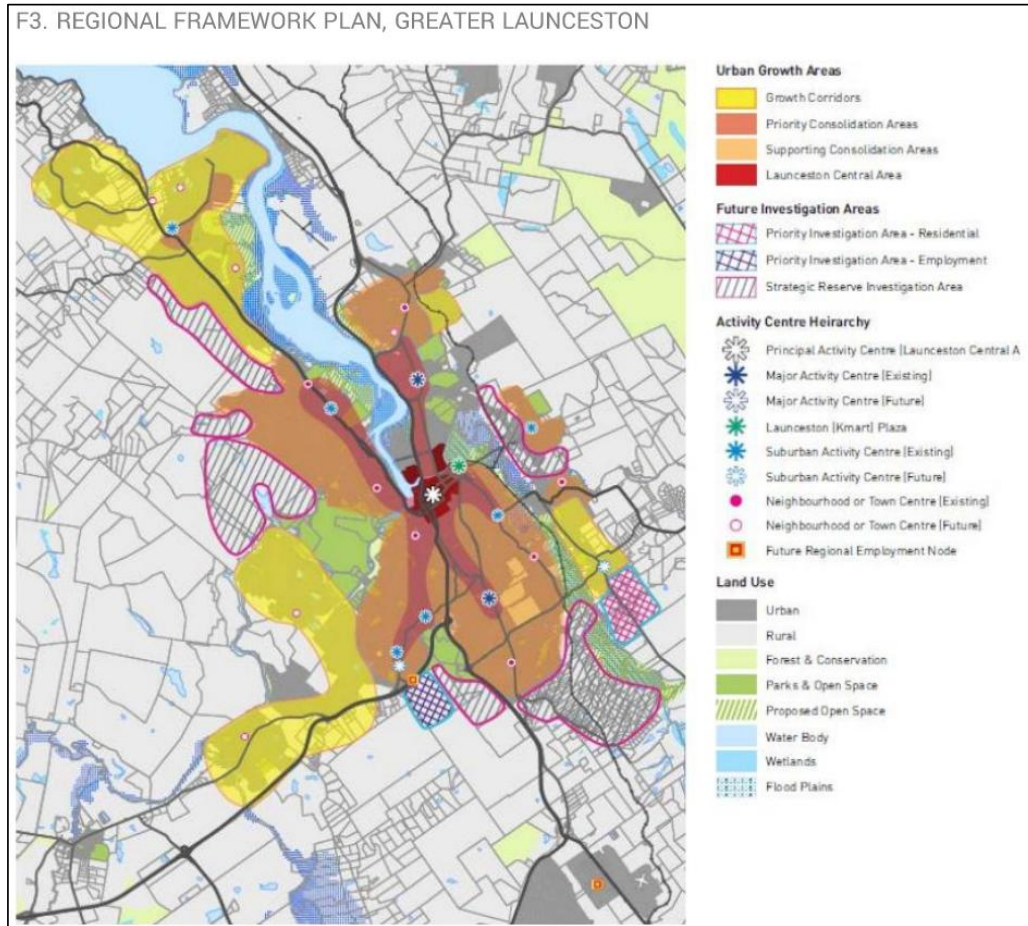
- Urban Growth Areas;
- Rural Areas; and
- Natural Environment Areas.

The site is located within an Urban Growth Area. Urban Growth Areas comprise land within developed urban settlements or areas intended for urban development as identified in a Priority Consolidation Area, Supporting Consolidation Area or Growth Corridor on the Regional Framework Maps.

The Regional Framework Map F3 (D.1) in the NTRLUS identifies the site within a Priority Consolidation Area adjacent to the Launceston (Kmart) Plaza identification asterisk (refer to Figure 7 below). It is noted that for the purposes of the Activity Centre Hierarchy, that although separately identified in the NTRLUS, the Launceston Kmart Plaza is classified as a Suburban Activity Centre. The separate designation highlights the important regional role of the Launceston Kmart Plaza.



Figure 7 - Excerpt of Regional Framework Plan for Launceston showing the location of the site.



**Urban Growth Area Policy**

D.2.1 of the RLUS sets out the policy direction and key principles associated with Urban Growth Areas. Applicable parts of D.2.1 of the RLUS include D.2.1.1 (Urban Growth Areas - Key Principles) and D.2.1.2 (Urban Growth Areas – Priority Consolidation Areas). The proposed draft amendment is assessed against these parts of the RLUS in the applicable tables below.

D.2.1 Urban Growth Areas	
<p><i>Urban Growth Areas</i> will identify sufficient land to sustainably meet the region’s urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. <i>Urban Growth Areas</i> will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).</p>	
D.2.1.1 Urban Growth Areas - Key Principles	Response
<p>The Urban Growth Areas aim to provide for a well-planned region of distinct cities, towns and villages that:</p>	<p>The site is located within an Urban Growth Area and Priority Consolidation Area around the Kmart Plaza Activity Centre.</p>



D.2.1 Urban Growth Areas	
<p><i>Urban Growth Areas</i> will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. <i>Urban Growth Areas</i> will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).</p>	
D.2.1.1 Urban Growth Areas - Key Principles	Response
<ul style="list-style-type: none"> <li>- maintains the integrity of 'intra-regional' open space green breaks.</li> </ul>	<p>The proposed draft amendment will not impact upon the integrity of the 'intra-regional' open space green breaks which currently exist between the distinct activity centres within the region. It achieves this by confining the spatial extent of the proposed draft amendment to within the established urban settlement boundary of Launceston where infill and consolidation is prioritised.</p>
<ul style="list-style-type: none"> <li>- minimises impacts on natural resources.</li> </ul>	<p>The proposed draft amendment minimises impacts on natural resources by confining the spatial extent of the proposed draft amendment to a site that is already fully developed for the existing use as a gymnasium and is devoid of significant or material natural resources including native vegetation, watercourses or known mineral resources.</p>
<ul style="list-style-type: none"> <li>- maximises the use of major transport and water and sewerage infrastructure (committed and/or planned).</li> </ul>	<p>The proposed draft amendment will utilise existing road and service infrastructure. The site is located on Racecourse Crescent, which is a sub-arterial road maintained by Council. Full water and sewerage infrastructure is available and connected to the site.</p>
<ul style="list-style-type: none"> <li>- enables efficient physical and social infrastructure, including public transport.</li> </ul>	<p>Racecourse Crescent and the Kmart Plaza is well served with existing physical and social infrastructure including road network, businesses and services, open space and sports and recreation facilities. There is an existing bus route servicing the area, with a bus stop less than 200m from the site. The active transport pathways along the North Esk River connect the area to the pathway network around Launceston.</p>
<ul style="list-style-type: none"> <li>- has ready access to services and employment.</li> </ul>	<p>The site is part of an established Suburban Activity Centre beside the Launceston Kmart Plaza and is less than 1km from the Launceston CBD. The proposed amendment could facilitate future use and development of the site for retail and/or bulky goods sales, which would generate further employment opportunities.</p>
<ul style="list-style-type: none"> <li>- ensures significant non-residential activities will meet specific location, infrastructure and site requirements.</li> </ul>	<p>The draft amendment is intended to facilitate non-residential activity on land that is part of an existing Suburban Activity Centre. The site is adjacent to the existing Launceston Kmart Plaza and offers an opportunity to expand the floor space of retail and/or bulky goods offerings in this Activity Centre in line with the demonstrated demand for growth in this sector.</p>



D.2.1 Urban Growth Areas	
<p><i>Urban Growth Areas</i> will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. <i>Urban Growth Areas</i> will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).</p>	
D.2.1.1 Urban Growth Areas - Key Principles	Response
	<p>The site has full access to infrastructure including transport and servicing required for the intended future use and development.</p>
<p>Development opportunities will increase the capacity of the existing <i>Urban Growth Areas</i>, unless local strategy determines that expansion is the most appropriate response to the strategic needs of the area.</p>	<p>The proposed draft amendment will increase the capacity of the existing Urban Growth Area as it relates to the reallocation of a developed site that is within the established settlement boundary of Launceston, as defined by the Urban Growth Area in Regional Framework Plan (Map D.1) of the RLUS.</p>
<p>Land within the <i>Urban Growth Areas</i> illustrated in the Regional Framework Plan Maps D.1, D.2 and D.3 or settlements categorized by the descriptions in Table E.1 or illustrated in Map E.1, may be rezoned for urban development, subject to local strategy, that responds to the Key Principles and leads to the strategic and orderly development of the area.</p>	<p>The site is included in Map D.1.- Regional Framework Plan.</p> <p>The proposed draft amendment seeks to rezone the subject land from Recreation to Commercial Zone in order to facilitate future use and development for retail and/or bulky goods sales, providing a needed expansion of retail floor space adjacent to the existing Launceston Kmart Plaza. The proposal represents a strategic and orderly development of the area.</p>
<p>Areas contiguous to the <i>Urban Growth Areas</i> identified in the Regional Framework Plan Maps D.1, D.2 and D.3 or settlements categorized by the descriptions in Table E.1 or illustrated in Map E.1, may also be considered for rezoning for urban development, where it can be demonstrated that their inclusion responds to the Key Principles and is appropriate for the strategic and orderly development of the area or where evidence identifies it is necessary to accommodate higher than anticipated demand or changing demands.</p>	<p>This principle is not applicable as the site is located within the Urban Growth Area of Launceston and within a Priority Consolidation Area.</p>
<p>Land considered for rezoning within or contiguous to an <i>Urban Growth Area</i> should:</p> <ul style="list-style-type: none"> <li>- be physically suitable.</li> </ul>	<p>The proposed draft amendment seeks to rezone land from Recreation to Commercial within the Launceston Urban Growth Area.</p> <p>Land subject to the draft amendment has been determined to be physically suitable for the intended purpose insofar as it is unaffected by significant topographical constraints, natural hazards or natural values, is fully serviced by the existing infrastructure and transport networks and is of a suitable size and dimensions to accommodate large floor area retail and/or</p>



D.2.1 Urban Growth Areas	
<p><i>Urban Growth Areas</i> will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. <i>Urban Growth Areas</i> will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).</p>	
D.2.1.1 Urban Growth Areas - Key Principles	Response
<ul style="list-style-type: none"> <li>- exclude areas with unacceptable risk of natural hazards, including predicted impact of climate change.</li> <li>- exclude areas with significant biodiversity values.</li> <li>- be appropriately separated from incompatible land uses.</li> <li>- be a logical extension of an existing urban area or be of sufficient size to support efficient social and economic infrastructure.</li> </ul>	<p>bulky goods development and the associated car parking and access required for these uses.</p> <p>Land within the spatial extent of the proposed draft amendment avoids areas with an unacceptable risk from natural hazards, including bushfire, landslip and flooding.</p> <p>Land within the spatial extent of the proposed draft amendment does not contain any vegetation or other biodiversity of conservation value.</p> <p>Land subject to the proposed draft amendment is part of an existing urban suburb, predominantly surrounded by development for residential and commercial uses. The proposal will not result in sensitive uses occupying the land and if any emissions are generated by the future uses of the site they can be adequately managed by the existing Commercial Zone standards and Attenuation Code standards, where applicable.</p> <p>As such, the site is appropriately separated from incompatible land uses.</p> <p>The site is within the existing urban area of Launceston, adjacent to the Launceston Kmart Plaza.</p>
<p>As a guide, any investigations to support growth within or contiguous to Urban Growth Areas should include an assessment of the following matters where relevant:</p> <ul style="list-style-type: none"> <li>- the identification of existing land use.</li> <li>- for proposed planning scheme amendments within, or contiguous to, the urban growth areas shown in Map D.1, an analysis of residential supply and demand for the Greater Launceston Area (<i>The Greater Launceston Area is the contiguous, urban extent of the Regional City and includes the Legana and Hadspen settlements, as generally indicated in Map D.1.</i>)</li> <li>- for areas not shown in Map D.1, an analysis of residential supply and demand for the</li> </ul>	<p>Land subject to the proposed amendment is currently used and developed for Sports and recreation, specifically a gymnasium and associated car park.</p> <p>The proposed draft amendment seeks to rezone the subject land from Recreation Zone to Commercial Zone.</p> <p>The proposal will have no impact on residential supply and demand for the Greater Launceston Area.</p> <p>The site area is shown in Map D.1.</p>



D.2.1 Urban Growth Areas	
<p><i>Urban Growth Areas</i> will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. <i>Urban Growth Areas</i> will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).</p>	
D.2.1.1 Urban Growth Areas - Key Principles	Response
<p>relevant individual settlement identified in Table E.1.</p> <ul style="list-style-type: none"> <li>- an analysis of growth opportunity based on local strategy for the relevant settlement.</li>   <li>- an analysis of the potential loss to the agricultural estate including prime agricultural land.</li>   <li>- the impact on agricultural productivity and infrastructure, and other resources.</li>   <li>- the extent to which land is included in irrigation districts (and potential loss in irrigation infrastructure).</li>   <li>- the potential for land use conflict with nearby uses if residential development were to occur.</li>   <li>- the potential impact on the efficiency of the State road and rail networks.</li> </ul>	<p>The proposed draft amendment seeks to rezone the subject land from Recreation Zone to Commercial Zone, with the intention of facilitating future use and development for retail and/or bulky goods sales. The site is located within Launceston and is adjacent to the existing Launceston Kmart Plaza. There is a demonstrated need for additional retail floor space to meet the growing demand of existing and growing population of Launceston and the region.</p> <p>The proposed amendment relates to land in an urban setting and will have no impact on the agricultural estate.</p> <p>The proposed amendment relates to land in an urban setting and will have no impact on agricultural productivity or infrastructure.</p> <p>The proposed amendment relates to land in an urban setting that is not in an irrigation district and will not impact irrigation infrastructure.</p> <p>The proposed amendment will not facilitate residential use and development.</p> <p>The proposed amendment will have no impact on the efficiency of State rail network and is not expected to have any significant impact on the State road network.</p> <p>The proposal relates to a rezoning only. There is no use or development included in the proposal that would warrant detailed consideration of traffic and parking considerations. It is likely that any future development would involve an entire redevelopment of the site, with traffic, access and parking requirements to form part of the design criteria of any future use and development. These matters can be adequately addressed at the time of any future Development Application in accordance with the requirements of the Road and Railway Assets Code and the Parking and Sustainable Transport Code.</p> <p>The site is accessed from Racecourse Crescent, which is a sub-arterial road maintained by Council. The nearest State Roads are the north-/south route through Launceston including the East Tamar Highway, Bathurst</p>



D.2.1 Urban Growth Areas	
<p><i>Urban Growth Areas</i> will identify sufficient land to sustainably meet the region's urban development needs considering population, housing, employment projections and reasonable assumptions about future growth. <i>Urban Growth Areas</i> will support a sustainable development pattern consistent with the strategic directions and Regional Planning Policies (Part E).</p>	
D.2.1.1 Urban Growth Areas - Key Principles	Response
<ul style="list-style-type: none"> <li>- the potential impact on, and fettering of, extractive industries (and potential to sterilise strategic mineral resources).</li> <li>- an assessment of natural, cultural and landscape values.</li> <li>- an assessment of natural or other hazards.</li> <li>- the potential for conflict with State policies.</li> </ul>	<p>and Wellington Streets to the west and Hobblers Bridge Road leading to St Leonards Road and the Tasman Highway to the east.</p> <p>There are no known traffic issues in the surrounding area that would limit the future development of the subject site.</p> <p>The proposed amendment will have no impact on extractive industries.</p> <p>The proposed amendment relates to developed land in an urban setting and is not anticipated to have any impact on natural, cultural or landscape values.</p> <p>Land within the spatial extent of the proposed draft amendment avoids areas with identified risk from natural hazards, including bushfire, landslip and flooding.</p> <p>The proposed amendment is assessed against the State Policies in Section 4.3 of this report and is found to be consistent with them, as far as they are applicable.</p>
D.2.1.2 Urban Growth Areas - Priority Consolidation Areas	Response
<p>Comprising land in established urban areas focused on the Launceston Central Area as defined in the Regional Framework Plan Map D.1.</p>	<p>The subject site is within a Priority Consolidation Area at the edge of the Launceston Central Area as identified in Map D.1 (see above).</p>
<p>Support a range of urban use and development that provides improved access, services, amenity and liveability.</p>	<p>The proposed rezoning would facilitate the provision of additional retail and/or bulky goods sales businesses on a site that is adjacent to an existing key retail centre for the region (Launceston Kmart Plaza) that is well served by existing infrastructure and transport networks, including public transport with a bus stop within walking distance.</p> <p>The proposal would provide an opportunity to meet the demonstrated demand for additional retail and bulky goods floor space required to meet the needs of the community, contributing to improved services, amenity and liveability of Launceston and the surrounding region.</p>



**Part E – Regional Planning Policies**

Part E of the NTRLUS sets out the regional planning policies that manage and direct growth at the regional level. The regional planning policies are expressed through the following themes:

- Regional Settlement Network Policy
- Regional Activity Centre Network Policy
- Regional Infrastructure Network Policy
- Regional Economic Development Policy
- Social Infrastructure and Community
- Regional Environment Policy

The most relevant planning policies within the context of the proposed draft amendment include specific policies and actions contained within the Regional Settlement Network Development Policy and Regional Activity Centre Network Policy.

Notwithstanding this, each of the policy themes including specific policies and actions are interlinked and integrated. Accordingly, compliance or consistency with the overarching policies and actions feed into compliance with the lower order or subsequent policies.

**Key Settlement Network Strategies**

The Key Activity Centre Networks Strategies set out in section E2.3 of the RLUS are addressed in the table below.

<b>E2.3 Key Settlement Network Strategies</b>	
Planning for and development of the Regional Settlement Network should apply the following strategies:	
<b>Strategy</b>	<b>Response</b>
Support sustainable growth in identified <i>Urban Growth Areas</i> .	The proposed draft amendment will facilitate sustainable growth and economic development by facilitating future use and development for retail/bulky goods within an established Urban Growth Area.
Contain settlements within identified <i>Urban Growth Areas</i> with a focus on consolidating and developing the Greater Launceston Area and sub-regional centres identified in the Regional Settlement Hierarchy.	The proposed draft amendment will contribute to the consolidation and development of the Greater Launceston Area through by facilitating the expansion of retail/bulky goods offerings in an existing Activity Centre.
Support development of the Greater Launceston Area consistent with the Regional Framework Plan Maps D.1, D.2 and D.3 to promote efficient function, servicing and future development of the area.	The proposed draft amendment will contribute to development within the Greater Launceston Area consistent with the Regional Framework Plan in Map D1 and will promote efficient function, servicing and development of the area by locating a needed commercial expansion adjacent to the existing Launceston Kmart Plaza.



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E2.3 Key Settlement Network Strategies	
Planning for and development of the Regional Settlement Network should apply the following strategies:	
Strategy	Response
Consolidate existing land use patterns and identify infill opportunities within existing settlements and urban centres, and around activity centres and key public transport nodes and networks.	The proposed draft amendment will contribute to the consolidation of commercial land use within Launceston by releasing an opportunity to expand retail/bulky goods sales floor area in an existing activity centre that is well serviced by existing road and active transport networks and public transport, with a bus stop within 200m of the site.
Complement and support a viable Regional Activity Centres Network to maximise regional productivity, economic activity and employment opportunities.	The proposed draft amendment will complement and support the Regional Activity Centres Network by facilitating commercial development in an existing Suburban Activity Centre that will contribute to increased economic activity and employment opportunities.

**Regional Settlement Network – Specific Policies and Actions**

The site is located within the Greater Launceston Urban Area, which is identified as the Regional City in Table E.1. The specific policies and actions are addressed in the Table below.

E2.4 Specific Policies and Actions		
Policy	Actions	Response
<b>Regional Settlement Networks</b>		
<b>RSN-P1</b> Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).	<b>RSN-A1</b> Provide an adequate supply of well-located and serviced residential land to meet projected demand. Land owners and developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.  <b>RSN-A2</b> Land supply will be provided in accordance with the Key Principles through local strategy	The site is located in Launceston which is the regional urban centre within an identified Urban Growth Area.  The proposal does not relate to the provision of residential land.  The proposed draft amendment will contribute to the provision of retail/bulky goods services within a Priority Consolidation Area.



<b>E2.4 Specific Policies and Actions</b>		
<b>Policy</b>	<b>Actions</b>	<b>Response</b>
	<p>for Urban Growth Areas which include:</p> <ul style="list-style-type: none"> <li>- <i>Priority Consolidation Areas</i></li> <li>- <i>Supporting Consolidation Areas</i></li> <li>- <i>Growth Corridor</i></li> <li>- <i>Future Investigation Areas</i></li> </ul> <p><b>RSN-A3</b></p> <p>Apply zoning that provides for the flexibility of settlements or precincts within a settlement and ability to restructure underutilised land.</p>	<p>The proposal seeks to rezone land in a strategic location adjacent to the existing Kmart Plaza from Recreation to Commercial Zone, to facilitate needed growth of available retail/bulky goods services in Launceston.</p> <p>The proposed Commercial Zone is consistent with the zoning of the Kmart Plaza complex and surrounding area. This proposal offers a strategic opportunity to unlock a well located and serviced site that can accommodate a large floor space development that can meet the demonstrated demand for increased floor area of retail and bulky goods uses in Launceston. These uses can only be accommodated in appropriate business or commercial zones. This site is located directly adjacent to an existing key regional retail centre and can leverage the existing infrastructure and transport networks servicing the Kmart Plaza site. The proposal would reduce the need to meet the increase in retail demand in areas outside the city centre, thus contributing to the maintenance of the activity centre hierarchy.</p> <p>The existing Recreation Zone is a legacy zoning related to the adjacent complex of public sporting facilities. The existing use for Sports and recreation (gymnasium) can continue under the proposed Commercial Zone or relocate to one of the many urban zones where it is permissible.</p>
<b>RSN-P2</b>	<b>RSN-A4</b>	
Provide for existing settlements to support local and regional	Provide for the long term future supply of urban residential land	The proposed draft amendment is in accordance with RSN-P2 and RSN-A4 as it seeks to provide additional land



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<b>E2.4 Specific Policies and Actions</b>		
<b>Policy</b>	<b>Actions</b>	<b>Response</b>
economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life.	that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity - both residential and industrial.	suitable for large format retail and/or bulky goods services within the existing Launceston Kmart Plaza activity centre, contributing to the concentration of services within the settlement area in a location that is well served by transport and reticulated infrastructure.
<b>RSN-P3</b> Recognise the isolated relationship of the Furneaux Group of islands to the settlement system of the region, and that settlement and activity centre planning will be dependent on local strategies to support sustainable outcomes.	<p><b>RSN-A5</b> Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; 'ageing in home' options should be provided.</p> <p><b>RSN-A6</b> Encourage urban residential expansion in-and-around the region's activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.</p> <p><b>RSN-A7</b> Ensure all rural and environmental living occurs outside Urban Growth Areas.</p> <p><b>RSN-A8</b> Identify areas with existing mixed land use patterns, and/ or 'Brownfield' areas adjacent to activity centres, for mixed use redevelopment, and apply zones that provide for flexibility of use to support the activity centre and the role of the settlement.</p>	<p>The proposed draft amendment does not relate to provision of housing choice but does not conflict with the achievement of this action.</p> <p>The proposal does not relate to residential expansion. However, it would contribute to an increase in retail/bulky goods services available at an existing activity centre, contributing to employment and economic activity and use of existing public transport and services infrastructure.</p> <p>The proposed draft amendment does not involve the application of rural or environmental living zones or land that is located outside an Urban Growth Area.</p> <p>The proposal seeks to rezone the subject site from Recreation Zone to Commercial Zone, to facilitate use and development for large format retail and/or bulky goods sales in a strategic location beside the existing Kmart Plaza.</p> <p>The proposal would provide for appropriate redevelopment to meet</p>



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<b>E2.4 Specific Policies and Actions</b>		
<b>Policy</b>	<b>Actions</b>	<b>Response</b>
		the demonstrated demand for additional floor space, in a location that leverages existing infrastructure, services and visitation to the Kmart complex, which is a regional attraction for Launceston.
<b>Housing Dwellings and Density</b>		
<p><b>RSN-P4</b> Provide a planning framework for new and upgraded infrastructure and facilities to support a growing and ageing population, and provide housing choice through a range and mix of dwelling types, size and locations in new residential developments.</p> <p><b>RSN-P5</b> Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand.</p> <p><b>RSN-P6</b> Focus higher density residential and mixed-use development in and around regional activity centres and public transport nodes and corridors.</p> <p><b>RSN-P7</b> In new development areas include a diversity in land uses, employment opportunities and housing types at densities that support walkable communities, shorter vehicle trips and efficient public transport services.</p>	<p><b>RSN-A9</b> Undertake a regional dwelling yield analysis.</p> <p><b>RSN-A10</b> Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations.</p> <p><b>RSN-A11</b> Clearly identify settlement boundaries at the local level for all significant activity centres.</p> <p><b>RSN-A12</b> Encourage well-designed new urban communities through detailed planning provisions.</p>	<p>The proposal does not directly relate to residential development or dwelling yield.</p> <p>The proposal does not directly relate to residential development.</p> <p>The proposal does not directly relate to residential development and involves land within the settlement boundaries of an established activity centre.</p> <p>The proposal relates to an existing urban area.</p>



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<b>E2.4 Specific Policies and Actions</b>		
<b>Policy</b>	<b>Actions</b>	<b>Response</b>
	<p><b>RSN-A13</b></p> <p>Apply the Urban Mixed Use Zone to areas within or adjacent to Activity Centres that are appropriate for a mix of uses, including higher density residential development.</p>	<p>The proposed draft amendment does not involve the Urban Mixed Use Zone.</p>
<b>Integrated Land Use and Transport</b>		
<p><b>RSN-P8</b></p> <p>New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.</p>	<p><b>RSN-A14</b></p> <p>Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres and identified transit nodes on priority transit corridors.</p>	<p>The proposed draft amendment relates to commercial development in an established Urban Growth Area which has access to existing transport infrastructure, including public transport and active transport networks and will contribute to employment opportunities.</p>
<p><b>RSN-P9</b></p> <p>Apply transit oriented development principles and practices to the planning and development of transit nodes, having regard for local circumstances and character.</p>		<p>The proposed draft amendment relates to land in an established Urban Growth Area which has access to existing transport infrastructure.</p>
<p><b>RSN-P10</b></p> <p>Plan new public transport routes, facilities and high-frequency services to provide safe and convenient passenger accessibility, and to support the interrelationship between land use and transport.</p>		<p>The proposal will provide an opportunity for growth of retail/bulky goods trade in an established activity centre which has access to existing public transport routes, including a bus stop within 200m of the site.</p>
<p><b>RSN-P11</b></p> <p>Coordinate land use and transport planning and the sequence of development with timely infrastructure provision.</p>	<p><b>RSN-A15</b></p> <p>Planning will be informed by the Northern Integrated Transport Plan (2013). Future iterations of the strategy are to require planning schemes provide</p>	<p>The proposal will provide an opportunity for growth of retail/bulky goods trade in an established activity centre which has access to existing transport infrastructure including access from a sub-arterial road that is part of the public transport network, with a bus stop within 200m of the site.</p>



<b>E2.4 Specific Policies and Actions</b>		
<b>Policy</b>	<b>Actions</b>	<b>Response</b>
<p><b>RSN-P12</b></p> <p>Connect active transport routes to improve accessibility and encourage transport use by a broader range of people.</p>	<p>appropriate zoning patterns and support land use activities by:</p> <ul style="list-style-type: none"> <li>- Identifying transport demands and infrastructure required</li> <li>- Protecting key transport corridors from incompatible land uses; and</li> <li>- Creating sustainable land use patterns that maximise efficient use of all future transportation modes i.e. road/rail, freight routes (including land and sea ports), and public transport, pedestrian and cyclists networks.</li> </ul>	<p>The proposed draft amendment will not affect this policy action.</p> <p>The subject site is located around 500m from the existing pathway network around the North Esk River levees.</p>
<p><b>RSN-P13</b></p> <p>Manage car parking provision in regional activity centres and high-capacity transport nodes to support walking, cycling and public transport accessibility.</p> <p><b>RSN-P14</b></p> <p>New development within walking distance of a transit node or regional activity centre is to maximise pedestrian amenity, connectivity and safety.</p>	<p><b>RSN-A16</b></p> <p>Promote the region's Activity Centre Network and multifunctional mixed-use areas, which provide a focus for integrating higher residential development outcomes, social and community facilities and services, and public transport opportunities.</p>	<p>The proposed draft amendment will complement and support the mixed-use function of the existing Kmart Plaza Activity Centre, with the intention of expanding the retail/bulky goods service offering in the established area, which has good access using a variety of transport methods including public transport.</p> <p>The proposed draft amendment will facilitate commercial development of a site that is directly adjacent to the existing Kmart Plaza and can be safely and conveniently accessed by pedestrians parked at the Kmart site or from the bus stop on Racecourse Crescent, less than 200m from the site. Redevelopment of the subject site would include provisions for pedestrian access and safety within the site as part of the access and parking design and in accordance with</p>



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<b>E2.4 Specific Policies and Actions</b>		
<b>Policy</b>	<b>Actions</b>	<b>Response</b>
		the requirements of the Parking and Sustainable Access Code.
<b>Residential Design</b>		
<p><b>RSN-P15</b> In established urban areas where an existing urban or heritage character study has been undertaken and adopted by Council, provide for development that is consistent with that study and reinforces and enhances the strengths and character of the area in which it is set.</p>	<p><b>RSN-A17</b> Adopt and/or apply within infill and higher residential density areas any medium density guidelines developed by the State.</p>	<p>The proposal does not relate to residential development.</p>
<p><b>RSN-P16</b> Achieve high quality design outcomes for all new prominent buildings and public spaces in the Launceston Central Business District, regional activity centres and transit communities.</p>	<p><b>RSN-A18</b> Develop and support a master plan for the Launceston CBD (being the CAD and inner city core areas as defined by the Launceston City Council planning scheme) to confirm and position the future strategic planning of the city as the Principal Activity Centre for Northern Tasmania.</p>	<p>The site is not located within the Launceston CBD.</p>
<p><b>RSN-P17</b> Provide accessible and high-quality public open space in all new 'Greenfield' and infill development by creating well designed public places.</p>		<p>The proposal does not represent 'greenfield' development.</p> <p>The provision of public open spaces will not be impacted by the proposal.</p> <p>The site adjoins high quality public open space in the form of the NTCA grounds and is less than 500m from City Park.</p>
<b>Housing Affordability</b>		
<p><b>RSN-P20</b> Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability.</p>	<p><b>RSN-A19</b> Review the community needs for housing provision and affordability.</p>	<p>The proposal does not relate to residential development.</p>

**Regional Activity Centre Network**



The section of the NTRLUS that is most relevant to the proposed draft amendment is the Regional Activity Centre Network Policy.

The Key Activity Centre Networks Strategies set out in section E3.3 of the NTRLUS are addressed in the table below.

<b>E3.3 Key Activity Centre Network Strategies</b>	
Planning for and development of the Regional Activity Centre Network should apply the following strategies:	
<b>Strategy</b>	<b>Response</b>
Implement a regional activity centre network to support a wide range of land uses and activities consistent with the role and function of centres described in the Regional Activity Centre Hierarchy (Table E.3).	<i>The proposed draft amendment will not alter the established activity centre hierarchy in Launceston. In this regard, the retail assessment has concluded that the use and development that will be facilitated by the proposed draft amendment will not detract from the primacy of the PAC, but rather will allow for a reasonable extension of an existing retail plaza which is currently 'over trading' and is lacking in speciality shops in support of the existing anchor tenants.</i>  <i>Including the site within the Commercial Zone will allow for a complementary expansion of large floor space retail and/or bulky goods beside the existing Kmart Plaza and also the potential for a greater range of speciality shops in support of major anchor tenants.</i>
Strengthen the Region's capacity to deliver high order government, community, commercial and private sector services and facilities through an integrated network of activity centres.	<i>The use and development that will be facilitated by proposed draft amendment will support the established integrated network of activity centres within Launceston.</i>
Support the primacy and role of the Launceston PAC.	<i>The proposed draft amendment will not impact the primacy and role of the Launceston PAC.</i>
Enable the provision and retention of critical services and facilities, particularly in rural areas, by containing the network to a limited number of strategically located rural centres that can be conveniently and widely accessed and efficiently supported.	<i>The proposed draft amendment will not impact established rural activity centres and settlements.</i>
Promote accessibility of employment to support sustainable development.	<i>The proposed draft amendment will facilitate direct and indirect impacts upon employment within the region as outlined within the retail assessment.</i>
Promote efficient land use, transport and infrastructure planning to reduce dependence on private vehicle travel.	<i>The proposed draft amendment will facilitate a future retail or bulky goods development site adjacent to 'Launceston Kmart Plaza' as identified in the NTRLUS. The Launceston Kmart Plaza attracts a large number of employees and visitors, being the only Kmart in the region.</i>  <i>Accordingly, its co-location will assist to reduce dependence on vehicle travel.</i>  <i>The site is located within easy walking distance (200m) of an existing bus stop and can leverage access to the existing public transport network.</i>



<b>E3.3 Key Activity Centre Network Strategies</b>	
Planning for and development of the Regional Activity Centre Network should apply the following strategies:	
<b>Strategy</b>	<b>Response</b>
<p>Plan the development of each activity centre relative to its identified function, role and anticipated catchment to:</p> <ul style="list-style-type: none"> <li>• Create economic growth by co-locating a mix of land uses;</li> <li>• Concentrate goods and services more efficiently;</li> <li>• Provide appropriate locations for government investment in public transport, health, education, cultural and entertainment facilities;</li> <li>• Provide focus for community and social interaction;</li> <li>• Promote sustainable travel and access to transport infrastructure and networks;</li> <li>• Integrate land use and transport to support walking, cycling and public transport; and</li> <li>• Accommodate higher density residential development and multiple trip-generating activities.</li> </ul>	<p><i>The proposed draft amendment will not impact upon the function, role or anticipated catchment of the established activity network hierarchy insofar as the scale of any future retail and/or bulky goods development will form part of the existing Launceston Kmart Plaza site. Notwithstanding, the following is pertinent:</i></p> <p><i>Any future retail or bulky goods development will contribute to the economic growth of the Launceston Kmart Plaza site through its co-location.</i></p> <p><i>Any future retail or bulky goods development will contribute to the concentration of goods and services within established retail networks, by locating beside the existing Kmart Plaza.</i></p> <p><i>Any future retail or bulky goods development will not affect established and proposed locations for government investment in public transport, health, education, cultural and entertainment facilities. The proposal supports the existing public transport network.</i></p> <p><i>The proposed draft amendment will support community and social interaction within the broader Launceston Kmart Plaza site which will incorporate the existing site, 21 and 23 Racecourse Crescent.</i></p> <p><i>The site is located on an established bus route with a bus stop located outside the Launceston Kmart Plaza on Racecourse Crescent, less than 200m from the subject site.</i></p> <p><i>The use and development facilitated by the proposed draft amendment will not alter the existing walking, cycling and public transport infrastructure.</i></p> <p><i>The proposed draft amendment is not directly related to residential use and development. Notwithstanding, any future retail or bulky goods development will provide an offering which may increase multiple trip-generating activities.</i></p>

Overall, the proposed draft amendment will not compromise, distort or be discordant with the Specific Policies and Actions of the Regional Activity Centre Network Policy set out in section E3.4 of the NTRLUS.

The applicable Specific Policies and Actions are set out below.

<b>Specific Policies and Actions</b>		
<b>Policy</b>	<b>Action</b>	<b>Response</b>
<b>RAC-P1</b>	<b>RAC-A2</b>	



Specific Policies and Actions		
Policy	Action	Response
<p>Maintain and consolidate the Regional Activity Centres Network so future urban development consolidates and reinforces the spatial hierarchy of existing centres.</p> <p>This will be achieved through the reuse and redevelopment of existing buildings and land to integrate a mix of land uses including the coordinated provision of residential development, retail, commercial, business, administration, social and community facilities, public and active transport provision and associated infrastructure.</p>	<p>Zoning and land use planning provisions are to minimise potential for decentralisation of functions outside of the Regional Activity Centres Network and reinforce the spatial hierarchy, role and function of centres.</p>	<p><i>The proposed draft amendment seeks to incorporate a site which is adjacent to the Launceston Kmart Plaza, and is within the same ownership, into the same zoning. The legacy zoning of the site for Recreation no longer aligns with the general guidelines for the application of this zone to the site.</i></p> <p><i>The inclusion of the site within the Commercial Zone consolidates the existing Launceston Kmart Plaza / Suburban Activity Centre while allowing a needed expansion of the retail floor space to meet the needs of the community.</i></p>
<p><b>RAC-P2</b></p> <p>Reinforce the role of the Launceston Principal Activity Centre as the primary focus for administration, government, business, commercial, cultural, high order retail goods (including bulk goods locations/precincts) recreational, arts and tourism activity for the region.</p>	<p><b>RAC-A3</b></p> <p>Reinforce the role of Launceston City as the region's Principal Activity Centre (PAC) and provide for it to be sustained and strengthened through the preparation of a master plan that:</p> <ul style="list-style-type: none"> <li>• Maintains and consolidates regional significant retail attractions and amenities by facilitating and encouraging new investment;</li> <li>• Supports regional level retail investment in the CBD and inner city areas;</li> <li>• Complements the other higher order regional activity centres; and</li> <li>• Facilitates the consolidation of bulky goods precincts within the City and the Greater Launceston Urban Area.</li> </ul>	<p><i>The Retail Assessment by Urban Enterprise confirms that the Kmart Plaza currently performs above viability thresholds for its floor area and draws customers from across the region; being the only Kmart. The Principal Activity Centre includes a substantial provision of retail floorspace, and a more comprehensive retail offering compared with Major and Suburban Activity Centres and is therefore likely to capture a greater proportion of the catchment's total expenditure pool.</i></p> <p><i>The Kmart Plaza provides convenience retail offerings (e.g. supermarket, specialties) and an additional retailer will not seek to pull customers away from the PAC but rather provide a complementary offering to the existing customer base.</i></p>
<p><b>RAC-P5</b></p> <p>Provide safe and amenable access to Activity Centres, for all members of the community, by supporting active transport opportunities that encourage people to walk, cycle and use public transport.</p>	<p><b>RAC-A6</b></p> <p>Support the improved use of public transport and alternative modes of transport, pedestrian amenity and urban environments in a coordinated and consistent manner between the higher order activity centre.</p>	<p><i>The site is located in an area which contains footpaths and traffic islands for crossing across Racecourse Crescent and Cimitiere Street. There is a bus stop on Racecourse Crescent</i></p>



Specific Policies and Actions		
Policy	Action	Response
		<p>outside the Launceston Kmart Plaza.</p> <p>Safe and amendable access is provided to the site.</p>
<p><b>RAC-P9</b></p> <p>Discourage 'out-of-centre' development and provide for new development that supports the Regional Activity Centres Network and the integrated transport system.</p> <p>Development applications that are 'out of centre' will only be considered if all of the following criteria are adequately addressed:</p> <ul style="list-style-type: none"> <li>• Community need;</li> <li>• No adverse impact on existing activity centres; and</li> <li>• Synergy with existing employment hubs (i.e. health, education, research).</li> </ul> <p>Overall, community benefit must be demonstrated through a social and economic impact assessment to reflect the strategic directions and policies of the RLUS.</p>	<p><b>RAC-11</b></p> <p>Undertake master planning for the major regional activity centres, taking into account the Regional Activity Centres Network and supporting policies to encourage in-centre developments. Master plans should include a detailed development capacity audit, public consultation, opportunities and constraints assessment, methods to improve urban amenity and an economic development strategy and address other activity centre principles.</p> <p>Master plans should enhance accessibility of the higher order activity centres through good layout and good pedestrian movement.</p>	<p><i>The proposed draft amendment is not considered to be an 'out-of-centre' development. The site is located adjacent to the existing Launceston Kmart Plaza which is also considered to be a Suburban Activity Centre in the NTRLUS.</i></p>

**Regional Infrastructure Network Strategies**

The Key Infrastructure Network Strategies set out in section E4.3 of the NTRLUS are addressed in the table below.

E4.3 Key Infrastructure Network Strategies	
Planning and development of the Regional Infrastructure Network should apply the following strategies:	
Strategy	Response
Support development that consolidates and maximises the use of existing infrastructure capacity and planned infrastructure;	<p><i>The proposed draft amendment directly accords with this strategy as it will consolidate and maximise the use of land in an existing activity centre served by existing infrastructure, including services and transport networks.</i></p> <p><i>Including the site within the Commercial Zone will allow for a complementary expansion of large floor space retail and/or bulky goods beside the existing Kmart Plaza and also the potential for a greater range of speciality shops in support of major anchor tenants.</i></p>



<b>E4.3 Key Infrastructure Network Strategies</b>	
Planning and development of the Regional Infrastructure Network should apply the following strategies:	
<b>Strategy</b>	<b>Response</b>
Develop and protect transport assets and systems to promote a sustainable transportation network, having regard for access and choice and including public transport, cycling and walking movements;	<p><i>The use and development that will be facilitated by proposed draft amendment will support the use of established transport networks, including roads and public transport and has reasonable access for active transport methods.</i></p> <p><i>The inclusion of the site within the Commercial Zone consolidates the existing Launceston Kmart Plaza / Suburban Activity Centre while allowing a needed expansion of the retail floor space to meet the needs of the community.</i></p> <p><i>The site is accessed from Racecourse Crescent, which is a sub-arterial road maintained by Council. Racecourse Crescent has intersections with Dowling Street leading to Elphin Road at the eastern end, Cimitiere Street connecting to the central city to the south and Innes Street at the western end, leading to Boland Street.</i></p> <p><i>A Traffic Impact Assessment (TIA) was completed in July 2025 by Midson Traffic for a proposed redevelopment of the Kmart Plaza including an expansion of the floor space of Coles supermarket, expanded floor area of specialty shops in the centre and reduction of car parking. The TIA considers the existing traffic conditions in the surrounding area, including Racecourse Crescent and the impact of the proposed expansion, which is estimated at 600 vehicles per day, with a peak of up to 55 vehicles per hour. The TIA does not find any issues with the capacity of the road network to absorb the additional traffic and does not identify any safety issues.</i></p> <p><i>It is anticipated that the future development of the subject site can be similarly accommodated by the existing road network without issue, with appropriate design and consideration to be provided with any future Development Application.</i></p>
Promote greater coordination between government sectors in infrastructure planning to achieve greater alignment with land use planning and more efficient and effective land use outcomes;	<i>The proposed draft amendment relates to a site that is already well served by infrastructure. The proposed change to the Commercial Zone can deliver an efficient and effective land use outcome by facilitating a needed expansion of the retail floor space available for large format retail and/or bulky goods services which is currently underserved in this area.</i>
Promote infrastructure planning that leverages renewable energy opportunities;	<i>The proposed draft amendment will not impact this strategy.</i>
Support transport planning initiatives that improve accessibility; and	<p><i>The proposed draft amendment will not impact this strategy.</i></p> <p><i>The proposal contributes to accessibility by consolidating expanded retail/bulky goods floor</i></p>



<b>E4.3 Key Infrastructure Network Strategies</b>	
Planning and development of the Regional Infrastructure Network should apply the following strategies:	
<b>Strategy</b>	<b>Response</b>
	<i>space with the existing Launceston Kmart Plaza, allowing for efficient vehicle trips to serve multiple needs and access using public transport methods.</i>
Advance and demonstrate consistency with the strategic planning projects and priorities promoted by the <i>Tasmanian Infrastructure Strategy (2010)</i> .	<i>The proposed draft amendment will not impact this strategy. According to their website, Infrastructure Tasmania is working on delivery of an updated Infrastructure Strategy.</i>

The applicable Specific Policies and Actions to be applied to infrastructure network planning are set out below.

<b>Specific Policies and Actions</b>		
<b>Policy</b>	<b>Action</b>	<b>Response</b>
<b>RIN-P3</b> Direct new development towards settlement areas that have been identified as having spare infrastructure capacity.	<b>RIN-A3</b> Direct growth to areas where existing infrastructure capacity is underutilised and give preference to urban expansion that is near existing transport corridors and higher order Activity Centres.	<i>The proposed draft amendment seeks to incorporate a site which is adjacent to the Launceston Kmart Plaza, and is within the same ownership, into the same Commercial Zone in order to facilitate future use and development for retail and/or bulky goods sales purposes.  The inclusion of the site within the Commercial Zone consolidates the existing Launceston Kmart Plaza, which is identified as a Suburban Activity Centre in the activity centre hierarchy, while allowing a needed expansion of the retail floor space to meet the needs of the community.</i>
<b>RIN-P6</b> Facilitate and encourage active modes of transport through land use planning.	<b>RIN-A16</b> Facilitate increased use of active transport modes for short trips by providing for subdivisions that allow for pedestrian connectivity to open spaces, trails, and cycle and bus routes.	<i>The proposal will facilitate and encourage active transport by locating additional services in an existing commercial node with good walking and cycling access from the surrounding residential area and reasonable proximity to the pathway network around the levee banks, which provide an active transport route around the city.</i>
<b>RIN-P7</b> Facilitate an efficient and convenient public transport	<b>RIN-A18</b> Provide for future higher density residential areas, mixed use developments and new	<i>The proposal directly accords with this action, as it will provide for a new commercial development opportunity on a site beside the existing Kmart</i>



Specific Policies and Actions		
Policy	Action	Response
system through land use planning.	<p>commercial areas to be integrated with public transport services.</p> <p><b>RIN-A23</b></p> <p>Provide for new urban development to be located adjacent to existing, and preferably mixed-use areas to reduce travel requirements and distances.</p> <p><b>RIN-A24</b></p> <p>With reference to the Regional Framework Plan Maps D.1, D.2 and D.3 identify higher density residential areas, mixed-use development and new commercial areas to support greater access and use of public transport services, particularly in areas that have higher frequency services.</p>	<p><i>Plaza with excellent access to the existing bus network, with a stop on Racecourse Crescent less than 200m from the site.</i></p> <p><i>The proposal directly accords with this action, as it will provide for a new commercial development opportunity on a site beside the existing Kmart Plaza, allowing for concentration of services to reduce travel requirements and distances and allow for multi-purpose trips.</i></p> <p><i>The site is also in close proximity to existing residential and mixed-use areas of Launceston.</i></p> <p><i>The subject site is part of a Suburban Activity Centre (Launceston Kmart Plaza) and is within a Priority Consolidation Area as identified in Map D.1.</i></p> <p><i>The proposed rezoning would facilitate the provision of additional retail and/or bulky goods sales businesses on a site that is adjacent to an existing key retail centre for the region (Launceston Kmart Plaza) that is well served by existing infrastructure and transport networks, including public transport with a bus stop less than 200m from the site, with a reasonable frequency of service.</i></p> <p><i>The proposal would provide an opportunity to meet the demonstrated demand for additional retail and bulky goods floor space required to meet the needs of the community, contributing to improved services, amenity and liveability of Launceston and the surrounding region.</i></p>

**4.6 City of Launceston Strategic Plan 2025-2035**

Adopted in June 2025 the City of Launceston Strategic Plan 2025-2035 is intended to provide direction to the range of operations Council undertake to shape the municipality’s growth and actions over the next ten years.

The Strategic Plan sets the following Vision for Launceston: *A city of history, innovation and opportunity*



*Launceston is deeply connected to our history and natural beauty, and will thrive as Northern Tasmania's economic, cultural, and culinary heart. With a commitment to diverse housing, sustainability, economic growth and innovation, we're building a city where people feel connected, businesses succeed, and the environment flourishes. Launceston is a place to live, work, play, visit and belong.*

The Strategic Plan presents Goals Objectives and Actions for each of the three main themes ('Pillars'): Prosperity, Place and People. The content is informed by community engagement and submissions.

The proposed draft amendment is considered against the strategic priorities of the Plan below.

**Table 1 - Consideration of Strategic Priorities of the City of Launceston Strategic Plan**

City of Launceston Strategic Plan 2025-2035			
Goal 1.1	Launceston is a premier visitor destination, celebrated for its natural beauty, creative and historic city centre, welcoming community, and rich food culture.		
Visitation Objectives		Visitation Actions	Response
1.1(a)	Grow and celebrate our identity as a UNESCO Creative City of Gastronomy.	<ul style="list-style-type: none"> <li>Partner with tourism bodies and private sectors to enhance and promote visitor experiences and expand UNESCO City of Gastronomy offerings.</li> <li>Develop a City of Gastronomy 'ecosystem' through innovation hubs, micro-business incubators, and public digital resources ('every resident an ambassador').</li> </ul>	<p>The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.</p>
1.1(b)	Enhance Launceston's reputation nationally and internationally as a leading host city for events and festivals, while leveraging our history and natural beauty to encourage extended and expanded stays.	<ul style="list-style-type: none"> <li>Advocate for and support world-class facilities and key infrastructure projects, including a 6,000 seat indoor stadium and a 500+ seat (approx.) conference centre.</li> <li>Collaborate with partners on the creation of a Kanamaluka/ Tamar Estuary cultural and recreational precinct.</li> </ul>	<p>The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.</p>
1.1(c)	Expand Launceston's position as an arts and cultural hub by providing an environment for	<ul style="list-style-type: none"> <li>Create the first Collection Discovery Centre in Australia, providing public access to the QVMAG collection.</li> </ul>	<p>The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.</p>



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	creative industries to thrive.		<ul style="list-style-type: none"> <li>Undertake an Arts and Cultural Audit to understand the ecology, diversity and sustainability of the sector to guide the planning of future capacity building initiatives.</li> </ul>	The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.
<b>Goal 1.2</b>	<b>Launceston's economy is resilient and sustainable, with significant growth in its gross regional product (GRP) through a diverse economic base supported by a skilled workforce, enabling business environment, and facilitation of investment opportunities.</b>			
<b>Economic Objectives</b>	<b>Development</b>	<b>Economic Actions</b>	<b>Development</b>	<b>Response</b>
1.2(a)	Capitalise on our competitive advantages by focusing on key sectors including food and agricultural innovation, research & development, advanced manufacturing, healthcare and circular economy initiatives.	<ul style="list-style-type: none"> <li>Develop innovation districts and tech hubs focused on maritime, digital technology, medical/health, and green energy sectors.</li> <li>Advocate for a regional intermodal hub to improve supply chain efficiencies.</li> </ul>		<p>The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly influence the attainment of this action, however future uses in the retail sector would benefit from any improvements to supply chain efficiencies.</p>
1.2(b)	Position Launceston as a business-friendly city that attracts & nurtures entrepreneurs, startups, and microbusinesses.	<ul style="list-style-type: none"> <li>Continue and promote the 'Business-Friendly Council' initiative.</li> <li>Collaborate with the State Government on a Northern</li> </ul>		<p>The proposed draft amendment will facilitate economic activity and vibrancy at the site and within its surrounds. In this regard, any future retail or bulky goods development facilitated by the proposed draft amendment will provide retail amenity to the site and will provide direct economic injection into the local economy through several metrics, as demonstrated in the Retail Assessment.</p> <p>The proposed draft amendment does not directly align with this</p>



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		Tasmania Investment Prospectus.	objective, but it will not impact on the attainment of this action.
1.2(c)	Advocate and collaborate with the State Government, education institutions, industry partners and non-profits to support improvements in adult literacy (including digital literacy) and to support skills development in key sectors.	<ul style="list-style-type: none"> <li>Partner with government and educational institutions to provide targeted literacy &amp; skills programs, particularly in underserved areas.</li> <li>Strengthen collaboration with universities and training institutions to align education with industry needs.</li> </ul>	<p>The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.</p>
<b>Goal 1.3</b>	<b>Launceston's attractive employment opportunities, enviable lifestyle and our reputation as a forward-thinking city make it the destination of choice for professionals, entrepreneurs and innovators.</b>		
Population Objectives		Population Actions	Response
1.3(a)	Position Launceston as a national testbed for urban innovation (e.g., pilot smart city projects, future mobility solutions, and climate-adaptive urbanism).	<ul style="list-style-type: none"> <li>Support businesses in accessing grants and funding for innovation, sustainability, and high-value job creation.</li> <li>Develop and showcase urban innovation initiatives in Council's projects and practices.</li> </ul>	<p>The proposed draft amendment does not directly relate to this action, however the proposed rezoning would support development of businesses that would offer employment opportunities. .</p> <p>The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.</p>
1.3(b)	Attract and retain young professionals (25 - 34 year-olds) to Launceston.	<ul style="list-style-type: none"> <li>Establish a pilot program to attract and support new residents.</li> <li>Enhance and promote Launceston's lifestyle</li> </ul>	<p>The proposed draft amendment can contribute to attracting new residents by facilitating the development of new businesses that could offer employment opportunities and expanded availability of large floor space retail and/or bulky goods sales and associated goods and services in an accessible part of Launceston</p> <p>The proposed draft amendment can contribute to the attraction of</p>



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		<p>advantages, with a focus on the needs and interests of 25 - 34 year-olds.</p> <ul style="list-style-type: none"> <li>Collaborate with the Australian Maritime College and the University of Tasmania and industry to attract and retain students and workers.</li> </ul>	<p>Launceston for existing and potential residents by facilitating expansion of business opportunities adjacent to the existing Kmart retail complex.</p> <p>The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.</p>
1.3(c)	<p>Establish Launceston as a national leader in sustainability through our achievements in circular economy innovation and reducing greenhouse gas emissions</p>	<ul style="list-style-type: none"> <li>Partner with UTas, businesses and the community to reduce Launceston's greenhouse gas emissions in line with national standards.</li> <li>Engage with Circular North to promote and implement bold and innovative initiatives to reduce waste and boost recycling, including incentives for commercial enterprises.</li> </ul>	<p>The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.</p>
<b>Goal 2.1</b>	<b>Plan for current and medium-term housing and infrastructure needs while maintaining a focus on a longer-term growth projection of 100,000 residents.</b>		
<b>Growth Objectives</b>		<b>Growth Actions</b>	<b>Response</b>
2.1(a)	<p>Facilitate an increase in housing supply to meet current demand and align with planned growth, aiming and planning for 4,300 new homes in priority development and infill areas by 2035.</p>	<ul style="list-style-type: none"> <li>Implement Neighbourhood Plans and Infrastructure Funding Frameworks for priority growth areas such as South Prospect, Newnham and St Leonards.</li> <li>Implement Neighbourhood Plans in Kings Meadows, Mowbray, Lilydale and the northern suburbs.</li> </ul>	<p>The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.</p>
2.1(b)	<p>Enable and encourage delivery of medium density houses in and around activity centres</p>	<ul style="list-style-type: none"> <li>Develop a comprehensive plan to encourage infill residential development</li> </ul>	<p>The proposed draft amendment does not directly align with this</p>



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	and transport corridors, and more diverse, sustainable and energy efficient housing.	<p>within a 1.5km radius of the CBD.</p> <ul style="list-style-type: none"> <li>Facilitate improvements to climate resilience and energy efficiency of existing housing stock.</li> </ul>	<p>objective, but it will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p>
2.1(c)	Proactively address affordability, homelessness and housing insecurity.	<ul style="list-style-type: none"> <li>Encourage developers to create energy efficient housing products that encourage downsizing.</li> <li>Partner with the State government and Community Housing Providers to provide an adequate supply of well-located, diverse, affordable, social, and emergency housing.</li> </ul>	<p>The proposed draft amendment does not directly align with this objective, but it will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p>
<b>Goal 2.2</b>	<b>Launceston's transport system connects communities, reduces car dependency in activity centres and corridors, and promotes active transportation options.</b>		
Transport Objectives		Transport Actions	Response
2.2 (a)	Partner with the state government and local councils to expand access to reliable and frequent public transport services in and around Launceston.	<ul style="list-style-type: none"> <li>Advocate for a high-frequency public transport system connecting key areas, supported by a local network.</li> <li>Launch a publicity campaign with the state government to improve public transport awareness and ridership</li> </ul>	<p>The proposed draft amendment accords with this objective, insofar as it would provide for future use and development of the site for retail and/or bulky goods businesses in a location that is already well served by existing public transport, with a bus stop on Racecourse Crescent approximately 110m from the site</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p>
2.2 (b)	Work with partners to enable convenient daily travel by supporting public transport and investing in key road infrastructure between Launceston and rural and regional	<ul style="list-style-type: none"> <li>Work with the state government and northern councils to strengthen public transport connections between Launceston and rural and regional communities.</li> </ul>	<p>The proposed draft amendment accords with this objective, insofar as it would provide for business development in an existing activity centre that is connected to existing public transport routes.</p>



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	communities and surrounding facilities (e.g. Launceston Airport, Bell Bay).		
2.2 (c)	Develop a safe, pleasant and connected walking and active transportation network that is integrated with the transport system, across Launceston's urban footprint.	<ul style="list-style-type: none"> <li>Invest in a seamless active transportation network, including associated infrastructure such as bike parking and shade trees, that links open spaces and waterways, other transport systems, key attractions and activity centres.</li> </ul>	The proposed draft amendment accords with this objective, insofar as it would provide for business development in a location that is connected to the existing active transport network, including pathways around the North Esk levees.
<b>Goal 2.3</b>	<b>Launceston's community is connected to our Aboriginal and built heritage, while growing a city of the future.</b>		
Heritage Objectives		Heritage Actions	Response
2.3 (a)	Encourage and facilitate recognition of Aboriginal cultural heritage as a means of retaining a sense of place and connection to Country.	<ul style="list-style-type: none"> <li>Undertake authentic, genuine consultation and build enduring relationships with Aboriginal people in a place-based and fine grained way, and support and collaborate with Aboriginal people to deliver community-led projects.</li> <li>Establish the Centre for Aboriginal Science and Education in the redevelopment of QVMAG Royal Park.</li> </ul>	<p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p>
2.3 (b)	Ensure that significant heritage elements are respected while addressing the future housing, commerce and recreational needs of the community.	<ul style="list-style-type: none"> <li>Identify and promote the key elements that express our city's unique sense of place including histories, stories and architecture.</li> <li>Promote adaptive re-use of heritage buildings, especially for community-based uses.</li> </ul>	<p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p>
2.3 (c)	Implement planning guidelines (particularly within the CBD) to encourage adaptive reuse of heritage	<ul style="list-style-type: none"> <li>Complete the Precincts Heritage Register and incorporate Heritage best practice into Special Area Plans.</li> </ul>	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.



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	buildings, and infill development that promotes our city's built heritage character.		
<b>Goal 3.1</b>	<b>Community members have access to green, diverse, and inclusive open spaces and facilities enabling them to lead active lives, enjoy nature, and connect with others.</b>		
Open Space Objectives		Open Space Actions	Response
3.1 (a)	Enhance community members' access to climate-change resilient leafy, well-maintained, inclusive public open spaces, prioritising areas with low wellbeing measures.	<ul style="list-style-type: none"> <li>Address the urban heat island effect by investing in greening of our urban areas and engaging the community in tree planting programs, aiming for 30% tree canopy coverage across Launceston by 2035.</li> <li>Develop and implement a plan for all households in Launceston to be within a 400-metre walking distance of a park, recreational open space playground, green space, or similar.</li> </ul>	<p>The proposed draft amendment accords with this objective, insofar as the proposed rezoning would not remove any green space or standing vegetation. Redevelopment of the site under the Commercial Zone would provide an opportunity to add landscaping in accordance with the development provisions of the zone.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p>
3.1 (b)	Leverage Launceston's network of waterways by rehabilitating and connecting riparian corridors, connecting them with the public open space network and supporting improvements to the Kanamaluka/Tamar Estuary and surrounding precinct.	<ul style="list-style-type: none"> <li>Incorporate rehabilitation and end user interaction with waterways into open space and active transport initiatives at all stages of development.</li> </ul>	The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.
3.1 (c)	Ensure neighbourhoods are well-served through community activity hubs that are accessible and inclusive, provide a range of amenities, create opportunities for a diverse range of	<ul style="list-style-type: none"> <li>Develop a community facilities plan that identifies and prioritises the long term needs for delivery of community services &amp; programs.</li> </ul>	The proposed draft amendment does not conflict with the attainment of this action.



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	community activities and support Launceston's diverse cultural, economic, and age groups.		
<b>Goal 3.2</b>	<b>Participation in cultural and recreational activities is widespread across the community and promotes health and wellbeing at all ages while bridging social, cultural and geographical gaps.</b>		
Recreation & Culture Objectives		Recreation & Culture Actions	Response
3.2 (a)	Achieve an improvement in health and wellbeing through addressing barriers to inclusion and promotion of physical and social activity such as community arts, sports and recreation.	<ul style="list-style-type: none"> <li>• Redevelop the NTCA Sports Complex to support the needs of Northern Tasmania.</li> <li>• Work towards becoming Australia's first UNESCO designated Child Friendly City.</li> <li>• Promote community literacy of healthy lifestyle choices through the Launnie Connecting Community program.</li> </ul>	<p>The site adjoins the NTCA ground.</p> <p>The proposed draft amendment will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p>
3.2 (b)	Broaden and increase participation in arts, cultural, and community events to foster community identity, leadership and capacity building, resilience, pride & a sense of belonging.	<ul style="list-style-type: none"> <li>• Develop initiatives specifically aimed at engaging children and youth, people with disabilities, and culturally diverse groups.</li> <li>• Collaborate with partners to establish a calendar of community cultural events.</li> <li>• Engage community in shaping positive change through collective action initiatives such as Launnie Connecting Community.</li> </ul>	<p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p>



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3.2 (c)	Leverage the City of Gastronomy designation to foster a sense of shared identity, enhance understanding of cultural diversity, promote grassroots food culture, and enhance food security.	<ul style="list-style-type: none"> <li>Collaborate with non-profits to launch a regional zero-foodwaste program linking surplus food to creative initiatives, microbusinesses and relief projects.</li> <li>Invest in street food culture.</li> <li>Through the Launnie Connecting Community program promote community literacy of healthy food choices and food preparation techniques.</li> <li>Promote and support initiatives that increase availability of local seasonal produce.</li> </ul>	<p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p>
<b>Goal 3.3</b>	<b>As northern Tasmania's cultural and commercial centre, Launceston's historic city heart is buzzing with activity throughout the day and into the night.</b>		
<b>City Centre Objectives</b>		<b>City Centre Actions</b>	<b>Response</b>
3.3 (a)	Intensify baseline activity in the city centre by facilitating an increase in inner-city living and working.	<ul style="list-style-type: none"> <li>Investigate all Council-owned sites, such as public carparks, for opportunities to enhance inner-city living &amp; mixed-use development.</li> <li>Establish partnerships or mechanisms to facilitate development of Council-owned land for uses including residential &amp; office space.</li> </ul>	<p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p>
3.3 (b)	Implement bold initiatives that increase nighttime activity, optimise dwell time, maximise appeal to locals and visitors, and	<ul style="list-style-type: none"> <li>Support or coach smaller venues on how to provide nighttime activities.</li> </ul>	<p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p>



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	add to the City's vibrancy and safety.	<ul style="list-style-type: none"> <li>In and around the Princess Theatre, improve accessibility, establish the 'Princess to Princes' nighttime route and collaborate with partners, businesses and experts to expand the hospitality offering.</li> <li>Introduce art-based play programming into the Brisbane Street Mall.</li> </ul>	<p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p>
3.3 (c)	Create a walkable centre and optimise the use of public space by reducing car dominance and expanding opportunities for greening and alternative forms of transport.	<ul style="list-style-type: none"> <li>Introduce two-way traffic, street trees and wider footpaths in suitable locations.</li> <li>Facilitate alternative forms of transport, especially active and public transport.</li> </ul>	<p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p> <p>The proposed draft amendment does not directly align with this policy, but it will not impact on the attainment of this action.</p>

#### 4.7 Northern Tasmania Sports Facility Plan 2023

The Northern Tasmania Sports Facility Plan is the first part of a long-term planning initiative of five councils within the Northern Tasmania Region: the City of Launceston, West Tamar Council, Meander Valley Council, Northern Midlands and George Town Council.

The Sports Facility Plan focuses on sport and active recreation facilities to ensure that the long-term needs of the community are adequately catered for. The plan focuses on organised sports/activities that operate from Council owned or managed facilities, as indicated in the excerpt below (taken from page 12):

*Project focus*

*The focus of the project is on indoor and outdoor sports facilities and grounds. The sports covered in the Plan are:*

*basketball netball volleyball football (soccer)*

*gymnastics cycling futsal cricket*

*badminton equestrian roller derby tennis*



*marital arts AFL rugby touch football  
athletics hockey BMX lawns bowls  
croquet rowing table tennis sailing  
softball baseball swimming*

*The Sports Facility Plan considers those sports operating from Council-owned or - managed facilities - as these are the sports over which Council can have the most impact moving forward. It is acknowledged that there are a number of sports not covered by the Facility Plan given the nature of the associated land tenure (private ownership). While schools and private facilities have been acknowledged where they provide a sport or recreation opportunity to the community, they are not part of the Plan's core analysis. Partnerships with schools and private facilities certainly form part of the Plan's recommendations. For ease of reference, the document has been presented in a sport-by-sport nature.*

The existing use of the site as a gymnasium does not fall within the activities addressed by the Sports Facilities Plan.

The Plan has no application to the proposal as it involves a rezoning of privately owned land and will have no impact on the provision of public recreation facilities by northern Councils.

#### 4.8 Adjacent Local Government Areas

Section 34(2)(g) of the Act requires the amendment, as far as practicable, to be consistent and coordinated with any LPS applying to adjacent local government areas. The proposed draft amendment relates to rezoning that applies to an individual title. It will therefore not affect any adjacent LPS.

#### 4.9 Gas Safety Act 2019

Section 34(2)(h) requires the amendment to have regard to the safety requirements set out in the standards prescribed under the *Gas Safety Act 2019*. The proposed draft amendment does not affect the attainment of these requirements because it will not have an adverse impact on any aspect of the gas supply industry.

#### 4.10 Code Summary

Tasmanian Panning Scheme – Launceston		
Clause	Code	Applicability for Future Use/Development
C1.0	Signs Code	<b>Applicable</b> - no use or development is proposed. Any <u>future</u> development will be subject to the requirements of the Code if signage is proposed.
C2.0	Parking and Sustainable Transport Code	<b>Applicable</b> - no use or development is proposed. Any <u>future</u> development will be subject to the requirements of the Code.



Tasmanian Panning Scheme – Launceston		
Clause	Code	Applicability for Future Use/Development
C3.0	Road and Railway Assets Code	<b>Applicable</b> - no use or development is proposed. Any <u>future</u> development will be subject to the requirements of the Code.
C4.0	Electricity Transmission Infrastructure Protection Code	<b>Not Applicable</b> - the site is not located within an electricity transmission corridor, communications station buffer area or substation facility buffer area.
C5.0	Telecommunications Code	<b>Not Applicable</b> - the proposal does not involve development for a telecommunications facility.
C6.0	Local Historic Heritage Code	<b>Not Applicable</b> - the code is not applicable in accordance with clause C6.2 of the Scheme.
C7.0	Natural Assets Code	<b>Not Applicable</b> - the site is not subject to a watercourse and coastal protection area, coastal refugia area or priority vegetation area.
C8.0	Scenic Protection Code	<b>Not Applicable</b> - the site is not mapped as being within a scenic protection area.
C9.0	Attenuation Code	<b>Not Applicable</b> - the site is not located within a known attenuation area.
C10.0	Coastal Erosion Hazard Code	<b>Not Applicable</b> - the site is not within a coastal erosion hazard area.
C11.0	Coastal Inundation Hazard Code	<b>Not Applicable</b> - The site is not located within a coastal inundation hazard area.
C12.0	Flood-Prone Areas Hazard Code	<b>Not Applicable</b> - The site is not located within a flood-prone hazard area.
C13.0	Bushfire-Prone Areas Code	<b>Not Applicable</b> - The site is not mapped as bushfire prone on the overlay maps.
C14.0	Potentially Contaminated Land Code	<b>Not Applicable</b> - The site is not known to be located on land which is potentially contaminated.
C15.0	Landslip Hazard Code	<b>Not Applicable</b> - The site is not mapped as being subject to a landslip hazard band.
C16.0	Safeguarding of Airports Code	<b>Applicable</b> - no use or development is proposed. The site is within an airport obstacle limitation area. The AHD height specified for the OLS area is 316m. Any <u>future</u> development will be subject to the requirements of the Code.



#### 4.11 Retail Audit and Activity Centres Strategy, 2011

The Launceston Retail Audit and Activity Centres Strategy (Final Report) by Renaissance Planning dated July 2011 (the Strategy) provides an evidence-based, logical and clear long-term strategic framework to provide council with a clear basis for rational decision making in the public interest. It is noted that the Strategy is 15 years old and has not been reviewed and updated to reflect current population statistics, trends and projections, or the Tasmanian Planning Scheme – Launceston which came into effect in 2022.

The Strategy considers the Launceston CBD and the district activity centres throughout Launceston. The Launceston (Kmart) Plaza Precinct and also the Bulky Goods Clusters/Precincts associated with the Kmart Plaza Precinct are addressed in the Strategy.

Section 10 addresses the Recommended Activity Centres Strategy taking into account the likely future requirements and patterns of settlement in the greater urban area.

The role of the Launceston (Kmart) Plaza Precinct is intended to provide for daily and weekly shopping needs, together with a limited range of discretionary shopping requirements. The defining retail elements are the major supermarket (Coles) and a discount department store (Kmart). The supporting stores are reflective of a neighbourhood level being a newsagent, pharmacy, bakery etc. The recommended policies for the precinct are set out in section 10.2 as follows:

- *Recognise the existing district and sub regional role of the Kmart Plaza precinct.*
- *Support improvements of the urban design amenity and pedestrian safety and access within the precinct.*
- *Encourage attractively presented and active frontages to address the principal car park at the precinct.*
- *Ensure that any future development at the precinct is focused on broadening the diversity of activities. Limit any future retail development at Kmart Plaza to not exceed 10 per cent of existing retail floorspace. Any development proposal should be supported by a broadly based master plan for the precinct.*

The role of the Bulky Goods Clusters/Precincts is to provide accessible clusters of bulky goods stores and services in amenable shopping environments. The recommended policies for the precinct are set out in section 10.2 as follows:

- *Recognise and affirm the important district and regional role of bulky goods clusters and precincts.*
- *Support the consolidation of accessible clusters and precincts in central and inner Launceston.*
- *Support significant improvements to the presentation and shopping environments of bulky clusters and precincts.*
- *Maintain and improve pedestrian access and amenity.*

The subject site adjoins 21 Racecourse Crescent which is a vacant parcel of land which sits between the Kmart Plaza site and 23 Racecourse Crescent. The underlying zone of the Kmart Plaza and 21 Racecourse Crescent is Commercial, and both titles are subject to the Launceston Plaza Retail Specific Area Plan.

The proposed draft amendment seeks to allow a parcel of land which is privately owned with a legacy Recreation zoning to have the capacity to be developed in the future in a compatible and functional way. It is understood that the Strategy intends for any future development to be informed by a master plan. The proposed draft amendment does not involve any development, but rather the existing use and development on the site as a gymnasium will retain existing



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use rights within the Commercial Zone. The proposed rezoning would allow for certainty of future use and development potential and forward planning of a future development of the site.

Any future development application will be required to comply with the relevant use and development standards of the Tasmanian Planning Scheme – Launceston.

#### **4.12 Launceston Economic Development Strategy 2022-2026**

This Strategy focuses on the contributions that the City of Launceston Council can make to provide the best possible conditions for business and industry to start, grow and thrive in Launceston. The strategy provides the framework and directions to facilitate and promote Launceston's economic development, focusing on the mutually reinforcing and complementary relationship between improvements in economic activity, community wellbeing, cultural diversity, a sense of 'place' and the environment.

The Strategy is not directly applicable to the proposal as the focus is on the internal actions of Council.

Supporting the proposed planning scheme amendment will contribute to the attainment of the Council's intent to contribute to economic development by enabling an opportunity to expand economic activity in a key activity centre.



## 5.0 Conclusion

The proposed draft amendment seeks to rezone the land at 23 Racecourse Crescent, Launceston from Recreation to Commercial.

The site is one of a few sites which is zoned Recreation and is privately owned in Launceston, with this zoning otherwise only applied to publicly owned land and private sports facilities such as golf courses.

The proposal would bring the zoning of the site in common with the adjoining Launceston Kmart Plaza and 21 Racecourse Crescent and surrounding area within the Commercial Zone.

The proposed draft amendment will allow for a future retail and/or bulky goods use and development to occur on the site. Its location represents a coordinated approach and sound strategic planning as detailed in this report. The draft amendment complies with the relevant requirements in Sections 32, 34 and 37 of the Act.

It is recommended that the proposed draft planning scheme amendment be initiated and subsequently approved.

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**Appendix A**

Certificate of Title



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**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 176749	FOLIO 1
EDITION 1	DATE OF ISSUE 22-Mar-2019

SEARCH DATE : 21-Jun-2023  
SEARCH TIME : 11.46 AM

DESCRIPTION OF LAND

City of LAUNCESTON  
Lot 1 on Plan 176749  
Derivation : Part of 10 Acres (Sec. QQ) Gtd. to James Whyte and Ors & Part of Lot 41117, 4.195ha Gtd. to the Lord Mayor, Aldermen and Citizens of the City of Launceston  
Prior CTs 137771/0, 137771/1, 137771/2, 137771/3, 137771/4 and 137771/5

SCHEDULE 1

E27817, E27663 & E7970 TRANSFER to MEROST PTY LTD  
Registered 20-Dec-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP127205 FENCING COVENANT in Schedule of Easements  
SP127205 BURDENING EASEMENT: Right of Drainage (in favour of Launceston City Council) over the land marked Drainage Easement 1.50 wide (SP127205) on Plan 176749  
SP127205 BURDENING EASEMENT: Right of Drainage (appurtenant to Lot 1 on Sealed Plan 127205) over the land marked Drainage Easement 1.20 wide (SP127205) on Plan 176749  
C318245 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 04-Feb-2002 at 12.01 PM  
D5998 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 30-Aug-2011 at noon  
M501278 CAVEAT by Richard Gower (affecting such portion of the said land within described formerly comprised in folios of the Register Volume 137771 Folios 2, 3 & 5) Registered 04-Feb-2015 at noon  
M509187 CAVEAT by ELSMERE MANAGEMENT PTY LTD "affecting such portion of the said land within described as shown hatched on the plan attached thereto marked 'A1' and 'A2'" Registered 04-Mar-2015 at noon



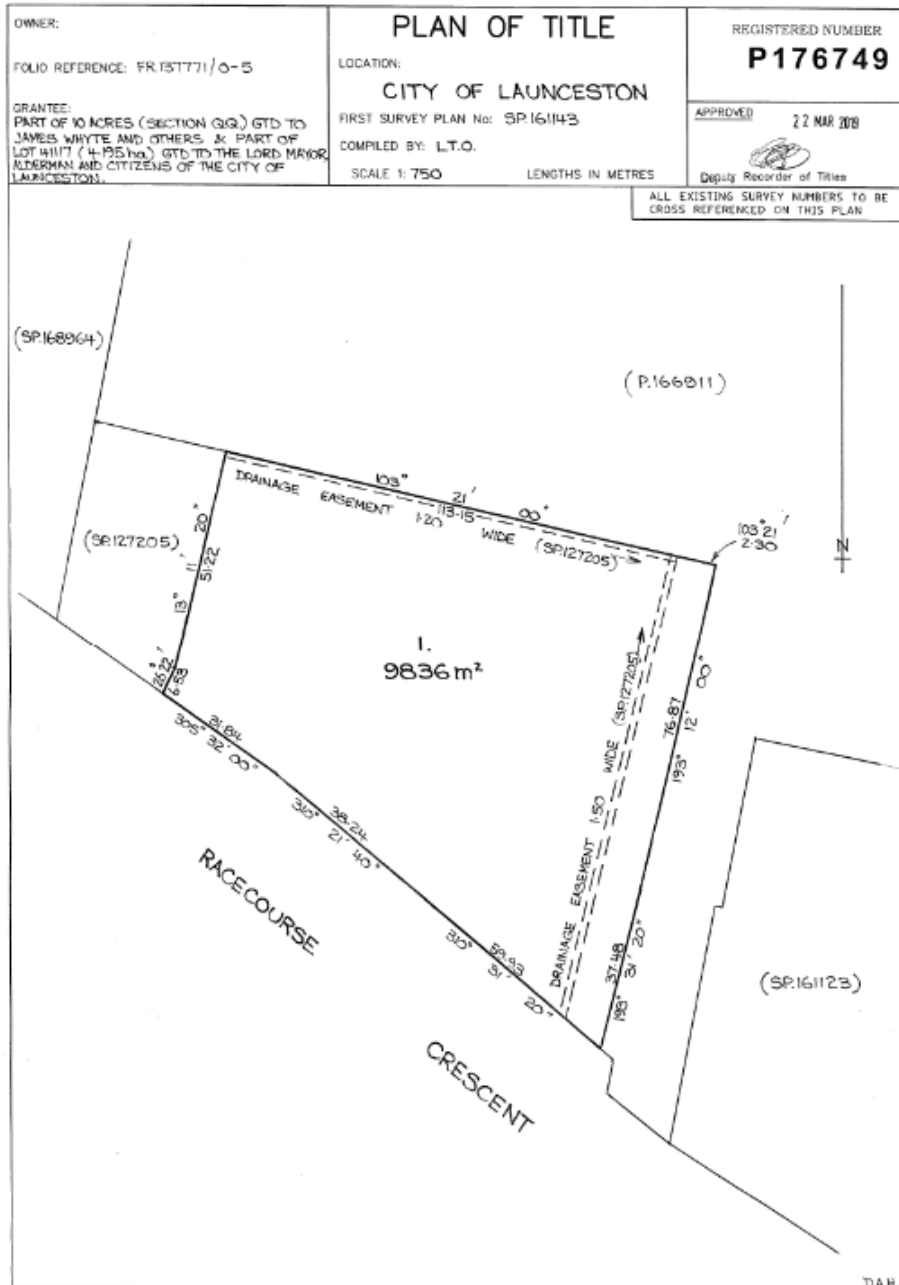
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**FOLIO PLAN**  
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





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**Appendix B**

Recreation Zoned Land Analysis Table

Land ownership	
	Launceston City Council
	The Crown
	Private Freehold

Address	Title Reference	Area (approx.)	Land Use	Ownership
'Lilydale Football Ground' – 38-40 Doaks Road, Lilydale	CT: 49467/1 PID: 6715365	4.05ha	Lilydale Football Ground	Launceston City Council
10-12 Charob Avenue, Lilydale	CT: 150335/13 PID: 2798888	2000m <sup>2</sup>	Lilydale Bowls Club	Launceston City Council
1960 Main Road, Lilydale	CT: 66280/1 PID: 6715701	108m <sup>2</sup>	Appears to be a zoning anomaly. Within same ownership as land to the north developed with a dwelling zoned Village.	Private Freehold
'Lilydale Swimming Pool' – 1954 Main Road, Lilydale	CT: 234770/1 PID: 6715728	836m <sup>2</sup>	Lilydale Swimming Pool	Launceston City Council
'Lilydale Swimming Pool' – 1954 Main Road, Lilydale	CT: 49469/2 PID: 6715728	231m <sup>2</sup>	Lilydale Swimming Pool	Launceston City Council
'Lilydale Swimming Pool' – 1954 Main Road, Lilydale	CT: 230401/1 PID: 6715728	1605m <sup>2</sup>	Lilydale Swimming Pool	Launceston City Council
'Rocherlea Recreation Ground & Hall' – 23-41 Archer Street, Rocherlea	CT: 48922/2 PID: 6712519	4.05ha	Rocherlea Recreation Ground & Hall	Launceston City Council
'Rocherlea Recreation Ground & Hall' – 23-41 Archer Street, Rocherlea	CT: 50434/1 PID: 6712519	4026m <sup>2</sup>	Rocherlea Recreation Ground & Hall	Launceston City Council
'Rocherlea Recreation Ground & Hall' – 23-41 Archer Street, Rocherlea	CT: 48921/2 PID: 6712519	3.87ha	'Rocherlea Recreation Ground & Hall'	Launceston City Council
-	CT: 14470/1	5856m <sup>2</sup>	Acquired Road	The Crown
'Mowbray Golf Club' – 28 Grubb Street, Mowbray	CT: 169778/1 PID: 3451333	53.73ha	Mowbray Golf Club	Private Freehold
'Mowbray Golf Club' – 28 Grubb Street, Mowbray	CT: 212276/1 PID: 3451333	2294m <sup>2</sup>	Mowbray Golf Club	Private Freehold
-	CT: 248436/2	1972m <sup>2</sup>	Part of Golf Course	Launceston City Council
18-26 Brussels Street, Mowbray	CT: 251351/1 PID: 3135154	3.93ha	Part of Golf Course	Launceston City Council



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Address	Title Reference	Area (approx.)	Land Use	Ownership
18-26 Brussels Street, Mowbray	CT: 151512/27 PID: 3135154	7668m <sup>2</sup>	Part of Golf Course	Launceston City Council
18-26 Brussels Street, Mowbray	CT: 230610/1 PID: 3135154	8041m <sup>2</sup>	Part of Golf Course	Launceston City Council
1B George Town Road, Newnham	CT: 137221/1 PID: 2198735	6499m <sup>2</sup>	Railway Bowls Club	Private Freehold
'Mowbray Indoor Sport N Skate' – 1C George Town Road, Newnham	CT: 143014/1 PID: 6693805	1.25ha	Mowbray Indoor Sport N Skate	Launceston City Council
'Mowbray Racecourse' – 27 Vermont Road, Mowbray	CT: 164061/1 PID: 9378493	35.68ha	Mowbray Racecourse	Private Freehold
'Mowbray Racecourse' – 27 Vermont Road, Mowbray	CT: 112266/1 PID: 9378493	8526m <sup>2</sup>	Mowbray Racecourse	Private Freehold
'Mowbray Racecourse' – 27 Vermont Road, Mowbray	CT: 210962/1 PID: 9378493	1.54ha	Mowbray Racecourse	Private Freehold
'Mowbray Racecourse' – 27 Vermont Road, Mowbray	CT: 114060/3 PID: 9378493	1.60ha	Mowbray Racecourse	Private Freehold
50 Lamont Street, Invermay	CT: 154196/1 PID: 9349146	17.24ha	NTJSA (Northern Tasmanian Junior Soccer Association)	Launceston City Council
67-95 Gilmore Street, Invermay	CT: 165938/1 PID: 3262305	4.91ha	Launceston Grammar - Faulkner Park and Equestrian Centre	Private Freehold
67-95 Gilmore Street, Invermay	CT: 165529/1 PID: 3262305	7.52ha	Launceston Grammar -Faulkner Park and Equestrian Centre	Private Freehold
Lot 1, Eddington Cr, Invermay	CT: 173812/1 PID: 3611085	3.92ha		The Crown (NRE Tas)
137 East Tamar Highway, Mowbray	CT: 173811/1 PID: 3611077	9724m <sup>2</sup>	Launceston Grammar Rowing Shed	Private Freehold
'Riverbend Park' – 55A Lindsay Street, Invermay	CT: 169882/1 PID: 2860709	3.50ha	Riverbend Park	Launceston City Council
87 Lindsay Street, Invermay	CT: 169012/1 PID: 3354023	1891m <sup>2</sup>	Riverbend Park	Launceston City Council
61 Lindsay Street, Invermay	CT: 198362/1 PID: 7889228	1.22ha	Riverbend Park	Launceston City Council
-	CT: 84271/1	2015m <sup>2</sup>	Riverbend Park	Launceston City Council
-	CT: 252170/1	2857m <sup>2</sup>	Riverbend Park	Launceston City Council
'Royal Park' – 78 Paterson Street, Launceston	CT: 138979/10 PID: 2214643	4.45ha	Royal Park	Launceston City Council
'Royal Park' – 78 Paterson Street, Launceston	CT: 156045/1 PID: 2214643	5.31ha	Royal Park	Launceston City Council
'Albert Hall' – 45-51 Tamar Street, Launceston	CT: 50902/1 PID: 6682583 (part of title)	9130m <sup>2</sup>	Albert Hall	Launceston City Council



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Address	Title Reference	Area (approx.)	Land Use	Ownership
'Albert Hall' – 45-51 Tamar Street, Launceston	CT: 50902/1 PID: 6682583 (part of title)	1960m <sup>2</sup>	Design Tasmania	Launceston City Council
18A High Street, East Launceston	CT: 246404/1 PID: 6599990	3.74ha	Launceston Leisure & Aquatic Centre; LAfit; Windmill Hill Reserve	Launceston City Council
22 Adelaide Street, East Launceston	CT: 246404/1 PID: 6588204	9682m <sup>2</sup>	East Launceston Bowls Club; East Launceston Croquet Club	Launceston City Council
'NTCA Ground' - 53-55 Racecourse Crescent, Launceston	CT: 182570/2 PID: 3271527	6.90ha	NTCA Ground	Launceston City Council
'Tennis Centre' – 57 Racecourse Crescent, Launceston	CT: 182570/1 PID: 3082355	1.19ha	Tennis Centre	Launceston City Council
'Elphin Sports Centre' – 14-16 Dowling Street, Launceston	CT: 163362/1 PID: 3095973	1.36ha	Elphin Sports Centre	The Crown (NRE Tas)
67 Racecourse Crescent, Launceston	CT: 163361/1 PID: 3243198	4300m <sup>2</sup>	Carparking area for Elphin Sports Centre	Launceston City Council
<b>'Launceston Indoor Sports Arena' – Shop 1, 23 Racecourse Crescent, Launceston</b>	<b>CT: 176749/1 PID: 9215102</b>	<b>9910m<sup>2</sup></b>	<b>LIFT Centre</b>	<b>Private Freehold</b>
33 Birch Avenue, Newstead	CT: 244227/1 PID: 6900616	7917m <sup>2</sup>	Evangelical Presbyterian Church of Australia	Private Freehold
29-31 Hoblers Bridge Road, Newstead	CT: 22/3251 PID: 7678404	7.99ha	Launceston United Soccer Club; Birch Avenue Soccer Grounds; Tasmanian Netball Centre; Northern Tasmanian Netball Association	NRE Tas (DPIPWE)
'The Netball Centre (Fred White)' – 29-31 Hoblers Bridge Road, Newstead	CT: 66364/2 PID: 2218775	8538m <sup>2</sup>	Netball Centre	Launceston City Council
'First Basin Reserve' – 74-90 Basin Road, West Launceston	CT: 220975/1 PID: 2838376	4550m <sup>2</sup>	First Basin Reserve	Launceston City Council
'First Basin Reserve' – 74-90 Basin Road, West Launceston	CT: 243968/1 PID: 2838376	5.3ha	First Basin Reserve	Launceston City Council
'West Launceston Bowls Club' – 5 Merrys Lane, West Launceston	PID: 6646996	1.32ha	West Launceston Bowls Club	City of Launceston
'Coronation Park' – 44 Mulgrave Street, South Launceston	CT: 224308/1 PID: 6625220	2.47ha	Coronation Park	Launceston City Council
'West Launceston Community Park' –	CT: 150391/1 PID: 2773242	3.83ha	West Launceston Community Park	Launceston City Council



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Address	Title Reference	Area (approx.)	Land Use	Ownership
50-58 Stanley Street, Summerhill				
'West Launceston Community Park' – 50-58 Stanley Street, Summerhill	CT: 241143/1 PID: 2773242	1.69ha	West Launceston Community Park	Launceston City Council
5 Rose Lane, South Launceston	CT: 226165/2 PID: 3329661	1.49ha	Vacant	Launceston City Council
5 Rose Lane, Launceston	CT: 213227/1 PID: 3329661	4478m <sup>2</sup>	Vacant	Launceston City Council
5 Rose Lane, Launceston	CT: 50358/1 PID: 3329661	918m <sup>2</sup>	Vacant	Launceston City Council
5 Rose Lane, Launceston	CT: 50358/2 PID: 3329661	179m <sup>2</sup>	Vacant	Launceston City Council
5 Rose Lane, Launceston	CT: 91916/1 PID: 3329661	522m <sup>2</sup>	Vacant	Launceston City Council
'Silverdome' – 55 Oakden Road, Prospect	CT: 144436/1 PID: 7268755	11.76ha	Silverdome	The Crown (DPAC)
'Launceston Golf Club' – 27-99 Opossum Road, Kings Meadows	CT: 16/4964 PID: 6883203	12.81ha	Launceston Golf Club	Private Freehold
'Launceston Golf Club' – 27-99 Opossum Road, Kings Meadows	CT: 198059/1 PID: 6883203	42.51ha	Launceston Golf Club	Private Freehold
'St Leonards Sports Complex' – 240A St Leonards Road, St Leonards	CT: 229700/1 PID: 3247359	12.46ha	St Leonards Sports Complex	Launceston City Council
'St Leonards Sports Complex' – 240A St Leonards Road, St Leonards	CT: 103535/1 PID: 3247359	1.32ha	St Leonards Sports Complex	Launceston City Council
'Nunamina Park' – 1-33 Nunamina Avenue, Kings Meadows	CT: 250587/1 PID: 2966626	2.06ha	Kings Meadows Bowls Club; 4 <sup>th</sup> Launceston Scout Group; Vacant land	Launceston City Council
'Nunamina Park' – 1-33 Nunamina Avenue, Kings Meadows	CT: 48946/125 PID: 2966626	2124m <sup>2</sup>	Vacant	Launceston City Council
'Nunamina Park' – 1-33 Nunamina Avenue, Kings Meadows	CT: 15638/1 PID: 2966626	4287m <sup>2</sup>	Veteran's & Community Wood Centre	Launceston City Council
'Nunamina Park' – 1-33 Nunamina Avenue, Kings Meadows	CT: 62713/1 PID: 2966626	6162m <sup>2</sup>	Kings Meadows Bowls Club	Launceston City Council
21 Highgate Street, Youngtown	CT: 50364/1 PID: 6872790	4.12ha	Youngtown Oval; South Launceston Football Club	Launceston City Council
17 Medina Street, Youngtown	CT: 21543/48 PID: 6879298	920.6m <sup>2</sup>	Access to Youngtown Oval	Launceston City Council
21 Highgate Street, Youngtown	CT: 23991/168 PID: 6872790	3571m <sup>2</sup>	Youngtown Oval	Launceston City Council

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**Appendix C**

Retail Activity Assessment, Urban Enterprise



# Retail Assessment

23 Racecourse Crescent, Launceston

Prepared by Urban Enterprise for Merost Pty Ltd

July 2023

[www.urbanenterprise.com.au](http://www.urbanenterprise.com.au)

**Retail Assessment: 23 Racecourse Crescent, Launceston**

**Merost Pty Ltd**

**Report Authors:**

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**Version Control:**

Issue:	Date:	Description:	Reviewed:
01	July 2023	Final Report	KA
02	October 2024	Final Report	KA

**Acknowledgment of Country:**

We acknowledge the traditional custodians of the land on which our work is based and pay our respects to their Elders past and present. We extend that respect to all First Nations people.

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## Executive Summary

Merost Pty Ltd engaged Urban Enterprise to prepare a retail assessment to inform a proposed rezoning at 23 Racecourse Crescent, Launceston (**the subject site**). The proponent is seeking to rezone the subject site from Recreation Zone (RZ) to Commercial Zone (CZ), with a view to establishing retail uses on the site.

### Site Context

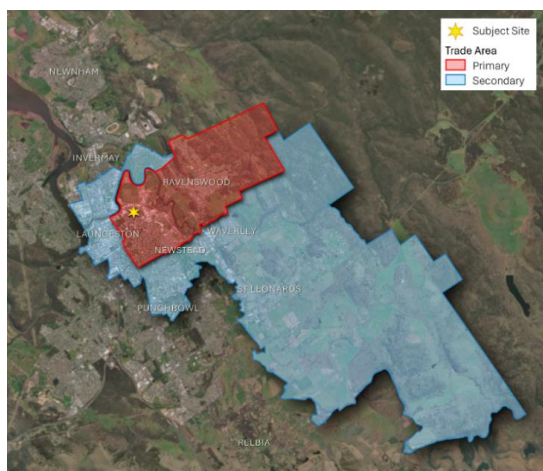
- The 0.98 ha subject site is approximately 1.1km north-east of the Launceston CBD.
- The site has a 130 metre frontage to Racecourse Crescent, which provides good exposure to passing consumers travelling in a north-south direction.
- There is an existing bus stop in front of 15 Racecourse Crescent, which generally services the Launceston (Kmart) Plaza and immediate surrounds.
- The site is situated adjacent to Launceston (Kmart Plaza), the NTCA Ground recreation precinct, and a commercial precinct along Boland Drive.
- The subject site is privately owned, but the balance of the recreation precinct is crown land.
- The Net Lettable Area (NLA) of Launceston Plaza is approximately 8,800 sqm, which includes:
  - A full-line supermarket - Coles;
  - A discount department store – Kmart (excludes My Car Tyre and Auto); and
  - A mix of specialty retailers, retail services and hospitality.
- The commercial precinct along Boland Street features a mix of retail, large-format retail, wholesale and showroom businesses.

### Trade Areas

- A Primary Trade Area (PTA) and Secondary Trade Area (STA) have been established for the subject site and Launceston Plaza.
- The **PTA** generally includes residential areas to the south in East Launceston and Newstead, as well as residential areas in Ravenswood to the north.
- The **STA** encompasses areas to the north, west and south of the PTA, and includes central Launceston, Invermay (part), Newstead, Waverley and St Leonards.

It is important to note that activity centres and individual retailers also capture trade from outside of the PTA and STA, from a mix of non-local residents, visitors and workers. Launceston Plaza includes the only Kmart in Greater Launceston, and therefore is likely to draw consumers from across Greater Launceston and outlying regional areas.

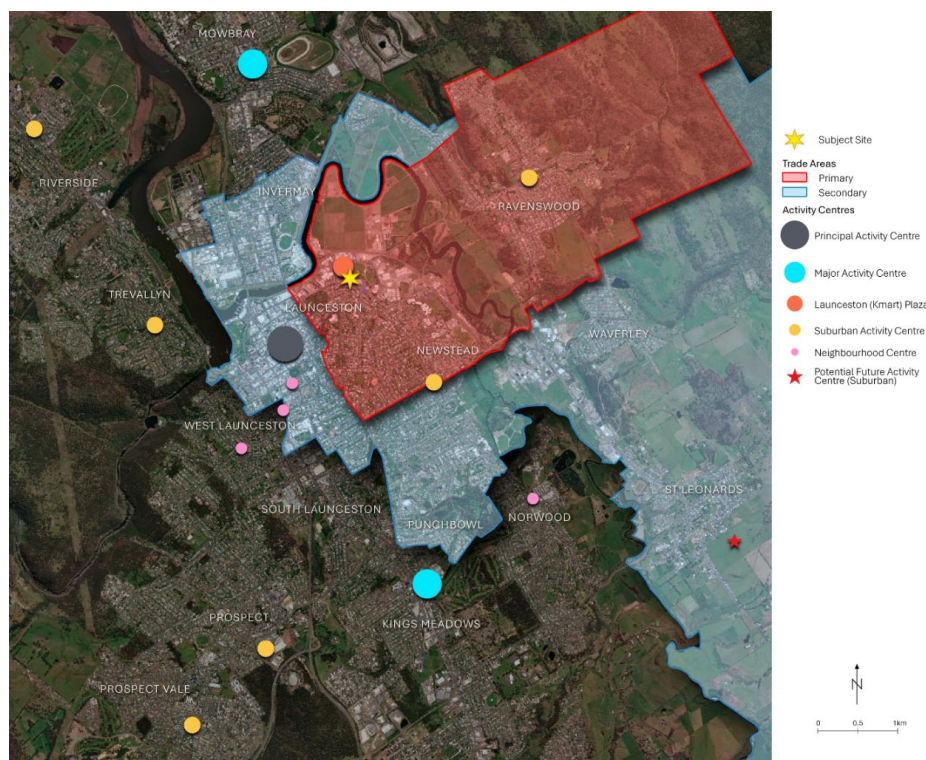
Figure S1 PTA and STA, Launceston Plaza and Subject Site



**Activity Centre Hierarchy**

- An Activity Centre hierarchy identifies and categorises the role of centres within a trade area according to planning policy, the scale of retail floorspace, and the retail offering and mix that is available to consumers.
- The hierarchy typically indicates where retail expenditure is directed within the region based on the economic role, location, retail offering and mix.
- The CBD is the Principal and highest order Activity Centre in Greater Launceston.
- Launceston Plaza and the adjoining commercial precinct performs several important roles within the retail hierarchy, including:
  - A supermarket, speciality and convenience based retail role for residents and workers in the PTA;
  - A bulky goods retail role that complements Launceston’s Central Area within, and outside of the PTA; and
  - Provides the only Kmart available in Greater Launceston, indicating a regional catchment for this specific discount department store.
- Residents in Waverley and St Leonards do not currently have access to an Activity Centre, and are required to travel to nearby Activity Centres for retail needs such as Kings Meadows, Newstead, Launceston Plaza and central Launceston. This will continue until a future Suburban Activity Centre is established in St Leonards

**Figure S2 Activity Centre Hierarchy**



**Population and Demographics**

- As at 2021 Census, the PTA accommodated approximately 7,140 residents, and the STA included 14,160 residents.
- The most prevalent household types are young adult couples, young and middle aged families, and retirees/semi-retirees.
- Household incomes are lower in the PTA compared with the municipality, potentially indicating a lower availability of income for spending on discretionary goods and services.
- As at 2021 Census, there were approximately 500 workers in the PTA.

**Retail Assessment**



- Population growth is the key driver of retail demand. Over time, as the population of the PTA, STA and Launceston LGA grows, so too will demand for retail uses.
- Population growth in the PTA and STA has been estimated by assessing historical and projected growth rates at the municipal level by reference to population changes that occurred between Census periods, and population forecasts prepared by Tasmania's Department of Treasury and Finance in 2024.
- The population of the PTA is projected to increase by 790 residents between 2021 and 2036.
- The population of the STA is projected to increase by 1,640 residents between 2021 and 2036.

#### Retail Expenditure & Market Share

- Retail expenditure data has been collected and applied to the resident population within the PTA and STA to estimate the total expenditure pool within the trade areas. All expenditure figures presented are in 2021 dollars (i.e. year 1).
- Close to half (46%) of all retail expenditure is attributed to food, liquor and groceries, which is often associated with supermarket and speciality food retailing (i.e. bakery, butcher, delicatessen). When apparel, homewares and leisure spending is added, these two categories account for over 70% of annual retail spend. The balance of expenditure (28%) is primarily split between food catering and bulky goods. Only 4% of annual retail spend is attributed to retail services.
- In year 1 (i.e. 2021), the retail expenditure pool in the PTA and STA is estimated at \$312 million.
- The total expenditure pool is expected to grow over time as ongoing population and real expenditure growth materialises in the PTA and STA.
- Based on the adopted set of assumptions, the total turnover captured by Launceston Plaza is estimated at:
  - \$100.3m in year 1;
  - \$117.5m in year 5;
  - \$137.9m in year 10; and
  - \$161.7m in year 15.
- Close to two-thirds of the Plaza's turnover is attributed to market share captured from the PTA and STA, and the balance is captured from outside of the trade areas, from a combination of workers, visitors and non-trade area residents.
- Based on information supplied by the proponent, the market share figures for year 1 are consistent with current trading levels for Launceston Plaza, and highlights that the Plaza is trading well above viability thresholds.

#### Conclusions

The subject site is a suitable candidate to accommodate future retail uses for the following reasons:

- The site would provide a logical and complementary extension of the Launceston Plaza Activity Centre.
- The site area (0.98ha) is optimal for accommodating retail development, and has a 130 metre frontage to Racecourse Crescent, which provides good access and exposure to consumers. The site can also leverage an existing bus stop.
- Retail uses at the subject site would strengthen the role of Launceston (Kmart) Plaza and the adjoining commercial precinct, and the complementary economic relationship to the Principal Activity Centre.
- The current trading levels of the Plaza are well above viability thresholds, and the retail modelling illustrates that there is pent up demand for retail floorspace.
- Over time, the population of the PTA and the STA will increase, and generate additional demand for additional retail floorspace. Retail modelling estimates that the subject site could viably support approximately:
  - 3,150 sqm by Year 1 (i.e. 2021);
  - 4,200 sqm by year 5 (i.e. 2026);
  - 5,400 sqm by year 10 (i.e. 2031); and
  - 6,600 sqm by year 15 (i.e. 2036).
- Retail uses at the subject site are not anticipated to materially impact the hierarchy or viability of existing retail centres within the PTA, especially given the current level of turnover being achieved at Launceston (Kmart) Plaza; which is well-above viability thresholds, and one of the top performing supermarkets and discount department stores in Australia.

# 1. Introduction

## 1.1. Background

Merost Pty Ltd engaged Urban Enterprise to prepare a retail assessment to inform a proposed rezoning at 23 Racecourse Crescent, Launceston (**the subject site**).

The site is currently zoned for recreation uses, and sits within a broader sport, recreation and commercial precinct that includes:

- Launceston (Kmart) Plaza Activity Centre, which includes a Coles supermarket, Kmart, speciality retailers, retail services and hospitality.
- The NTCA sports oval, an outdoor tennis centre, and indoor basketball centre.
- A commercial precinct along Boland Street, consisting of a mix of retail, large-format retail, wholesale, and showroom businesses.

## 1.2. scope

The scope of this assessment includes the following:

1. **Site assessment** – summarise the existing property, location and planning characteristics at the subject site. Comment on the suitability of the site for retail uses and development.
2. **Retail Catchment** – establish a retail catchment area for the proposal. Consider the local resident catchment, location, transport connections and physical barriers.
3. **Retail Hierarchy** – identify and assess the retail hierarchy in the sub-regional catchment. Comment on the location, role, retail mix and retail anchors.
4. **Retail Demand** – assess the current and future demand for retail by analysing population and demographic trends within the catchment, as well as retail expenditure growth and market share analysis.

## 1.3. Information sources

This assessment relies on the following information:

- The Northern Tasmania Regional Land Use Strategy (NTRLUS), amended on 23 June 2021;
- Census of Population & Housing, ABS, 2021;
- Launceston Retail Audit & Activity Centre Strategy, 2011; and
- Retail Expenditure, Market Info, 2016.

## 2. Proposal & Site Assessment

### 2.1. Introduction

This sections provides an overview of the proposal and the subject site, including the property, planning and location attributes.

### 2.2. Subject site

#### 2.2.1. Land Area & Zoning

The 0.98 ha subject site is located at 23 Racecourse Crescent, Launceston; approximately 1.1km north-east of the Launceston CBD. The site has 130 metre frontage to Racecourse Crescent, which provides good exposure and access to passing consumers travelling in a north-south direction.

There is an existing bus stop in front of 15 Racecourse Crescent, which generally services the Launceston (Kmart) Plaza and immediate surrounds.

The Recreation Zone currently applies to the site.

The Landslip Hazard Overlay and the Airport Obstacle Limitation Area Overlay also apply to this site.

Figure 1. subject site, 23 Racecourse Crescent

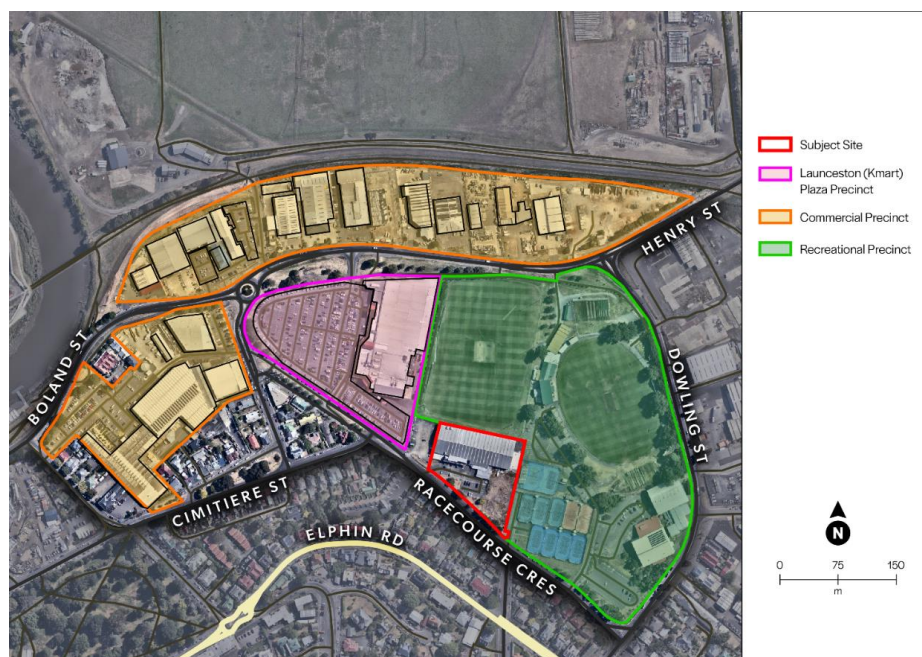


Source: Urban Enterprise, 2023

### 2.2.2. Interface & Location Context

The subject site is located between a Launceston Plaza Activity Centre, a recreation precinct and a commercial precinct.

Figure 2. Subject site & location context



Source: Urban Enterprise, 2023

#### Recreation Precinct

The site is in the south-west corner of the existing NTCA Ground recreation precinct. The subject site is privately owned, but the balance of the recreation precinct is crown land. The site is currently used for recreational purposes, occupied by an indoor recreation centre and gym.

#### Launceston Plaza

The western boundary of the site is adjacent to the Launceston (Kmart) Plaza Precinct, which includes:

- A full-line supermarket (Coles);
- A discount department store (Kmart) and My Car Tyre and Auto (mechanic); and
- A mix of specialty retailers, retail services and hospitality.

The Net Lettable Area of Launceston Plaza is approximately 8,800 sqm (excludes My Car Tyre and Auto).

The NLA is generally apportioned across the following retail categories:

- **Food, liquor and groceries (3,200 sqm)**, includes Coles supermarket, Liquorland, butcher and bakery;
- **Apparel, homewares and leisure (5,000 sqm)**, includes Kmart discount department store;
- **Food catering (50 sqm)**, includes two takeaway outlets;
- **Retail services (525 sqm)** includes a pharmacy, barber shop, shoe repair, phone repair and massage; and
- **Bulky goods (0 sqm).**

### Commercial Precinct

An existing commercial precinct is located along Boland Street to the north and west of the Plaza. This precinct features a range of retail, large-format retail, wholesale and showroom businesses. Examples of existing businesses within the precinct include:

- Mitre 10 Hardware store;
- Repco Auto Parts and Auto Barn;
- Petstock;
- Montile Tile Boutique;
- Choices Flooring;
- Middys Electrical Supplies; and
- Steves Liquor Warehouse.

## 2.3. Planning Context

### 2.3.1. Zones

The RZ currently applies to the site. The purpose of this zone is:

- To provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities.
- To provide for complementary uses that do not impact adversely on the recreational use of the land.
- To ensure that new major sporting facilities do not cause unreasonable impacts on adjacent sensitive uses.

For context, land which is located within the Recreation Zone is generally council-owned or owned by The Crown and used for sporting grounds and facilities within the Launceston municipality. The general exception appears to be private golf courses which are zoned Recreation. The subject site is one of the exceptions to this, as it is privately owned (and is not a golf course).

The purpose of the CZ is:

- To provide for retailing, service industries, storage and warehousing that require:
  - large floor or outdoor areas for the sale of goods or operational requirements; and
  - high levels of vehicle access and parking for customers.
- To provide for a mix of use and development that supports and does not compromise or distort the role of other activity centres in the activity centre hierarchy.

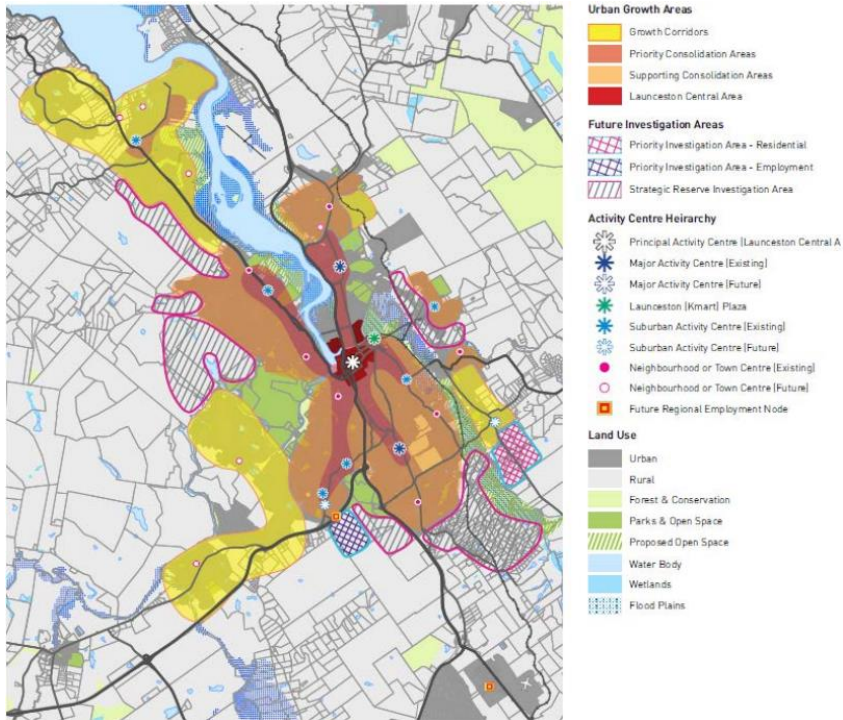
### 2.3.2. Activity Centre Planning

The Northern Tasmania Regional Land Use Strategy (NTRLUS), as amended on 23 June 2021, provides a framework for the sustainable use of land in the region (includes eight Local Government Areas in the north and north-east of Tasmania). The NTRLUS includes policies and guidelines for managing land use and development, including Activity Centres. **Appendix C** includes a summary relevant policies and actions in terms of activity centre planning.

The subject site is directly east of Launceston (Kmart) Plaza at 15 Racecourse Crescent, and is proximate to Greater Launceston's Principal Activity Centre.

Launceston (Kmart) Plaza performs a unique retail role whereby the convenience retail offering (e.g. supermarket, specialities) serve a mix of residents, workers and passing travellers. Whereas, the bulky goods precinct performs a complementary role to the Principal Activity Centre, providing large format retail items on the periphery of Launceston's Central Area.

Figure 3. Regional Framework Plan, Greater Launceston



Source: NTRLUS, 23 June 2021

### 3. Retail Supply

#### 3.1. Introduction

This section establishes retail catchment (trade areas) for the subject area, and provides an assessment of the existing activity centre network and hierarchy.

#### 3.2. Trade Areas

A retail catchment (Trade Area) is commonly established to identify where retail expenditure (turnover) will be generated and captured for a particular activity centre or retail business. A trade area typically has regard to the following:

1. **Retail Offering** – The scale and mix of the retail offering (i.e. type and range of retail goods/services available, and overall floorspace provision);
2. **Location** – Proximity and access to consumers, including residents, workers and visitors;
3. **Accessibility** – Access and exposure of the centre to consumers (i.e. road, rail, active transport); and
4. **Competition** – The competing offering of other activity centres within and proximate to the catchment.

In many cases, a retail catchment includes a Primary Trade Area (PTA) and a Secondary Trade Area (STA), which generally indicates where retailers and activity centres capture their primary and secondary source of trade from.

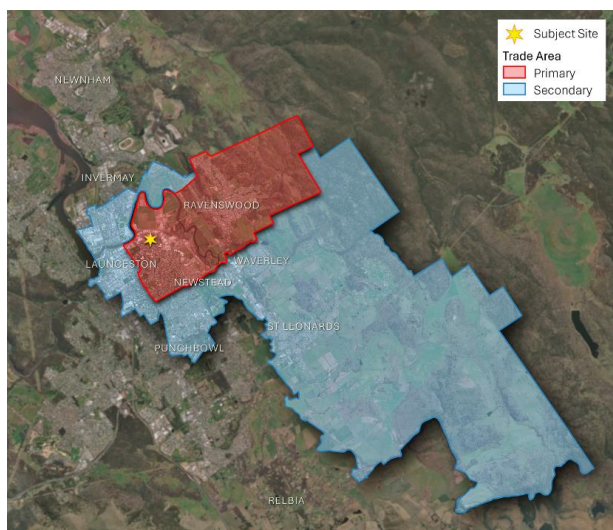
A PTA and STA has been established for the subject site and Launceston Plaza, and is shown in Figure 4.

The PTA generally includes residential areas to the south in East Launceston and Newstead, as well as residential areas in Ravenswood to the north.

The STA encompasses areas to the north, west and south of the PTA, and includes central Launceston, Invermay (part), Newstead, Waverley and St Leonards.

It is important to note that activity centres and individual retailers also capture a proportion of trade from outside of the PTA and STA, from a mix of non-local residents, visitors and workers. Further, Launceston Plaza includes the only Kmart in Greater Launceston, and therefore is likely to draw consumers from across Greater Launceston and outlying regional areas. This has been reflected in the market share analysis, detailed in Section 4 of this report.

Figure 4. PTA and STA, Launceston Plaza and the subject site



Source: Urban Enterprise, 2023, derived from NTRLUS, 2021.

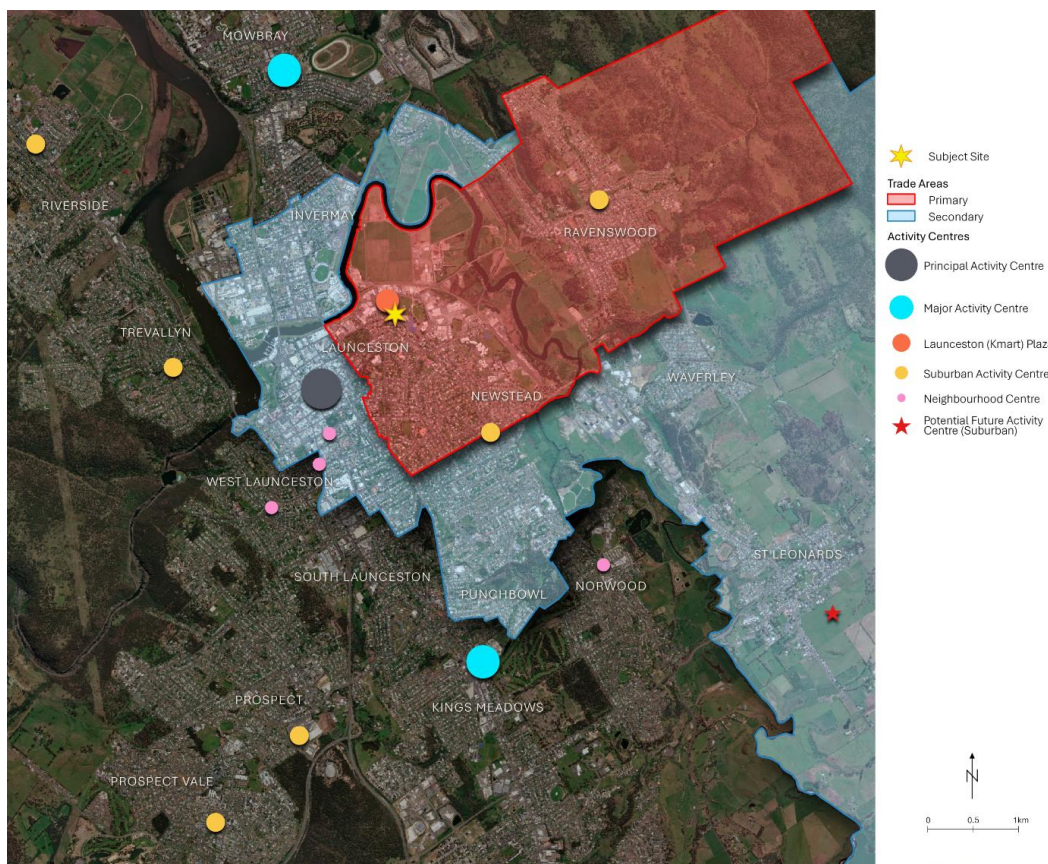
### 3.3. Activity Centre Hierarchy

An Activity Centre hierarchy identifies and categorises the role of centres within a trade area according to the planning policy, the scale of retail floorspace, and the retail offering and mix that is available to consumers.

The hierarchy typically indicates where retail expenditure is directed within the region based on the economic role, location, retail offering and mix. For example, the Principal Activity Centre in Launceston’s Central Area includes a substantial provision of retail floorspace and a more comprehensive retail offering and mix compared with Major and Suburban Activity Centres, and is therefore likely to capture a greater proportion of market share from the trade area’s total expenditure pool.

An Activity Centre hierarchy has been prepared to assess the current role and retail mix of existing and future centres within the PTA, STA and surrounding areas, and is shown in Figure 5.

Figure 5. Activity Centre Hierarchy, PTA/ STA and surrounding areas



Source: Urban Enterprise 2023, derived from Northern Tasmania Regional Land Use Strategy, 2021

**Launceston (Kmart) Plaza** is adjacent to the subject site and performs a unique retail role whereby the convenience retail offering (e.g. supermarket, specialities) serves a mix of residents, workers and passing travellers in the PTA. Whereas, the adjacent commercial precinct performs a complementary role to the Principal Activity Centre, providing large format retail items on the periphery of Launceston’s Central Area.

The Plaza’s anchor retailers include the Coles supermarket (~2,700 sqm) and Kmart discount department store (~5,000 sqm). The Plaza also includes several speciality retailers (Butcher, Bakery), retail services (e.g. shoe repair, pharmacy, barber) and two hospitality outlets.

The proponent indicated that both the Coles supermarket and Kmart are trading well above viability thresholds, and are in the top performing supermarkets and discount department stores in Tasmania. Launceston Plaza has plans to extend the Coles floorspace by around 500 sqm. This would increase the total floor area of the supermarket from 2,700 to 3,200 sqm.

In addition to the Principal Activity Centre, the subject site is also relatively proximate to **Wellington Street Coles (Neighbourhood/Town Centre)** and **Newstead (Suburban Activity Centre)**. Both centres are approximately 1.7-1.8 km south-east and south-west of the subject site, and therefore offer residents in the southern part of the PTA an alternative location for supermarket and convenience retailing. It is important to note, however, that the Coles supermarket at Launceston (Kmart) Plaza is a full-line supermarket (i.e. 2,700 sqm) compared with the smaller supermarkets in Newstead (~900sqm) and Wellington Street (~1,200sqm).

**Ravenswood Suburban Activity Centre** is situated in the north east of the PTA, but only includes a small supermarket. Therefore, Ravenswood residents are likely to travel to Launceston (Kmart) Plaza for higher order supermarket and retail needs.

**Launceston’s Central Area** is the **Principal Activity Centre** in the region, and includes the most significant provision of retail floorspace. The retail offering includes a range of convenience and grocery retailers (2x full-line supermarkets), speciality retailers, hospitality and food, along with national brand department and discount department stores and bulky goods retailers.

Residents in **Waverley** and **St Leonards** form part of the STA as they do not currently have local access to an Activity Centre. A Structure Plan process is about to commence for St Leonards, and the growth corridor is planning for around 3,500 dwellings over the Structure Plan period. A future Suburban Activity Centre is slated for St Leonards, but the exact timing is unknown. Currently residents in these areas are required to visit nearby activity centres for retail goods and services such as Kings Meadows, Newstead, Launceston Plaza and central Launceston. This is expected to continue until the Activity Centre is delivered in St Leonards at some point in the future.

**Table 1. Retail hierarchy, PTA / STA and surrounds**

Activity Centre	Distance from subject site	Classification	Retail Role/Business Mix	Anchor retailers	Supermarket
<b>Launceston (Kmart) Plaza</b>		Launceston (Kmart) Plaza	Full-line supermarket Retail services Specialty retail	Kmart Coles	Coles (~2,700 sqm)
<b>Launceston Central Area</b>	1.2km	Principal Activity Centre	National brand retailers Bulky goods 2 x full-line supermarkets Specialty stores Hospitality Retail services Other retail	Myer Target Harris Scarfe Spotlight Dan Murphy’s Petbarn	Woolworths (~4,100 sqm) Coles, Charles Street (~2,130sqm)
<b>Wellington Street Coles</b>	1.7km	Neighbourhood/Town Centre	Full-line supermarket		Coles, Wellington Street (~1,200 sqm)
<b>Newstead</b>	1.8km	Suburban Activity Centre	Small supermarket Specialty retail Retail services Hospitality	Coles	Coles (~900 sqm)
<b>Ravenswood</b>	2.5km	Suburban Activity Centre	Small supermarket Hospitality Retail Services	IGA	IGA (~830 sqm)
<b>West Launceston</b>	2.5km	Neighbourhood/Town Centre	Convenience supermarket	IGA	IGA (~410 sqm)
<b>Trevallyn</b>	2.6km	Suburban Activity Centre	Grocer Specialty stores Hospitality Retail services		Trevallyn Grocer (~345sqm)
<b>Mowbray</b>	3km	Major Activity Centre	2 x full-line supermarkets Discount department store	Coles Target	Coles (~4,400 sqm)

			Specialty stores Hospitality Retail services	Shiptoads The Reject Shop BWS	Woolworths (~4,120 sqm)
<b>Norwood</b>	3.5km	Neighbourhood/Town Centre	Convenience supermarket	IGA	IGA (450 sqm)
<b>King Meadows</b>	3.8km	Major Activity Centre	2 x full-line supermarkets Specialty stores Hospitality Retail services Other retail	Coles Woolworths Shiptoads	Coles (4,700 sqm) Woolworths (3,310 sqm)
<b>Riverside</b>	4.5km	Suburban Activity Centre	Full-line supermarket Hospitality Retail services Other retail	Woolworths	Woolworths (~3,815 sqm)
<b>Prospect</b>	4.7km	Suburban Activity Centre	Small supermarket Specialty stores Hospitality	SUPA IGA	SUPA IGA (1,350 sqm)
<b>Newnham</b>	5.4km	Neighbourhood/Town Centre	Convenience supermarket	IGA Xpress	IGA Xpress (~450 sqm)
<b>North Riverside</b>	5.5km	Neighbourhood/Town Centre	Convenience supermarket Hospitality Retail Services	IGA Express	IGA Xpress (~215 sqm)
<b>Prospect Vale Marketplace</b>	5.9km	Suburban Activity Centre	Full-line supermarket Hospitality Speciality retail Retail services	Woolworths The Reject Shop	Woolworths (3,040 sqm)
<b>Youngtown</b>	6.4km	Neighbourhood/Town Centre	Convenience supermarket Other retail		IGA (810 sqm)

Source: Urban Enterprise, 2023, derived from NTRLUS, 2021 / Launceston Retail Audit & Activity Centre Strategy 2011.

### 3.4. Key points

- The CBD is the Principal and highest order Activity Centre in Greater Launceston.
- Launceston Plaza and the adjoining commercial precinct performs several important roles within the retail hierarchy, including:
  - A supermarket, speciality and convenience based retail role for residents and workers in the PTA;
  - A bulky goods retail role that complements Launceston's Central Area within, and outside of the PTA; and
  - Provides the only Kmart available in Greater Launceston, indicating a regional catchment for this specific discount department store.
- Residents in Waverley and St Leonards do not currently have access to an Activity Centre, and are required to travel to nearby Activity Centres for retail needs such as Kings Meadows, Newstead, Launceston Plaza and central Launceston. This will continue until a future Suburban Activity Centre is established in St Leonards

## 4. Retail Demand

### 4.1. Introduction

Demand for retail floorspace is typically driven by a combination of expenditure generated from local residents within a trade area, as well as non-local resident expenditure that originates from outside of the trade area, including workers, visitors and passing trade.

This section provides an assessment of the scale of supportable floorspace that could viably be supported at Launceston Plaza over a 15 year period, and has regard to projected population growth, the associated growth in the retail expenditure, and estimated market share.

### 4.2. Population & Demographics

Population and demographic information has been collected and assessed for the PTA and STA to identify the key demographic and socioeconomic characteristics as they relate to retail needs.

Key observations are as follows:

- As at 2021 Census, the PTA accommodated approximately 7,140 residents and 3,080 dwellings, and the STA included 14,160 residents and 5,930 dwellings.
- The most prevalent household types are young adult couples, young and middle aged families, and retirees/semi-retirees.
- Household incomes are lower in the PTA compared with the municipality, potentially indicating a lower availability of income for spending on discretionary goods and services.
- There are approximately 500 workers in the PTA, which represent transient consumers within the catchment.

The demographic and socioeconomic characteristics of residents living in the PTA is relatively diverse, which indicates that a varied retail offering and mix is optimal. Continued population growth within, and outside of the catchment will generate more demand for retail uses over time.

Figure 6. Population & Demographic Summary, PTA & STA

<b>POPULATION</b>				<b>OCCUPIED PRIVATE DWELLINGS (2021)</b>		
Primary Trade Area	2021 <b>7,158</b>	2036 <b>7,948</b>	Change <b>(+790)</b>	Primary Trade Area	<b>3,079</b>	
Secondary Trade Area	<b>14,160</b>	<b>15,722</b>	<b>(+1,562)</b>	Secondary Trade Area	<b>5,927</b>	
Launceston Municipality	<b>70,055</b>	<b>77,782</b>	<b>(+7,727)</b>	Launceston Municipality	<b>28,965</b>	
<b>AGE PROFILE</b>				<b>HOUSEHOLD COMPOSITION</b>		
	Median Age Group: <b>Parents &amp; Homebuilders (35-49)</b>					
	Primary Trade Area	Secondary Trade Area	Launceston Municipality			
Baby & Pre-schoolers (0-4)	6.0%	5.00%	5.4%	Couples with Children	1074 (18.5%)	1231 (20.8%)
Primary Schoolers (5-9)	6.3%	5.4%	5.6%	Couples without Children	1231 (21.3%)	1431 (24.1%)
Secondary Schoolers (10-19)	13.5%	11.1%	11.5%	One Parent Families	545 (9.4%)	701 (11.8%)
Young Adults (20-35)	20.0%	25.3%	22.3%	Other Families	1069 (18.5%)	62 (1%)
Parents & Homebuilders (35-49)	17.1%	18.3%	18.0%	Lone Person	1149 (19.8%)	1849 (31.2%)
Older Workers & Pre-retirees (50-59)	12.7%	12.3%	12.3%	Other Household	724 (12.5%)	672 (11.3%)
Empty nesters & retirees (60-69)	11.4%	10.5%	11.1%			
Seniors & Elderly (70+)	13.3%	12.0%	13.7%			
<b>MEDIAN HOUSEHOLD INCOME (2021)</b>				<b>SEIFA INDEX (Launceston Municipality 2021)</b>		
Primary Trade Area	Secondary Trade Area	Launceston Municipality		<b>939</b>		
<b>\$1,181</b>	<b>\$1,333</b>	<b>\$1,310</b>		<b>UNEMPLOYMENT (Launceston Municipality 2021)</b>		
				<b>3.22%</b>		
				<b>LOCAL WORKERS IN PTA</b>		
				<b>499</b>		

Source: Census of Population & Housing, ABS, 2021. 'Local Workers in PTA' value based on total employed persons within SA160201103815 & SA160201104201 boundary.

### 4.3. Population Growth: PTA and STA

Population growth is the key driver of retail demand. Over time, as the population of the PTA, STA and Launceston LGA grows, so too will demand for retail uses.

Population growth in the PTA and STA has been estimated by assessing historical and projected growth rates at the municipal level by reference to population changes that occurred between Census periods, and population forecasts prepared by Tasmania's Department of Treasury and Finance in 2024.

Between 2011 and 2021, Launceston municipality recorded an average annual growth rate of 0.9%. Population projections prepared by the State Government forecast that the municipality's population will grow by an average rate of 0.5% per annum in the 30-year period between 2023 and 2053. It should be noted that despite being a lower rate compared with historical trends, this represents the 'high series' forecast scenario for the municipality.

Adopting the midpoint of the historical and forecast growth rates in the municipality and applying it to the PTA results in the PTA's population increasing by 790 residents over the 15-year period between 2021 and 2036.

For the STA, the 0.7% annual growth rate has been applied to the first 5-years, but a higher rate of growth (1.2% p.a.) is assumed for the subsequent 10-year period to factor in the significant residential growth that is planned for the St Leonards urban growth corridor (~3,500 dwellings at full development). Forecast results indicate that the population of the STA is estimated to grow by 1,640 residents between 2021 and 2036.

### 4.4. Retail Expenditure

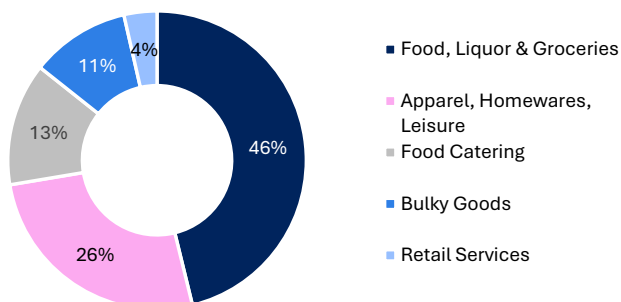
To estimate the total retail expenditure pool, retail expenditure data has been collected and applied to the current resident population within the PTA and STA. All expenditure figures presented in this analysis are in 2021 dollars (i.e. year 1).

On average in 2021, residents in the PTA and Launceston municipality spent approximately \$14,663 per annum on retail goods and services. The breakdown is summarised in Figure 7, and includes:

- \$6,772 (46%) food, liquor and groceries;
- \$3,839 (26%) on apparel, homewares and leisure;
- \$1,951 (13%) on food catering;
- \$1,440 (11%) on bulky goods; and
- \$524 (4%) on retail services.

Close to half (46%) of all retail expenditure is attributed to food, liquor and groceries, which is often associated with supermarket and speciality food retailing (i.e. bakery, butcher, delicatessen). When apparel, homewares and leisure spending is added, these two categories account for over 70% of annual retail spend. The balance of expenditure (28%) is primarily split between food catering and bulky goods. Only 4% of annual retail spend is attributed to retail services.

Figure 7. Expenditure Categories, PTA & Launceston LGA



Source: Urban Enterprise 2023, derived from Retail Expenditure, Market Info 2016 (indexed to 2021)

Table 2 summarises the estimated growth in population and retail expenditure pool over a 15-year period (i.e. 2021 to 2036). In year 1 (i.e. 2021), the estimated retail expenditure pool in the PTA and STA is estimated at \$312 million.

The total expenditure pool is expected to grow over time as ongoing population and real expenditure growth materialises in the PTA and STA. The retail expenditure pool generated in the PTA and STA is estimated to increase to approximately:

- \$347 million by year 5;
- \$409 million by year 10; and
- \$468 million by year 15.

**Table 2. Retail Expenditure Pool, PTA and STA, 15 year period**

	Year 1	Year 5	Year 10	Year 15
<b>Population</b>				
Primary	7,158	7,361	7,622	7,948
Secondary	14,160	14,561	15,258	15,800
<b>Total</b>	<b>21,318</b>	<b>21,921</b>	<b>22,880</b>	<b>23,748</b>
<b>Retail Expenditure Pool (\$M)<sup>1</sup></b>				
Primary	\$104.96m	\$116.82m	\$137.19m	\$156.84m
Secondary	\$207.63m	\$231.10m	\$272.73m	\$311.80m
<b>Total Expenditure Pool</b>	<b>\$312.59m</b>	<b>\$347.93m</b>	<b>\$409.92m</b>	<b>\$468.64m</b>

Source: Urban Enterprise 2024

Note 1: Real retail expenditure growth is assumed at 2% per annum

#### 4.5. Market share

Not all of the trade area expenditure and growth will be captured by Launceston Plaza Activity Centre. A notable proportion of expenditure can expect to be directed to higher order activity centres such as the Principal Activity Centre, Major and Suburban Activity Centres, as well as online retailers.

To estimate the scale of retail floorspace that could viably be supported in Launceston Plaza, assumptions for market share and retail turnover have been formulated and adopted. These have been informed by a combination of industry benchmarks, information supplied by the proponent, and previous retail analysis undertaken by Urban Enterprise in Launceston and elsewhere. A summary of inputs and assumptions are detailed in **Appendix D**.

Please note that this market share analysis related to core retail uses only, and bulky goods retail has been excluded.

Market share analysis for the PTA and STA has regard to the activity centre hierarchy, and the scale and rate of population and expenditure growth that is expected over time.

For the purpose of retail modelling, adopted market share and expenditure assumptions are summarised in the table below.

**Table 3. Market share assumptions, PTA, STA and outside trade area**

Retail category	PTA	STA	Outside Trade Areas
Food, liquor & groceries (FLG)	58%	13%	20%
Apparel, homewares & leisure (AHL)	25%	22%	60%
Food catering (FC)	3%	1%	15%
Retail services	26%	5%	20%

Source: Urban Enterprise, 2024

The majority of turnover is captured from within the PTA. The market share captured by the Plaza from the STA is less, given the access and availability of other activity centres in the STA. The proportion of trade captured from outside of the trade areas is notable, and is due to a combination of:

- The notable worker population within the PTA (~500 workers in 2021), and in the adjoining Launceston central area;
- The presence of the Kmart, which is the only location in Greater Launceston and is likely to attract consumers from across the Greater Launceston region and beyond; and
- The complementary role performed by the adjacent commercial precinct, which serves demand for a mix of specialty retail, food and produce retail, retail services, and bulky goods (along Boland Street).

Based on the adopted set of assumptions, the total turnover captured by Launceston Plaza is estimated at:

- \$100.3m in year 1;
- \$117.5m in year 5;
- \$137.9m in year 10; and
- \$161.7m in year 15.

Close to two-thirds of the Plaza’s turnover is attributed to market share captured from the PTA and STA, and the balance is captured from outside of the trade areas, from a combination of workers, visitors and non-trade area residents.

Based on information supplied by the client, the market share figures for year 1 are consistent with current trading levels for Launceston Plaza, and highlights that the supermarket is trading well above viability thresholds. These indicators suggest that demand for retail floorspace, especially food, liquor and groceries is far exceeding the current provision of floorspace.

**Table 4. Market share summary, year 1 to 15**

Market share	Year 1	Year 5	Year 10	Year 15
Primary (%)			35%	
Secondary (%)			12%	
Outside Trade Areas (%)			12%	
<b>Total Turnover</b>				
Trade Areas (PTA & STA)	\$61.45m	\$71.99m	\$84.52m	\$99.02m
Outside catchment	\$38.85m	\$45.51m	\$53.47m	\$62.64m
<b>Total Turnover</b>	<b>\$100.30m</b>	<b>\$117.51m</b>	<b>\$137.98m</b>	<b>\$161.66m</b>

Source: Urban Enterprise, 2024

#### 4.6. Supportable Floorspace

To estimate the quantum of retail floorspace that could viably be supported at the subject site, total retail turnover is converted to floorspace by applying an average turnover density (i.e. average trading level).

Retail modelling estimates that the subject site could viably support approximately:

- 3,150 sqm by Year 1 (i.e. 2021);
- 4,200 sqm by year 5 (i.e. 2026);
- 5,400 sqm by year 10 (i.e. 2031); and
- 6,600 sqm by year 15 (i.e. 2036).

The current trading levels of the Plaza are well above viability thresholds, and the retail modelling illustrates that there is pent up demand for retail floorspace. In 2021, the Plaza could have supported in excess of 3,150 sqm of additional retail floorspace, increasing to approximately 4,200 sqm by year 5 (i.e. 2026).

The results are summarised in Table 5. A complete list of assumptions are provided in **Appendix D**.

**Table 5. Supportable retail floorspace**

	Year 1	Year 5	Year 10	Year 15
Supportable retail floorspace (sqm)	3,150	4,200	5,400	6,600

Source: Urban Enterprise 2023

#### 4.7. Supermarket Analysis

In addition to the supportable retail floorspace analysis, this section assesses whether an additional supermarket could viably be supported in the PTA. For the purpose of this assessment, a 1,500 sqm supermarket is assumed to be established at the subject site (refer to **Appendix E** for supermarket classifications).

In order for a mid-sized supermarket to viably trade at the subject site, it would require an annual turnover of around \$15 million in year 1, increasing to \$18.75 million in year 15.

At this level of trade, a mid-sized supermarket at the subject site would capture approximately 12% to 15% of supermarket market share from within the PTA and STA. At this level of market share, it is apparent that an additional mid-sized supermarket could be supported in the PTA without materially impacting existing traders. This is particularly the case, given that the Plaza is performing well above viability thresholds, and any market share captured by a new mid-sized supermarket would primarily be from the existing Coles supermarket at the Plaza.

**Table 6. Supermarket Analysis, PTA, Year 1 to 15**

	Year 1	Year 5	Year 10	Year 15
Population	21,318	22,075	22,934	23,748
FLG expenditure pool	\$144.37m	\$169.13m	\$198.80m	\$232.91m
Supermarket expenditure @ 70%	\$101.06m	\$118.39m	\$139.16m	\$163.04m
Mid-size supermarket turnover <sup>1</sup>	\$15.0m	\$16.05m	\$17.4m	\$18.75m
Market share of mid-sized supermarket	15%	14%	13%	12%

Source: Urban Enterprise, 2022

Note 1: Assumes an average turnover of \$10,000/sqm in year 1 (i.e. 2021), increasing to \$12,500/sqm by year 15 (i.e. 2036).

## 5. Conclusion

The subject site is a suitable candidate to accommodate future retail uses for the following reasons:

- The site is adjacent to the Launceston (Kmart) Plaza, and would therefore provide a logical and complementary extension of this Activity Centre.
- The site area (0.98ha) is optimal for accommodating retail development, and has a 130 metre frontage to Racecourse Crescent, which provides good access and exposure to consumers. The site can also leverage an existing bus stop that services Launceston (Kmart) Plaza and surrounds.
- Retail uses at the subject site would strengthen the role of Launceston (Kmart) Plaza and the adjoining commercial precinct, and the complementary economic relationship to the Principal Activity Centre.
- The current trading levels of the Plaza are well above viability thresholds, and the retail modelling illustrates that there is pent up demand for retail floorspace.
- Over time, the population of the PTA and the STA will increase, and generate additional demand for additional retail floorspace. Retail modelling estimates that the subject site could viably support approximately:
  - 3,150 sqm by Year 1 (i.e. 2021);
  - 4,200 sqm by year 5 (i.e. 2026);
  - 5,400 sqm by year 10 (i.e. 2031); and
  - 6,600 sqm by year 15 (i.e. 2036).
- Retail uses at the subject site are not anticipated to affect the hierarchy or viability of existing retail centres within the PTA, especially given the current level of turnover being achieved at Launceston (Kmart) Plaza; which is well-above thresholds, and one of the top performing supermarkets and discount department stores in Australia.

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## Appendix B: Glossary of Terms and Acronyms

**Table 7. Acronyms**

Acronym	Expanded
AAG	Average Annual Growth
AAGR	Annual Average Growth Rate
ABS	Australian Bureau of Statistics
CZ	Commercial Zone
PTA	Primary Trade Area
RZ	Recreation Zone
STA	Secondary Trade Area

**Table 8. Glossary of Terms**

Term	Definition
<b>Retail expenditure per capita</b>	The average expenditure spent on retail per person, per annum.
<b>Retail Turnover</b>	Represents the total average revenue achieved by a retail premises per annum.
<b>Retail Turnover Density</b>	Represents the total turnover of the retail premises divided by the area (floorspace).
<b>Speciality store</b>	A non-major retail shop in a centre that specialises in a narrow range of merchandise with an emphasis on product knowledge and customer service. Tenancies generally have a smaller footprint, typically ranging between 50sqm up to 400 sqm.

## Appendix C: Activity Centre Policies & Actions, NTRLUS

Policy	Actions
<p><b>RAC-P1</b></p> <p>Maintain and consolidate the Regional Activity Centres Network so future urban development consolidates and reinforces the spatial hierarchy of existing centres.</p> <p>This will be achieved through the reuse and redevelopment of existing buildings and land to integrate a mix of land uses including the coordinated provision of residential development, retail, commercial, business, administration, social and community facilities, public and active transport provision and associated infrastructure.</p>	<p><b>RAC-A2</b></p> <p>Zoning and land use planning provisions are to minimise potential for decentralisation of functions outside of the Regional Activity Centres Network and reinforce the spatial hierarchy, role and function of centres.</p>
<p><b>RAC-P2</b></p> <p>Reinforce the role of the Launceston Principal Activity Centre as the primary focus for administration, government, business, commercial, cultural, high order retail goods (including bulk goods locations/ precincts) recreational, arts and tourism activity for the region.</p>	<p><b>RAC-A3</b></p> <p>Reinforce the role of Launceston City as the region's Principal Activity Centre (PAC) and provide for it to be sustained and strengthened through the preparation of a master plan that:</p> <ul style="list-style-type: none"> <li>Maintains and consolidates regional significant retail attractions and amenities by facilitating and encouraging new investment;</li> <li>Supports regional level retail investment in the CBD and inner city areas;</li> <li>Complements the other higher order regional activity centres; and</li> </ul>

	Facilitates the consolidation of bulky goods precincts within the City and the Greater Launceston Urban Area
<b>RAC-P5</b>	<b>RAC-A6</b>
Provide safe and amenable access to Activity Centres, for all members of the community, by supporting active transport opportunities that encourage people to walk, cycle and use public transport.	Support the improved use of public transport and alternative modes of transport, pedestrian amenity and urban environments in a coordinated and consistent manner between the higher order activity centre
<b>RAC-P9</b>	
Discourage 'out-of-centre' development and provide for new development that supports the Regional Activity Centres Network and the integrated transport system.	

## Appendix D: Retail Modelling Assumptions

Development	Assumptions	Source
<b>Planning period</b>	15 years (2021 to 2036)	
<b>Population, 2021</b>	PTA: 7,158 STA: 14,160	Urban Enterprise 2024, derived from ABS Census 2011 & 2021 / Launceston municipality population forecasts 2023 to 2053, Tasmania's Department of Treasury and Finance 2024.
<b>Population growth, 2021 to 2036</b>	PTA: 0.7% p.a. STA: 0.7% p.a. from year 1-5, 1.2% from year 6 to 15	
Retail	Assumptions	Source
<b>Retail expenditure per capita (2021)</b>	Food, Liquor and Groceries: \$6,772 Food Catering: \$1,951 Apparel, Homewares and Leisure: \$3,839 Bulky Goods: \$1,577 Retail Services: \$524 <b>Total: \$14,663</b>  Retail expenditure growth: 2.5% p.a. (real)	Urban Enterprise 2024, derived from retail expenditure per capita, MarketInfo (indexed to 2021 dollars)
<b>Market share assumptions</b>	<b>Primary catchment:</b> Food, Liquor and Groceries: 58% Food Catering: 3% Apparel, Homewares and Leisure: 25% Retail Services: 26%  <b>Secondary catchment:</b> Food, Liquor and Groceries: 13% Food Catering: 1% Apparel, Homewares and Leisure: 22% Retail Services: 5%  <b>Outside catchment:</b> Food, Liquor and Groceries: 20% Food Catering: 15% Apparel, Homewares and Leisure: 60% Retail Services: 20%	Urban Enterprise 2024
<b>Turnover density (average annual, year 1)</b>	Food, Liquor and Groceries: \$10,000/sqm Food Catering: \$4,000/sqm Apparel, Homewares and Leisure: \$7,500/sqm Retail Services: \$4,000/sqm  Retail turnover density growth: 1.5% p.a. (real)	Urban Enterprise 2024

## Appendix E: Supermarket Classifications

Table 9. supermarket classifications

Type	Gross Floorspace <sup>1</sup>	Offering	No. of Stock Keeping Units (SKU) <sup>^</sup>	Catchment (Primary Trade Area)	Common Retailers
<b>Full Line Supermarket</b>	2,500 - 4,000+ sqm	<p>A full-line supermarket includes a comprehensive product offering that typically includes fresh produce (fruit, vegetables), a delicatessen, a bakery, a butcher and fish monger.</p> <p>A full-line supermarket has the highest volume and diversity of supermarket products, and highest number of Stock Keeping Units (SKUs).</p> <p>These types of supermarkets typically serve customers from within one or more neighbourhoods.</p>	20,000+	Neighbourhood(s)	Coles, Woolworths
<b>Mid-size Supermarket</b>	1,000 - 2,500 sqm	<p>A mid-size supermarket typically includes fresh produce and at least one or more of a delicatessen, bakery and butcher.</p> <p>Overall the offering is comprehensive, but the total volume and range of products is less when compared with a full-line supermarket. A mid-size supermarket serves customers from within a neighbourhood catchment.</p>	Up to 20,000*	Neighbourhood	ALDI, IGA (Supa)
<b>Small Supermarket</b>	500 - 1,000 sqm	<p>A small supermarket is a scaled back version of a mid-size supermarket, and has a more limited volume and range of supermarket products available.</p> <p>Typically, a small supermarket includes a smaller fresh produce section, and might include one of a delicatessen, bakery or butcher, but not all.</p> <p>A small supermarket primarily serves the local area and passing trade for convenience.</p>	Up to 15,000	Local and passing trade.	Foodworks, IGA (Local Grocer), Woolworths Metro
<b>Convenience Supermarket</b>	< 500sqm	<p>A convenience supermarket provides goods that a customer usually purchases frequently, immediately and with a minimum of effort and decision making, including packaged products and household staples.</p> <p>This type of supermarket is designed to serve customers within the immediate area for convenience.</p>	Up to 10,000	Immediate and passing trade.	IGA (Xpress), Foodworks

Source: Urban Enterprise

<sup>^</sup>SKU's are indicative only. In practice, SKUs are variable across supermarkets, and rely to an extent on the operator's business model.

\* Excludes Aldi. Aldi's business model is based on a smaller number of SKU's (Typically around 1,500 per store)

<sup>1</sup>: Includes back of house.

**Appendix F: Disclaimer**

Neither Urban Enterprise Pty. Ltd. nor any member or employee of Urban Enterprise Pty. Ltd. takes responsibility in any way whatsoever to any person or organisation (other than that for which this report has been prepared) in respect of the information set out in this report, including any errors or omissions therein. In the course of our preparation of this report, projections have been prepared on the basis of assumptions and methodology which have been described in the report. It is possible that some of the assumptions underlying the projections may change. Nevertheless, the professional judgement of the members and employees of Urban Enterprise Pty. Ltd. have been applied in making these assumptions, such that they constitute an understandable basis for estimates and projections. Beyond this, to the extent that the assumptions do not materialise, the estimates and projections of achievable results may vary.



[www.urbanenterprise.com.au](http://www.urbanenterprise.com.au)

Form No. 1

## Owners' consent

Requests for amendments of a planning scheme or Local Provisions Schedule and applications for combined permits require owners' consent. This form must be completed if the person making the request is not the owner, or the sole owner.

The person making the request must clearly demonstrate that all owners have consented.

Please read the notes below to assist with filling in this form.

### 1. Request made by:

Name(s):

6ty° Pty Ltd

Email address

gwalker@6ty.com.au | planning@6ty.com.au

Contact number:

George Walker 0417 921 661

### 2. Site address:

Address:

23 Racecourse Crescent, Launceston

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

CT: 176749/1  
PID: 9215102

3. Consent of registered land owner(s):

Every owner, joint or part owner of the land to which the application relates must sign this form (or a separate letter signed by each owner is to be attached).

Consent to this request for a draft amendment/and combined permit application is given by:

Registered owner :

MEROST P/L

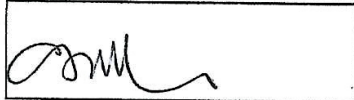
Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

[Empty box for property identifier]

Position  
(if applicable):

Director Merost

Signature:



Date:

12-7-2023

Registered owner  
(please print):

Christopher David Burgess

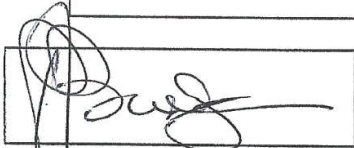
Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

[Empty box for property identifier]

Position  
(if applicable):

Director Merost

Signature:



Date:

12-7-2023

Registered owner  
(please print):

Pamela Isobel Burgess

Property identifier (folio of the Register for all lots, PIDs, or affected lot numbers on a strata plan):

[Empty box for property identifier]

Position  
(if applicable):

[Empty box for position]

Signature:

[Empty box for signature]

Date:

[Empty box for date]

**NOTES:**

**a. When is owners' consent required?**

Owners' consent is required for:

- amendments to an interim planning scheme or to a Local Provisions Schedule<sup>1</sup>; or
- combined permits and amendments<sup>2</sup>.

Owners' consent must be provided before the planning authority determines to initiate, certify or prepare the amendment.

**b. Who can sign as owner?**

Where an owner is a natural person they must generally sign the owner's consent form personally.

Where an owner is not a natural person then the signatory must be a person with legal authority to sign, for example company director or company secretary.

If the person is acting on behalf of the owner under a legal authority, then they must identify their position, for example trustee or under a power of attorney. Documentary evidence of that authority must also be given, such as a full copy of the relevant Trust Deed, Power of Attorney, Grant of Probate; Grant of Letters of Administration; Delegation etc.

Please attach additional pages or separate written authority as required.

**c. Strata title lots**

Permission must be provided for any affected lot owner and for common property for land under a strata title under the *Strata Titles Act 1998*. For common property, permission can be provided in one of the following ways:

- a letter affixed with the body corporate's common seal, witnessed by at least two members of the body corporate (unless there is only one member, in which case the seal must be witnessed by that member) and which cites the date on which the body corporate or its committee of management met and resolved to give its consent to the application; or,
- the consent of each owner of each lot on the strata plan.

**d. Companies**

If the land is owned by a company the form is to be signed by a person with authority in accordance with the *Corporations Act 2001 (Cwth)*.

**e. Associations**

If the land is owned by an incorporated association the form is to be signed by a person with authority in accordance with the rules of the association.

**f. Council or the Crown**

If the land is owned by a council or the Crown then form is to be signed by a person authorised by the relevant council or, for Crown land, by the Minister responsible for the Crown land, or a duly authorised delegate.

The name and positions of those signing must be provided.

Effective Date: September 2021

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<sup>1</sup> under section 33(1) of the former provisions of the *Land Use Planning and Approvals Act 1993* or section 37 of the current provisions.

<sup>2</sup> under section 43A of the former provisions or section 40T of the current provisions of the Act

## Event Sponsorship Assessment Panel - Terms of Reference

The Event Sponsorship Assessment Panel is a Special Committee of Council as defined under section 24 of the *Local Government Act (TAS) 1993*.

### **PURPOSE:**

The primary purpose of the City of Launceston (CoL) Event Sponsorship Assessment Panel (the Panel) is to review and assess sponsorship applications in accordance with the Event Sponsorship Policy and Guidelines.

The Panel's recommendations will allow for informed decision making by Council when approving funding allocation for events.

### **ROLE:**

The role of the Panel is to:

- To consider, review and assess event sponsorship applications against the relevant Event Sponsorship Program assessment criteria.
- Provide recommendations to Council on events to be approved for funding.

### **MEMBERSHIP:**

The Panel will consist of three representatives from the City of Launceston (Councillor) and external stakeholders for the following positions:

- City of Launceston Councillor, to Chair the Panel, and two additional Councillors will be nominated and endorsed by Council;
- A representative of Tourism Northern Tasmania;
- A representative of Launceston Chamber of Commerce; and
- A representative of Cityprom

City of Launceston Officers will provide advice to the Panel.

### **MEETING ARRANGEMENTS:**

The Panel will meet twice a year normally April/July, which will coincide with the event sponsorship rounds and other times as necessary. A minimum of three weeks' notice will be provided to panel members of meeting date and time. All event sponsorship applications will be assessed in the first instance via an online assessment process. Panel meetings will provide an opportunity for discussion and review of assessments and to confirm recommendations to Council. The length of each meeting will be determined on number of applications received.

### **MEETING QUORUM:**

An absolute majority is considered a quorum for meetings of the Event Sponsorship Assessment Panel.

**HOW THE PANEL WILL OPERATE:**

- The Grants and Sponsorship Officer will coordinate the Event Sponsorship assessment process;
- The Panel will assess all Event Sponsorship applications through an online assessment process prior to a Panel meeting;
- Panel members will independently review and assess each sponsorship application in accordance with the relevant Event Sponsorship Program assessment criteria;
- 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 Event Sponsorship funding will be made by Council and are subject to the available budget available 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 they must declare prior to assessment of the application. A declared interest will result in the inability to assess that specific application. The Panel member must withdraw from the meeting during the discussions of the application, finalisation of scoring and subsequent recommendation to Council.

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.

**HONORARIUMS:**

Council will not pay any honorariums or expenses to any member on the panel.

**RELATED POLICIES & PROCEDURES**

[05-PI-012 Events Sponsorship Policy](#)

**REVIEW:**

The Terms of Reference including membership will be reviewed in conjunction with the review of the City of Launceston Event Sponsorship Policy.

CITY OF LAUNCESTON - Event Sponsorship Assessment Panel - Terms of Reference

**DOCUMENT INFORMATION**

<b>Reference number</b>	05-Plx-018	
<b>Version</b>	24/01/2019	
<b>Review</b>	19/01/2021	
<b>Key function</b>	Community Relations	
<b>System</b>		
<b>Document type</b>	Policy	
<b>Responsible Directorate</b>	Development Services	
<b>Approved by</b>	Council	
<b>Action Officer</b>	Cherie Holmes	
<b>Text search key words</b>	event sponsorship assessment event	
<b>To be communicated to</b> <i>(To be identified by Approver)</i> (Insert ✓ in relevant row)		Department/Area only
		Directorate via Director 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: 21/09/2023  
Document Set ID: 3414369  
Version: 11, Version Date: 21/09/2023

## Tracked Changes Comparison – Event Sponsorship to Event Grants

### Assessment Panel ToR

This document reflects key changes between the previous "Event Sponsorship Assessment Panel – Terms of Reference" and the new "Event Grant Assessment Panel – Terms of Reference". Deleted text is shown as strikethrough in red. Inserted text is shown in blue.

#### Title

**Deleted / Replaced Text:**

~~Event Sponsorship Assessment Panel – Terms of Reference~~

**Inserted / New Text:**

Event Grant Assessment Panel - Terms of Reference

#### Governance Statement

**Deleted / Replaced Text:**

~~The Event Sponsorship Assessment Panel is a Special Committee of Council as defined under section 24 of the Local Government Act (TAS) 1993.~~

**Inserted / New Text:**

For governance purposes, these Event Grant Assessment Panel is established as a Special Committee of Council under section 24(1) of the Local Government Act 1993 (Tas), however it operates as assessment panel convened for specific funding processes rather than as a standing advisory committee. The panel operates in accordance with the Outgoing Grants Policy and Event Grants Program Guidelines.

#### Purpose

**Deleted / Replaced Text:**

~~The primary purpose of the City of Launceston Event Sponsorship Assessment Panel is to review and assess sponsorship applications in accordance with the Event Sponsorship Policy and Guidelines.~~

**Inserted / New Text:**

The Event Grants Assessment panel members provide transparent, consistent and merit-based assessment of event grant applications in accordance with the Outgoing Grants Policy and Event Grants Guidelines and make funding recommendations to Council.

#### Objectives / Role

**Deleted / Replaced Text:**

~~To consider, review and assess event sponsorship applications against the relevant Event Sponsorship Program assessment criteria. Provide recommendations to Council on events to be approved for funding.~~

**Inserted / New Text:**

Assess applications against published assessment criteria and in accordance with the grant guidelines in a fair, consistent and timely manner. Apply a proportionate, risk-based approach to assessment. Participate in moderation processes to ensure consistency in approach to assessment.

**Panel Composition**

**Deleted / Replaced Text:**

~~Three Councillors plus representatives from Tourism Northern Tasmania, Launceston Chamber of Commerce and Cityprom.~~

**Inserted / New Text:**

Up to three Council officers with relevant expertise, up to two Councillors and one non-scoring Probity Officer. External expertise may also be engaged where required.

**Councillor Participation**

**Deleted / Replaced Text:**

~~City of Launceston Councillor to Chair the Panel and two additional Councillors nominated and endorsed by Council.~~

**Inserted / New Text:**

A pool of up to four Councillors may be nominated by Council to participate in assessment panels ensuring availability where conflicts of interest arise or a Councillor is unavailable.

**Officer Participation**

**Deleted / Replaced Text:**

~~City of Launceston Officers will provide advice to the Panel.~~

**Inserted / New Text:**

Council officers are selected based on expertise and may vary between rounds. Officers administering the grants program may provide support and technical advice but do not score applications.

**Meeting Arrangements**

**Deleted / Replaced Text:**

~~The Panel will meet twice a year normally April/July and other times as necessary.~~

**Inserted / New Text:**

Assessment panels are convened for each funding round and may also be convened on an ad hoc basis where required. Meetings may be conducted in person, online or hybrid.

**Meeting Quorum**

**Deleted / Replaced Text:**

~~An absolute majority is considered a quorum for meetings of the Event Sponsorship Assessment Panel.~~

**Inserted / New Text:**

A quorum requires a minimum of 2 Councillors and 2 Officers. A non-scoring Probity Officer is not counted toward quorum.

**Panel Operations**

**Deleted / Replaced Text:**

~~Applications pre-scored online with final scoring confirmed at panel meetings.~~

**Inserted / New Text:**

Panels independently assess and score applications, participate in moderation processes and make funding recommendations based on assessment outcomes, available budget and strategic alignment.

**Conflict of Interest**

**Deleted / Replaced Text:**

~~Panel members with a declared interest withdraw from discussion and scoring of the specific application only.~~

**Inserted / New Text:**

Panel members must declare actual, potential or perceived conflicts and must not participate in any part of the assessment process for the entire funding round where a conflict exists.

**Code of Conduct**

**Deleted / Replaced Text:**

~~All Panel members must adhere to the Code of Conduct for Committees.~~

**Inserted / New Text:**

All panel members are required to adhere to the City of Launceston's Codes of Conduct and organisational values, acting with integrity, impartiality and accountability.

**New Sections Added**

**Inserted / New Text:**

New sections introduced include: External Expertise, Probity, Terms of Appointment, Reporting, Meeting Notices and Records, Organisational Values and Working with Vulnerable People requirements.

**Related Policies**

**Deleted / Replaced Text:**

~~05-PI-012 Events Sponsorship Policy~~

**Inserted / New Text:**

Expanded related policy references including Codes of Conduct, Committee Representation Procedures and the Outgoing Grants Policy.

**Review Period**

**Deleted / Replaced Text:**

~~Reviewed in conjunction with the Event Sponsorship Policy.~~

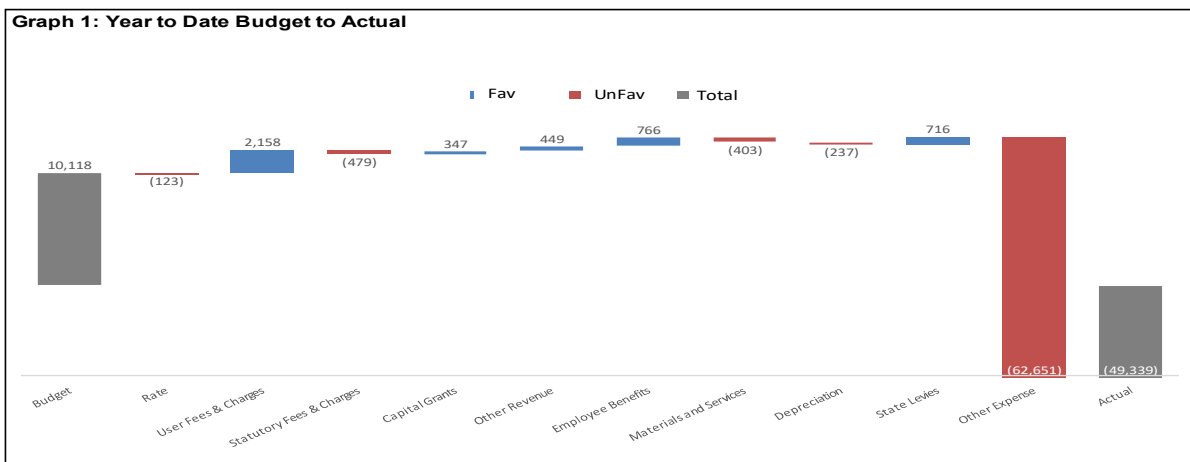
**Inserted / New Text:**

Terms of Reference to be reviewed at least every two years from adoption date.

**CITY OF LAUNCESTON  
Operating Statement  
(Excluding Capital Program)  
For Year to Date 30 April 2026**



		2025/26 YTD \$ Actual Excl. Commitment	2025/26 YTD \$ Actual Incl. Commitment	2025/26 YTD \$ Budget	Variance YTD \$ Fav/(Unfav)	2025/26 Full Year \$ Budget
<b>REVENUES</b>						
Rates		73,081,326	77,981,727	78,105,194	(123,467)	93,726,233
User Fees and Charges	1	24,358,266	27,372,468	25,214,011	2,158,458	30,193,399
Statutory Fees & Charges	2	4,816,520	4,572,844	5,051,565	(478,721)	6,080,504
Capital Grants	3	8,738,829	10,220,860	9,873,972	346,888	23,758,649
Financial Assistance Grants	4	644,291	2,099,156	2,819,386	(720,230)	5,505,000
Other Operational Grants	5	3,394,464	2,922,391	2,614,430	307,961	3,618,604
Interest		3,560,049	2,585,885	2,718,675	(132,790)	3,290,869
Investment Revenue		2,142,028	2,247,300	2,422,300	(175,000)	3,891,200
Other Income	6	2,199,252	2,642,560	1,473,528	1,169,032	1,735,931
		122,935,024	132,645,193	130,293,061	2,352,132	171,800,388
<b>EXPENSES</b>						
Employee Benefits	7	44,156,482	46,831,589	47,597,098	765,509	58,635,090
Materials and Services	8	42,203,118	38,726,041	38,322,884	(403,157)	49,110,989
Impairment of Debts		-	(1,258)	25,833	27,092	31,000
Finance Costs		130,430	83,333	86,667	3,333	104,000
Depreciation	9	21,847,956	22,635,738	22,398,265	(237,473)	26,877,919
State Government Fire Service Levy		6,913,976	7,326,764	7,326,764	(0)	9,769,019
State Government Landfill Levy	10	2,594,992	3,211,578	3,927,663	716,084	4,713,195
Rate Remissions and Abatements		330,047	399,721	299,176	(100,545)	300,311
Loss on Disposal of Fixed Assets	11	703,784	62,770,839	190,395	(62,580,444)	500,000
Write Down of Assets Held For Sale		-	-	-	-	-
		118,880,785	181,984,346	120,174,744	(61,809,602)	150,041,523
<b>Operating Result Surplus/(Deficit)</b>		<b>4,054,239</b>	<b>(49,339,153)</b>	<b>10,118,316</b>	<b>(59,457,470)</b>	<b>21,758,865</b>
Loss on Disposal of Fixed Assets		(703,784)	(62,770,839)	(190,395)	(62,580,444)	(500,000)
Capital Grants		8,738,829	10,220,860	9,873,972	346,888	23,758,649
Infrastructure Take Up		-	-	-	-	-
Other Comprehensive Income		-	-	-	-	-
		8,035,045	(52,549,979)	9,683,577	(62,233,556)	23,258,649
<b>Underlying Result Surplus/(Deficit)</b>		<b>(3,980,807)</b>	<b>3,210,826</b>	<b>434,739</b>	<b>2,776,086</b>	<b>(1,499,784)</b>



**Note**

**Graph 1** - the 1<sup>st</sup> grey bar represents the budget, which is the baseline. The last grey bar represents the year-to-date (YTD) actual, which is the final outcome. The bars in between revealing how each category shifts the total from the budget to the actual outcome.

- Blue bars represent favourable variances
- Red bars represent unfavourable variances

**The operating result YTD is tracking \$59.5m unfavourable compared to the YTD budget, due to the \$61m fixed asset disposal relating to the transfer of UTAS Stadium to Stadiums Tasmania. This loss will continue for the rest of the financial year.**

**The underlying result YTD is tracking \$2.8m favourable compared to the YTD budget. Please refer to the note below for details on material variances.**

**1. User Fees & Charges**

User Fees and Charges are currently tracking \$2.1m favourable against budget, driven by stronger than expected performance across several operational areas. The Launceston Waste Centre has contributed significantly to the favourable variance, receiving larger than anticipated volumes of contaminated soil, disposal charges and general waste. In addition, the Launceston Aquatic Centre has achieved higher admission and membership revenue, while Carr Villa Memorial Park has exceeded budgeted income due to increased cremations, plaques and vases fees and ash interment fees. QVMAG Bookshop continues to outperform expectations with stronger sales of books and gift items. The delayed transfer of UTAS Stadium to Stadiums Tasmania has generated unbudgeted income of \$271k from AFL game hosting, however, it is fully offset by associated expenses. Parking, Carr Villa, and UTAS Stadium reflect temporary timing variances, while the Aquatic Centre, Waste Centre, and QVMAG Bookshop represent permanent revenue improvements.

Please refer to the table below for some of the variance breakdown by fees & charges categories:

Description	Favourable/(Unfavourable)
Launceston Waste Center- Garbage Collection & Disposal	1,715,538
Launceston Aquatic Center- Customer Liasion, Retail & Membership	308,952
York Park- Major Events Trading	283,930
Launceston Gas Center-Gas Extraction Royalties	187,016
QVMAG Bookshop Trading	163,080
Container recycling schme rebate	161,777
Crematorium	121,166

**2. Statutory Fees & Charges**

Statutory Fees & Charges are tracking \$478k unfavourable against the budget. Primarily driven by on-street infringement revenue is lower than budget, reflecting reduced staffing capacity and operational issues with parking enforcement devices. Building Surveying Fees being \$356k below budget as the service has been withdrawn and Council are no longer accepting new applications. These shortfalls are partly offset by stronger-than-budgeted revenue from general licence fees, development application fees, and land certificate fees.

Description	Favourable / (Unfavourable)
Land Certificate Fees	143,827
Development Application Fees	92,086
General Licences Fees	58,225
Building Surveying Fees	(356,006)
Infringements	(486,825)

**3. Capital Grants**

Capital Grants are currently \$347k favourable against budget. This favourable position is primarily driven by \$146k in Open Space Contributions, along with a \$103k State Roads grant.

**4. Financial Assistance Grants**

Financial Assistance Grants are tracking \$720k Unfavourable against the budget. The \$598k variance is due to a timing difference in the receipt of quarterly Financial Assistance Grant funding from the Government and is expected to be resolved by year-end.

**5. Other Operational Grants**

Other Operational Grants are tracking \$308k favourable against budget, primarily due to the receipt of a \$200k Major State Roads grant in January month. In addition, QVMAG received State Government funding to support its Collections and Learning & Engagement programs. The Planning and Assessment team also received \$65k in State funding to support the installation of behind goal netting at the Youngtown Memorial Oval.

**6. Other Income**

Other Income is tracking \$1.2m favourable against the budget, The favourable result reflects Department of Premier and Cabinet (DPAC) reimbursements for the 2022–2024 flood and storm events, which were initially recorded in Project Delivery and subsequently transferred to Engineering, Community Assets and Design (CAD). These reimbursements contributed to unbudgeted income across Engineering and CAD Administration. The variance is largely timing related and reflects the recognition and reallocation of externally funded recovery costs. The result is further supported by a \$100k insurance recovery relating to the theft of the Zegna Trophy, as well as an insurance settlement for Duck Reach Gorge, recorded under Parks Assets. Additional upside reflects stronger-than-budgeted income in Planning and Assessment, along with a \$129k favourable variance in Organisational Insurance, arising from an insurance premium refund following the transfer of UTAS Stadium to Stadiums Tasmania.

Description	Favourable / (Unfavourable)
Engineering	320,978
Community Assets & Design Administration	135,192
Organisational Insurance Summary	129,074
QVT Collections	100,000
Planning Assessments	69,652
Parks Assets (Insurance recovery)	62,454

**7. Employee Benefits**

Employee Benefits are tracking \$765k favourable against the budget. The YTD salaries variance moved from a \$117k unfavourable position in March to \$199k unfavourable. This shift was largely due to Project Shape termination payment. Despite this movement, Payroll Tax and Workers' Compensation continue to track favourably, the result is supported by \$725k of labour costs allocated to capital and operational projects. Termination payouts have also driven an increase in leave-related expenses during the period., further contributing to the variance. A detailed breakdown of Employee Benefits is provided on page 10 for further reference.

**8. Material & Services**

Materials and Services are tracking \$403k unfavourable against budget. This variance is primarily driven by higher-than-budgeted costs in the Corporate Applications project, where project expenditure has exceeded planned levels. In addition, renovation works at Remount Road and Town Hall, along with increased building maintenance activity, have contributed to higher spending within the Facilities program areas. Launceston Waste Centre and Road Services costs are higher than budget, primarily driven by increased plant hire and contractor service expenditure. Higher expert advice costs, along with fixed and volumetric water charges recorded this month, have also contributed to the unfavourable variance. Additionally, contractor costs associated with waste collection have increased significantly during the period, primarily due to higher fuel prices.

**9. Depreciation**

Depreciation is tracking \$237k unfavourable against the budget. This variance is primarily due to the budget being forecasted using a CPI indexation rate of 3.10%. The actual revaluation of roads and parks assets resulted in higher asset values than anticipated, leading to increased depreciation expenses.

**10. State Government Landfill Levy**

State Government Landfill Levy is tracking \$716k favourable against budget. This variance is primarily due to delays in receiving invoices from the Department of Natural Resources and Environment (DNRE) for March and April, resulting in a favourable variance for the reporting period. This is expected to be resolved by year-end.

**11. Loss on Disposal of Fixed Assets**

Loss on Disposal of Fixed Assets are tracking \$63m unfavourable against the budget. With \$61m of this variance primarily reflecting the disposal of fixed assets from the UTAS stadium transfer.

**Summary Material Variance & Year End Outlook**

**Summary of Material Variances and Year End Outlook**

Area	YTD Variance	Fav / Unfav	Expected Full-Year Impact	Why
Rates	-\$123k	Unfav	Likely to stay	Dependence on the Valuer-General for new property and supplementary valuation
User Fees & Charges	+\$2.15m	Fav	Likely to stay	Strong trading on Business Units; some non-recurring
Financial Assistance Grants	-\$720k	Unfav	Revenue expected by End of the year	Dependence on the upfront payment from the State Government on the Financial Assistance Grant announcement at the end of financial year.
Other Operational Grants	+\$307k	Fav	Likely to stay	Grant receipt timing
Other Income	+\$1.16m	Fav	Uncertain	Activity-driven and previous years refunds
Employee Benefits	+\$765k	Fav	Uncertain	Redundancy Cost is driven by individuals and recruitment to the new structure might take additional time.
Materials & Services	-\$403k	Unfav	Uncertain	Higher project spend, resource implication to complete project due to organisation restructure
Loss on Disposal of Assets	-\$62.5m	Unfav	Stay	One-off accounting item

**City of Launceston  
Council Meeting Agenda**

**Thursday 11 June 2026**

**Operating Statement by Network  
(Excluding Capital Program)  
For Year to Date 30 April 2026**

	2025/26 YTD \$ Actual	2025/26 VAR \$ CORP	2025/26 VAR \$ CEO	2025/26 VAR \$ DPT	2025/26 VAR \$ SIT	2025/26 VAR \$ QVT	2025/26 VAR \$ CLT	2025/26 VAR \$ CDT	TOTAL VAR \$ Fav/(Unfav)	2025/26 YTD \$ Budget
<b>REVENUES</b>										
Rates	77,981,727	(123,467)	-	-	-	-	-	-	(123,467)	78,105,194
User Fees and Charges	27,372,468	-	-	(161,618)	(406,895)	1,662	619,724	2,105,585	2,158,458	25,214,011
Statutory Fees & Charges	4,572,844	-	-	(237,362)	-	-	-	(241,359)	(478,721)	5,051,565
Capital Grants	10,220,860	346,888	-	-	-	-	-	-	346,888	9,873,972
Financial Assistance Grants	2,099,156	(720,230)	-	-	-	-	-	-	(720,230)	2,819,386
Other Operational Grants	2,922,391	87,376	-	6,493	-	121,193	(88,500)	181,399	307,961	2,614,430
Interest	2,585,885	(131,377)	-	-	-	(1,413)	-	-	(132,790)	2,718,675
Investment Revenue	2,247,300	(175,000)	-	-	-	-	-	-	(175,000)	2,422,300
Other Income	2,642,560	37,869	318	170,894	134	82,196	231,761	645,861	1,169,032	1,473,528
	<b>132,645,193</b>	<b>(677,940)</b>	<b>318</b>	<b>(221,593)</b>	<b>(406,761)</b>	<b>203,637</b>	<b>762,985</b>	<b>2,691,486</b>	<b>2,352,132</b>	<b>130,293,061</b>
<b>EXPENSES</b>										
Employee Benefits	46,831,589	(3,402,473)	(95,243)	1,277,024	759,304	86,526	152,598	1,987,773	765,509	47,597,098
Materials and Services	38,726,041	54,112	(73,143)	(939,107)	277,122	349,774	(429,142)	357,227	(403,157)	38,322,884
Impairment of Debts	(1,258)	-	-	23,583	-	-	-	3,508	27,092	25,833
Finance Costs	83,333	-	-	833	-	-	2,500	-	3,333	86,667
Depreciation	22,635,738	(505,778)	-	103,692	-	68,641	(188,551)	284,523	(237,473)	22,398,265
State Government Fire Service Levy	7,326,764	(0)	-	-	-	-	-	-	(0)	7,326,764
State Government Landfill Levy	3,211,578	-	-	-	716,084	-	-	-	716,084	3,927,663
Rate Remissions and Abatements	399,721	(56,249)	-	-	-	-	-	(44,296)	(100,545)	299,176
Loss on Disposal of Fixed Assets	62,770,839	(714,118)	-	(88,816)	-	-	(61,480,528)	(296,983)	(62,580,444)	190,395
Write Down of Assets Held For Sale	-	-	-	-	-	-	-	-	-	-
	<b>181,984,346</b>	<b>(4,624,506)</b>	<b>(168,387)</b>	<b>377,211</b>	<b>1,752,510</b>	<b>504,940</b>	<b>(61,943,123)</b>	<b>2,291,754</b>	<b>(61,809,602)</b>	<b>120,174,744</b>
<b>Operating Result Surplus/(Deficit)</b>	<b>(49,339,153)</b>	<b>(5,302,447)</b>	<b>(168,068)</b>	<b>155,617</b>	<b>1,345,749</b>	<b>708,578</b>	<b>(61,180,138)</b>	<b>4,983,240</b>	<b>(59,457,470)</b>	<b>10,118,316</b>
Loss on Disposal of Fixed Assets	(62,770,839)	(714,118)	-	(88,816)	-	-	(61,480,528)	(296,983)	(62,580,444)	(190,395)
Capital Grants	10,220,860	346,888	-	-	-	-	-	-	346,888	9,873,972
Infrastructure Take Up	-	-	-	-	-	-	-	-	-	-
Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-
	<b>(52,549,979)</b>	<b>(367,230)</b>	<b>-</b>	<b>(88,816)</b>	<b>-</b>	<b>-</b>	<b>(61,480,528)</b>	<b>(296,983)</b>	<b>(62,233,556)</b>	<b>9,683,577</b>
<b>Underlying Result Surplus/(Deficit)</b>	<b>3,210,826</b>	<b>(4,935,217)</b>	<b>(168,068)</b>	<b>244,433</b>	<b>1,345,749</b>	<b>708,578</b>	<b>300,390</b>	<b>5,280,222</b>	<b>2,776,086</b>	<b>434,739</b>

Note

**Employee Benefits - across all Networks**

Please note that there are large variances in employee benefits across all networks due to the Project Shape organisational restructure. While actual employee benefits are now being reflected in the correct teams, the budgets still reflect the pre-Project Shape estimates. This variance will continue for the remainder of the financial year.

1) **Corporate Account (CORP)**

CORP YTD results show an unfavourable operating variance of \$5.3m and an unfavourable underlying variance of \$4.9m. Primarily due to employee benefits being \$3.4m unfavourable (as explained above). Depreciation shows an unfavourable variance of \$505k, with the revaluation of road assets resulting in higher than anticipated asset values and increased depreciation expenses. Financial assistance grants unfavourable \$720k due to delay in the receipt of quarterly Financial Assistance Grant funding from the Government. In addition, the loss on disposal of fixed assets is higher than budgeted, driven by the disposal of road assets above planned levels. Rate remissions and abatements show an unfavourable variance of \$56k, attributable to insufficient budget allocation for rates remissions.

2) **Office of the Chief Executive (CEO)**

CEO YTD results show an unfavourable operating variance of \$168.4k. The Materials and services are \$73k unfavourable variance against budget is driven by higher costs associated with office administration, vehicles, and project materials and services supporting civic functions. In addition, a \$95k labour variance has been recorded due to a redundancy payment within the CEO Executive Support team.

3) **Delivery and Performance (DPT)**

DPT YTD results show a favourable operating variance of \$155k and a favourable underlying variance of \$244k. Statutory fees have decreased during the period, reflecting lower infringement revenue. In addition to the Project Shape variance, employee benefits are also affected by position vacancies within Parking Operations, Governance and information and procurement, as well as timing differences in payroll tax and workers' compensation payments. The \$129k favourable variance relates to an unbudgeted Insurance Discretionary Trust payment received in March. Materials and services unfavourable variance of \$939k, primarily attributable to higher than budgeted expenditure on the Corporate Applications project. This overspend reflects project costs that exceeded original budget assumptions.

4) **Strategy and Innovation (SIT)**

SIT YTD results show a favourable operating variance of \$1.3m mainly driven by \$759k in employee benefits savings resulting from Project Shape changes and position vacancies. In addition, State Landfill levy is \$716k below budget for the period, primarily due to waste management fee invoices not yet being received. There has also been a temporary underspend in Materials and Services across Sustainability and Innovation projects, contributing further to the favourable position.

5) **QVMAG**

QVMAG YTD results show a favourable operating variance of \$708k. The result is largely attributable to an operational State grant received in November and a smaller program grant received in March. Additionally, higher income was generated from the bookshop and insurance payments related to the Zenga Trophy. Materials and Services are \$349k favourable, largely due to delayed expenditure across Exhibitions, Collections, and Visitor Experience projects, with this activity expected to progress over the coming months.

6) **Connections and Liveability (CLT)**

CLT YTD results show a favourable underlying variance of \$300k. User Fees are tracking \$619k favourable, with strong results across Off-Street Parking, Carr Villa Cemetery, Myrtle Park camping fees, and UTAS Stadium, all exceeding revenue targets. Employee Benefits show a \$152k favourable variance, due to Project Shape change and labour savings recognised in Community Place and Inveresk Precinct cost centres.

Depreciation expense is \$188k unfavourable, primarily due to higher asset additions during the period and the full asset revaluation undertaken last year. The revaluation resulted in increased asset values and therefore higher depreciation rates than assumed in the original budget, contributing to the variance. As per the Council decision, the recent UTAS Stadium transfer resulted in an unfavourable \$61m loss on asset disposal.

**7) Community Asset and Design (CAD)**

CAD YTD results show a favourable operating variance of \$4.9m and a favourable underlying variance of \$5.2m. User fees and charges are favourable by \$2.1m, driven by the Waste Centre processing a substantial volume of contaminated soil, general waste, Container Recycling scheme and increased gas extraction royalties. Other Income is \$645k favourable, largely due to engineering and CAD Admin team receiving Department of Premier and Cabinet (DPAC) Disaster Recovery Funding. Employee Benefits are \$1.9m favourable, supported by salary savings within Project Delivery and Strategic Land Use Planning due to Project Shape, as well as reduced payroll tax and labour charges allocated to other operational areas. Materials and Services are \$386k unfavourable, reflecting higher cost recoveries from other business areas. Offsetting these favourable movements, the Loss on Disposal of Assets is \$296k unfavourable due to unbudgeted fixed-asset disposals. Depreciation expenses are \$284k lower than budget, driven by the disposal of assets earlier in the year, resulting in a reduced depreciation base.

**Labour Analysis**

The table below shows the budget positions before applying vacancy rate adjustments. It reflects on the current reporting month only. (After the project shape) This table excluded SLT, ELT and casual positions.

	SUMMARY		
	Budget FTE	Actual FTE	Variance FTE
<b>TOTAL</b>	<b>479.02</b>	<b>414.81</b>	<b>64.21</b>
Grade 1			
Grade 2	77.62	70.35	7.27
Grade 3	114.92	103.58	11.34
Grade 4	82.13	73.19	8.94
Grade 5	86.89	71.18	15.71
Grade 6	74.45	61.35	13.10
Grade 7	37.00	31.36	5.64
Grade 8	6.01	3.80	2.21

Employee Benefit Breakdown

For the Period ended : 30 April 2026

	2025/26 <u>Actuals</u> YTD <u>Excl.</u> <u>comittment</u>	2025/26 <u>Actuals</u> YTD <u>incl.</u> <u>comittment</u>	2025/26 <u>Budget</u> YTD	<u>Variance</u> YTD	<u>Annual</u> <u>Budget</u>
		[a]	[b]	[b] - [a]	
	\$	\$	\$	\$	\$
<b><u>Employee Benefit</u></b>					
Labour Salaries	30,772,316	33,518,961	33,319,196	(199,764)	41,262,163
Labour Super	5,824,401	6,069,212	6,205,033	135,821	7,658,866
Labour Leave	5,127,109	5,658,576	4,706,666	(951,910)	5,674,571
Labour Payroll Tax	2,244,327	2,032,025	2,496,781	464,756	3,096,659
Labour Workers Comp Insurance	398,901	194,364	600,143	405,778	647,950
Labour Other	872,223	639,246	833,117	193,871	999,739
Labour Charged (Net)	(1,141,193)	(1,372,367)	(646,792)	725,576	(804,402)
Fringe Benefits Tax	58,397	91,572	82,953	(8,619)	99,544
<b>TOTAL</b>	<b>44,156,482</b>	<b>46,831,589</b>	<b>47,597,098</b>	<b>765,509</b>	<b>58,635,090</b>

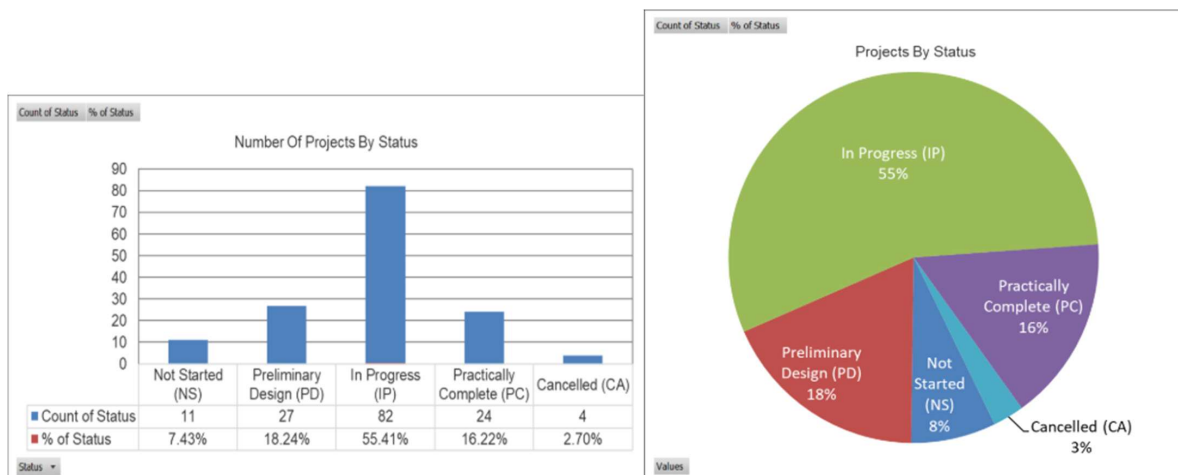
<b>Funds Availability Analysis</b>		<b>Apr-26</b>
		\$'000
	<i>Note</i>	
<b>Cash as of 30 April 2026</b>	<b>1</b>	73,021
<b>2025/26 Statutory Estimate</b>	<b>2</b>	
Cash Inflow		11,388
Cash Outflow		(8,022)
Net Cash Movement		<u>3,367</u>
<b>Capital Program</b>		
Capital Grants not yet received		14,835
Capital Projects - incl Carry Overs		
CoL Funded		(68,432)
External Funded		(34,110)
Capital Actual Expenditure		23,337
Net Capital Project Movement		<u>(64,370)</u>
<b>Equity trusts and bequests</b>	<b>3</b>	(3,745)
<b>Liabilities</b>		
Payroll Provision		(7,848)
Waste Centre Rehabilitation		(20,075)
		<u>(27,923)</u>
<b>Significant Acquisitions</b>		0
<b>Total</b>		<u>(19,651)</u>
<i>Note:</i>		
1) Cash + Investment Balance		
2) Based on the statutory estimate excluding Capital Grant and non cash items such as depreciation, Loss / gain on Asset Disposal, Debt Provision		
3) Restricted Fund		

Capital Expenditure Report

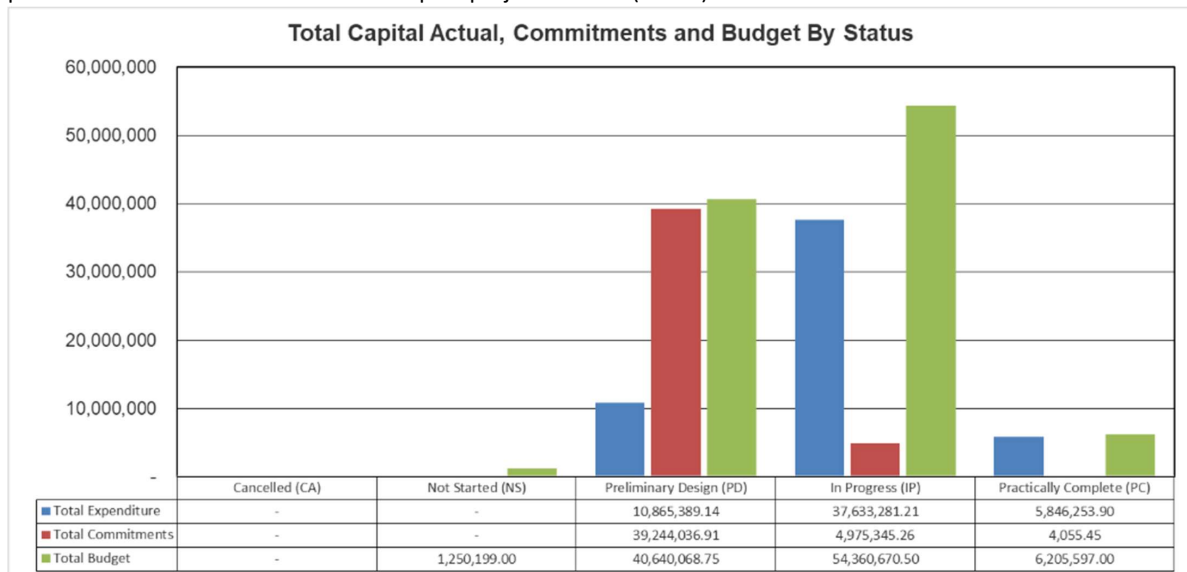
**City of Launceston - Capital Expenditure Report**  
**Summary by Network**  
For the Period to : 30 April 2026

PROJECT DESCRIPTION	Funds	Actual Expenditure			Projected Expenditure			Variance		
	TOTAL ESTIMATE	W.I.P. JULY 1	ACCRUED ORDERS	YTD EXPEND.	TOTAL ACTUAL EXPEND.	COMMITTED COSTS	ACTUAL PLUS COMMITTED	PERCENT OF BUDGET	COMPLETED PROJECTS	POSSIBLE INCOMPLETE PROJECTS
	\$	\$	\$	\$	\$	\$	%	\$	\$	
<b>GRAND SUMMARY NETWORK</b>										
Office of the Chief Executive	-	-	-	-	-	-	0%	-	-	
Delivery and Performance	1,753,257	140,799	1,750	606,487	749,036	33,346	45%	(289)	(289)	
Strategy and Innovation	2,393,332	450,956	-	266,096	717,053	559,505	53%	-	-	
Queen Victoria Museum and Art Gallery	1,792,675	310,965	6,660	753,636	1,071,261	71,648	64%	-	-	
Connections and Liveability	21,201,042	4,981,093	5,734	7,434,779	12,421,605	2,150,624	69%	16,156	16,156	
Community Assets and Design	75,316,230	22,270,169	29,907	17,085,894	39,385,969	41,408,313	107%	339,421	339,421	
Land Sales (see analysis below)	-	-	-	-	-	-	0%	-	-	
<b>GRAND TOTAL</b>	<b>102,456,535</b>	<b>28,153,981</b>	<b>44,051</b>	<b>26,146,893</b>	<b>54,344,924</b>	<b>44,223,438</b>	<b>96%</b>	<b>355,288</b>	<b>355,288</b>	

Total capital expenditure budget for 2025/2026 is made up of carried forward budget funds of \$48.73m, Current Year Council Funds of \$30.03m and External Funding of \$23.70m for a total budget of \$102.46m.



The Council currently has a total of 148 capital projects with 11 (7.43%) not started. This is a change from the March period where there was a total of 146 capital projects and 13 (8.90%) did not start.





# **COUNCIL MINUTES**

**COUNCIL MEETING  
THURSDAY 19 FEBRUARY 2026  
1:00 PM**

**City of Launceston  
Council Meeting Minutes**

**Thursday 19 February 2026**

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**The Ordinary Meeting of the City of Launceston Council was held at the Council Chambers, Town Hall, St John Street, Launceston:**

**Date: 19 February 2026**

**Time: 1:00 pm**

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### **Certificate of Qualified Advice**

#### **Background**

To comply with section 65 of the *Local Government Act 1993* (Tas):

1. A General Manager must ensure that any advice, information or recommendation given to the council, or a council committee, is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
2. A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless -
  - (a) the General Manager certifies, in writing -
    - (i) that such advice was obtained; and
    - (ii) the General Manager took the advice into account in providing general advice to the council or council committee; and
  - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the General Manager's certificate.

#### **Certification**

I certify that:

- (i) the advice of a qualified person has been sought where required;
- (ii) this advice was taken into account in providing general advice to the council or council committee; and
- (iii) a copy of the advice, or a written transcript or summary of advice provided orally, is included with the agenda item.



**Sam Johnson OAM  
Chief Executive Officer**

### VIDEO and AUDIO STREAMING of COUNCIL MEETINGS

The video and audio of open sessions of ordinary Council meetings and special Council meetings that are held in the Council Chambers at Town Hall, will be streamed live via the Council's meeting stream channel on YouTube.

Video audio streaming and recording of this Council Meeting, except for any part held in Closed Session, will be made in accordance with our Video and Audio Streaming of Meetings Policy - 17-Plx-017.

This Council Meeting was streamed live to and can be accessed at:  
[www.launceston.tas.gov.au/Council/Meetings/Watch-and-Listen](http://www.launceston.tas.gov.au/Council/Meetings/Watch-and-Listen).

The audio-visual recording equipment will be configured in a way which avoids coverage of the public gallery area and Council will endeavour to ensure images in this area are not streamed. However, Council expressly provides no assurances to this effect and by entering or exiting the Council Chamber or by remaining in the public gallery area, it is assumed that consent has been given to the Council to broadcast images and audio recordings.

The Mayor or their representative will provide notice that the meeting will be recorded through live streaming. By attending a Council meeting, attendees will be taken to have consented to their image, speech or statements being live streamed.

For further information, please refer to our Video and Audio Streaming of Meetings Policy and our Privacy Policy available at:  
<https://www.launceston.tas.gov.au/Council-Region/Legislation-and-Policy/Policy>

The following information was provided to members of the public in respect of attendance at the Council Meeting.

### PUBLIC QUESTION TIME - AGENDA ITEM 8

Questions received in writing by close of business Wednesday of the week prior to the Council Meeting are treated as Questions on Notice. Your question and an answer will be published in the Agenda of the Council Meeting. Questions may be submitted to the Chief Executive Officer at [contactus@launceston.tas.gov.au](mailto:contactus@launceston.tas.gov.au), PO Box 396, Launceston TAS 7250, or Town Hall, St John Street, Launceston.

If attending the Council Meeting in person, you may ask up to three questions during Public Question Time. If accepted, your questions will be either answered at the Meeting or Taken on Notice and answered at a later Council Meeting.

### **PUBLIC COMMENT ON AGENDA ITEMS**

When attending the Council Meeting, you will be asked if you wish to comment on an item in the Agenda. Prior to debate on that Agenda Item, you will be invited by the Chair to move to the public microphone at the doors to the Council Chambers and state your name and address.

Please note the following important information:

- Each item on the Agenda includes a Recommendation prepared by a Council Officer.
- You may speak for up to two minutes, either for or against the Recommendation.
- You may not ask questions or enter into debate with Councillors or Council Officers.
- Your statement is not to be defamatory, inappropriate or abusive, or be intended to embarrass any person, including Councillors or Council Officers.
- The Chair may direct you to stop speaking if you do not follow these rules, or if your statement repeats points that have already been made.
- Audio from our Council Meetings is streamed live via YouTube.

Your respectful contribution is welcome and appreciated.

### **LEGISLATIVE TERMINOLOGY - GENERAL MANAGER**

At the City of Launceston, the title Chief Executive Officer is a term of reference for the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993 (Tas)*. For the avoidance of doubt, *Chief Executive Officer* means *General Manager* for the purposes of the *Local Government Act 1993 (Tas)* and all other legislation administered by or concerning Council.

City of Launceston  
Council Meeting Minutes

Thursday 19 February 2026

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***Present:***

Mayor Councillor M K Garwood  
Deputy Mayor Councillor D H McKenzie  
Councillor D C Gibson  
Councillor T G Walker  
Councillor J J Pentridge  
Councillor A J Palmer  
Councillor L M McMahon  
Councillor S Cai  
Councillor A J Britton  
Councillor K M Preece  
Councillor R A I Marsden

***In Attendance:***

Sam Johnson OAM (Chief Executive Officer)  
Chelsea van Riet (Executive Leader Community Assets and Design)  
Ali Kemp (Executive Leader Connections and Liveability)  
Nathan Williams (Executive Leader Delivery and Performance)  
Jane Lewis (Executive Leader Strategy and Innovation)  
Zara Dawtrey (Senior Communications Officer)  
Esther Counsel (Senior Leader Governance)  
Kelsey Hartland (Team Leader Governance)  
Richard Jamieson (Senior Leader City Development) (Agenda Items 11.1, 11.2 and 11.3)  
Duncan Payton (Town Planner) (Agenda Items 11.1 and 11.2)  
Fintan Langan-Clarke (Principal Strategic Land Use Planner) (Agenda Item 19.2)  
Suzy Lawrence (Senior Strategic Land Use Planner) (Agenda Item 19.2)  
Duncan Campbell (Team Leader Legal Services) (Agenda Item 20.3)  
Sharin Imlach (Lease Officer) (Agenda Item 20.4)  
Maureen Stellmaker (Acquisition and Property Holdings Officer) (Agenda Item 21.2)  
Anna Feldman (Project Manager - SIT Strategic Projects) (Agenda Item 21.2)  
Michelle Grey (Property and Legal Officer) (Agenda Item 21.2)  
Sarah McRobbie (Senior Leader Innovation and Performance) (Agenda Items 21.3 and 21.4)

***Apologies:***

Councillor S Cai (Leave of Absence)  
Councillor A G Harris

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**ORDER OF BUSINESS**

<b>1. OPENING OF MEETING - STATEMENT, ATTENDANCE AND APOLOGIES.....</b>	<b>10</b>
<b>2. MAYORAL ACKNOWLEDGEMENTS .....</b>	<b>11</b>
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**1. OPENING OF MEETING - STATEMENT, ATTENDANCE AND APOLOGIES**

*Local Government (Meeting Procedures) Regulations 2025 - regulation 8*

The Mayor, Councillor M K Garwood, opened the meeting at 1.01pm and provided the following statement:

An audio visual recording is being made of the meeting.

All persons attending the meeting are to be respectful of, and considerate towards, other persons attending the meeting.

Language and conduct at the meeting that could be perceived as offensive, defamatory or threatening to a person attending the meeting, or listening to the recording, is not acceptable.

Following the statement the Mayor noted an apology from Councillor S Cai. Later in the meeting, the Mayor advised that Councillor A G Harris was also an apology.

**2. MAYORAL ACKNOWLEDGEMENTS**

**There were no Mayoral Acknowledgments for this Meeting.**

**3. DECLARATIONS OF INTEREST**

*Local Government Act 1993 (Tas) - section 48  
Local Government (Meeting Procedures) Regulations 2025 – regulation 39(1)(f)*

*(A councillor must declare any interest that the councillor has in a matter before any discussion on that matter commences).*

**Deputy Mayor, Councillor D H McKenzie, declared an interest in Agenda Item 24.4 Launceston Airport Investment Valuation.**

**4. CONFIRMATION OF MINUTES**

**4.1. Confirmation of Minutes**

*Local Government (Meeting Procedures) Regulations 2025 - regulation 41(1)(b)*

**RECOMMENDATION:**

That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 5 February 2026 be confirmed as a true and correct record.

**DECISION: 19 February 2026**

**MOTION**

**Moved Councillor A J Britton, seconded Councillor A J Palmer.**

**That the Minutes of the Ordinary Meeting of the City of Launceston Council held on 5 February 2026 be confirmed as a true and correct record.**

**CARRIED 10:0**

**FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden**  
**AGAINST VOTE: Nil**

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**5. COUNCIL WORKSHOPS**

*Local Government (Meeting Procedures) Regulations 2025 - regulation 10(3)(c)*

**5.1. Council Workshop Report - 12 February 2026**

**FILE NO:** SF4401

**AUTHOR:** Kelsey Hartland (Team Leader Governance)

**APPROVER:** Sam Johnson OAM (Chief Executive Officer)

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**DECISION STATEMENT:**

To consider Council Workshops conducted since the last Council Meeting.

**RELEVANT LEGISLATION:**

*Local Government (Meeting Procedures) Regulations 2025 - Regulation 10(3)(c)*

**RECOMMENDATION:**

That Council, pursuant to Regulation 10(3)(c) of the *Local Government (Meeting Procedures) Regulations 2025*, notes the Council Workshops conducted and attended since the last Council Meeting, for the purposes described:

1. Workshop conducted on 12 February 2026:

**Northern Tasmania Development Corporation (NTDC): Proposed Members Agreement 2026-2029**

*Councillors received a presentation from the Northern Tasmania Development Corporation (NTDC) CEO outlining the proposed three-year NTDC Members Agreement, covering the period 1 June 2026 to 31 July 2029*

**DA0509/2025 - 103-109 and 101 Wellington Street – Construction of a six-storey building**

*Councillors undertook a site visit to 12 Wellington Street Launceston to discuss DA0509/2025 - Residential, Business and Professional Services, Community Meeting and Entertainment, Food Services, General Retail and Hire - Construction of a six-storey building containing 48 multiple dwellings, offices, consulting rooms, community centre, cafe and shop.*

**DA0100/2025 - 12 Techno Park Drive – Subdivision of one lot into 106 lots**

*Councillors undertook a site visit to 12 Techno Park Drive Kings Meadows to discuss DA0100/2025 - Subdivision – Subdivide one lot into 106 lots including new roads, public open space and associated works.*

**Executive Leader Updates and General Business**

*Councillors and Executive Leaders had the opportunity to engage in discussion about current and planned projects.*

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**Draft Submission – Local Government Bill 2025 and Local Government (Electoral Reforms) Bill 2025**

*Councillors received an executive summary of feedback received through a survey on the Local Government Electoral Bill 2025 and the Local Government Amendment (Electoral Reforms) Bill 2025 prior to being tabled at a future Council meeting for approval.*

**Call for Motions: 2026 Australian Local Government Association National Assembly**

*Councillors received information about the process for submitting a Notice of Motion to be tabled at the Australian Local Government Association's (ALGA) National General Assembly and had the opportunity to discuss ideas for motions.*

**Local Government Gifts and Donations Consultation**

*Councillors were provided with an overview of the of the Local Government Gifts and Donations Paper by the Integrity Commission of Tasmania and the process for submitting feedback, which will inform a draft submission. The timelines for submission were discussed.*

**Nunamara Waste Transfer Station**

*Councillors had the opportunity to discuss planning for the Nunamara Waste Transfer Station.*

**Local Government Electoral Reforms**

*Councillors were provided with an overview of the proposed Local Government Electoral Reforms and the process for submitting feedback, which will inform a draft submission to be tabled at a Council Meeting and submitted before the consultation period closes.*

**Councillors Connect**

*Councillors were provided the opportunity to raise and discuss matters of concern, share perspectives, and collectively work through issues that may benefit from group discussion.*

*In Attendance: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden.*

*Apologies: Councillor S Cai*

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**DECISION:** 19 February 2026

**MOTION**

Moved Councillor R A I Marsden, seconded Councillor A J Britton.

That Council, pursuant to Regulation 10(3)(c) of the *Local Government (Meeting Procedures) Regulations 2025*, notes the Council Workshops conducted and attended since the last Council Meeting, for the purposes described:

**1. Workshop conducted on 12 February 2026:**

**Northern Tasmania Development Corporation (NTDC): Proposed Members Agreement 2026-2029**

*Councillors received a presentation from the Northern Tasmania Development Corporation (NTDC) CEO outlining the proposed three-year NTDC Members Agreement, covering the period 1 June 2026 to 31 July 2029*

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**Executive Leader Updates and General Business**

*Councillors and Executive Leaders had the opportunity to engage in discussion about current and planned projects.*

**Draft Submission – Local Government Bill 2025 and Local Government (Electoral Reforms) Bill 2025**

*Councillors received an executive summary of feedback received through a survey on the Local Government Electoral Bill 2025 and the Local Government Amendment (Electoral Reforms) Bill 2025 prior to being tabled at a future Council meeting for approval.*

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*Councillors were provided with an overview of the proposed Local Government Electoral Reforms and the process for submitting feedback, which will inform a draft submission to be tabled at a Council Meeting and submitted before the consultation period closes.*

**Councillors Connect**

*Councillors were provided the opportunity to raise and discuss matters of concern, share perspectives, and collectively work through issues that may benefit from group discussion.*

*In Attendance: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A G Harris, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden.  
Apologies: Councillor S Cai*

**CARRIED 10:0**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden  
**AGAINST VOTE:** Nil

**6. COUNCILLORS' LEAVE OF ABSENCE APPLICATIONS AND PARENTAL LEAVE NOTIFICATIONS**

**Councillors' Leave of Absence Applications will be considered in Closed Council at Agenda Item 24.6 - Councillors' Leave of Absence.**

**No Parental Leave Notifications have been identified as part of this Agenda.**

**7. COMMUNITY REPORTS**

*(Community Reports allow an opportunity for Community Groups to provide Council with a three minute verbal presentation detailing activities of the group. This report is not intended to be used as the time to speak on Agenda Items; that opportunity exists when that Agenda Item is about to be considered. Speakers are not to request funding or ask questions of Council. Printed documentation may be left for Councillors.)*

**No Community Reports were registered with Council as part of these Minutes.**

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**8. QUESTIONS BY MEMBERS OF THE PUBLIC**

*Local Government (Meeting Procedures) Regulations 2025 - regulations 36 to 38*

**8.1. Questions on Notice by Members of the Public**

*Local Government (Meeting Procedures) Regulations 2025 - regulation 38*

**8.1.1. Questions on Notice by Members of the Public - Kyle Barrett - 4-day Work Week - 5 February 2026**

**FILE NO:** SF6381

**AUTHOR:** Taylor Murphy (Administration Officer - Governance Support)

**APPROVER:** Sam Johnson OAM (Chief Executive Officer)

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**QUESTIONS AND RESPONSES:**

The following questions, submitted to Council on 5 February 2026 by Kyle Barrett, have been answered by the Chief Executive Officer.

**Question 1:**

Who represented rate payers in the enterprise negotiations?

**Response:**

*Ratepayers were not directly represented at the bargaining table during the enterprise agreement negotiations. Enterprise agreements are legal documents covering employers and employees that set out minimum employment terms and conditions.*

*As is standard practice employers, employees and their representatives (typically unions) are involved in the process of negotiating an enterprise agreement, not ratepayers.*

*Councillors do not negotiate directly during the Enterprise Agreement (EA) process. Councils collective role, as strategic decision-makers, is the development, implementation, and monitoring of high level strategic objectives, financial, and policy frameworks, such as annual budget limits and in that context, should ensure that the final EA aligns with the budget priorities and strategic goals.*

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**Question 2:**

How long have elected members known about the proposal?

**Response:**

*The enterprise agreement negotiation is a direct action from Council, as referenced within the Annual Plan: <https://www.launceston.tas.gov.au/Council-Region/Reports-Plans-and-Strategies/Annual-Plan-and-Budget>*

*Specific details have been raised by way of updates at council workshops, and publicly updated through the CEO quarterly reports presented to Council. The concept of the proposed 4 day work week was brought to Council's attention in 2025 before including it in the bargaining discussion.*

**Question 3:**

How do we seek to withdraw the proposal as a matter of urgency, if it is able to be done?

**Response:**

*The Fair Work Commission is responsible for determining, varying and replacing terms for enterprise agreements, and dispute resolution. The proposal is currently in a negotiation phase, with a vote still yet to be held on the draft proposal.*

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**8.2. Questions Without Notice by Members of the Public**

*Local Government (Meeting Procedures) Regulations 2025 - regulation 37*

**8.2.1. Questions Without Notice by Members of the Public - Noel Christensen -  
Whereabouts of Mannequin Pis - 19 February 2026**

- 1. Where is Mannequin Pis, formerly of the John Hart Conservatory in City Park,  
and now whereabouts unknown?**

**The Mayor, Councillor M K Garwood, advised that this question would be  
Taken on Notice and a response provided in the Council Agenda of 5 March  
2026.**

**8.2.2. Questions Without Notice by Members of the Public - James Carroll -  
Launceston Traffic Issues - 19 February 2026**

- 1. [Regarding the previous questions asked at the 29 May 2025 Council Meeting]. What are Launceston City Council doing to improve traffic conditions?**

**The Mayor, Councillor M K Garwood, advised that this question would be Taken on Notice and a response provided in the Council Agenda of 5 March 2026.**

**9. PETITIONS**

**No Petitions were identified as part of these Minutes.**

**10. DEPUTATIONS**

**No Deputations were identified as part of these Minutes.**

**11. PLANNING AUTHORITY**

The Mayor, Councillor M K Garwood, announced that under the provisions of the *Land Use Planning and Approvals Act 1993*, Council acts as a Planning Authority in regard to items included in Agenda Item 11 - Planning Authority.

- 11.1. DA0509/2025 - 103-109 and 101 Wellington Street - Residential, Business and Professional Services, Community Meeting and Entertainment, Food Services, General Retail and Hire - Construction of a six-storey building containing 48 multiple dwellings**

**FILE NO:** DA0509/2025

**AUTHOR:** Philippa Glover (Acting Senior Leader City Development)

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

**DECISION STATEMENT:**

To consider and determine a development application pursuant to the *Land Use Planning and Approvals Act 1993*.

**PLANNING APPLICATION INFORMATION:**

<b>Applicant</b>	Commercial Project Delivery Pty Ltd
<b>Site</b>	101 Wellington Street Launceston and 103-109 Wellington Street Launceston
<b>Proposal</b>	DA0509/2025 - Construction of a six-storey building containing 48 multiple dwellings, offices, consulting rooms, community centre, cafe and shop, with access over the adjoining unnamed laneway
<b>Zoning</b>	Urban Mixed Use
<b>Codes</b>	Parking and Sustainable Transport Code Road and Railway Assets Code Safeguarding of Airports Code
<b>Use Class</b>	Residential, Business and Professional Services, Community Meeting and Entertainment, Food Services, and General Retail and Hire
<b>Standards assessed through performance criteria</b>	13.4.1 P1 Building height 13.4.6 P1.1 Dwellings C2.5.1 P1.1 Car parking numbers C2.5.1 P1.2 Car parking numbers C2.5.3 P1 Motorcycle parking numbers
<b>Public Notification</b>	7 January 2026 - 21 January 2026
<b>Representations</b>	16
<b>Deemed Approval</b>	11 March 2026

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**RELEVANT LEGISLATION:**

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

**PREVIOUS COUNCIL CONSIDERATION:**

N/A

**RECOMMENDATION:**

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Tasmanian Planning Scheme - Launceston, a permit be granted for DA0509/2025 - Residential, Business and Professional Services, Community Meeting and Entertainment, Food Services, and General Retail and Hire - Construction of a six-storey building containing 48 multiple dwellings, offices, consulting rooms, community centre, cafe and shop, with access over the adjoining unnamed laneway, at 101 & 103-109 Wellington Street, Launceston, subject to the following conditions:

**1. ENDORSED PLANS & DOCUMENTS**

The use and development must be substantially in accordance with the endorsed plans and documents to the satisfaction of the Council unless modified by a condition of the Permit:

- a. Cover Sheet, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0000, dated 13/11/2025
- b. Site Plan, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0100, dated 13/11/2025
- c. Shadow Diagrams - Summer Solstice, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0110, dated 13/11/2025
- d. Shadow Diagrams - Winter Solstice, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0111, dated 13/11/2025
- e. Shadow Diagrams Existing - Winter Solstice, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0112, dated 13/11/2025
- f. Shadow Diagrams Existing - Summer Solstice, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0113, dated 13/11/2025
- g. Existing & Demolition L01, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0200, dated 13/11/2025
- h. Existing & Demolition L02, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0201, dated 13/11/2025
- i. Existing & Demolition Roof, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0202, dated 13/11/2025

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- j. Existing & Demolition Axonometric View, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0203, dated 13/11/2025
- k. Area Plan Diagrams, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0601, dated 13/11/2025
- l. General Arrangement - L01 Floor Plan, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA1000, dated 13/11/2025
- m. General Arrangement - L02 Floor Plan, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA1001, dated 13/11/2025
- n. General Arrangement - L03 Floor Plan, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA1002, dated 13/11/2025
- o. General Arrangement - L04 Floor Plan, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA1003, dated 13/11/2025
- p. General Arrangement - L05 Floor Plan, prepared by Philp Lighton Architects, project no. 118.25127, Launceston city Mission Community Service Precinct, revision A, page DA1004, dated 13/11/2025
- q. General Arrangement - L06 Floor Plan, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA1005, dated 13/11/2025
- r. Roof Plan, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA1100, dated 13/11/2025
- s. Site Elevations, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA3000, dated 13/11/2025
- t. Building Elevations - Sheet 01, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA3001, dated 13/11/2025
- u. Building Elevations - Sheet 02, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA3002, dated 13/11/2025
- v. Building Sections - Sheet 01, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA3500, dated 13/11/2025
- w. Building Sections - Sheet 02, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA3501, dated 13/11/2025
- x. Application Report, prepared by Commercial Project Delivery, Launceston City Mission Community Service Precinct, revision 3, dated 26/11/2025
- y. Heritage Impact Assessment, prepared by Purcell Architecture, Launceston City Mission Community Service Precinct, revision Final, dated 19/11/2025
- z. Traffic Impact Assessment, prepared by Midson Traffic Pty Ltd, Launceston City Mission Community Service Precinct, revision 3, dated 26/11/2025
- aa. Design Report, prepared by Collective Consulting, Launceston City Mission Community Service Precinct, revision 03, dated 01/12/2025

## 2. RESIDENTIAL CAR PARKING

The residential dwellings approved by this permit do not have associated car parking. Any tenancy agreement between the operators of the site and the residents must include advice that on-site parking is not available and provide further advice on alternative parking options to minimise impact on surrounding businesses.

## 3. LEGAL TITLE

All development and use associated with the proposal must be confined to the legal title of the subject land except construction of access from the street.

## 4. TASWATER

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2025/01423-LCC dated 24/12/2025 and attached to the permit.

## 5. HOURS OF CONSTRUCTION

- a) Unless otherwise approved in writing by the Senior Leader Health and Compliance construction activities must only be carried out between the hours of:
  - i. Monday to Friday - 7 am to 6 pm; and
  - ii. Saturday - 8 am to 6 pm.
- b) Notwithstanding the above paragraph, construction activities must not be carried out on public holidays that are observed state-wide (Easter Tuesday excepted).

## 6. HERITAGE

The development must be undertaken in accordance with the conditions included on the Tasmanian Heritage Council 'Notice of Heritage Decision' for THC Application No. 8781, dated 28 January 2026 and attached to the permit.

## 7. CONSOLIDATION OF TITLES

Prior to the issuing of the Occupancy Certificate, all lots being Volume 60906 Folio 1, Volume 60906 Folio 2, Volume 60906 Folio 3 and Volume 187453 folio 1 must be consolidated into a single lot under the *Local Government (Building and Miscellaneous Provisions) Act 1993*. The plan must be certified by the Council and lodged with the Land Titles Office for approval.

## 8. AMENDED PLANS REQUIRED

Prior to the commencement of any work and use, amended plans must be submitted to show:

- 5,000 mm opening at the car park's gate access.

Once approved by the Senior Leader City Development, these amended plans will be endorsed and will then form part of the Permit and shall supersede the original endorsed plans.

## 9. DAMAGE TO COUNCIL INFRASTRUCTURE & ASSETS

The developer is liable for all costs associated with the repair of damage to Council infrastructure and assets resulting from non-compliance with the conditions of the Planning Permit and any by-law or legislation relevant to the development activity on the site. Damage may also include the undertaking of unauthorised works to Council infrastructure

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such as driveways, footpaths and stormwater infrastructure. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

#### **10. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE**

Prior to commencing any works in (or requiring the occupation of) the Road Reserve the applicant must receive written authorisation from the Road Asset Owner within the City of Launceston.

This includes but is not limited to occupying space with skip bins, construction equipment, hoarding, scaffolding, the use of machinery and facilitating service connections. Any implementation of temporary traffic controls will also require written approval.

#### **11. SINGLE STORMWATER CONNECTIONS**

All proposed new pipelines must be connected to the existing internal drainage network for the property. It is not permitted to have multiple connections to Council's stormwater mains.

#### **12. SOIL AND WATER MANAGEMENT PLAN**

Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites. No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant. The silt fencing, cut off drains and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

#### **13. FACILITIES AND HIGHWAYS BY-LAW**

Prior to the placement of any skip bin, security fencing, hoarding, shipping containers, site offices or amenities within a local highway, the person, corporation or other legal entity must seek and have issued a permit pursuant to the Facilities and Highways By-Law (No. 1 of 2021). The payment of the scheduled Occupation Fee (comprising a minimum base fee and a square metre weekly rate) is required prior to the occupation commencing. No occupation of the road reserve is permitted without approval.

#### **14. DEMOLITION**

The developer must:

- a) protect property and services which are to either remain on or adjacent to the site from interference or damage;
- b) not undertake any burning of waste materials or removed vegetation;
- c) remove all rubbish from the site for disposal at a licensed waste disposal site;
- d) dispose of any asbestos found during demolition in accordance with the Safe Work Australia 'How to Safely Remove Asbestos: Code of Practice, July 2020', or any subsequent versions of the document.

## 15. BUILDING ACT 2016 REQUIREMENTS

Prior to acting on this permit, it is recommended that an architect, a licensed building practitioner such as a building surveyor or a building designer be consulted to determine the requirements for any associated building, plumbing or demolition work under the *Building Act 2016*.

### Notes

#### A. General

*This permit was issued based on the proposal documents submitted for DA0509/2025. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.*

*This permit takes effect after:*

*The 14 day appeal period expires; or*

*Any appeal to the Tasmanian Civil & Administrative Appeal Tribunal (TASCAT) is withdrawn or determined; or*

*Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*

*Any other required approvals under this or any other Act are granted.*

*The permit lapses after a period of two (2) years if the development or use has not substantially commenced within that period. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by request to Council.*

#### B. Restrictive Covenants

*The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquiries as to whether the proposed development is affected, restricted or prohibited by any such covenant.*

*If the proposal is non-compliant with any restrictive covenants, those restrictive covenants should be removed from the title prior to construction commencing or the owner will carry the liability of potential legal action in the future.*

#### C. Appeal Provisions

*A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil & Administrative Tribunal (TASCAT).*

*A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.*

*For more information see the Tasmanian Civil & Administrative Tribunal (TASCAT) website [www.tascat.tas.gov.au](http://www.tascat.tas.gov.au) <<http://www.tascat.tas.gov.au>>*

#### D. Permit Commencement

*If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.*

City of Launceston  
Council Meeting Minutes

Thursday 19 February 2026

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**E. Food Businesses**

All food businesses must be registered with council in accordance with the Food Act 2003 prior to commencing. Food premises fit out must comply with the National Construction Code TAS Part 14 or any subsequent versions of this document. **Noise Nuisance** Noise and odour nuisance is regulated under the Environmental Management and Pollution Control Act 1994. The location of any air extraction, kitchen exhausts, pumping, refrigeration systems, compressors or generators must not be located in such a manner that will cause an environmental nuisance, or unreasonable loss of amenity to residential zones.

**F. City Living**

City residential use may be subject to background noise and/or odour associated with commercial activity and traffic. It is recommended that measures be incorporated in the design of the development to minimise noise and odour impacts, such as double glazed windows.

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**Richard Jamieson (Senior Leader City Development) and Duncan Payton (Town Planner) were in attendance to answer questions in respect of this item. A table of questions asked by Councillors during debate is provided after the decision.**

**Sofia Tsinoglou (on behalf of Jimmy Property Management Pty Ltd and Nick Nikitarus) spoke against the Recommendation**

**Chris Hill spoke against the Recommendation**

**Jade Murray spoke against the Recommendation**

**Rolph Vos (Chair of the Board, City Mission) spoke for the Recommendation**

**Sarah Henley (Loreto Housing) spoke for the Recommendation**

**Chloe Lyne (Commercial Project Design) spoke for the Recommendation**

**Jo Fearman (CEO, City Mission) spoke for the Recommendation**

**DECISION:** 19 February 2026

**MOTION**

Moved Councillor K M Preece, seconded Councillor A J Britton.

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Tasmanian Planning Scheme - Launceston, a permit be granted for DA0509/2025 - Residential, Business and Professional Services, Community Meeting and Entertainment, Food Services, and General Retail and Hire - Construction of a six-storey building containing 48 multiple dwellings, offices, consulting rooms, community centre, cafe and shop, with access over the adjoining unnamed laneway, at 101 & 103-109 Wellington Street, Launceston, subject to the following conditions:

**1. ENDORSED PLANS & DOCUMENTS**

The use and development must be substantially in accordance with the endorsed plans and documents to the satisfaction of the Council unless modified by a condition of the Permit:

- a. Cover Sheet, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0000, dated 13/11/2025
- b. Site Plan, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0100, dated 13/11/2025
- c. Shadow Diagrams - Summer Solstice, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0110, dated 13/11/2025
- d. Shadow Diagrams - Winter Solstice, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0111, dated 13/11/2025
- e. Shadow Diagrams Existing - Winter Solstice, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0112, dated 13/11/2025
- f. Shadow Diagrams Existing - Summer Solstice, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0113, dated 13/11/2025
- g. Existing & Demolition L01, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0200, dated 13/11/2025
- h. Existing & Demolition L02, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0201, dated 13/11/2025
- i. Existing & Demolition Roof, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0202, dated 13/11/2025
- j. Existing & Demolition Axonometric View, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0203, dated 13/11/2025

- k. Area Plan Diagrams, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA0601, dated 13/11/2025
- l. General Arrangement - L01 Floor Plan, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA1000, dated 13/11/2025
- m. General Arrangement - L02 Floor Plan, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA1001, dated 13/11/2025
- n. General Arrangement - L03 Floor Plan, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA1002, dated 13/11/2025
- o. General Arrangement - L04 Floor Plan, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA1003, dated 13/11/2025
- p. General Arrangement - L05 Floor Plan, prepared by Philp Lighton Architects, project no. 118.25127, Launceston city Mission Community Service Precinct, revision A, page DA1004, dated 13/11/2025
- q. General Arrangement - L06 Floor Plan, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA1005, dated 13/11/2025
- r. Roof Plan, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA1100, dated 13/11/2025
- s. Site Elevations, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA3000, dated 13/11/2025
- t. Building Elevations - Sheet 01, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA3001, dated 13/11/2025
- u. Building Elevations - Sheet 02, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA3002, dated 13/11/2025
- v. Building Sections - Sheet 01, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA3500, dated 13/11/2025
- w. Building Sections - Sheet 02, prepared by Philp Lighton Architects, project no. 118.25127, Launceston City Mission Community Service Precinct, revision A, page DA3501, dated 13/11/2025
- x. Application Report, prepared by Commercial Project Delivery, Launceston City Mission Community Service Precinct, revision 3, dated 26/11/2025
- y. Heritage Impact Assessment, prepared by Purcell Architecture, Launceston City Mission Community Service Precinct, revision Final, dated 19/11/2025
- z. Traffic Impact Assessment, prepared by Midson Traffic Pty Ltd, Launceston City Mission Community Service Precinct, revision 3, dated 26/11/2025
- aa. Design Report, prepared by Collective Consulting, Launceston City Mission Community Service Precinct, revision 03, dated 01/12/2025

**2. RESIDENTIAL CAR PARKING**

The residential dwellings approved by this permit do not have associated car parking. Any tenancy agreement between the operators of the site and the residents must include advice that on-site parking is not available and provide further advice on alternative parking options to minimise impact on surrounding businesses.

**3. LEGAL TITLE**

All development and use associated with the proposal must be confined to the legal title of the subject land except construction of access from the street.

**4. TASWATER**

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2025/01423-LCC dated 24/12/2025 and attached to the permit.

**5. HOURS OF CONSTRUCTION**

- a) Unless otherwise approved in writing by the Senior Leader Health and Compliance construction activities must only be carried out between the hours of:
- i. Monday to Friday - 7 am to 6 pm; and
  - ii. Saturday - 8 am to 6 pm.
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The development must be undertaken in accordance with the conditions included on the Tasmanian Heritage Council 'Notice of Heritage Decision' for THC Application No. 8781, dated 28 January 2026 and attached to the permit.

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- 5,000 mm opening at the car park's gate access.

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The developer is liable for all costs associated with the repair of damage to Council infrastructure and assets resulting from non-compliance with the conditions of the Planning Permit and any by-law or legislation relevant to the development activity on the site. Damage may also include the undertaking of unauthorised works to Council infrastructure such as driveways, footpaths and stormwater infrastructure. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

**10. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE**

Prior to commencing any works in (or requiring the occupation of) the Road Reserve the applicant must receive written authorisation from the Road Asset Owner within the City of Launceston.

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Prior to the commencement of the development works the applicant must install all necessary silt fences and cut-off drains to prevent the soil, gravel and other debris from escaping the site. Additional works may be required on complex sites. No material or debris is to be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve as a result of the development activity is to be removed by the applicant. The silt fencing, cut off drains and other works to minimise erosion are to be maintained on the site until such time as the site has revegetated sufficiently to mitigate erosion and sediment transport.

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Prior to the placement of any skip bin, security fencing, hoarding, shipping containers, site offices or amenities within a local highway, the person, corporation or other legal entity must seek and have issued a permit pursuant to the Facilities and Highways By-Law (No. 1 of 2021). The payment of the scheduled Occupation Fee (comprising a minimum base fee and a square metre weekly rate) is required prior to the occupation commencing. No occupation of the road reserve is permitted without approval.

**14. DEMOLITION**

The developer must:

- a) protect property and services which are to either remain on or adjacent to the site from interference or damage;
- b) not undertake any burning of waste materials or removed vegetation;

- c) remove all rubbish from the site for disposal at a licensed waste disposal site;
- d) dispose of any asbestos found during demolition in accordance with the Safe Work Australia 'How to Safely Remove Asbestos: Code of Practice, July 2020', or any subsequent versions of the document.

#### 15. BUILDING ACT 2016 REQUIREMENTS

Prior to acting on this permit, it is recommended that an architect, a licensed building practitioner such as a building surveyor or a building designer be consulted to determine the requirements for any associated building, plumbing or demolition work under the *Building Act 2016*.

#### Notes

##### A. General

*This permit was issued based on the proposal documents submitted for DA0509/2025. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.*

*This permit takes effect after:*

*The 14 day appeal period expires; or*

*Any appeal to the Tasmanian Civil & Administrative Appeal Tribunal (TASCAT) is withdrawn or determined; or*

*Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*

*Any other required approvals under this or any other Act are granted.*

*The permit lapses after a period of two (2) years if the development or use has not substantially commenced within that period. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by request to Council.*

##### B. Restrictive Covenants

*The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquiries as to whether the proposed development is affected, restricted or prohibited by any such covenant.*

*If the proposal is non-compliant with any restrictive covenants, those restrictive covenants should be removed from the title prior to construction commencing or the owner will carry the liability of potential legal action in the future.*

##### C. Appeal Provisions

*A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil & Administrative Tribunal (TASCAT).*

*A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.*

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**D. Permit Commencement.**

*If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.*

**E. Food Businesses**

*All food businesses must be registered with council in accordance with the Food Act 2003 prior to commencing. Food premises fit out must comply with the National Construction Code TAS Part I4 or any subsequent versions of this document. Noise Nuisance*

*Noise and odour nuisance is regulated under the Environmental Management and Pollution Control Act 1994. The location of any air extraction, kitchen exhausts, pumping, refrigeration systems, compressors or generators must not be located in such a manner that will cause an environmental nuisance, or unreasonable loss of amenity to residential zones.*

**F. City Living**

*City residential use may be subject to background noise and/or odour associated with commercial activity and traffic. It is recommended that measures be incorporated in the design of the development to minimise noise and odour impacts, such as double glazed windows.*

**CARRIED 9:1**

**FOR VOTE: Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden**

**AGAINST VOTE: Councillor J J Pentridge**

COUNCILLOR	QUESTION	RESPONSE
<b>Councillor A J Britton</b>	They are only providing eight spaces and it's 113 in the scheme. Can we just hear why have we allowed that?	<p><b>Town Planner</b> Determining the appropriate level of car parking for any development is inherently difficult, which is why the planning scheme provides arbitrary tick-box standards and then allows consideration of reasons a proposal may still be acceptable when it does not meet them.</p> <p>City Mission currently occupies the lower two storeys of the building and already provides the proposed services with sufficient parking, including an additional 35 leased spaces elsewhere, which the planners have accepted on the organisation's advice. The first two storeys of the new development have the same parking requirements and remain compliant.</p> <p>The only area of shortfall relates to the four residential storeys, which would ordinarily require a significant number of spaces under the tick-box method. However, the proposal is specifically intended for tenants who do not have cars. While it is acknowledged that some residents may occasionally own a vehicle, the operator will clearly advise that parking is not provided and make alternative arrangements where possible. On the basis of the intended tenants, there is realistically no argument to support additional parking requirements. Reference was also made to broader development trends, particularly in cities where affordable, centrally located housing close to services and public transport reduces the actual need for on-site parking.</p>
<b>Councillor T G Walker</b>	Are we putting any planning conditions on the development application?	<p><b>Town Planner</b> Yes, we have put a condition on the proposed permit that requires all tenants to be advised that there is no parking and to be further advised of what parking opportunities may be available elsewhere.</p>

<p><b>Councillor T G Walker</b></p>	<p>The building's height, how has that been assessed? Is it in regards to surrounding buildings that are of a similar or higher height above sea level? There are stipulations in general that it does have to meet certain performance criteria, so, what has been used to justify the height of the building?</p>	<p><b>Senior Leader City Development</b> <i>The assessment is set out in the report. If there is any further clarification of the report needed, we would be happy to clarify it. But the assessment is quite detailed in the report.</i></p>
<p><b>Councillor T G Walker</b></p>	<p>I suppose just wanted to clarify the prime way that is justified and the buildings surrounding do contribute towards that?</p>	<p><b>Senior Leader City Development</b> <i>The assessment of compatibility is an evolving concept, and several contested developments have required detailed consideration of it. Compatibility does not mean “the same as,” nor does it mean “consistent with.” Although it is easy to assume those interpretations, tribunal decisions and other guidance make it clear that this is not the case. Instead, compatibility means the ability to coexist in harmony with surrounding development.</i></p> <p><i>While this involves a degree of subjective judgement, we have a strong understanding of the city’s existing built form and context. Based on that knowledge, we believe this proposal is capable of coexisting harmoniously. A range of factors contribute to that assessment, but key considerations include the design, setbacks, and the way shadowing and visual impacts are moderated from adjacent streets. The building’s north–south orientation also aligns with traditional local building patterns.</i></p> <p><i>Comparable examples include the Quest Apartments and the Sebel Hotel, which are of a similar scale. Developments of this size may feel prominent when first introduced, but they tend to be absorbed into the broader city form over time. We are confident the proposed building can do the same.</i></p>

		<p><i>It is also important to understand the development pattern of Launceston. The city does not concentrate tall buildings in its centre; instead, larger structures are dispersed around the edges of the CBD. This reflects the historic location of factories and larger floor-plate buildings, particularly along the river, in Margaret Street, and down Wellington Street. These areas naturally accommodate different building forms compared with the finer-grained central CBD.</i></p> <p><i>Taking all of these factors into account, we consider the proposed development to be an appropriate built form for its location, acknowledging that while it differs from its immediate surroundings, it remains compatible within the broader city context.</i></p>
<p><b>Councillor T G Walker</b></p>	<p>The building is set back from Wellington Street, which is its physical address, does that mean that Frederick Street is its side boundary and therefore the height that will be within 1 to 3m from that street, boundary, footpath is not taken into the same consideration?</p>	<p><b>Town Planner</b></p> <p><i>It is a significant building, with its principal frontage to Wellington Street. That is the larger frontage. Wellington Street is a busy traffic road and a major route within the city, carrying thousands of vehicles each day. Those road users are the ones who will most commonly see the building, set back behind the heritage façade.</i></p> <p><i>While Frederick Street is technically the primary frontage because it is the shorter boundary, for practical and assessment purposes it functions as a secondary frontage. Frederick Street carries a much lower volume of traffic. The building is set much closer to Frederick Street and is more visible to vehicles and pedestrians travelling along it. They will see the scale of the building more clearly, but only for a limited time as they drive up or down the street. However, we are assessing the development in a broader urban context, rather than based solely on that narrower viewpoint from the smaller number of vehicles using Frederick Street.</i></p>

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<b>Councillor J J Pentridge</b>	Where is the paragraph or the section that refers to security and to the general maintenance of the surrounding areas? Have we put any provision in here anywhere for some sort of maintenance program?	<b>Town Planner</b> <i>The short answer is no. There is no provision in the planning scheme for us to review the security or the maintenance practices of the operators. I think we can be reasonably confident that they have been good tenants in the area for a very long time and would continue to be the so. However, it's not addressed in the planning scheme and therefore, there is no paragraph in the report talking about that and we do not have the capacity to require it.</i>
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**11.2. DA0100/2025 - 12 Techno Park Dr - Subdivision - Subdivide one lot into 106 lots including new roads, public open space and associated works**

**FILE NO:** DA0100/2025

**AUTHOR:** Philippa Glover (Acting Senior Leader City Development)

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

**DECISION STATEMENT:**

To consider and determine a development application pursuant to the *Land Use Planning and Approvals Act 1993*.

**PLANNING APPLICATION INFORMATION:**

<b>Applicant</b>	GHD Pty Ltd
<b>Site</b>	12 Techno Park Drive, Kings Meadows
<b>Proposal</b>	Subdivision - Subdivide one lot into 106 lots, including road lot and construction of road
<b>Zoning</b>	General Residential
<b>Codes</b>	C3.0 Road and Railway Assets Code C7.0 Natural Assets Code C9.0 Attenuation Code C13.0 Bushfire-Prone Areas Code C15.0 Landslip Hazard Code
<b>Use Class</b>	N/A
<b>Standards assessed through performance criteria</b>	8.6.1 P1 Lot design (minimum lot size) 8.6.1 P2 Lot design (frontage) 8.6.1 P4 Lot design (lot orientation) 8.6.2 P1 Roads C9.6.1 P1 Lot Design (Attenuation) C15.6.1 P1.1 Buildings and Works within a Landslip Hazard Area C15.6.1 P1.2 Buildings and Works within a Landslip Hazard Area C15.7.1 P1 Subdivision within a Landslip Hazard Area
<b>Public Notification</b>	7 January 2026 - 21 January 2026
<b>Representations</b>	33
<b>Deemed Approval</b>	20 February 2026

**RELEVANT LEGISLATION:**

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

**RECOMMENDATION:**

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Tasmanian Planning Scheme - Launceston, a permit be granted for DA0100/2025 - Subdivision - Subdivide one lot into 106 lots, including road lot and construction of road at 12 Techno Park Drive, Kings Meadows, subject to the following conditions:

**1. ENDORSED PLANS & DOCUMENTS**

The use and development must be carried out in accordance with the endorsed plans and documents to the satisfaction of the Council, unless modified by a condition of the Permit:

- a. Site Plan - Existing Site Survey, prepared by GHD, project 12552740, Techno Park Subdivision - Homes Tasmania, revision P02, page CI-00001, dated 18/11/2025
- b. Site Plan - Concept Subdivision Layout, prepared by GHD, project 12552740, Techno Park Subdivision - Homes Tasmania, revision P02, page CI-00010, dated 18/11/2025
- c. Site Plan - Concept Roads, Footpaths and Stormwater Drainage, prepared by GHD, project 12552740, Techno Park Subdivision - Homes Tasmania, revision P02, page CI-00020, dated 18/11/2025
- d. Site Plan - Concept Water and Sewerage Reticulation, prepared by GHD, project 12552740, Techno Park Subdivision - Homes Tasmania, revision P02, page CI-00030, dated 18/11/2025
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- p. Geotechnical Investigation and Landslide Risk Assessment, prepared by Geoton Pty Ltd, project GL21707B, Lot 3 Techno Park Drive - Homes Tasmania, revision Bc, dated 10/04/2024

**2. LANDSLIP**

Works on land identified as Land Slip Hazard must be undertaken in accordance with the recommendations of the endorsed Landslip Hazard Report.

**3. ARBORICULTURAL IMPACT ASSESSMENT**

Prior to the commencement of works, an Arboricultural Impact Assessment (AIA), prepared by a suitably qualified arborist in accordance with AS4970, must be submitted to the approval of the Senior Leader City Development. The AIA must demonstrate how the proposed crossovers servicing Lots 34-38 and Lot 31 will be designed and constructed to avoid or minimise impacts to retained trees and their root systems.

**4. PEDESTRIAN CONNECTIVITY - PUBLIC OPEN SPACE**

Prior to the commencement of works, a detailed design must be provided to the approval of the Senior Leader City Development, demonstrating a continuous pedestrian path connecting the Public Open Space to Jinglers Creek Reserve. The design must include details of path alignment, surface treatments, gradients, and construction methods sufficient to ensure the path is safe, accessible, and suitable for long-term public use, having regard to site constraints.

**5. LANDSCAPE PLAN - PUBLIC OPEN SPACE**

Prior to the commencement of works, a Landscape Plan for the Public Open Space (lot 106) must be submitted to the approval of the Senior Leader City Development. The plan must include an appropriate planting schedule that reflects the site's pre-settlement vegetation communities, local species composition, and broader ecological context. The Landscape Plan must also detail site preparation, planting methods, and establishment and maintenance requirements to ensure successful revegetation outcomes.

**6. AMENITY**

The construction of the development permitted by this permit must not unreasonably affect the amenity of the site and the locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; the presence of vermin, or otherwise.

**7. LEGAL TITLE**

All development and use associated with the proposal must be confined to the legal title of the subject land except construction of access from the street.

**8. TASWATER**

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2025/00303-LCC, dated 11 April 2025 and attached to the permit.

**9. HOURS OF CONSTRUCTION**

- a) Unless otherwise approved in writing by the Senior Leader Health and Compliance construction activities must only be carried out between the hours of:
- i. Monday to Friday - 7 am to 6 pm; and
  - ii. Saturday - 8 am to 6 pm.

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- b) Notwithstanding the above paragraph, construction activities must not be carried out on public holidays that are observed state-wide (Easter Tuesday excepted).

**10. STORMWATER WATER QUALITY**

Prior to the engineering design approval, the applicant must submit a detailed design report and documentation for the on-site stormwater quality management system incorporating Water Sensitive Urban Design (WSUD) measures. The report and design must:

- a) Achieve the following stormwater treatment performance targets:
- 90% reduction in the average annual load of litter/gross pollutants
  - 80% reduction in the annual average load of total suspended solids (TSS)
  - 45% reduction in the annual average load of total phosphorus (TP)
  - 45% reduction in the annual average load of total nitrogen (TN)
- b) Include a stormwater solid settling device and/or constructed wetland swale.
- c) Be prepared by a suitably qualified professional with experience in WSUD and stormwater treatment systems.
- d) Include an ongoing maintenance and management plan.

Note: Council will not operate or maintain infrastructure on private property. The property owner is responsible for regular maintenance to ensure the system continues to perform as intended over its design life.

**11. STORMWATER MANAGEMENT STRATEGY**

Prior to the endorsement of the Engineering Plans, a Detailed Stormwater Management Strategy (DSMS) must be prepared by a suitably qualified engineer and submitted to Council for approval.

The DSMS must demonstrate compliance with Council's water quantity performance requirements for the proposed subdivision, including but not limited to:

- a) Detailed hydraulic modelling for all relevant design storm events, including the 10% AEP event.
- b) Assessment of downstream impacts on the existing Council stormwater network and receiving environment.
- c) identification of required works including the upsizing or duplication to the existing network.

The use of multiple stormwater discharge points such that a portion of the catchment is directed to the southern discharge point and a portion is discharged to the existing northern stormwater network is acceptable to manage flows.

Where the DSMS incorporates the provision of onsite detention on individual lots, such provisions, detailing the design parameters and ongoing maintenance responsibility shall be detailed in an agreement made pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 registered on the titles of said lots.

**12. DAMAGE TO COUNCIL INFRASTRUCTURE & ASSETS**

The developer is liable for all costs associated with the repair of damage to Council infrastructure and assets resulting from non-compliance with the conditions of the Planning Permit and any by-law or legislation relevant to the development activity on the site. Damage may also include the undertaking of unauthorised works to Council infrastructure

such as driveways, footpaths and stormwater infrastructure. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

### **13. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE**

Prior to commencing any works in (or requiring the occupation of) the Road Reserve the applicant must receive written authorisation from the Road Asset Owner within the City of Launceston.

This includes but is not limited to occupying space with skip bins, construction equipment, hoarding, scaffolding, the use of machinery and facilitating service connections.

Any implementation of temporary traffic controls will also require written approval.

### **14. SOIL AND WATER MANAGEMENT CONTROL PLAN**

Prior to the commencement of works, a site management plan must be submitted detailing how soil and water must be managed on the site during the construction process. The management plan must include the following:

- a. Allotment boundaries, contours, approximate grades of slope and directions of fall.
- b. Location of adjoining roads, impervious surfaces, underground services and existing drainage.
- c. Location and types of all existing natural vegetation, the proposed location of topsoil stockpiles and the limit of clearing, grading and filling.
- d. Critical natural areas such as drainage lines, cliffs, wetlands and unstable ground.
- e. The estimated dates for the start and finish of the works.
- f. The erosion control practices to be used on the site such as cut off drains, fencing off areas to be undisturbed, revegetation program and so on.
- g. The sediment control practices to be used on site such as silt fencing, stabilised site access, filter screens for inlets to the drainage system, sediment traps and so on.
- h. Timing of the site rehabilitation or landscaping program.
- i. Outline of the maintenance program for the erosion and sediment controls.

Works must not commence prior to the approval of the Soil and Water Management Control Plan by the Executive Leader Community Assets and Design. The Plan must be implemented and maintained during construction to ensure that soil erosion is to be appropriately managed.

### **15. FACILITIES AND HIGHWAYS BY-LAW**

Prior to the placement of any skip bin, security fencing, hoarding, shipping containers, site offices or amenities within a local highway, the person, corporation or other legal entity must seek and have issued a permit pursuant to the Facilities and Highways By-Law (No. 1 of 2021). The payment of the scheduled Occupation Fee (comprising a minimum base fee and a square metre weekly rate) is required prior to the occupation commencing. No occupation of the road reserve is permitted without approval.

### **16. SECTION 71 AGREEMENT - RAINWATER TANK**

Where part of the detailed stormwater management strategy, the owner, under Section 71 of the *Land Use Planning and Approvals Act 1993*, must enter into an agreement with the Launceston City Council to the effect that:

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- a. For all lots created by the subdivision, rainwater tanks must be installed, designed, constructed, and maintained to capture roof runoff and achieve an approximate 50% reduction in peak stormwater flow for the 20% Annual Exceedance Probability (AEP) event or an alternative level of performance as demonstrated through detailed hydraulic modelling to the satisfaction of Council.
- b. The rainwater tanks must be retained, maintained, and kept operational by the lot owner(s) at all times to ensure ongoing compliance with Clause a.
- c. This agreement shall be placed on the Certificates of Title for all residential lots in accordance with Section 78 of the *Land Use Planning and Approvals Act 1993*.
- d. All reasonable costs associated with the preparation, execution, and registration of this agreement shall be borne by the Owner/Applicant.

**17. RETICULATED SERVICES**

Prior to the commencement of the use, reticulated water, sewerage and electricity must be available to each lot shown on the endorsed plans.

**18. SUBMISSION AND APPROVAL OF PLANS**

Prior to the commencement of the development of the site, detailed plans and specifications must be submitted to the Executive Leader Community Assets and Design for approval. Such plans and specifications must:

- a. include all infrastructure works required by the permit or shown in the endorsed plans and specifications including:
  - i. Electricity infrastructure including street lighting.
  - ii. Communications infrastructure and evidence of compliance with the 'fibre-ready' requirements of National Broadband Network.
- b. be prepared strictly in accordance with the Tasmanian Infrastructure Design Guidelines and the LGAT-IPWEA Tasmanian Standard Drawings applicable at the date of submission of the plans.
- c. be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.
- d. be accompanied by:
  - i. an estimate of the construction cost of the future public works together with a schedule of the major components and their relevant costs; and
  - ii. a fee of 1.5% of the public works estimate (or a minimum of \$250). Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion & Final inspections.

**19. CONSTRUCTION OF WORKS**

Private and public infrastructure works must be constructed in accordance with plans and specification approved by the Executive Leader Community Assets and Design.

The required infrastructure works must be as shown in the application documents and endorsed plans and modified by the approval of the detailed engineering drawings and specifications. Works must include:

- a. Stormwater
  - i. Provision of a public drainage system to drain all roadways, footpaths and nature strips within the road reserves and all land draining onto the road reserve,
  - ii. The provision of a DN 100 connection to the lowest point of each lot,
  - iii. Provision of an overland flow path for flows up to a 100-year ARI storm event.

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- b. Roads - Extension of Techno Park Drive
  - i. Provision of fully constructed road to match the existing construction of Techno Park Drive (8.9m face of kerb to face of Kerb) for the entire length of all the property frontages, complete with KC type kerb and channel,
  - ii. Provision of a 1500 mm wide footpath located on both sides of the existing road in front of 10 Techno park drive and all necessary pedestrian kerb ramps,
  - iii. Where transitioning from existing mountable KCM type kerb, transitions shall be smooth and occur at changes in direction or at the interface of pits, kerb ramps or the like.
  
- c. Roads - Road 1
  - i. Provision of a fully constructed road 8.9 metres wide (measured from the face of kerb to the face of kerb) for the entire length of all the property frontages, complete with KC type kerb and channel,
  - ii. Provision of a 1500mm wide footpath located on both side of all other roads and all necessary pedestrian kerb ramps,
  - iii. Provision of a single vehicular crossing for each lot within the subdivision with its primary frontage to Road 1,
  - iv. Provision of an 18-metres diameter sealed turning head measured to the face of kerb,
  - v. all necessary line marking, signage and other traffic control devices.
  
- d. Roads - One way connecting link
  - i. Provision of a fully constructed connecting link 4.5 metres wide (measured from the face of kerb to the face of kerb) for the entire length of all the property frontages to the court of Woolven Street complete with KC type kerb and channel, suitable for one way traffic and pedestrians,
  - ii. Provision of a 1500mm wide footpath located on both side of all connecting link and all necessary pedestrian kerb ramps,
  - iii. Provision of suitability sized vehicular crossing for each lot within the subdivision with its primary frontage to connecting link,
  - iv. all necessary line marking, signage and other traffic control devices.
  - v. Where the road transitions from Woolven Court to the connecting link road (KCM), the transition shall be smooth and occur at changes in direction or at interfaces with pits, kerb ramps, or similar infrastructure
  
- e. Roads - Road 2
  - i. Provision of a fully constructed road 8.9 metres wide (measured from the face of kerb to the face of kerb) for the entire length of all the property frontages, complete with KC type kerb and channel,
  - ii. Provision of a 1500mm wide footpath located on both side of all other roads and all necessary pedestrian kerb ramps,
  - iv. Provision of a single vehicular crossing for each lot within the subdivision with its primary frontage to Road 2,
  - v. Provision of an 18-metre diameter sealed turning head measured to the face of kerb,
  - vi. Provision of all necessary line marking, signage and other traffic control devices.

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- f. Roads - Road 3 and Road 4
  - i. Construction of a 9 metre (minimum) diameter roundabout with a 4-metre diameter raised central core and a 19 metre (nominal) diameter kerb line at cross intersection complete with all necessary slitter islands, or any other endorsed treatment,
  - ii. Provision of a fully constructed road 8.9 metres wide (measured from the face of kerb to the face of kerb) for the entire length of all the property frontages, complete with KC type kerb and channel,
  - iv. Provision of a 1500mm wide footpath located on both side of all other roads and all necessary pedestrian kerb ramps,
  - iv. Provision of a single vehicular crossing for each lot within the subdivision,
  - v. Provision of a sealed temporary turning head of a suitable size for incomplete roads,
  - vi. Provision of all necessary line marking, signage and other traffic control devices.
  
- g. Public Open
  - i. All public open space lots must be landscaped, provided with works to restrict traffic, provided with a 25mm water connection, connecting footpaths and all necessary drainage.
  
- h. Electricity, Communications & Other Utilities
  - i. An underground reticulated electricity system and public street lighting scheme must be provided to service all lots and installed to the approval of the Responsible Authority,
  - ii. An underground telecommunications system must be provided to service all lots and installed to the approval of the Responsible Authority,
  - iii. Provision of a suitably sized conduit/corridor for the future provision of broadband internet infrastructure.

All construction works must be undertaken in accordance with the Tasmanian Infrastructure Design Guidelines and LGAT-IPWEA Standard Drawings. These documents specify:

1. Construction requirements,
2. Appointment of a suitably qualified Supervising Engineer to supervise and certify construction works, arrange Council Audit inspections and other responsibilities,
3. Construction Audit inspections,
4. Practical Completion and after a 12 months defects liability period the Final Inspection & Hand-Over.

## 20. CONSTRUCTION DOCUMENTATION

At the time of practical completion for the public works, the developer must provide Council with construction documentation sufficient to show that the works are completed in accordance with Council standards and are locatable for maintenance or connection purposes. The construction documentation is to consist of:

- a. An "as constructed" plan in accordance with Council's standard requirements for as constructed drawings. A separate copy of the requirements is available upon request.
- b. A Closed Circuit Television inspection report for all stormwater drains constructed or incorporated in the works.

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- c. Compaction and soil test results for all earthworks or pavement works.
- d. An engineer's certificate that each component of the works comply with the approved engineering plans and Council standards.

**21. EASEMENTS**

Easements are required over all Council and third-party services located in private property. The minimum width of any easement must be 3 metres for Council (public) mains. A greater width will be required where the internal diameter of the pipe is greater than 475 mm or where the depth of the pipe exceeds 2.1 metres. A lesser width may be approved for a private service prior to the lodgement of a final plan of survey.

**22. SEALING PLANS OF SUBDIVISION**

No Plan of Survey shall be sealed until the following matters have been completed to the satisfaction of the Executive Leader Community Assets and Design:

- a. The satisfactory completion of all public infrastructure works required by the planning permit.
- b. The provision of written evidence of the completion of third party services including connections to the electricity supply, telecommunications infrastructure and TasWater infrastructure, from the responsible service provider.
- c. The provision of engineering certification and as constructed documentation in accordance the Council requirements.
- d. The subsequent issue of a Certificate of Practical Completion by the Executive Leader - Community Assets and Design for those works that will vest with the City of Launceston (Roads and Stormwater infrastructure).
- e. The lodgement of a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period.
- f. Any other payment or action required by a planning permit condition to occur prior to the sealing of the Final Plan of Survey.

**23. CONVEYANCE OF ROADS**

All roads in the Subdivision must be conveyed to the Council upon the issue by the Executive Leader Community Assets and Design, of the Certificate under Section 10 (7) of the *Local Government (Highways) Act 1962*. All costs involved in this procedure must be met by the Subdivider.

**24. CONVEYANCE OF PUBLIC OPEN SPACE**

All public open space lots in the Subdivision must be conveyed to the Council upon the issue of titles. All costs involved in this procedure must be met by the Subdivider.

**25. COMPLETION OF WORKS**

All works must be carried out to Council standards and under the direct supervision of a suitably qualified and experienced civil engineer engaged by the owner and approved by the Council. Certification that all works have been carried out in accordance with the approved engineering design plans and to Council standards will be required prior to issue of the Certificate of Practical Completion.

**26. AS CONSTRUCTED PLANS**

An "as constructed" plan must be provided in accordance with Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from Council's Community Assets and Design Team.

**27. NO BURNING OF WASTE**

No burning of any waste materials, including removed vegetation, generated by the development to be undertaken on-site. Any such waste materials are to be removed to a licensed waste disposal facility (e.g. Launceston Waste Centre), reclaimed or recycled.

**28. RESERVES, PARKS & GARDENS BY-LAW**

Pursuant to Clause 7 (7) of City of Launceston By-law, Reserves, Parks and Gardens By-law No.4 of 2009, boundary fences abutting the public open space (Woods Reserve) are not permitted to have any openings or gates allowing pedestrian or vehicular access to or from the private property into the reserve. No approval for such an access is given and failure to comply with this condition may result in the issue of a fine pursuant to the by-law.

**29. PROTECTION OF EXISTING TREES**

Existing trees identified for retention on the subject land must be retained and must not be damaged, removed, destroyed or lopped without the written consent of the Council. Such trees must be satisfactorily protected both by the design of the building and during construction work by barriers and similar devices in accordance with *Australian Standard 4970 Protection of Trees on Development Sites to Protect Existing Trees*.

Tree protection works and barriers must be installed prior to the commencement of works and maintained for the duration of all subdivision and construction activities.

**30. BUILDING ACT 2016 REQUIREMENTS**

Prior to acting on this permit, it is recommended that an architect, a licensed building practitioner such as a building surveyor or a building designer be consulted to determine the requirements for any associated building, plumbing or demolition work under the *Building Act 2016*.

**Notes**

A. General

*This permit was issued based on the proposal documents submitted for DA0100/2025. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.*

*This permit takes effect after:*

- a. *The 14 day appeal period expires; or*
- b. *Any appeal to the Tasmanian Civil & Administrative Appeal Tribunal (TASCAT) is withdrawn or determined; or*
- c. *Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. *Any other required approvals under this or any other Act are granted.*

*The permit lapses after a period of two (2) years if the development or use has not substantially commenced within that period. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by request to Council.*

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B. Restrictive Covenants

*The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquiries as to whether the proposed development is affected, restricted or prohibited by any such covenant.*

*If the proposal is non-compliant with any restrictive covenants, those restrictive covenants should be removed from the title prior to construction commencing or the owner will carry the liability of potential legal action in the future.*

C. Appeal Provisions

*A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil & Administrative Tribunal (TASCAT).*

*A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.*

*For more information see the Tasmanian Civil & Administrative Tribunal (TASCAT) website [www.tascat.tas.gov.au](http://www.tascat.tas.gov.au) <<http://www.tascat.tas.gov.au>>*

D. Permit Commencement.

*If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.*

E. Threatened species

*Proposed removal of existing native vegetation, includes vegetation identified as possible habitat for endangered species should be undertaken with regard to the recommendations of the endorsed Natural Values Surveys, including the requirement for further approvals.*

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**Richard Jamieson (Senior Leader City Development) and Duncan Payton (Town Planner) were in attendance to answer questions in respect of this item. A table of questions asked by Councillors during debate is provided after the decision.**

**Donald Lehner spoke to the Recommendation  
Jonathan Metcalfe spoke against the Recommendation  
Pamela Skeggs spoke against the Recommendation  
Craig Plaisted spoke against the Recommendation  
Josiah Casbault spoke against the Recommendation  
Geoff Kraft (Homes Tasmania) spoke for the Recommendation**

**Mayor, Councillor M K Garwood, handed the Chair to Deputy Mayor, Councillor D H McKenzie at 2.57pm**

**Mayor, Councillor M K Garwood, resumed the Chair at 2.58 pm**

**DECISION:** 19 February 2026

**MOTION**

Moved Deputy Mayor Councillor D H McKenzie, seconded Councillor A J Britton.

That, in accordance with sections 51 and 57 of the *Land Use Planning and Approvals Act 1993* and the Tasmanian Planning Scheme - Launceston, a permit be granted for DA0100/2025 - Subdivision - Subdivide one lot into 106 lots, including road lot and construction of road at 12 Techno Park Drive, Kings Meadows, subject to the following conditions:

**1. ENDORSED PLANS & DOCUMENTS**

The use and development must be carried out in accordance with the endorsed plans and documents to the satisfaction of the Council, unless modified by a condition of the Permit:

- a. Site Plan - Existing Site Survey, prepared by GHD, project 12552740, Techno Park Subdivision - Homes Tasmania, revision P02, page CI-00001, dated 18/11/2025
- b. Site Plan - Concept Subdivision Layout, prepared by GHD, project 12552740, Techno Park Subdivision - Homes Tasmania, revision P02, page CI-00010, dated 18/11/2025
- c. Site Plan - Concept Roads, Footpaths and Stormwater Drainage, prepared by GHD, project 12552740, Techno Park Subdivision - Homes Tasmania, revision P02, page CI-00020, dated 18/11/2025
- d. Site Plan - Concept Water and Sewerage Reticulation, prepared by GHD, project 12552740, Techno Park Subdivision - Homes Tasmania, revision P02, page CI-00030, dated 18/11/2025
- e. Planting Schedule & Drawing Legend, prepared by GHD, project 12552740, Techno Park Subdivision - Homes Tasmania, revision P01, page LA-0001, dated 30/04/2024
- f. Landscape - General Arrangement Plan, prepared by GHD, project 12552740, Techno Park Subdivision - Homes Tasmania, revision P02, page LA-0002, dated 22/07/2025
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- h. Landscape Tree Removal Plan, prepared by GHD, project 12552740, Techno Park Subdivision - Homes Tasmania, revision P02, page LA-0004, dated 22/07/2025
- i. Subdivision Planning Assessment, prepared by GHD, project 12552740, Techno Park Drive Subdivision - Homes Tasmania, revision 1, dated 06/03/2025
- j. Desktop Aboriginal and Historic Heritage Report, prepared by Cultural Heritage Management Australia, Lot 2 Techno Park, version Final Report V1, dated 27/10/2021
- k. Natural Values Surveys, prepared by GHD, project 12552740, Techno Park - Homes Tasmania, revision 2, dated 28/02/2023
- l. Masked Owl Survey, prepared by GHD, project 12552740, Affordable Housing - Techno Park, revision C, dated 15/07/2022

- m. Targeted Flora Survey, prepared by GHD, project 12552740, Techno Park Subdivision - Homes Tasmania, revision 1, dated 28/02/2023
- n. Traffic Impact Assessment, prepared by Pitt & Sherry, Launceston Techno Park - Homes Tasmania, revision 01, dated 28/7/2025
- o. Bushfire Hazard Management, prepared by RMCG, project 12552740, Lot 3 Techno Park Drive - Homes Tasmania, dated 19/12/2023
- p. Geotechnical Investigation and Landslide Risk Assessment, prepared by Geoton Pty Ltd, project GL21707B, Lot 3 Techno Park Drive - Homes Tasmania, revision Bc, dated 10/04/2024

## 2. LANDSLIP

Works on land identified as Land Slip Hazard must be undertaken in accordance with the recommendations of the endorsed Landslip Hazard Report.

## 3. ARBORICULTURAL IMPACT ASSESSMENT

Prior to the commencement of works, an Arboricultural Impact Assessment (AIA), prepared by a suitably qualified arborist in accordance with AS4970, must be submitted to the approval of the Senior Leader City Development. The AIA must demonstrate how the proposed crossovers servicing Lots 34-38 and Lot 31 will be designed and constructed to avoid or minimise impacts to retained trees and their root systems.

## 4. PEDESTRIAN CONNECTIVITY - PUBLIC OPEN SPACE

Prior to the commencement of works, a detailed design must be provided to the approval of the Senior Leader City Development, demonstrating a continuous pedestrian path connecting the Public Open Space to Jinglers Creek Reserve. The design must include details of path alignment, surface treatments, gradients, and construction methods sufficient to ensure the path is safe, accessible, and suitable for long-term public use, having regard to site constraints.

## 5. LANDSCAPE PLAN - PUBLIC OPEN SPACE

Prior to the commencement of works, a Landscape Plan for the Public Open Space (lot 106) must be submitted to the approval of the Senior Leader City Development. The plan must include an appropriate planting schedule that reflects the site's pre-settlement vegetation communities, local species composition, and broader ecological context. The Landscape Plan must also detail site preparation, planting methods, and establishment and maintenance requirements to ensure successful revegetation outcomes.

## 6. AMENITY

The construction of the development permitted by this permit must not unreasonably affect the amenity of the site and the locality by reason of the processes carried on; the transportation of materials, goods or commodities to or from the subject land; the appearance of any buildings, works or materials; the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; the presence of vermin, or otherwise.

**7. LEGAL TITLE**

All development and use associated with the proposal must be confined to the legal title of the subject land except construction of access from the street.

**8. TASWATER**

The development must comply with the requirements of TasWater as detailed in the form Submission to Planning Authority Notice, Reference No. TWDA 2025/00303-LCC, dated 11 April 2025 and attached to the permit.

**9. HOURS OF CONSTRUCTION**

- a) Unless otherwise approved in writing by the Senior Leader Health and Compliance construction activities must only be carried out between the hours of:
- i. Monday to Friday - 7 am to 6 pm; and
  - ii. Saturday - 8 am to 6 pm.
- b) Notwithstanding the above paragraph, construction activities must not be carried out on public holidays that are observed state-wide (Easter Tuesday excepted).

**10. STORMWATER WATER QUALITY**

Prior to the engineering design approval, the applicant must submit a detailed design report and documentation for the on-site stormwater quality management system incorporating Water Sensitive Urban Design (WSUD) measures. The report and design must:

- a) Achieve the following stormwater treatment performance targets:
- 90% reduction in the average annual load of litter/gross pollutants
  - 80% reduction in the annual average load of total suspended solids (TSS)
  - 45% reduction in the annual average load of total phosphorus (TP)
  - 45% reduction in the annual average load of total nitrogen (TN)
- b) Include a stormwater solid settling device and/or constructed wetland swale.
- c) Be prepared by a suitably qualified professional with experience in WSUD and stormwater treatment systems.
- d) Include an ongoing maintenance and management plan.

Note: Council will not operate or maintain infrastructure on private property. The property owner is responsible for regular maintenance to ensure the system continues to perform as intended over its design life.

**11. STORMWATER MANAGEMENT STRATEGY**

Prior to the endorsement of the Engineering Plans, a Detailed Stormwater Management Strategy (DSMS) must be prepared by a suitably qualified engineer and submitted to Council for approval.

The DSMS must demonstrate compliance with Council's water quantity performance requirements for the proposed subdivision, including but not limited to:

- a) Detailed hydraulic modelling for all relevant design storm events, including the 10% AEP event.
- b) Assessment of downstream impacts on the existing Council stormwater network and receiving environment.

- c) identification of required works including the upsizing or duplication to the existing network.

The use of multiple stormwater discharge points such that a portion of the catchment is directed to the southern discharge point and a portion is discharged to the existing northern stormwater network is acceptable to manage flows.

Where the DSMS incorporates the provision of onsite detention on individual lots, such provisions, detailing the design parameters and ongoing maintenance responsibility shall be detailed in an agreement made pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 registered on the titles of said lots.

#### **12. DAMAGE TO COUNCIL INFRASTRUCTURE & ASSETS**

The developer is liable for all costs associated with the repair of damage to Council infrastructure and assets resulting from non-compliance with the conditions of the Planning Permit and any by-law or legislation relevant to the development activity on the site. Damage may also include the undertaking of unauthorised works to Council infrastructure such as driveways, footpaths and stormwater infrastructure. The developer will also be liable for all reasonable costs associated with the enforcement of compliance with the conditions, by-laws and legislation relevant to the development activity on the site.

#### **13. WORKS WITHIN/OCCUPATION OF THE ROAD RESERVE**

Prior to commencing any works in (or requiring the occupation of) the Road Reserve the applicant must receive written authorisation from the Road Asset Owner within the City of Launceston.

This includes but is not limited to occupying space with skip bins, construction equipment, hoarding, scaffolding, the use of machinery and facilitating service connections.

Any implementation of temporary traffic controls will also require written approval.

#### **14. SOIL AND WATER MANAGEMENT CONTROL PLAN**

Prior to the commencement of works, a site management plan must be submitted detailing how soil and water must be managed on the site during the construction process. The management plan must include the following:

- a. Allotment boundaries, contours, approximate grades of slope and directions of fall.
- b. Location of adjoining roads, impervious surfaces, underground services and existing drainage.
- c. Location and types of all existing natural vegetation, the proposed location of topsoil stockpiles and the limit of clearing, grading and filling.
- d. Critical natural areas such as drainage lines, cliffs, wetlands and unstable ground.
- e. The estimated dates for the start and finish of the works.
- f. The erosion control practices to be used on the site such as cut off drains, fencing off areas to be undisturbed, revegetation program and so on.

- g. The sediment control practices to be used on site such as silt fencing, stabilised site access, filter screens for inlets to the drainage system, sediment traps and so on.
- h. Timing of the site rehabilitation or landscaping program.
- i. Outline of the maintenance program for the erosion and sediment controls.

Works must not commence prior to the approval of the Soil and Water Management Control Plan by the Executive Leader Community Assets and Design. The Plan must be implemented and maintained during construction to ensure that soil erosion is to be appropriately managed.

#### **15. FACILITIES AND HIGHWAYS BY-LAW**

Prior to the placement of any skip bin, security fencing, hoarding, shipping containers, site offices or amenities within a local highway, the person, corporation or other legal entity must seek and have issued a permit pursuant to the Facilities and Highways By-Law (No. 1 of 2021). The payment of the scheduled Occupation Fee (comprising a minimum base fee and a square metre weekly rate) is required prior to the occupation commencing. No occupation of the road reserve is permitted without approval.

#### **16. SECTION 71 AGREEMENT - RAINWATER TANK**

Where part of the detailed stormwater management strategy, the owner, under Section 71 of the *Land Use Planning and Approvals Act 1993*, must enter into an agreement with the Launceston City Council to the effect that:

- a. For all lots created by the subdivision, rainwater tanks must be installed, designed, constructed, and maintained to capture roof runoff and achieve an approximate 50% reduction in peak stormwater flow for the 20% Annual Exceedance Probability (AEP) event or an alternative level of performance as demonstrated through detailed hydraulic modelling to the satisfaction of Council.
- b. The rainwater tanks must be retained, maintained, and kept operational by the lot owner(s) at all times to ensure ongoing compliance with Clause a.
- c. This agreement shall be placed on the Certificates of Title for all residential lots in accordance with Section 78 of the *Land Use Planning and Approvals Act 1993*.
- d. All reasonable costs associated with the preparation, execution, and registration of this agreement shall be borne by the Owner/Applicant.

#### **17. RETICULATED SERVICES**

Prior to the commencement of the use, reticulated water, sewerage and electricity must be available to each lot shown on the endorsed plans.

#### **18. SUBMISSION AND APPROVAL OF PLANS**

Prior to the commencement of the development of the site, detailed plans and specifications must be submitted to the Executive Leader Community Assets and Design for approval. Such plans and specifications must:

- a. include all infrastructure works required by the permit or shown in the endorsed plans and specifications including:
  - i. Electricity infrastructure including street lighting.

- ii. **Communications infrastructure and evidence of compliance with the 'fibre-ready' requirements of National Broadband Network.**
- b. **be prepared strictly in accordance with the Tasmanian Infrastructure Design Guidelines and the LGAT-IPWEA Tasmanian Standard Drawings applicable at the date of submission of the plans.**
- c. **be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.**
- d. **be accompanied by:**
  - i. **an estimate of the construction cost of the future public works together with a schedule of the major components and their relevant costs; and**
  - ii. **a fee of 1.5% of the public works estimate (or a minimum of \$250). Such fee covers assessment of the plans and specifications, audit inspections and Practical Completion & Final inspections.**

#### **19. CONSTRUCTION OF WORKS**

**Private and public infrastructure works must be constructed in accordance with plans and specification approved by the Executive Leader Community Assets and Design.**

**The required infrastructure works must be as shown in the application documents and endorsed plans and modified by the approval of the detailed engineering drawings and specifications. Works must include:**

- a. **Stormwater**
  - i. **Provision of a public drainage system to drain all roadways, footpaths and nature strips within the road reserves and all land draining onto the road reserve,**
  - ii. **The provision of a DN 100 connection to the lowest point of each lot,**
  - iii. **Provision of an overland flow path for flows up to a 100-year ARI storm event.**
- b. **Roads - Extension of Techno Park Drive**
  - i. **Provision of fully constructed road to match the existing construction of Techno Park Drive (8.9m face of kerb to face of Kerb) for the entire length of all the property frontages, complete with KC type kerb and channel,**
  - ii. **Provision of a 1500 mm wide footpath located on both sides of the existing road in front of 10 Techno park drive and all necessary pedestrian kerb ramps,**
  - iii. **Where transitioning from existing mountable KCM type kerb, transitions shall be smooth and occur at changes in direction or at the interface of pits, kerb ramps or the like.**
- c. **Roads - Road 1**
  - i. **Provision of a fully constructed road 8.9 metres wide (measured from the face of kerb to the face of kerb) for the entire length of all the property frontages, complete with KC type kerb and channel,**
  - ii. **Provision of a 1500mm wide footpath located on both side of all other roads and all necessary pedestrian kerb ramps,**
  - iii. **Provision of a single vehicular crossing for each lot within the subdivision with its primary frontage to Road 1,**

- iv. Provision of an 18-metres diameter sealed turning head measured to the face of kerb,
  - v. all necessary line marking, signage and other traffic control devices.
- d. **Roads - One way connecting link**
- i. Provision of a fully constructed connecting link 4.5 metres wide (measured from the face of kerb to the face of kerb) for the entire length of all the property frontages to the court of Woolven Street complete with KC type kerb and channel, suitable for one way traffic and pedestrians,
  - ii. Provision of a 1500mm wide footpath located on both side of all connecting link and all necessary pedestrian kerb ramps,
  - iii. Provision of suitability sized vehicular crossing for each lot within the subdivision with its primary frontage to connecting link,
  - iv. all necessary line marking, signage and other traffic control devices.
  - v. Where the road transitions from Woolven Court to the connecting link road (KCM), the transition shall be smooth and occur at changes in direction or at interfaces with pits, kerb ramps, or similar infrastructure
- e. **Roads - Road 2**
- i. Provision of a fully constructed road 8.9 metres wide (measured from the face of kerb to the face of kerb) for the entire length of all the property frontages, complete with KC type kerb and channel,
  - ii. Provision of a 1500mm wide footpath located on both side of all other roads and all necessary pedestrian kerb ramps,
  - iv. Provision of a single vehicular crossing for each lot within the subdivision with its primary frontage to Road 2,
  - v. Provision of an 18-metre diameter sealed turning head measured to the face of kerb,
  - vi. Provision of all necessary line marking, signage and other traffic control devices.
- f. **Roads - Road 3 and Road 4**
- i. Construction of a 9 metre (minimum) diameter roundabout with a 4-metre diameter raised central core and a 19 metre (nominal) diameter kerb line at cross intersection complete with all necessary slitter islands, or any other endorsed treatment,
  - ii. Provision of a fully constructed road 8.9 metres wide (measured from the face of kerb to the face of kerb) for the entire length of all the property frontages, complete with KC type kerb and channel,
  - iv. Provision of a 1500mm wide footpath located on both side of all other roads and all necessary pedestrian kerb ramps,
  - iv. Provision of a single vehicular crossing for each lot within the subdivision,
  - v. Provision of a sealed temporary turning head of a suitable size for incomplete roads,
  - vi. Provision of all necessary line marking, signage and other traffic control devices.
-

- g. Public Open**
  - i. All public open space lots must be landscaped, provided with works to restrict traffic, provided with a 25mm water connection, connecting footpaths and all necessary drainage.**
  
- h. Electricity, Communications & Other Utilities**
  - i. An underground reticulated electricity system and public street lighting scheme must be provided to service all lots and installed to the approval of the Responsible Authority,**
  - ii. An underground telecommunications system must be provided to service all lots and installed to the approval of the Responsible Authority,**
  - iii. Provision of a suitably sized conduit/corridor for the future provision of broadband internet infrastructure.**

All construction works must be undertaken in accordance with the Tasmanian Infrastructure Design Guidelines and LGAT-IPWEA Standard Drawings. These documents specify:

- 1. Construction requirements,**
- 2. Appointment of a suitably qualified Supervising Engineer to supervise and certify construction works, arrange Council Audit inspections and other responsibilities,**
- 3. Construction Audit inspections,**
- 4. Practical Completion and after a 12 months defects liability period the Final Inspection & Hand-Over.**

## **20. CONSTRUCTION DOCUMENTATION**

At the time of practical completion for the public works, the developer must provide Council with construction documentation sufficient to show that the works are completed in accordance with Council standards and are locatable for maintenance or connection purposes. The construction documentation is to consist of:

- a. An "as constructed" plan in accordance with Council's standard requirements for as constructed drawings. A separate copy of the requirements is available upon request.**
- b. A Closed Circuit Television inspection report for all stormwater drains constructed or incorporated in the works.**
- c. Compaction and soil test results for all earthworks or pavement works.**
- d. An engineer's certificate that each component of the works comply with the approved engineering plans and Council standards.**

## **21. EASEMENTS**

Easements are required over all Council and third-party services located in private property. The minimum width of any easement must be 3 metres for Council (public) mains. A greater width will be required where the internal diameter of the pipe is greater than 475 mm or where the depth of the pipe exceeds 2.1 metres. A lesser width may be approved for a private service prior to the lodgement of a final plan of survey.

**22. SEALING PLANS OF SUBDIVISION**

No Plan of Survey shall be sealed until the following matters have been completed to the satisfaction of the Executive Leader Community Assets and Design:

- a. The satisfactory completion of all public infrastructure works required by the planning permit.
- b. The provision of written evidence of the completion of third party services including connections to the electricity supply, telecommunications infrastructure and TasWater infrastructure, from the responsible service provider.
- c. The provision of engineering certification and as constructed documentation in accordance the Council requirements.
- d. The subsequent issue of a Certificate of Practical Completion by the Executive Leader - Community Assets and Design for those works that will vest with the City of Launceston (Roads and Stormwater infrastructure).
- e. The lodgement of a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period.
- f. Any other payment or action required by a planning permit condition to occur prior to the sealing of the Final Plan of Survey.

**23. CONVEYANCE OF ROADS**

All roads in the Subdivision must be conveyed to the Council upon the issue by the Executive Leader Community Assets and Design, of the Certificate under Section 10 (7) of the *Local Government (Highways) Act 1962*. All costs involved in this procedure must be met by the Subdivider.

**24. CONVEYANCE OF PUBLIC OPEN SPACE**

All public open space lots in the Subdivision must be conveyed to the Council upon the issue of titles. All costs involved in this procedure must be met by the Subdivider.

**25. COMPLETION OF WORKS**

All works must be carried out to Council standards and under the direct supervision of a suitably qualified and experienced civil engineer engaged by the owner and approved by the Council. Certification that all works have been carried out in accordance with the approved engineering design plans and to Council standards will be required prior to issue of the Certificate of Practical Completion.

**26. AS CONSTRUCTED PLANS**

An "as constructed" plan must be provided in accordance with Council's standard requirements for as constructed drawings. A separate copy of the requirements is available from Council's Community Assets and Design Team.

**27. NO BURNING OF WASTE**

No burning of any waste materials, including removed vegetation, generated by the development to be undertaken on-site. Any such waste materials are to be removed to a licensed waste disposal facility (e.g. Launceston Waste Centre), reclaimed or recycled.

**28. RESERVES, PARKS & GARDENS BY-LAW**

Pursuant to Clause 7 (7) of City of Launceston By-law, Reserves, Parks and Gardens By-law No.4 of 2009, boundary fences abutting the public open space (Woods Reserve) are not permitted to have any openings or gates allowing pedestrian or vehicular access to or from the private property into the reserve. No approval for such an access is given and failure to comply with this condition may result in the issue of a fine pursuant to the by-law.

**29. PROTECTION OF EXISTING TREES**

Existing trees identified for retention on the subject land must be retained and must not be damaged, removed, destroyed or lopped without the written consent of the Council. Such trees must be satisfactorily protected both by the design of the building and during construction work by barriers and similar devices in accordance with *Australian Standard 4970 Protection of Trees on Development Sites to Protect Existing Trees*.

Tree protection works and barriers must be installed prior to the commencement of works and maintained for the duration of all subdivision and construction activities.

**30. BUILDING ACT 2016 REQUIREMENTS**

Prior to acting on this permit, it is recommended that an architect, a licensed building practitioner such as a building surveyor or a building designer be consulted to determine the requirements for any associated building, plumbing or demolition work under the *Building Act 2016*.

**Notes**

**A. General**

*This permit was issued based on the proposal documents submitted for DA0100/2025. You should contact Council with any other use or developments, as they may require the separate approval of Council. Council's planning staff can be contacted on 03 6323 3000.*

*This permit takes effect after:*

- a. The 14 day appeal period expires; or*
- b. Any appeal to the Tasmanian Civil & Administrative Appeal Tribunal (TASCAT) is withdrawn or determined; or*
- c. Any agreement that is required by this permit pursuant to Part V of the Land Use Planning and Approvals Act 1993 is executed; or*
- d. Any other required approvals under this or any other Act are granted.*

*The permit lapses after a period of two (2) years if the development or use has not substantially commenced within that period. An extension may be granted subject to the provisions of the Land Use Planning and Approvals Act 1993 as amended, by request to Council.*

**B. Restrictive Covenants**

*The granting of this permit takes no account of any covenants applicable to the land. The permit holder and any other interested party, should make their own enquiries as to whether the proposed development is affected, restricted or prohibited by any such covenant.*

*If the proposal is non-compliant with any restrictive covenants, those restrictive covenants should be removed from the title prior to construction commencing or the owner will carry the liability of potential legal action in the future.*

**C. Appeal Provisions**

*A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Tasmanian Civil & Administrative Tribunal (TASCAT).*

*A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant.*

*For more information see the Tasmanian Civil & Administrative Tribunal (TASCAT) website [www.tascat.tas.gov.au](http://www.tascat.tas.gov.au) <<http://www.tascat.tas.gov.au>>*

**D. Permit Commencement**

*If an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.*

**E. Threatened species**

*Proposed removal of existing native vegetation, includes vegetation identified as possible habitat for endangered species should be undertaken with regard to the recommendations of the endorsed Natural Values Surveys, including the requirement for further approvals.*

**CARRIED 7:3**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor T G Walker, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden  
**AGAINST VOTE:** Councillor D C Gibson, Councillor J J Pentridge and Councillor A J Palmer

COUNCILLOR	QUESTION	RESPONSE
Deputy Mayor, Councillor D H McKenzie	I would just like to clarify that Woolven Street is only one way going into Techno Park and there was no exiting out of Woolven Street, only Quarantine Road?	<b>Town Planner</b> <i>Correct.</i>
Deputy Mayor, Councillor D H McKenzie	Is there any issues associated with the block of land owned by the gentleman in Woolven Street where there a right of way?	<b>Town Planner</b> <i>The plans include a right of way to that property.</i>
Deputy Mayor, Councillor D H McKenzie	Regarding the staging of 106 lots at once, did we consider controls that need to be put in place to ensure the subdivision actually functioned well in its development?	<b>Town Planner</b> <i>I suppose there is a lot of subjectivity involved in determining what is best, whether it is one large subdivision delivered in a single stage, or a long, drawn-out process over several years. The question becomes whether we prefer a higher volume of trucks over a relatively short period, or the same number of trucks spread over a longer period - six months of interference versus two years of interference.</i>  <i>Nevertheless, the application submitted was for the proposal to occur in one stage, and we have assessed it on that basis. There is a condition requiring a Construction Management Plan, and it is within that plan that most of these issues will be addressed. There are also additional conditions requiring more detailed information regarding water management and drainage infrastructure.</i>  <i>Further detailed planning is still to come, and those engineering related plans are assessed throughout, or more accurately, at the start of the construction process. It is not common, particularly for a project of this scale, for that level of detail to be provided prior to approval of the overall subdivision concept.</i>

<p><b>Deputy Mayor, Councillor D H McKenzie</b></p>	<p>There are no Development Applications approved for houses or similar uses at this stage, as concerns were raised regarding density and the potential for multiple dwellings and how the development may ultimately unfold. How do we see that being managed in the next stage?</p>	<p><b>Town Planner</b>  <i>Once the lots are created, individuals will purchase them and then choose how to develop them. We have seen in places like Gilmore Close that, even where suitably sized lots were provided, they were quickly developed with two or three units. That small street is now overwhelmed with dwellings and, as a result, overwhelmed with rubbish bins and cars parked on the road.</i></p> <p><i>In this project, however, a significant number of lots are around, or less than, 450 to 500 square metres. Lots of that size do not have the capacity to support multiple dwellings. So, at the end of the day, we expect the urban density here to be lower than it could have been if all lots were required to be 700 square metres, because in that scenario, many of those larger lots would have the potential for two units. At least in this case, we know that around half of the lots will only ever accommodate a single dwelling.</i></p>
<p><b>Deputy Mayor. Councillor D H McKenzie</b></p>	<p>The road and the access point, and the conversation about the GHD report referring to the road failing in 10 years' time regardless of whether we do or don't do this subdivision - does that mean this is the time we bargain with the government and say that if they want the subdivision, they need to put the roundabout in now? Are we able to condition that?</p>	<p><b>Town Planner</b>  <i>It would be wonderful if we could. The reporting provided indicates that the service level will reach a failed standard in 10 years' time, particularly for the right-hand turn from Techno Park Drive. However, that does not give us the capacity under the planning scheme to require, today, that these proponents pay for that upgrade. Ultimately, our Roads and Engineering teams will begin a process fairly soon to actively seek appropriate state and federal grants to assist with constructing that roundabout when it becomes necessary. We simply do not have the capacity, and this is not the appropriate instrument, to deal with that.</i></p>
<p><b>Councillor A J Britton</b></p>	<p>Am I right in believing that we know we will need a roundabout there and that is already proposed? Is that correct?</p>	<p><b>Town Planner</b>  <i>Yes, we understand from the evidence and the traffic impact assessment provided, that with or without this subdivision, the junction at Techno Park Drive and Quarantine Road will start to fail or will fail its right-hand turn capability in approximately 10 years.</i></p>

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<p><b>Councillor A J Britton</b></p>	<p>When you say with or without this development, without the development, what will cause it to fail?</p>	<p><b>Town Planner</b> <i>Natural growth - as the city expands and as we build more houses. We are rapidly building further up on the connector road opposite Bunnings, and further development is proposed in that area. There is a lot more development happening around the city, and as that grows, more traffic will travel on this road. Over time, that increasing traffic volume will cause the functionality of the junction to no longer meet an acceptable standard. As a consequence, in around 10 years' time it will need to be upgraded.</i></p>
<p><b>Councillor A J Britton</b></p>	<p>Does that make sense? Surely you only have to turn down that road of you live there are coming out of it, is that right?</p>	<p><b>Town Planner</b> <i>Yes, the volume of traffic over Quarantine Road will increase over time. So, people who are leaving Techno Park Drive and wish to turn right will find that more difficult over time.</i></p>
<p><b>Councillor A J Britton</b></p>	<p>In other developments that I have seen or I am aware of, it is normal that the developer, if they're going to, put strain on infrastructure that they are expected to pay or at least help pay for some of those things. Is that happening here or not?</p>	<p><b>Town Planner</b> <i>Not in this case. There is a limitation on how far away from a particular subdivision we can expect the proponents of a development to pay for upgrades of public infrastructure. It is also important to note that the state of Tasmania doesn't have an infrastructure charging framework.</i></p>
<p><b>Councillor A J Britton</b></p>	<p>Who is the actual private developer of this? Who will be selling the lots?</p>	<p><b>Town Planner</b> <i>The land is owned by Homes Tasmania, so they are ultimately the developer.</i></p>

<p><b>Councillor T G Walker</b></p>	<p>On what grounds could it be refused?</p>	<p><b>Senior Leader City Development</b>  <i>In order to sustain a refusal, the Council would have to form a view that one of the standards assessed through performance criteria, that the development does not meet that respective performance criteria. Those things are outlined on the first page of the report in the table:</i></p> <ul style="list-style-type: none"> <li>• <i>Lot design (minimum lot size) - there are some lots that are less than the than the acceptable solution minimum lot size</i></li> <li>• <i>Lot design (frontage) - dimensions of frontage</i></li> <li>• <i>Lot design (lot orientation) - lots long access relative to north</i></li> <li>• <i>Roads -</i></li> <li>• <i>Lot design (attenuation) - because it is within the attenuation of the of the cemetery</i></li> <li>• <i>Buildings and Works within a Landslip Hazard Area - subdivision within a landslip hazard area</i></li> </ul> <p><i>It is important to remember that not meeting the acceptable solution is not itself a trigger for refusal and the Council would have to form a view that one of those was not sufficiently non-compliant, that it would warrant the refusal of the subdivision.</i></p>
<p><b>Councillor A J Britton</b></p>	<p>Who conducted the Traffic Impact Assessment and did we do our own assessment of it?</p>	<p><b>Town Planner</b>  <i>The traffic impact assessment was prepared by officers at Pitt &amp; Sherry, who are qualified traffic personnel. It was reviewed by our engineering and traffic staff, and they raised a number of questions. Those questions were also reflected in several representations, and further comment was then provided by the same authors of the original report.</i></p>

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**11.3. Development Application DA0312/2025 - 160-172A Bathurst Street - Change of Use to a Medical Centre, Physiotherapy Consultancy, and Gymnasium**

**FILE NO:** DA0312/2025

**AUTHOR:** Jen Welch (Senior Town Planner)

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

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**DECISION STATEMENT:**

To note that the Development Application DA0312/2025 - 160-172A Bathurst Street Launceston – Change of Use to a Medical Centre, Physiotherapy Consultancy, and Gymnasium was withdrawn on 4 February 2026. As a result, a decision on the matter is not required.

**PREVIOUS COUNCIL CONSIDERATION:**

Special Meeting - 23 December 2025 - Development Application DA0312/2025 - 160-172A Bathurst Street - Change of Use to a Medical Centre, Physiotherapy Consultancy, and Gymnasium.

Special Meeting - 8 January 2026 - Development Application DA0312/2025 - 160-172A Bathurst Street - Change of Use to a Medical Centre, Physiotherapy Consultancy, and Gymnasium.

**RECOMMENDATION:**

That Council:

1. notes that the Development Application DA0312/2025 - 160-172A Bathurst Street, Launceston - Change of Use to a Medical Centre, Physiotherapy Consultancy and Gymnasium, was withdrawn on 4 February 2026 by the applicant.
  2. notes that as the application has been withdrawn by the applicant as per Recommendation 1, a determination for a permit in accordance with the *Land Use Planning and Approvals Act 1993* is not required.
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**DECISION:** 19 February 2026

**MOTION**

Moved Deputy Mayor Councillor D H McKenzie, seconded Councillor K M Preece.

That Council:

1. notes that the Development Application DA0312/2025 - 160-172A Bathurst Street, Launceston - Change of Use to a Medical Centre, Physiotherapy Consultancy and Gymnasium, was withdrawn on 4 February 2026 by the applicant.
2. notes that as the application has been withdrawn by the applicant as per Recommendation 1, a determination for a permit in accordance with the *Land Use Planning and Approvals Act 1993* is not required.

**CARRIED 10:0**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden

**AGAINST VOTE:** Nil

**The Mayor, Councillor M K Garwood, announced that Council no longer sits as a Planning Authority.**

**Council adjourned for a break at 3.03pm  
Council resumed following the break at 3.13pm**

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**DECISION:** 19 February 2026

**MOTION**

Moved Deputy Mayor Councillor D H McKenzie, seconded Councillor A J Palmer.

That Agenda Item 21.2 RSL Tasmania Veteran Acute Housing be brought forward in the agenda.

**CARRIED 9:0**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor K M Preece and Councillor R A I Marsden

**AGAINST VOTE:** Nil

**ABSENT AT TIME OF VOTE:** Councillor A J Britton

Council moved to discuss Agenda Item 21.2 RSL Tasmania Veteran Acute Housing. Minutes for this item can be found on page 131.

Councillor A J Britton re-attended the meeting after the break at 3.15pm

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**12. ANNOUNCEMENTS BY THE MAYOR**

**12.1. Mayor's Announcements**

**FILE NO:** SF2375

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**Thursday 8 January 2026**

- Attended Lady Gowrie School Holiday Program, Launceston
- 

**Wednesday 14 January 2026**

- Attended BBL Hobart Hurricanes v Brisbane Heat match, Hobart
- Media - Music in the Park

**Thursday 15 January 2026**

- Attended Hobart International - Tennis, Hobart
- Attended Speak Up Stay Chatty, Mental Health Fun Run with Matt Dingjan, Hobart

**Monday 19 January 2026**

- Meeting, Japan Consul General FURUKA Tokuro, Launceston

**Tuesday 20 January 2026**

- Attended Australian Open, Melbourne

**Friday 23 January 2026**

- Officiated Citizenship Ceremony, Launceston
- Officiated official opening - Royal Park, Skate Park, Launceston
- Media - Foo Fighters
- Media - Official Opening - Royal Park, Skate Park

**Saturday 24 January 2026**

- Attended Foo Fighters concert, Launceston

**Sunday 25 January 2026**

- Media - Foo Fighters success

**Wednesday 28 January 2026**

- Media - Transplant Games, Launceston
- Attended, Newstead College Awards Evening 2025, Launceston

**Thursday 29 January 2026**

- Officiated Festivale Launch, Launceston
- Media - Missing Wool Trophy

**Friday 30 January 2026**

- Attended Festivale, Launceston

**Saturday 31 January 2026**

- Officiated QVMAG ArtRage Selected Works 2025 exhibition opening.
-

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- Attended Street Unity JAM PT2, Launceston

**Sunday 1 February 2026**

- Attended Bad Boy Bakery Official Opening, Launceston

**Monday 2 February 2026**

- Media - ABC radio, Country Hour. Missing Wool Trophy

**Tuesday 3 February 2026**

- Media - Seaport Mural

**Wednesday 4 February 2026**

- Media and Officiated - Ministerial Launch of the TEMT Kanamaluka/Tamar Infrastructure & Amenities Master Plan
- Attended Royal Flying Doctors Tasmania Scholarship Presentation, Launceston.
- Community Meeting, Evie - Water Conservation and Waste Management, Launceston

**Thursday 5 February 2026**

- Community Meeting, Evie - Water Conservation and Waste Management

**Friday 6 February 2026**

- Officiated Community Recognition Awards Presentation, Launceston
- Officiated CEO Performance Review Committee, Launceston
- Officiated City of Launceston Ordinary Meeting, Launceston

**Sunday 8 February 2026**

- Officiated Henley Regatta, Launceston

**Monday 9 February**

- Media - Soggy Bottom Regatta, Launceston
- Media - Hawthorn Football Club, Launceston

**Wednesday 11 February**

- Attended Tasmania Wineworks Official Opening, Launceston
  - Attended QVMAG, Arts Foundation Fundraising Event, Launceston
-

**13. COUNCILLORS' REPORTS**

*(This item provides an opportunity for Councillors to briefly report on the activities that have been undertaken in their capacity as a representative of the Council. It is not necessary to list social functions that have been attended.)*

**Councillor L M McMahon**

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**Friday, 6 February 2026**

- Assisted with the 2026 Community Recognition Awards and noted the amazing recipients from our community:
  - Young Citizen Award was awarded to Caitlyn Duffy who, at just 18 years old, runs her own café, is a valued member of the West Tamar Advisory Council and mentors young people.
  - Citizen award for Community was presented to Cynthia Clements who has devoted herself to the Ravenswood and Launceston community for 27 years as a member of Starting Point Neighbourhood House. Her service spans disability support, youth programs, community garden initiatives, and as a NILs Loan Officer offering ethical financial assistance to people experiencing hardship.
  - Citizen award for Mental Health and Well-being was awarded to Matt Dingjan. Matt is an extraordinary community leader whose advocacy, fundraising, and personal courage have touched lives across Tasmania. In 2025, Matt raised \$75,000 for the Cancer Council and more recently raised around \$50,000 for Speak Up, Stay Chatty running from Launceston to Hobart.
  - Citizen Award for the Arts was presented to Yvonne Glueyes. For decades Yvonne has been one of Launceston's most vibrant cultural leaders, a storyteller, poet, mentor, chef, toastmaster, and tireless volunteer. She has been involved in the Tasmanian Poultry Festival, Words United, Society of Women's Writers Tasmania, and Toast Masters, enriching our cultural landscape. She also supports Magnolia Place and cooked for community events for over 20 years.
  - Sports Award recipient was Dean Hawkins. Dean has dedicated decades to strengthening community sport in Launceston He founded Nitro Arena, creating a safe, welcoming indoor sporting facility for people of all ages and abilities. He has also expanded opportunities for young people, especially girls and women to participate in cricket.
  - Community Event of the Year award went to the Holi Mela held by the Nepali Society. This year's winner, Holi Mela was a vibrant celebration of colour, culture, and community spirit, bringing people of all ages and backgrounds together in a joyful expression of unity.

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**Councillor K M Preece**

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**Friday, 6 February 2026**

- Attended Party on the Paddock Party and wanted to congratulate Vibestown on another fantastic event.

**Wednesday, 11 February 2026**

- Queen Victoria Museum and Art Gallery

**Friday, 13 February 2026**

- Undertook training about understanding population dynamics in the Launceston region
- Attended the 90th anniversary celebration of the Country Womens' Association (CWA) and acknowledged the celebration cake, which took 5 hours to make and was decorated with a copy of the minutes from the first CWA meeting in Launceston

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**14. QUESTIONS BY COUNCILLORS**

*Local Government (Meeting Procedures) Regulations 2025 - regulation 34 and 35*

**14.1. Questions on Notice by Councillors**

*Local Government (Meeting Procedures) Regulations 2025 - regulation 35*

**14.1.1. Questions on Notice by Councillors - Councillor L M McMahon - Walking Floor at Waste Centre - 5 February 2026**

**FILE NO:** SF2375

**AUTHOR:** Taylor Murphy (Administration Officer - Governance Support)

**APPROVER:** Sam Johnson OAM (Chief Executive Officer)

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**QUESTIONS AND RESPONSES:**

The following question, submitted to Council on 5 February 2026 by Councillor L M McMahon, has been answered by the Team Leader Sustainability.

**Question 1:**

The travelator at the refuge centre has been out of action for quite some time. Do we have a time when that is going to be working again?

**Response:**

*The walking floor is currently non-operational as the hydraulic ram pumps require replacing. There is an estimated 3 week timeframe for the new pumps to arrive and be installed.*

*In the meantime, the newly constructed additional sawtooth bin assists with managing transfer station loads.*

*The walking floor infrastructure is at the end of its asset life and a refurbishment project has commenced. Stage 1, to replace the struts and metal sliders on the floor, has been completed. Two additional compacting bins for the walking floor are currently being constructed.*

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**14.1.2. Questions on Notice by Councillors - Councillor T G Walker - Councillors  
Role in Enterprise Agreement Discussions - 5 February 2026**

**FILE NO:** SF2375

**AUTHOR:** Taylor Murphy (Administration Officer - Governance Support)

**APPROVER:** Sam Johnson OAM (Chief Executive Officer)

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**QUESTIONS AND RESPONSES:**

The following question, submitted to Council on 5 February by Councillor T G Walker, has been answered by the Chief Executive Officer.

**Question 1:**

Could the CEO explain the Councillors role in any decisions that are made in relation to the Enterprise Agreement versus the role of the administration?

**Response:**

*Councillors do not negotiate directly during the Enterprise Agreement (EA) process.*

*Councils collective role, as strategic decision-makers, is the development, implementation, and monitoring of high level strategic objectives, financial, and policy frameworks, such as annual budget limits and in that context, should ensure that the final EA aligns with the budget priorities and strategic goals.*

*The Chief Executive Officer plays a central leadership role in overseeing the EA negotiations and setting bargaining priorities to support the Councils strategic objectives, financial capacity, and service delivery objectives, while balancing the needs of employees.*

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**14.1.3. Questions on Notice by Councillors - Councillor R A I Marsden - 24hr  
Paterson Street Toilet Locked - 5 February 2026**

**FILE NO:** SF2375

**AUTHOR:** Taylor Murphy (Administration Officer - Governance Support)

**APPROVER:** Sam Johnson OAM (Chief Executive Officer)

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**QUESTIONS AND RESPONSES:**

The following question, submitted to Council on 5 February 2026 by Councillor R A I Marsden, has been answered by the Team Leader Building Asset Management.

**Question 1:**

[Regarding the 24 hour toilets in both of the Paterson Street Carparks] I had an email from a visitor from Hobart tried to use the toilet, but it was locked without any notice on the door as to why it was locked. Why are the 24 hour toilets locked?

**Response:**

*The City of Launceston works diligently to ensure all public facilities are appropriately maintained and accessible. In recent times, we have seen a growing number of facilities being locked from within and used as shelter overnight. In this instance, a member of the community had locked themselves inside the facility to use it as a shelter.*

*It is important that the City of Launceston is notified when these situations are identified, so they can be assessed and managed appropriately, ensuring facilities remain safe and accessible for the broader community.*

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**14.2. Questions Without Notice by Councillors**

*Local Government (Meeting Procedures) Regulations 2025 - regulation 34*

**14.2.1. Questions Without Notice by Councillors Name - Deputy Mayor, Councillor D H McKenzie - Display Boards for Citizenship Award Recipients, South Prospect Traffic and Future Use of Margaret Street Sewer Station Site - 19 February 2026**

1. Can officers investigate having display boards or digital options to show the historical record of Citizenship Award recipients?
2. There are highway renovations happening into the city close to South Prospect. Are there any opportunities for us to look the work being done to see if we can integrate improvements that will help with South Prospect?
3. Can we reach out to TasWater regarding the Margaret Street Sewer Station site near the TRC Hotel, to see what the land will be used for and if there is a possibility that it can be used for car parking or a community purpose?

The Mayor, Councillor M K Garwood, advised that these questions would be Taken on Notice and responses provided in the Council Agenda of 5 March 2026.

**14.2.2. Questions Without Notice by Councillors Name - Councillor J J Pentridge -  
Fire Concerns Ti-Tree Bend - 19 February 2026**

- 1. Ti-Tree Bend seems to be the new place to set cars on fire. What can Council do about this and can the CEO talk to someone about options?**

**The Mayor, Councillor M K Garwood, advised that this question would be Taken on Notice and a response provided in the Council Agenda of 5 March 2026.**

**14.2.3. Questions Without Notice by Councillors - Councillor A J Britton - QVMAG  
Futures Plan and Funding - 19 February 2026**

- 1. Where are we at with the Futures Plan at QVMAG - are we continuing on with it or is that currently being scrapped?**
- 2. What are we looking at doing at alleviating some of the cost of that at the moment?**

**Sam Johnson OAM (Chief Executive Officer) advised that there was a recent Workshop presentation around the Futures Plan for QVMAG and that further updates will be provided, with information able to be circulated. In terms of where we're at, and what is capable and achievable in relation to the Futures Plan and the resourcing requirements to fulfil it in its fullest form, the team is still working through this. The recruitment of the new Director at QVMAG will also be critical to that work.**

**In respect to budgets, the team has already been working through current operational budgets, particularly where savings can be achieved, and examining what we spend, why we spend it, and how we spend it at QVMAG. As we move into budget deliberations for the 26/27 budget, this work will be brought to the table, including some reductions in operating costs that do not hinder the cultural program QVMAG offers.**

- 3. Will we look to get any funding from the State Government?**

**Sam Johnson OAM (Chief Executive Officer) responded by saying we currently receive some funding. We receive an annual endowment payment, and we have written to DSG when they tried to short-change us under our current arrangement, which has now been corrected. I have met with the, now previous, Arts Minister in relation to what that would look like moving forward, recognising that the circa \$1.8 million we receive does not come close to 50% of the operating costs for QVMAG, which doesn't provide parity with what is funded at TMAG.**

**14.2.4. Questions Without Notice by Councillors - Deputy Mayor, Councillor D H McKenzie - Traffic Concerns Raised by Mr Carroll and Line Marking Level of Service - 19 February 2026**

- 1. In response to Mr Carroll's concerns, what are we doing about traffic?**
- 2. Where are we at with linemarking? The level of service for line marking is appalling from the State Government.**

**The Mayor, Councillor M K Garwood, advised that these questions would be Taken on Notice and responses provided in the Council Agenda of 5 March 2026.**

**14.2.5. Questions Without Notice by Councillors - Councillor A J Palmer - QVMAG  
Entry Fees - 19 February 2026**

- 1. Has there been any work done in identifying how we can help cover costs in relation to the QVMAG? For example, in relation to the Michael Williams exhibition, whether or not we charge a small fee to interstate visitors while giving our ratepayers and community free entry. Has there been work put into that to help us cover costs or the model?**

**Sam Johnson OAM (Chief Executive Officer) advised that our team are working through an array of options regarding fees and charges which will be presented to a Workshop very soon.**

**14.2.6. Questions Without Notice by Councillors - Councillor T G Walker - Rates and Budget Process, and Launceston Airport Dividends - 19 February 2026**

- 1. Why is it that the Mayor and the CEO are both quoting figures for rate rises when we haven't had that discussion yet?**

Sam Johnson OAM (Chief Executive Officer) advised that his language and commentary have been quite consistent. He has said on a number of occasions that our Long-term Financial Plan already indicates rate rises, and that is a Council-endorsed position. With CPI tracking where it is, we know we would be looking at increases roughly in line with CPI.

It is 100% correct that this is a decision of the Council. We will be proposing a rate rise, but we do not yet have a definitive number. Our team is doing a substantial amount of modelling, supported by an updated and more robust Long-term Financial Plan.

We must also recognise that CPI is currently tracking at 3.8%, which is concerning for the Australian economy overall. Some of our largest fixed costs, particularly depreciation and employee costs, increase when we upgrade facilities, services, and assets such as the Albert Hall and the Princess Theatre. These create significant increases to depreciation. Similarly, enterprise agreement negotiations bring direct increases to our bottom-line fixed costs.

So, we all recognise that with CPI at around 4% and increases in fixed costs from capital spending and industrial relations, this results in either an increased demand for revenue and/or a reduction in service provision and operating costs. What the final rate rise will be, we do not know at this point, but our professional advice is that a rate rise of some description will be required.

- 2. What discussions have Council had with Launceston Airport regarding the reinstatement of dividends from their trading and our partnership with them in terms of a 10% ownership of the airport?**

Sam Johnson OAM (Chief Executive Officer) responded by saying that this was recently discussed at Workshop, and it is his understanding that we do not have a 10% equity in the Launceston Airport. We have been briefed on what that arrangement actually looks like in terms of our financial interest in the Launceston Airport, but not by way of direct shares in the Launceston Airport. We don't get a dividend payment; we get an interest payment, which is at the deliberation of Launceston Airport and APAC.

3. I note that in a report recently cited that the pinnacle of those interest payments was up to 3/4 of a million dollars not too long ago. Should Council have any expectation that that might occur again in the future?

**Sam Johnson OAM (Chief Executive Officer) referred Councillors back to the workshop where it was made quite clear not to expect any interest payments over the coming foreseeable years based on the capital program of Launceston Airport.**

**15. WRITTEN NOTICES OF MOTION**

*Local Government (Meeting Procedures) Regulations 2025 - regulation 19*

**No Notices of Motions were identified as part of these Minutes.**

**16. COMMITTEE REPORTS**

**16.1. Cultural Advisory Committee Meeting Report - 3 December 2025**

**FILE NO:** SF7357

**AUTHOR:** Hannah Koch (Arts and Culture Officer)

**APPROVER:** Ali Kemp (Executive Leader Connections and Liveability)

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**DECISION STATEMENT:**

To receive a report from the Cultural Advisory Committee Meeting held on 3 December 2025. The Committee in its discussions have not sought to provide any recommendations to Council at this time.

**RECOMMENDATION:**

That Council:

1. adopts the confirmed minutes from Cultural Advisory Committee Meeting on 1 October 2025; and
  2. receives the report from the Cultural Advisory Committee Meeting held on 3 December 2025; and
  3. receives the unconfirmed minutes from the Cultural Advisory Committee Meeting held on 3 December 2025.
- 

**A table of questions asked by Councillors during debate is provided after the decision.**

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**DECISION:** 19 February 2026

**MOTION**

Moved Councillor T G Walker, seconded Councillor A J Britton.

That Council:

1. adopts the confirmed minutes from Cultural Advisory Committee Meeting on 1 October 2025; and
2. receives the report from the Cultural Advisory Committee Meeting held on 3 December 2025; and
3. receives the unconfirmed minutes from the Cultural Advisory Committee Meeting held on 3 December 2025.

**CARRIED 10:0**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden  
**AGAINST VOTE:** Nil

<b>COUNCILLOR</b>	<b>QUESTION</b>	<b>RESPONSE</b>
Deputy Mayor, Councillor D H McKenzie	Do we adopt minutes of committees or we just proceed?	<b>Chief Executive Officer</b> <i>From a governance practice, my best belief would be always to adopt the minutes, noting that they are a committee of Council. Therefore, they are essentially providing recommendations and or advice back to you as the governing body.</i>

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**17. CONNECTIONS AND LIVEABILITY**

**17.1. Quarterly Report - Connections and Liveability**

**FILE NO:** SF7708

**AUTHOR:** Anne Hemingway (Executive Assistant - Connections and Liveability)

**APPROVER:** Ali Kemp (Executive Leader Connections and Liveability)

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**DECISION STATEMENT:**

To receive a report about activities of the Connections and Liveability team between 1 October 2025 and 31 December 2025.

**RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas)*

**RECOMMENDATION:**

That Council:

1. receives the Connections and Liveability Team Quarterly Report for the period 1 October 2025 and 31 December 2025.
- 

**Councillor A J Britton withdrew from the Meeting at 3:47 pm**

**DECISION: 19 February 2026**

**MOTION**

**Moved Councillor T G Walker, seconded Councillor A J Britton.**

**That Council:**

1. receives the Connections and Liveability Team Quarterly Report for the period 1 October 2025 and 31 December 2025.

**CARRIED 9:0**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor K M Preece and Councillor R A I Marsden

**AGAINST VOTE:** Nil

**ABSENT AT TIME OF VOTE:** Councillor A J Britton

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**18. QUEEN VICTORIA MUSEUM AND ART GALLERY (QVMAG)**

**No Items were identified as part of these Minutes.**

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**19. COMMUNITY ASSETS AND DESIGN**

**19.1. Quarterly Report - Community Assets and Design**

**FILE NO:** SF7719

**AUTHOR:** Alison Flood (Executive Assistant - Community Assets and Design)

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

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**DECISION STATEMENT:**

That Council receives the report noting the activities of the Community Assets and Design team for the period 1 October 2025 to 31 December 2025.

**RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas)*

**RECOMMENDATION:**

That Council:

1. receives the report noting the activities of the Community Assets and Design team for the period 1 October 2025 to 31 December 2025.
- 

**DECISION: 19 February 2026**

**MOTION**

**Moved Deputy Mayor Councillor D H McKenzie, seconded Councillor K M Preece.**

**That Council:**

1. receives the report noting the activities of the Community Assets and Design team for the period 1 October 2025 to 31 December 2025.

**CARRIED 9:0**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor K M Preece and Councillor R A I Marsden

**AGAINST VOTE:** Nil

**ABSENT AT TIME OF VOTE:** Councillor A J Britton

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**19.2. Council Submission - Housing Land Supply (Miscellaneous Amendments)  
Bill 2026**

**FILE NO:** SF7872

**AUTHOR:** Suzy Lawrence (Senior Strategic Land Use Planner)

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

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**DECISION STATEMENT:**

To endorse the submission (attached) on the draft *Housing Land Supply (Miscellaneous Amendments) Bill 2026*.

**RELEVANT LEGISLATION:**

- *Housing Land Supply Act 2018*
- *Homes Tasmania Act 2022*
- *Community Housing Providers National Law (Tasmania) Act 2013*
- *Acts Interpretation Act 1931*.

**RECOMMENDATION:**

That Council:

1. endorses the submission draft (ECM Doc Set ID 5334616), as attached, for lodgement with the State Planning Office by Friday 27 February 2026.
  2. continues to seek collaboration opportunities with Homes Tasmania to deliver quality housing outcomes, particularly in the Northern Suburbs.
- 

**Fintan Langan-Clarke (Principal Strategic Land Use Planner) and Suzy Lawrence (Senior Strategic Land Use Planner) were in attendance to answer questions in respect of this item. A table of questions asked by Councillors during debate is provided after the decision.**

**Councillor A J Britton re-attended the Meeting at 3:49 pm**

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**DECISION:** 19 February 2026

**MOTION**

Moved Deputy Mayor Councillor D H McKenzie, seconded Councillor A J Britton.

That Council:

1. endorses the submission draft (ECM Doc Set ID 5334616), as attached, for lodgement with the State Planning Office by Friday 27 February 2026.
2. continues to seek collaboration opportunities with Homes Tasmania to deliver quality housing outcomes, particularly in the Northern Suburbs.

**CARRIED 10:0**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden

**AGAINST VOTE:** Nil

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**20. DELIVERY AND PERFORMANCE**

**20.1. Quarterly Report - Delivery and Performance**

**FILE NO:** SF0927

**AUTHOR:** Emily Causley (Executive Assistant - Delivery and Performance)

**APPROVER:** Nathan Williams (Executive Leader Delivery and Performance)

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**DECISION STATEMENT:**

To receive a report about activities of Delivery and Performance between 1 October and 31 December 2025.

**RELEVANT LEGISLATION:**

Not Applicable.

**RECOMMENDATION:**

That Council:

1. receives the report noting the activities of Delivery and Performance for the period 1 October and 31 December 2025.
- 

**DECISION: 19 February 2026**

**MOTION**

**Moved Councillor A J Britton, seconded Councillor R A I Marsden.**

**That Council:**

1. receives the report noting the activities of Delivery and Performance for the period 1 October and 31 December 2025.

**CARRIED 10:0**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden

**AGAINST VOTE:** Nil

**20.2. Correspondence - Minister for Local Government - Electoral Reforms  
Legislation**

**FILE NO:** SF6729

**AUTHOR:** Emily Causley (Executive Assistant - Delivery and Performance)

**APPROVER:** Nathan Williams (Executive Leader Delivery and Performance)

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**DECISION STATEMENT:**

To consider making a City of Launceston submission in respect of the *Local Government Electoral Bill 2025* and *Local Government (Electoral Reforms) Bill 2025*.

**RELEVANT LEGISLATION:**

*Local Government Act 1993* (Tas)  
*Electoral Act (2004)*

**PREVIOUS COUNCIL CONSIDERATION:**

Workshop – 12 February 2026 – Draft Submission – Local Government Electoral Bill 2025 and Local Government (Electoral Reforms) Bill 2025

Workshop - 29 January 2026 – Local Government Electoral Reforms

**RECOMMENDATION:**

That Council:

1. Indicates its position on the *Local Government Electoral Bill 2025* and requests the Chief Executive Officer submit the following comments to the Local Government Association of Tasmania (LGAT) before 5pm 28 February 2026.

**i. PART 2: Election of Mayors, Deputy Mayors and Councillors**

The response did not indicate a clear majority position. Councillors expressed concern that electing the Deputy Mayor by Councillor vote, rather than through an elector ballot, may diminish the transparency, democratic value, and perceived legitimacy of the role. Some Councillors, however, noted potential benefits, including the opportunity to select a Deputy Mayor based on skills and capability rather than popularity.

Councillors also highlighted the need to clearly define the role of Deputy Mayor should such a change proceed. In addition, there was concern that the proposed timeframe, requiring the Deputy Mayor to be elected within the first two ordinary Council meetings (approximately one month for the City of Launceston), is too short and does not allow Councillors sufficient time to make an informed decision based on organisational needs and the skills of prospective candidates

- ii. **PART 4: Electors and Electoral Rolls**  
Responses received were in support of the proposed changes noting that the introduction of the need for a representative to be an office holder is positive.
  - iii. **PART 5: Compulsory Voting**  
Responses received were mostly supportive of the proposed changes, There were concerns raised that this should have been consulted earlier, as it has already been implemented and it favors those who are more active in the media.
  - iv. **PART 6: Issuing and Receiving Places, Polling Places and Election Officials**  
Responses received were generally supportive of the proposed changes. Feedback noted that Council currently funds the administration of the election and is then expected to act as a polling place, which results in Council absorbing additional costs associated with that administration.
  - v. **PART 7: Notices of Elections and Nominations**  
Responses received were in support of the proposed changes. Feedback noted that some clauses are dated and not in line with community expectations.
  - vi. **PART 8: Ballots**  
Responses received were generally supportive of the proposed changes
  - vii. **PART 10: Alternative Voting Procedure**  
Responses received were in support of the proposed changes. Feedback noted that the Tasmanian Electoral Commission (TEC) will need to have the staffing resources to administer the proposed.
  - viii. **PART 13: Offences Relating to Elections**  
Responses received were generally supportive of the proposed changes. Feedback noted that further clarity is needed on the proposed offence framework and penalties need to be proportionate.
  - ix. **PART 14: Investigatory Powers**  
The responses did not indicate a clear majority position. Feedback indicated that the proposed changes are necessary and align with practices used in other jurisdictions and electoral methods. Respondents also emphasised that the Electoral Commission must have sufficient powers to enforce its investigatory functions in relation to potential breaches or fraud under the *Electoral Act 2004*.
  - x. **PART 15: Electoral Advertising and Publication of Electoral Matter**  
The responses did not indicate a clear majority position of the proposed changes. Feedback noted the need for consistency in signage requirements consistent with other election processes. It was also observed that removing restrictions on the use of candidates' names or images could create opportunities for unfair third-party negative campaigning. Associated expenditure for negative campaigning would be difficult to attribute.
  - xi. **PART 16: Electoral Expenditure**  
Responses received were in support of the proposed changes.
-

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xii. **PART 17: Gifts and Donations**

Responses received were generally in support of the proposed changes. Feedback noted that Council already operates its own online disclosure platform and expressed a preference for this system to be linked to any new reporting requirements. It was further observed that the proposed \$50 threshold is too low.

2. Indicates its position on the *Local Government (Electoral Reforms) Bill 2025* and requests the Chief Executive Officer submit the following comments to the Local Government Association of Tasmania (LGAT) before 5pm 28 February 2026.

i. **PART 5: Pecuniary interests**

Responses received were in support of the proposed changes. Feedback noted that the gift or donation limit needs to be changed.

ii. **PART 5B: Personal Interest Returns**

Responses received were in support of the proposed changes.

iii. **Part 5C Conduct of Council During Election Period**

Responses received were in support of the proposed changes. Feedback noted that this required further refinement.

iv. **Part 6 Petitions, Polls and Public Meetings**

Responses received were mostly in support of the proposed changes.

v. **General Changes**

Responses received were mostly in support of the proposed changes.

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**DECISION: 19 February 2026**

**MOTION**

Moved Deputy Mayor Councillor D H McKenzie, seconded Councillor A J Britton.

That Council:

1. Indicates its position on the *Local Government Electoral Bill 2025* and requests the Chief Executive Officer submit the following comments to the Local Government Association of Tasmania (LGAT) before 5pm 28 February 2026.

i. **PART 2: Election of Mayors, Deputy Mayors and Councillors**

The response did not indicate a clear majority position. Councillors expressed concern that electing the Deputy Mayor by Councillor vote, rather than through an elector ballot, may diminish the transparency, democratic value, and perceived legitimacy of the role. Some Councillors, however, noted potential benefits, including the opportunity to select a Deputy Mayor based on skills and capability rather than popularity.

Councillors also highlighted the need to clearly define the role of Deputy Mayor should such a change proceed. In addition, there was concern that the proposed timeframe, requiring the Deputy Mayor to be elected within the first two ordinary Council meetings (approximately one month for the City of Launceston), is too short and does not allow Councillors sufficient time to make an informed decision based on organisational needs and the skills of prospective candidates

- ii. **PART 4: Electors and Electoral Rolls**  
Responses received were in support of the proposed changes noting that the introduction of the need for a representative to be an office holder is positive.
- iii. **PART 5: Compulsory Voting**  
Responses received were mostly supportive of the proposed changes, There were concerns raised that this should have been consulted earlier, as it has already been implemented and it favors those who are more active in the media.
- iv. **PART 6: Issuing and Receiving Places, Polling Places and Election Officials**  
Responses received were generally supportive of the proposed changes. Feedback noted that Council currently funds the administration of the election and is then expected to act as a polling place, which results in Council absorbing additional costs associated with that administration.
- v. **PART 7: Notices of Elections and Nominations**  
Responses received were in support of the proposed changes. Feedback noted that some clauses are dated and not in line with community expectations.
- vi. **PART 8: Ballots**  
Responses received were generally supportive of the proposed changes
- vii. **PART 10: Alternative Voting Procedure**  
Responses received were in support of the proposed changes. Feedback noted that the Tasmanian Electoral Commission (TEC) will need to have the staffing resources to administer the proposed.
- viii. **PART 13: Offences Relating to Elections**  
Responses received were generally supportive of the proposed changes. Feedback noted that further clarity is needed on the proposed offence framework and penalties need to be proportionate.
- ix. **PART 14: Investigatory Powers**  
The responses did not indicate a clear majority position. Feedback indicated that the proposed changes are necessary and align with practices used in other jurisdictions and electoral methods. Respondents also emphasised that the Electoral Commission must have sufficient powers to enforce its investigatory functions in relation to potential breaches or fraud under the *Electoral Act 2004*.

- x. **PART 15: Electoral Advertising and Publication of Electoral Matter**  
The responses did not indicate a clear majority position of the proposed changes. Feedback noted the need for consistency in signage requirements consistent with other election processes. It was also observed that removing restrictions on the use of candidates' names or images could create opportunities for unfair third-party negative campaigning. Associated expenditure for neative campaigning would be difficult to attribute.
  - xi. **PART 16: Electoral Expenditure**  
Responses received were in support of the proposed changes.
  - xii. **PART 17: Gifts and Donations**  
Responses received were generally in support of the proposed changes. Feedback noted that Council already operates its own online disclosure platform and expressed a preference for this system to be linked to any new reporting requirements. It was further observed that the proposed \$50 threshold is too low.
2. Indicates its position on the *Local Government (Electoral Reforms) Bill 2025* and requests the Chief Executive Officer submit the following comments to the Local Government Association of Tasmania (LGAT) before 5pm 28 February 2026.
- i. **PART 5: Pecuniary interests**  
Responses received were in support of the proposed changes. Feedback noted that the gift or donation limit needs to be changed.
  - ii. **PART 5B: Personal Interest Returns**  
Responses received were in support of the proposed changes.
  - iii. **Part 5C Conduct of Council During Election Period**  
Responses received were in support of the proposed changes. Feedback noted that this required further refinement.
  - iv. **Part 6 Petitions, Polls and Public Meetings**  
Responses received were mostly in support of the proposed changes.
  - v. **General Changes**  
Responses received were mostly in support of the proposed changes.

**CARRIED 8:2**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden  
**AGAINST VOTE:** Councillor J J Pentridge  
**ABSTAINED FROM VOTE:** Councillor T G Wallker

**20.3. Delegation under the Strata Titles Act 1998**

**FILE NO:** SF0118

**AUTHOR:** Duncan Campbell (Team Leader Legal Services)

**APPROVER:** Nathan Williams (Executive Leader Delivery and Performance)

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**DECISION STATEMENT:**

To consider the delegation of functions and powers under the *Strata Titles Act 1998* (Tas)

**RELEVANT LEGISLATION:**

*Strata Titles Act 1998* (Tas)

*Local Government Act 1993* (Tas)

**PREVIOUS COUNCIL CONSIDERATION:**

Council - 13 February 2017 - Item 19.2 - Delegation from Council to General Manager - Strata Titles Act 1998 (Tas)

**RECOMMENDATION:**

That Council:

1. Pursuant to section 22 of the *Local Government Act 1993* (Tas) (LGA):
    - (a) revokes any previous delegation made by Council in respect of the *Strata Titles Act 1998*.
    - (b) delegates all of its functions and powers under the *Strata Titles Act 1998* (Tas) (STA) to the position of Chief Executive Officer.
    - (c) authorises the Chief Executive Officer to delegate any of Council's functions or powers under the STA to other employees of the Council.
  2. Pursuant to section 23AA of the *Acts Interpretation Act* (Tas), authorises the Mayor to evidence the delegations made by this decision, by signing and instrument of delegation referring to this decision and replicating, either exactly or in substance, the terms of the delegations effected by these Recommendations.
  3. Notes, for the avoidance of doubt, that the term Chief Executive Officer is a term of reference for the General Manager within the meaning of the LGA.
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**Duncan Campbell (Team Leader Legal Services) was in attendance to answer questions in respect of this item. A table of questions asked by Councillors during debate is provided after the decision.**

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**DECISION:** 19 February 2026

**MOTION**

Moved Deputy Mayor Councillor D H McKenzie, seconded Councillor A J Britton.

That Council:

1. Pursuant to section 22 of the *Local Government Act 1993 (Tas)* (LGA):
  - (a) revokes any previous delegation made by Council in respect of the *Strata Titles Act 1998*.
  - (b) delegates all of its functions and powers under the *Strata Titles Act 1998 (Tas)* (STA) to the position of Chief Executive Officer.
  - (c) authorises the Chief Executive Officer to delegate any of Council's functions or powers under the STA to other employees of the Council.
2. Pursuant to section 23AA of the *Acts Interpretation Act (Tas)*, authorises the Mayor to evidence the delegations made by this decision, by signing and instrument of delegation referring to this decision and replicating, either exactly or in substance, the terms of the delegations effected by these Recommendations.
3. Notes, for the avoidance of doubt, that the term Chief Executive Officer is a term of reference for the General Manager within the meaning of the LGA.

**CARRIED 8:2**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden  
**AGAINST VOTE:** Councillor T G Walker and Councillor J J Pentridge

COUNCILLOR	QUESTION	RESPONSE
Deputy Mayor, Councillor D H McKenzie	Why are we doing this? What has changed?	<b>Team Leader Legal Services</b> <i>The act has been updated and we need to have it contemporary to be able to administer it efficiently.</i>
Deputy Mayor, Councillor D H McKenzie	Is that meaning the names of people or the fact that there's a few other clauses in the act that weren't there before?	<b>Team Leader Legal Services</b> <i>There is going to be some changes as part of Project Shape and also the previous delegation delegated through subsections which provides less flexibility when changes occur. By having it for all of the functions and powers it gives more flexibility.</i>
Councillor T G Walker	You mentioned names but surely the delegation would be to the title of the job position not a person?	<b>Team Leader Legal Services</b> <i>The previous delegation went to the Chief Executive Officer, or General Manager which was the title at the time. That has changed but really now it is moving from those little subsections which were all or most of them at the time, now to all of the powers and functions in the Act.</i>

#### 20.4. Lease and Licence Policy

**FILE NO:** SF2967

**AUTHOR:** Sharin Imlach (Lease Officer)

**APPROVER:** Nathan Williams (Executive Leader Delivery and Performance)

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#### **DECISION STATEMENT:**

To consider the adoption of the revised Lease and Licence Policy (19-Plx-002).

#### **RELEVANT LEGISLATION:**

*Competition and Consumer Act 2010 (Cth)*

*Fair Trading (Code of Practice for Retail Tenancies) Regulations 1998(Tas)*

*Local Government Act 1993 (Tas)*

*Local Government (Building & Miscellaneous Provisions) Act 1993 (Tas)*

*Residential Tenancy Act 1997 (Tas)*

#### **PREVIOUS COUNCIL CONSIDERATION:**

Council – 10 March 2022 - 19.1 – Lease and Licence Policy

#### **RECOMMENDATION:**

That Council:

1. adopts the Lease and Licence Policy (19-Plx-002) as set out below:

#### **Lease and Licence Policy**

##### **PURPOSE**

To provide a consistent and equitable framework for the leasing and licensing of land and buildings ("facilities") owned and managed by City of Launceston ("Council").

##### **SCOPE**

This policy applies to:

- all Council officers involved in the negotiation and preparation of leases and licences relating to Council owned facilities;
- all customers who intend to lease or licence Council owned facilities on more than an informal, occasional basis. Customers will be provided with a copy of this policy prior to signing their lease or licence.

This policy does not apply to:

- hire of Council owned facilities that are routinely booked or hired for occasional uses with a standard City of Launceston venue hire agreement or booking arrangements;
  - occasional general community uses (for example, informal uses of open spaces, or non-exclusive gatherings);
-

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- encroachments onto Council land (refer to the Private Use of Council Land Policy 23-PI-003)

The information contained in this policy is not advice and should not replace seeking legal advice on proposed Council agreements.

**POLICY**

**Policy objectives**

- To optimise the use of Council facilities to the mutual benefit of the community and Council;
- To achieve fair and equitable access to facilities;
- To achieve a transparent system;
- For community leases to achieve a cost management model whereby the cost of operation of the asset for community groups are not prohibitive nor an unreasonable financial cost to Council;
- For commercial and residential leases to ensure that Council operates in accordance with contemporary practices.

**Optimising the benefits to be obtained from Council land facilities**

The Council will ensure suitable usage arrangements are in place for its land and facilities. Use of Council facilities will support community needs in a manner that is consistent with Council's strategic plans and values.

To support sustainable and equitable community access, Council will consider the following:

- Cost recovery: Requiring lessees and licensees to cover expenses arising from their use of facilities, except where exemptions are specifically granted;
- Multi-use promotion: Encouraging shared or multi-purpose use of facilities where appropriate;
- Alternative options: Offering access to more cost-effective or fit-for-purpose facilities where available;
- Asset rationalisation: Disposing of facilities that no longer meet contemporary standards or community needs.

**A transparent system**

The Council must use and be able to demonstrate its ability to meet the objective criteria and equitable processes set out in Table 1 of this policy.

Consideration will be given to the special circumstances of individual user groups as part of the process.

Standardised lease and licence agreement templates will be used wherever possible.

Lessees and licensees will be provided with a clear summary of the value of any support or concessions granted by Council. This information will be reported publicly.

**Fair and equitable access**

The Council will provide fair and equitable access to its facilities for all users.

**Capital contributions and landowner consent**

All proposed capital contributions or improvements to Council assets of any kind must be approved in writing by Council before applying for any statutory requirements and prior to any works being undertaken. Any agreements will be specified in the lease or associated documentation.

Council retains ownership of fixed improvements on its land, unless the contrary is approved by Council, in which case this will also be specified in the lease.

When assessing users' capital contributions and improvements, Council will give consideration to the asset management (including ongoing maintenance requirements), the strategic direction and use of the asset, Council's resources, alignment to Council's strategic plans and values.

**Legislative compliance**

Council officers must comply with relevant laws relating to disposals of land. These obligations are mainly set out in Part 12 of the *Local Government Act 1993* (Tas).

Section 178 and 179 of the *Local Government Act 1993* (Tas) apply to the leasing of Public Land.

Council must comply with the *Local Government (Building & Miscellaneous Provisions) Act 1993* (Tas) relating to subdivisions when considering offers of lease terms of more than 10 years.

Any property being used as retail shop premises (such as cafes) must be dealt with in a manner that complies with the *Fair Trading (Code of Practice for Retail Tenancies) Regulations 1998* (Tas).

Council must comply with the *Residential Tenancy Act 1997* (Tas) for residential properties.

**Breach of terms**

Any breach of terms will be managed in accordance with the specific conditions outlined in the relevant lease or licence agreement.

When assessing non-compliance, the individual circumstances of the user will be taken into consideration.

If the breach is not adequately resolved, then enforcement may commence, which may result in a termination, unless other arrangements have been agreed in writing.

**Financial resource checks**

Council reserves the right to request financial statements for any person or organisation entering into an agreement. This cost of this information will be the responsibility of the lessee.

### **Licence**

Where use or occupation of Council owned or controlled property requires a licence and not a lease, applicable terms, fees and charges will be determined by the Chief Executive Officer (CEO).

### **Land only lease**

In circumstances where an existing or incoming lessee owns a building or structure on the relevant land, the lessee will be responsible for all building maintenance and outgoings rates and charges. In all cases Council will remain the owner and manager of the land.

A new lease will empower the Council to direct the lessee to remove all structures owned by the lessee or elect to retain, with ownership converting to Council.

### **Grants and funding**

The Lessee must obtain prior written consent from Council before applying for any grant or funding that would result in alterations, additions, or improvements to the leased or licensed premises.

### **Emergency use**

Council may determine that a premises is suitable for the use of an emergency evacuation centre, if this is the case it will be agreed and set out in the lease or licence.

### **PRINCIPLES**

The principles underpinning this policy are transparency, equity and public access.

All of Council's Organisational Values apply to this policy.

### **RELATED POLICIES & PROCEDURES**

19-PI-001 Legal Services Policy  
24-PI-003 Council Property Management Policy  
24-PI-002 Disposal or Alienation of Council Assets Policy  
17-Rf-007 Legal Index Document Information Sheet

### **RELATED LEGISLATION**

*Competition and Consumer Act 2010 (Cth)*  
*Fair Trading (Code of Practice for Retail Tenancies) Regulations 1998*  
*Local Government Act 1993 (Tas)*  
*Local Government (Building & Miscellaneous Provisions) Act 1993 (Tas)*  
*Residential Tenancy Act 1997 (Tas)*

### **DEFINITIONS**

**Commercial** means any person, partnership, trust, company or other entity intending to provide goods and/or services for a financial reward, and for the purposes of rental rebate assessment, an entity that cannot clearly fit into any other rental rebate assessment category.

**Community user** means an incorporated or unincorporated association of members that has objects and activities of a social or recreational nature and openly offers membership to any member of the community reasonably able to participate in that activity.

**Lease** means a formal agreement by which the lessor grants to the lessee exclusive possession of a property for an agreed period in exchange for rent or fee.

**Licence** means a formal agreement for non-exclusive, intermittent or shared use of a Council owned or managed property.

**Market Rent** means an amount determined by an independent valuation.

**Property Manager** means a licenced Property representative employed by a real estate company.

**Public Land** has the same meaning as defined in section 177A of the *Local Government Act 1993* (Tas).

**Service Provider** means an individual, company, or organisation that delivers services and occupies a premises under a formal agreement.

**User** means lessee, licensee or service provider.

#### **REFERENCES**

N/A

#### **REVIEW**

This policy will be reviewed no more than 2 years after the date of approval or more frequently, if dictated by operational demands and with Council's approval.

Table 1: Summary

Commercial and Government Users	
<b>Definition</b>	<ul style="list-style-type: none"> <li>• <b>Commercial:</b></li> <li>• A registered business, company, sole trader, partnership, joint venture, or trust that operates with the primary intention of generating a profit, whether through the sale of goods, services, or other commercial activities.</li> <li>• <b>Government:</b></li> <li>• A local, state, or federal government agency, body, or organisation using Council facilities for the delivery of government services, programs, or operations, whether or not they operate on a cost-recovery basis.</li> </ul>
Term	<p>10 years</p> <p>Where a lessee makes a significant financial investment into Council-owned property (for example, through capital improvements or major upgrades), Council may consider the market requirements with the unique characteristics of the community asset by offering a lease term greater than the standard maximum of 10 years but not exceeding 20 years total.</p>
Rent	<p>Rent will be based on the market rate, determined by an independent valuation of the facility, conducted within the preceding 12 months by a certified valuer.</p> <p>Rent will be subject to a rent review annually in accordance with the Consumer Price Index (CPI) for Hobart.</p>
New Lease	<p>The issue of a new Lease or the expiry of an existing lease where no further options remain, a public expression of interest campaign will be conducted; this will occur regardless of whether the existing lessee wished to extend their tenure.</p> <p>This process may be set aside in unique circumstances when the proposal, from an existing lessee or new lessee, has the potential to deliver outcomes that are desirable to the community.</p>
Outgoings	<p>The Lessee will be responsible for all costs associated with their occupation of the premises, including statutory obligations, rates, and charges.</p>

<p>Insurance</p>	<p><b>Building Insurance</b> Council will take out a policy for buildings with an excess of \$50,000. Except where the lessee agrees to pay the excess in full, Council will not be obliged to claim under its insurance policies.</p> <p>The Council will consider reducing the excess in exceptional circumstances.</p> <p>The lessee will be invoiced for the yearly policy fee separately.</p> <p>If ownership of capital improvements sits with the user, building insurance is the responsibility of the user. Council will not insure capital improvements if it is not the owner of the capital improvements unless otherwise agreed and set out in the lease.</p> <p><b>Contents and specialised Insurance</b> The Lessee will be responsible for any other specialised policies for their business or sporting activities, such as professional indemnity, contents insurance, personal injury cover, additional plate glass and business interruption insurance.</p> <p><b>Public Liability Insurance</b> The Lessee must insure themselves against personal injury claims at a level suited to their likely risk of exposure and in all cases at least \$20 million in minimum cover.</p> <p>A copy of all certificates of currency must be provided each year or upon request.</p>
<p>Maintenance</p>	<p>The Lessee is responsible for all day-to-day cleaning and maintenance, as well as any additional obligations outlined in the lease agreement.</p> <p>Council is responsible for all structural maintenance, unless the building is owned by the Lessee, in which case the Lessee assumes full responsibility for all maintenance and structural upkeep.</p>

Community User Group A	
<b>Definition</b>	<p>Groups that are volunteer-operated and exist solely for benevolent, charitable, educational, recreational, or cultural purposes. They do not engage in profit-making activities beyond fundraising to support their operations.</p> <p><b>Examples:</b></p> <ul style="list-style-type: none"> <li>• Neighborhood associations</li> <li>• Charitable organisations</li> <li>• Volunteer-run sporting clubs with minimal revenue streams.</li> </ul> <p><b>Characteristics:</b></p> <ul style="list-style-type: none"> <li>• No paid staff (except for grant-funded short-term projects)</li> <li>• All income is reinvested into the organisation</li> <li>• Membership is open to all eligible community members</li> </ul>
Term	3 years.
Rent	A yearly fee of 182 fee units as set pursuant to the <i>Fee Units Act 1997 (Tas)</i> (equating to \$347.62 as of 1 July 2025). Adjusted annually based on the Consumer Price Index (CPI) for Hobart.
New Lease	Ordinarily Council will offer to renew a lease if there have been no breaches of the existing lease. Council is not obligated to do so and can choose to deal with the property at their discretion.
Outgoings	<p>The Lessee will be responsible for all costs associated with their occupation of the premises, including statutory obligations that are outlined in the lease.</p> <p>Where a property is not individually metered for water or electricity, an average usage fee will be applied. Fees will be based on the usage of comparable properties owned by the City of Launceston.</p>
Maintenance	<p>The Lessee is responsible for all day-to-day cleaning and maintenance, as well as any additional obligations outlined in the lease agreement.</p> <p>Council is responsible for all structural maintenance, unless the building is owned by the Lessee, in which case the Lessee assumes full responsibility for all maintenance and structural upkeep.</p>
Insurance	<p><b>Building Insurance</b></p> <p>Council will take out a policy for buildings with an excess of \$50,000. Except where the lessee agrees to pay the excess in full, Council will not be obliged to claim under its insurance policies.</p>

	<p>The Council will consider reducing the excess in exceptional circumstances.</p> <p>If ownership of capital improvements sits with the user, building insurance is the responsibility of the user. Council will not insure capital improvements if it is not the owner of the capital improvements unless otherwise agreed and set out in the lease.</p> <p><b>Contents and specialised Insurance</b> The Lessee will be responsible for any other specialised policies for their organisation or sporting activities, such as professional indemnity, contents insurance, personal injury cover, additional plate glass and business interruption insurance.</p> <p><b>Public Liability Insurance</b> The Lessee must insure themselves against personal injury claims at a level suited to their likely risk of exposure and in all cases at least \$20 million in minimum cover.</p> <p>A copy of all certificates of currency must be provided each year or upon request.</p>
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Community User Group B	
<b>Definition</b>	<p>Community-based organisations that operate in a way that generate regular income through room hire, bar sales, event ticketing, or similar activities.</p> <p><b>Examples:</b></p> <ul style="list-style-type: none"> <li>• Sporting clubs with licensed bars.</li> <li>• Clubs that generate regular hire fees.</li> <li>• Social enterprises with a community focus.</li> </ul> <p><b>Characteristics:</b></p> <ul style="list-style-type: none"> <li>• May have paid staff or contractors.</li> <li>• Generate income through trading or commercial activities.</li> <li>• Profits are reinvested into the club operations or community initiatives.</li> </ul>
Term	3 years.
Rent	A yearly fee of 2300 fee units as set pursuant to the <i>Fee Units Act 1997</i> (Tas) (equating to \$4,393 as of 1 July 2025). Adjusted annually based on the Consumer Price Index (CPI) for Hobart.
New Lease	Ordinarily Council will offer to renew a lease if there have been no breaches of the existing lease. Council is not obligated to do so and can choose to deal with the property at their discretion.

<p>Outgoings</p>	<p>The Lessee will be responsible for all costs associated with their occupation of the premises, including statutory obligations that are outlined in the lease.</p> <p>Where a property is not individually metered for water or electricity, an average usage fee will be applied. Fees will be based on the usage of comparable properties owned by the City of Launceston.</p>
<p>Maintenance</p>	<p>The Lessee is responsible for all day-to-day cleaning and maintenance, as well as any additional obligations outlined in the lease agreement.</p> <p>Council is responsible for all structural maintenance, unless the building is owned by the Lessee, in which case the Lessee assumes full responsibility for all maintenance and structural upkeep.</p>
<p>Insurance</p>	<p><b>Building Insurance</b> Council will take out a policy for buildings with an excess of \$50,000. Except where the lessee agrees to pay the excess in full, Council will not be obliged to claim under its insurance policies.</p> <p>The Council will consider reducing the excess in exceptional circumstances.</p> <p>If ownership of capital improvements sits with the user, building insurance is the responsibility of the user. Council will not insure capital improvements if it is not the owner of the capital improvements unless otherwise agreed and set out in the lease.</p> <p><b>Contents and specialised Insurance</b> The Lessee will be responsible for any other specialised policies for their business or sporting activities, such as professional indemnity, contents insurance, personal injury cover, additional plate glass and business interruption insurance.</p> <p><b>Public Liability Insurance</b> The Lessee must insure themselves against personal injury claims at a level suited to their likely risk of exposure and in all cases at least \$20 million in minimum cover.</p> <p>A copy of all certificates of currency must be provided each year or upon request.</p>

Residential User	
Definition	An individual (or individuals) using a property for domestic living purposes.
Term	No longer than 2 years under one agreement, which can be extended if both parties agree.
Rent	Rent for residential property will be at a market rate based on an independent valuation from a licensed real estate agency or valuer.  Rent will be adjusted in accordance with the terms set out in the <i>Residential Tenancy Act 1997</i> .
Bond	Lodge a nominated bond with the Rental Deposit Authority in accordance with the requirements of <i>the Residential Tenancy Act 1997</i> regulations.
New Lease	The property may be advertised by a real estate agency until a suitable tenant is secured.  Ordinarily Council will offer to renew a lease if there have been no breaches of the existing lease. Council is not obligated to do so and can choose to deal with the property at their discretion.
Management	Council can choose to engage in the services of a licensed real estate agency to act as a property manager.
Outgoings	The Lessee will pay variable water charges, electricity and telecommunications.
Maintenance	The Lessee will be responsible for day-to-day cleaning and any other requirements that are set out in a residential tenancy lease and are in accordance with the <i>Residential Tenancy Act 1997</i> .(Tas)  Council will be responsible for structural maintenance.
Insurance	Council will take out a policy for buildings.  Contents insurance is recommended but not enforced.

Service Provider	
<b>Definition</b>	An individual, company, or organisation that delivers services on behalf of Council and occupies a premises under a formal agreement.
Term	5 years  Where a lessee makes a significant financial investment into Council-owned property (for example, through capital improvements or major upgrades), Council may consider offering a lease term greater than the standard maximum of 5 years but not exceeding 10 years.
Rent	To be determined by the Council or the Chief Executive Officer (CEO (or as the case may be) based on the activities and use.
Service Fee	To be determined by the Council or the Chief Executive Officer (CEO (or as the case may be) based on the activities and use.
Outgoings	The Lessee will be responsible for all costs associated with their occupation of the premises, including statutory obligations that are outlined in the lease unless agreed otherwise by both parties.
Maintenance	The Lessee is responsible for all day-to-day cleaning and maintenance, as well as any additional obligations outlined in the lease agreement.  Council is responsible for all structural maintenance, unless the building is owned by the Lessee, in which case the Lessee assumes full responsibility for all maintenance and structural upkeep.
New Lease / agreement	The issue of a new Lease / agreement or the expiry of an existing lease / agreement where no further options remain, a public expression of interest campaign will be conducted, this will occur regardless of whether the existing lessee wished to extend their tenure.
Insurance	<b>Building Insurance</b> Council will take out a policy for buildings with an excess of \$50,000, payable by the lessee if a claim is made. The lessee will be invoiced for the yearly policy fee separately.  If ownership of capital improvements sits with the user, building insurance is the responsibility of the user. Council will not insure capital improvements if it is not the owner of

	<p>the capital improvements unless otherwise agreed and set out in the lease.</p> <p><b>Contents and specialised Insurance</b> Any user may take out other specialised policies for their business or sporting activities, such as professional indemnity, contents insurance, player injury cover, additional plate glass and business interruption insurance.</p> <p><b>Public Liability Insurance</b> The user must insure themselves against personal injury claims at a level suited to their likely risk of exposure and in all cases at least \$20 million in minimum cover.</p> <p>All users must supply a copy of all certificates of currency each year and as requested.</p>
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Sharin Imlach (Lease Officer) was in attendance to answer questions in respect of this item. A table of questions asked by Councillors during debate is provided after the decision.

**MOTION 1**

Moved Deputy Mayor Councillor D H McKenzie, seconded Councillor R A I Marsden.

That Council:

1. adopts the Lease and Licence Policy (19-Plx-002) as set out below:

**Lease and Licence Policy**

**PURPOSE**

To provide a consistent and equitable framework for the leasing and licensing of land and buildings ("facilities") owned and managed by City of Launceston ("Council").

**SCOPE**

This policy applies to:

- all Council officers involved in the negotiation and preparation of leases and licences relating to Council owned facilities;
- all customers who intend to lease or licence Council owned facilities on more than an informal, occasional basis. Customers will be provided with a copy of this policy prior to signing their lease or licence.

This policy does not apply to:

- hire of Council owned facilities that are routinely booked or hired for occasional uses with a standard City of Launceston venue hire agreement or booking arrangements;
- occasional general community uses (for example, informal uses of open spaces, or non-exclusive gatherings);
- encroachments onto Council land (refer to the Private Use of Council Land Policy 23-PI-003)

The information contained in this policy is not advice and should not replace seeking legal advice on proposed Council agreements.

### ***POLICY***

#### **Policy objectives**

- To optimise the use of Council facilities to the mutual benefit of the community and Council;
- To achieve fair and equitable access to facilities;
- To achieve a transparent system;
- For community leases to achieve a cost management model whereby the cost of operation of the asset for community groups are not prohibitive nor an unreasonable financial cost to Council;
- For commercial and residential leases to ensure that Council operates in accordance with contemporary practices.

#### **Optimising the benefits to be obtained from Council land facilities**

The Council will ensure suitable usage arrangements are in place for its land and facilities. Use of Council facilities will support community needs in a manner that is consistent with Council's strategic plans and values.

To support sustainable and equitable community access, Council will consider the following:

- **Cost recovery:** Requiring lessees and licensees to cover expenses arising from their use of facilities, except where exemptions are specifically granted;
- **Multi-use promotion:** Encouraging shared or multi-purpose use of facilities where appropriate;
- **Alternative options:** Offering access to more cost-effective or fit-for-purpose facilities where available;
- **Asset rationalisation:** Disposing of facilities that no longer meet contemporary standards or community needs.

#### **A transparent system**

The Council must use and be able to demonstrate its ability to meet the objective criteria and equitable processes set out in Table 1 of this policy.

Consideration will be given to the special circumstances of individual user groups as part of the process.

Standardised lease and licence agreement templates will be used wherever possible.

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**Lessees and licensees will be provided with a clear summary of the value of any support or concessions granted by Council. This information will be reported publicly.**

**Fair and equitable access**

**The Council will provide fair and equitable access to its facilities for all users.**

**Capital contributions and landowner consent**

**All proposed capital contributions or improvements to Council assets of any kind must be approved in writing by Council before applying for any statutory requirements and prior to any works being undertaken. Any agreements will be specified in the lease or associated documentation.**

**Council retains ownership of fixed improvements on its land, unless the contrary is approved by Council, in which case this will also be specified in the lease.**

**When assessing users' capital contributions and improvements, Council will give consideration to the asset management (including ongoing maintenance requirements), the strategic direction and use of the asset, Council's resources, alignment to Council's strategic plans and values.**

**Legislative compliance**

**Council officers must comply with relevant laws relating to disposals of land. These obligations are mainly set out in Part 12 of the *Local Government Act 1993* (Tas).**

**Section 178 and 179 of the *Local Government Act 1993* (Tas) apply to the leasing of Public Land.**

**Council must comply with the *Local Government (Building & Miscellaneous Provisions) Act 1993* (Tas) relating to subdivisions when considering offers of lease terms of more than 10 years.**

**Any property being used as retail shop premises (such as cafes) must be dealt with in a manner that complies with the *Fair Trading (Code of Practice for Retail Tenancies) Regulations 1998* (Tas).**

**Council must comply with the *Residential Tenancy Act 1997* (Tas) for residential properties.**

**Breach of terms**

**Any breach of terms will be managed in accordance with the specific conditions outlined in the relevant lease or licence agreement.**

**When assessing non-compliance, the individual circumstances of the user will be taken into consideration.**

If the breach is not adequately resolved, then enforcement may commence, which may result in a termination, unless other arrangements have been agreed in writing.

**Financial resource checks**

Council reserves the right to request financial statements for any person or organisation entering into an agreement. This cost of this information will be the responsibility of the lessee.

**Licence**

Where use or occupation of Council owned or controlled property requires a licence and not a lease, applicable terms, fees and charges will be determined by the Chief Executive Officer (CEO).

**Land only lease**

In circumstances where an existing or incoming lessee owns a building or structure on the relevant land, the lessee will be responsible for all building maintenance and outgoings rates and charges. In all cases Council will remain the owner and manager of the land.

A new lease will empower the Council to direct the lessee to remove all structures owned by the lessee or elect to retain, with ownership converting to Council.

**Grants and funding**

The Lessee must obtain prior written consent from Council before applying for any grant or funding that would result in alterations, additions, or improvements to the leased or licensed premises.

**Emergency use**

Council may determine that a premises is suitable for the use of an emergency evacuation centre, if this is the case it will be agreed and set out in the lease or licence.

***PRINCIPLES***

The principles underpinning this policy are transparency, equity and public access.

All of Council's Organisational Values apply to this policy.

***RELATED POLICIES & PROCEDURES***

19-PI-001 Legal Services Policy

24-PI-003 Council Property Management Policy

24-PI-002 Disposal or Alienation of Council Assets Policy

17-Rf-007 Legal Index Document Information Sheet

***RELATED LEGISLATION***

*Competition and Consumer Act 2010 (Cth)*

*Fair Trading (Code of Practice for Retail Tenancies) Regulations 1998*

*Local Government Act 1993 (Tas)*

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*Local Government (Building & Miscellaneous Provisions) Act 1993 (Tas)*  
*Residential Tenancy Act 1997 (Tas)*

**DEFINITIONS**

**Commercial** means any person, partnership, trust, company or other entity intending to provide goods and/or services for a financial reward, and for the purposes of rental rebate assessment, an entity that cannot clearly fit into any other rental rebate assessment category.

**Community user** means an incorporated or unincorporated association of members that has objects and activities of a social or recreational nature and openly offers membership to any member of the community reasonably able to participate in that activity.

**Lease** means a formal agreement by which the lessor grants to the lessee exclusive possession of a property for an agreed period in exchange for rent or fee.

**Licence** means a formal agreement for non-exclusive, intermittent or shared use of a Council owned or managed property.

**Market Rent** means an amount determined by an independent valuation.

**Property Manager** means a licenced Property representative employed by a real estate company.

**Public Land** has the same meaning as defined in section 177A of the *Local Government Act 1993 (Tas)*.

**Service Provider** means an individual, company, or organisation that delivers services and occupies a premises under a formal agreement.

**User** means lessee, licensee or service provider.

**REFERENCES**

N/A

**REVIEW**

This policy will be reviewed no more than 2 years after the date of approval or more frequently, if dictated by operational demands and with Council's approval.

Table 1: Summary

Commercial and Government Users	
Definition	<ul style="list-style-type: none"> <li>• <b>Commercial:</b></li> <li>• <b>A registered business, company, sole trader, partnership, joint venture, or trust that operates with the primary intention of generating a profit, whether through the sale of goods, services, or other commercial activities.</b></li> <li>• <b>Government:</b></li> <li>• <b>A local, state, or federal government agency, body, or organisation using Council facilities for the delivery of government services, programs, or operations, whether or not they operate on a cost-recovery basis.</b></li> </ul>
Term	<p><b>10 years</b></p> <p>Where a lessee makes a significant financial investment into Council-owned property (for example, through capital improvements or major upgrades), Council may consider the market requirements with the unique characteristics of the community asset by offering a lease term greater than the standard maximum of 10 years but not exceeding 20 years total.</p>
Rent	<p>Rent will be based on the market rate, determined by an independent valuation of the facility, conducted within the preceding 12 months by a certified valuer.</p> <p>Rent will be subject to a rent review annually in accordance with the Consumer Price Index (CPI) for Hobart.</p>
New Lease	<p>The issue of a new Lease or the expiry of an existing lease where no further options remain, a public expression of interest campaign will be conducted; this will occur regardless of whether the existing lessee wished to extend their tenure.</p> <p>This process may be set aside in unique circumstances when the proposal, from an existing lessee or new lessee, has the potential to deliver outcomes that are desirable to the community.</p>

<p><b>Outgoings</b></p>	<p>The Lessee will be responsible for all costs associated with their occupation of the premises, including statutory obligations, rates, and charges.</p>
<p><b>Insurance</b></p>	<p><b>Building Insurance</b> Council will take out a policy for buildings with an excess of \$50,000. Except where the lessee agrees to pay the excess in full, Council will not be obliged to claim under its insurance policies.</p> <p>The Council will consider reducing the excess in exceptional circumstances.</p> <p>The lessee will be invoiced for the yearly policy fee separately.</p> <p>If ownership of capital improvements sits with the user, building insurance is the responsibility of the user. Council will not insure capital improvements if it is not the owner of the capital improvements unless otherwise agreed and set out in the lease.</p> <p><b>Contents and specialised Insurance</b> The Lessee will be responsible for any other specialised policies for their business or sporting activities, such as professional indemnity, contents insurance, personal injury cover, additional plate glass and business interruption insurance.</p> <p><b>Public Liability Insurance</b> The Lessee must insure themselves against personal injury claims at a level suited to their likely risk of exposure and in all cases at least \$20 million in minimum cover.</p> <p>A copy of all certificates of currency must be provided each year or upon request.</p>
<p><b>Maintenance</b></p>	<p>The Lessee is responsible for all day-to-day cleaning and maintenance, as well as any additional obligations outlined in the lease agreement.</p> <p>Council is responsible for all structural maintenance, unless the building is owned by the Lessee, in which case the Lessee assumes full responsibility for all maintenance and structural upkeep.</p>

<b>Community User Group A</b>	
<b>Definition</b>	<p>Groups that are volunteer-operated and exist solely for benevolent, charitable, educational, recreational, or cultural purposes. They do not engage in profit-making activities beyond fundraising to support their operations.</p> <p>Examples:</p> <ul style="list-style-type: none"> <li>• Neighborhood associations</li> <li>• Charitable organisations</li> <li>• Volunteer-run sporting clubs with minimal revenue streams.</li> </ul> <p>Characteristics:</p> <ul style="list-style-type: none"> <li>• No paid staff (except for grant-funded short-term projects)</li> <li>• All income is reinvested into the organisation</li> <li>• Membership is open to all eligible community members</li> </ul>
<b>Term</b>	3 years.
<b>Rent</b>	A yearly fee of 182 fee units as set pursuant to the <i>Fee Units Act 1997 (Tas)</i> (equating to \$347.62 as of 1 July 2025). Adjusted annually based on the Consumer Price Index (CPI) for Hobart.
<b>New Lease</b>	Ordinarily Council will offer to renew a lease if there have been no breaches of the existing lease. Council is not obligated to do so and can choose to deal with the property at their discretion.
<b>Outgoings</b>	<p>The Lessee will be responsible for all costs associated with their occupation of the premises, including statutory obligations that are outlined in the lease.</p> <p>Where a property is not individually metered for water or electricity, an average usage fee will be applied. Fees will be based on the usage of comparable properties owned by the City of Launceston.</p>
<b>Maintenance</b>	<p>The Lessee is responsible for all day-to-day cleaning and maintenance, as well as any additional obligations outlined in the lease agreement.</p> <p>Council is responsible for all structural maintenance, unless the building is owned by the Lessee, in which case the Lessee assumes full responsibility for all maintenance and structural upkeep.</p>
<b>Insurance</b>	<p><b>Building Insurance</b></p> <p>Council will take out a policy for buildings with an excess of \$50,000. Except where the lessee agrees to pay the</p>

	<p>excess in full, Council will not be obliged to claim under its insurance policies.</p> <p>The Council will consider reducing the excess in exceptional circumstances.</p> <p>If ownership of capital improvements sits with the user, building insurance is the responsibility of the user. Council will not insure capital improvements if it is not the owner of the capital improvements unless otherwise agreed and set out in the lease.</p> <p><b>Contents and specialised Insurance</b> The Lessee will be responsible for any other specialised policies for their organisation or sporting activities, such as professional indemnity, contents insurance, personal injury cover, additional plate glass and business interruption insurance.</p> <p><b>Public Liability Insurance</b> The Lessee must insure themselves against personal injury claims at a level suited to their likely risk of exposure and in all cases at least \$20 million in minimum cover.</p> <p>A copy of all certificates of currency must be provided each year or upon request.</p>
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Community User Group B	
<b>Definition</b>	<p>Community-based organisations that operate in a way that generate regular income through room hire, bar sales, event ticketing, or similar activities.</p> <p>Examples:</p> <ul style="list-style-type: none"> <li>• Sporting clubs with licensed bars.</li> <li>• Clubs that generate regular hire fees.</li> <li>• Social enterprises with a community focus.</li> </ul> <p>Characteristics:</p> <ul style="list-style-type: none"> <li>• May have paid staff or contractors.</li> <li>• Generate income through trading or commercial activities.</li> <li>• Profits are reinvested into the club operations or community initiatives.</li> </ul>
<b>Term</b>	3 years.
<b>Rent</b>	A yearly fee of 2300 fee units as set pursuant to the <i>Fee Units Act 1997 (Tas)</i> (equating to \$4,393 as of 1 July 2025). Adjusted annually based on the Consumer Price Index (CPI) for Hobart.

<b>New Lease</b>	<p>Ordinarily Council will offer to renew a lease if there have been no breaches of the existing lease. Council is not obligated to do so and can choose to deal with the property at their discretion.</p>
<b>Outgoings</b>	<p>The Lessee will be responsible for all costs associated with their occupation of the premises, including statutory obligations that are outlined in the lease.</p> <p>Where a property is not individually metered for water or electricity, an average usage fee will be applied. Fees will be based on the usage of comparable properties owned by the City of Launceston.</p>
<b>Maintenance</b>	<p>The Lessee is responsible for all day-to-day cleaning and maintenance, as well as any additional obligations outlined in the lease agreement.</p> <p>Council is responsible for all structural maintenance, unless the building is owned by the Lessee, in which case the Lessee assumes full responsibility for all maintenance and structural upkeep.</p>
<b>Insurance</b>	<p><b>Building Insurance</b> Council will take out a policy for buildings with an excess of \$50,000. Except where the lessee agrees to pay the excess in full, Council will not be obliged to claim under its insurance policies.</p> <p>The Council will consider reducing the excess in exceptional circumstances.</p> <p>If ownership of capital improvements sits with the user, building insurance is the responsibility of the user. Council will not insure capital improvements if it is not the owner of the capital improvements unless otherwise agreed and set out in the lease.</p> <p><b>Contents and specialised Insurance</b> The Lessee will be responsible for any other specialised policies for their business or sporting activities, such as professional indemnity, contents insurance, personal injury cover, additional plate glass and business interruption insurance.</p> <p><b>Public Liability Insurance</b> The Lessee must insure themselves against personal injury claims at a level suited to their likely risk of exposure and in all cases at least \$20 million in minimum cover.</p> <p>A copy of all certificates of currency must be provided each year or upon request.</p>

<b>Residential User</b>	
<b>Definition</b>	An individual (or individuals) using a property for domestic living purposes.
<b>Term</b>	No longer than 2 years under one agreement, which can be extended if both parties agree.
<b>Rent</b>	Rent for residential property will be at a market rate based on an independent valuation from a licensed real estate agency or valuer.  Rent will be adjusted in accordance with the terms set out in the <i>Residential Tenancy Act 1997</i> .
<b>Bond</b>	Lodge a nominated bond with the Rental Deposit Authority in accordance with the requirements of <i>the Residential Tenancy Act 1997</i> regulations.
<b>New Lease</b>	The property may be advertised by a real estate agency until a suitable tenant is secured.  Ordinarily Council will offer to renew a lease if there have been no breaches of the existing lease. Council is not obligated to do so and can choose to deal with the property at their discretion.
<b>Management</b>	Council can choose to engage in the services of a licensed real estate agency to act as a property manager.
<b>Outgoings</b>	The Lessee will pay variable water charges, electricity and telecommunications.
<b>Maintenance</b>	The Lessee will be responsible for day-to-day cleaning and any other requirements that are set out in a residential tenancy lease and are in accordance with the <i>Residential Tenancy Act 1997</i> .(Tas)  Council will be responsible for structural maintenance.
<b>Insurance</b>	Council will take out a policy for buildings.  Contents insurance is recommended but not enforced.

<b>Service Provider</b>	
<b>Definition</b>	An individual, company, or organisation that delivers services on behalf of Council and occupies a premises under a formal agreement.
<b>Term</b>	<p>5 years</p> <p>Where a lessee makes a significant financial investment into Council-owned property (for example, through capital improvements or major upgrades), Council may consider offering a lease term greater than the standard maximum of 5 years but not exceeding 10 years.</p>
<b>Rent</b>	To be determined by the Council or the Chief Executive Officer (CEO (or as the case may be) based on the activities and use.
<b>Service Fee</b>	To be determined by the Council or the Chief Executive Officer (CEO (or as the case may be) based on the activities and use.
<b>Outgoings</b>	The Lessee will be responsible for all costs associated with their occupation of the premises, including statutory obligations that are outlined in the lease unless agreed otherwise by both parties.
<b>Maintenance</b>	<p>The Lessee is responsible for all day-to-day cleaning and maintenance, as well as any additional obligations outlined in the lease agreement.</p> <p>Council is responsible for all structural maintenance, unless the building is owned by the Lessee, in which case the Lessee assumes full responsibility for all maintenance and structural upkeep.</p>
<b>New Lease / agreement</b>	The issue of a new Lease / agreement or the expiry of an existing lease / agreement where no further options remain, a public expression of interest campaign will be conducted, this will occur regardless of whether the existing lessee wished to extend their tenure.
<b>Insurance</b>	<p><b>Building Insurance</b> Council will take out a policy for buildings with an excess of \$50,000, payable by the lessee if a claim is made. The lessee will be invoiced for the yearly policy fee separately.</p> <p>If ownership of capital improvements sits with the user, building insurance is the responsibility of the user. Council will not insure capital improvements if it is not the owner of the capital improvements unless otherwise agreed and set out in the lease.</p>

	<p><b>Contents and specialised Insurance</b> Any user may take out other specialised policies for their business or sporting activities, such as professional indemnity, contents insurance, player injury cover, additional plate glass and business interruption insurance.</p> <p><b>Public Liability Insurance</b> The user must insure themselves against personal injury claims at a level suited to their likely risk of exposure and in all cases at least \$20 million in minimum cover.</p> <p><b>All users must supply a copy of all certificates of currency each year and as requested.</b></p>
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**NO VOTE WAS TAKEN AS THE MOTION WAS WITHDRAWN BY THE MOVER AND  
SECONDER**

**DECISION:** 19 February 2026

**MOTION 2**

Moved Deputy Mayor Councillor D H McKenzie, seconded Councillor R A I Marsden.

That Council refers this matter to a future workshop for further consideration.

**CARRIED 10:0**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden  
**AGAINST VOTE:** Nil

COUNCILLOR	QUESTION	RESPONSE
<p><b>Deputy Mayor, Councillor D H McKenzie</b></p>	<p>I just noticed we have got three different types of leases and we talk about extending lease terms where significant capital is invested, potentially by the tenant. I'm just not sure that this didn't flow over into the not-for-profit sector, where we can also extend the terms of the lease.</p> <p>Can the same clause that we've got in the commercial one, the issue of a new lease where a lessee makes significant financial investment in the Council-owned property, be included so they could be given an extended lease? Have I misread that? We have not got that in the next one?</p>	<p><b>Lease Officer</b> <i>That is correct.</i></p>
<p><b>Deputy Mayor, Councillor D McKenzie</b></p>	<p>I just was querying why we wouldn't afford that to a community organisation that goes out and either raises its own funds or gets a grant from the government or somebody to do that and saying, "Well, we've invested this amount of money in it. Why can't we get an extended period of time?"</p>	<p><b>Lease Officer</b> <i>It is something that we could definitely consider and go back and amend. It probably wasn't considered in this particular policy because we were looking at basing it off our existing policy that we have now.</i></p>

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<p><b>Councillor D C Gibson</b></p>	<p>How do new user groups get the opportunity to participate? Essentially, it says we'll renew the lease if there have been no breaches on the existing lease, but Council is not obligated to do so and can choose to deal with the property at their discretion. This provides us with flexibility, but despite that clause, things can just go on forever unless Councillors decide to set a new parameter for that particular asset, it just continues on. How do you prevent that from happening?</p>	<p><i>An answer was not provided for this question.</i></p>
<p><b>Councillor D C Gibson</b></p>	<p>Considering the backlog of Leases, is three years too frequent and whether or not the five years allowed would be better?</p>	<p><b>Lease Officer</b> <i>Certainly, it can be looked at. Again, with our internal processes where Executive and Senior Leaders reviewed the proposed policy it was determined that the most desirable result would be the three years</i></p>
<p><b>Councillor D C Gibson</b></p>	<p>Does that mean that you would be advertising every three years for a community asset?</p>	<p><b>Lease Officer</b> <i>Not necessarily. If we determined that there was a group in place that we wanted to continue to operate within a leased within a premises, we, if there was no breaches in the in the actual lease, then we could continue to issue them a new lease.</i></p>

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<p><b>Councillor D C Gibson</b></p>	<p>But that's tricky isn't it?</p> <p>Do we just need to think about how the renewal occurs just a little bit more to ensure we're not in a cycle that requires intervention by Councillors?</p>	<p><b>Lease Officer</b> <i>It is quite tricky because there are groups that that we would want to continue in the one premises. If we started to put a mechanism in where we had to publicly advertise after every community lease, we then have to go through that process and clearly assess any other proposal that come in and potentially there could be somebody else that we would have to fairly consider, which could mean for transparency, we have to actually kick a</i></p>
<p><b>Mayor, Councillor M K Garwood</b></p>	<p>Can I just get some clarification too because we've seen this and we've had correspondence from tenants, e.g. City Park Radio, about advertising properties where we have had long term tenants and it is difficult to say you are no longer in that building anymore. Where are they going to put all that infrastructure and that that heritage, but then how do we also keep it fair to say that in 5 years, well, we didn't review theirs because they were doing the right thing, but we're going to review that. I don't understand how we delineate between them?</p>	<p><i>tenant out now because another person is providing an option that we cannot knock back. So it is tricky to add it into the policy the end of the day the policy is a guideline for us to work with.</i></p>
<p><b>Mayor, Councillor M K Garwood</b></p>	<p>Can I please clarify, to withdraw means we can reassess and bring back in a different manner but to lay on the table means it comes back the same way?</p>	<p><b>Chief Executive Officer</b> <i>Might I recommend, given the motion has already been moved and seconded is now currently in play, that the mover and the seconder may wish to amend what they have moved and seconded to refer the matter to a Workshop for future consideration.</i></p>

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**20.5. Chief Executive Officers Contract and Performance Review Committee - Working Group**

**FILE NO:** SF5695

**AUTHOR:** Liz Bowerman (Executive Assistant - Office of the Mayor)

**APPROVER:** Nathan Williams (Executive Leader Delivery and Performance)

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**DECISION STATEMENT:**

To consider the approval of establishing a working group to appoint an external consultant to conduct the Chief Executive Officer Contract and Performance Review process.

**RELEVANT LEGISLATION:**

*Local Government (Meeting Procedures) Regulations 2025*  
*Local Government Act 1993 (Tas)*

**PREVIOUS COUNCIL CONSIDERATION:**

Closed Council – 13 November 2025 – 24.5 - Chief Executive Officers Contract and Performance Review Committee Report – 23 October 2025  
Closed Council – 21 August 2025 – 24.2 - Chief Executive Officer's Contract and Performance Review Committee Report  
Closed Council – 10 July 2025 – 24.8 - Chief Executive Officer's Contract and Performance Review Committee

**RECOMMENDATION:**

That Council:

1. approves the establishment of a Working Group for the consultant appointment process, comprising of Mayor Councillor M K Garwood, Councillor T G Walker, Councillor K M Preece, Councillor AG Harris and relevant Council Officers.
- 

**Sam Johnson OAM (Chief Executive Officer) withdrew from the meeting at 4.17pm due to a declaration of interest.**

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**DECISION:** 19 February 2026

**MOTION**

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

That Council:

1. approves the establishment of a Working Group to review and recommend an external consultant to facilitate the Chief Executive Officer's Contract and Performance Review process, comprising of Mayor Councillor M K Garwood, Councillor T G Walker, Councillor K M Preece, Councillor AG Harris, Councillor A J Britton and relevant Council Officers.

**CARRIED 10:0**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden  
**AGAINST VOTE:** Nil

COUNCILLOR	QUESTION	RESPONSE
Councillor A J Palmer	I think that Councillor Britton was meant to be listed there, can we please add him?	<b><i>Executive Leader Delivery and Performance</i></b> <i>Certainly, happy for that change if that is the will of the table but I'm referring to my notes from the committee meeting and Councillor Britton was part of the new committee to be established but was not referenced to be part of this working group. If the table wishes to make that amendment, we can absolutely do that.</i>

**21. STRATEGY AND INNOVATION**

**21.1. Quarterly Report - Strategy and Innovation - 1 October to 31 December 2025**

**FILE NO:** SF7738

**AUTHOR:** Debbie Pickett (Executive Assistant - Strategy and Innovation)

**APPROVER:** Jane Lewis (Executive Leader Strategy and Innovation)

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**DECISION STATEMENT:**

This report provides a general update on activities and responsibilities within the Strategy and Innovation (Sal) Team for 1 October 2025 to 31 December 2025.

**RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas).*

**RECOMMENDATION:**

That Council:

1. receives the report noting the activities of the Strategy & Innovation Team for the period of 1 October 2025 to 31 December 2025.
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**Councillor R A I Marsden withdrew from the meeting at 4.24pm**  
**Sam Johnson OAM (Chief Executive Officer) re-attended the meeting at 4.25pm**

**DECISION: 19 February 2026**

**MOTION**

**Moved Deputy Mayor Councillor D H McKenzie, seconded Councillor K M Preece.**

**That Council:**

1. receives the report noting the activities of the Strategy & Innovation Team for the period of 1 October 2025 to 31 December 2025.

**CARRIED 9:0**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton and Councillor K M Preece

**AGAINST VOTE:** Nil

**ABSENT AT TIME OF VOTE:** Councillor R A I Marsden

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**21.2. RSL Tasmania Veteran Acute Housing**

**FILE NO:** 37700

**AUTHOR:** Maureen Stellmaker (Acquisition and Property Holdings Advisor)

**APPROVER:** Jane Lewis (Executive Leader Strategy and Innovation)  
Nathan Williams (Executive Leader Delivery and Performance)

**DECISION STATEMENT:**

To consider disposal of land at 1 Connaught Crescent, West Launceston to the Returned & Services League of Australia (Tasmanian Branch) Inc.

This decision requires an absolute majority.

**RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas)*

**RECOMMENDATION:**

That:

1. Council notes the Valuer-General's valuation.
2. Council pursuant to section 178 of the *Local Government Act 1993 (Tas)* and by absolute majority forms the intention to dispose of the land at 1 Connaught Crescent, West Launceston, comprised in Certificate of Title Volume 111674 Folio 1 to Returned & Services League of Australia (Tasmanian Branch) Inc, as identified on the plan below.



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3. Formal notice be given of the intention to dispose of the land, as required by Section 178(4) of the *Local Government Act 1993* (TAS).
4. The disposal be on the following basis: RSL Tasmania receive sufficient funds to complete the construction of a residential dwelling along with all other associated costs.
  - a) the Council will have the first right of refusal if the property is to be sold in the future for the purchase price of \$1.00.
5. The purchaser will be the Returned & Services League of Australia (Tasmanian Branch) Inc trading as RSL Tasmania ABN 11 977 093 123 ("RSL Tasmania").
  - a) For the purchase price of \$1.00
  - b) RSL Tasmania is to pay all costs associated with the transfer including:
    - i. stamp duty
    - ii. All associated legal fees and registration costs
    - iii. Development Application fees
    - iv. Building Approval fees
    - v. building costs
    - vi. establishing and connecting to services; and
    - vii. all other costs associated with the development and construction of a residential dwelling
  - c) RSL Tasmania will be responsible for;
    - i. all ongoing rates and statutory charges associated with the property;
    - ii. all ongoing maintenance, construction and improvements to the property.
6. Requests the Chief Executive Officer to:
  - a) ensure that formal notice is given of the intention to dispose of the land, as required by section 178(4) of the *Local Government Act 1993* (Tas); and
  - b) subject to any objection being received during the statutory notice period:
    - i. determine the exact dimensions of the land to be disposed of and all remaining terms and conditions;
    - ii. implement the intention to dispose the property by signing a binding sales agreement with RSL Tasmania; and
    - iii. exercise any of Council's rights, options, or discretions necessary for the proper administration of the transfer
7. Notes, for the avoidance of doubt, that Chief Executive Officer is a term of reference for the General Manager within the meaning of the *Local Government Act 1993* (Tas).

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**Maureen Stellmaker (Acquisition and Property Holdings Advisor), Anna Feldman (Project Manager - SIT Strategic Projects) and Michelle Grey (Properties and Legal Officer) were in attendance to answer questions in respect of this item.**

**John Harvey (CEO, RSL Tasmania) spoke for the Recommendation**

**DECISION:** 19 February 2026

**MOTION**

Moved Councillor A J Britton, seconded Councillor A J Palmer.

That:

1. Council notes the Valuer-General's valuation.
2. Council pursuant to section 178 of the *Local Government Act 1993 (Tas)* and by absolute majority forms the intention to dispose of the land at 1 Connaught Crescent, West Launceston, comprised in Certificate of Title Volume 111674 Folio 1 to Returned & Services League of Australia (Tasmanian Branch) Inc, as identified on the plan below.



3. Formal notice be given of the intention to dispose of the land, as required by Section 178(4) of the *Local Government Act 1993 (TAS)*.
4. The disposal be on the following basis: RSL Tasmania receive sufficient funds to complete the construction of a residential dwelling along with all other associated costs.
  - a) the Council will have the first right of refusal if the property is to be sold in the future for the purchase price of \$1.00.
5. The purchaser will be the Returned & Services League of Australia (Tasmanian Branch) Inc trading as RSL Tasmania ABN 11 977 093 123 ("RSL Tasmania").
  - a) For the purchase price of \$1.00
  - b) RSL Tasmania is to pay all costs associated with the transfer including:
    - i. stamp duty
    - ii. All associated legal fees and registration costs
    - iii. Development Application fees
    - iv. Building Approval fees

- v. building costs
  - vi. establishing and connecting to services; and
  - vii. all other costs associated with the development and construction of a residential dwelling
- c) RSL Tasmania will be responsible for;
- i. all ongoing rates and statutory charges associated with the property;
  - ii. all ongoing maintenance, construction and improvements to the property.
6. Requests the Chief Executive Officer to:
- a) ensure that formal notice is given of the intention to dispose of the land, as required by section 178(4) of the *Local Government Act 1993* (Tas); and
  - b) subject to any objection being received during the statutory notice period:
    - i. determine the exact dimensions of the land to be disposed of and all remaining terms and conditions;
    - ii. implement the intention to dispose the property by signing a binding sales agreement with RSL Tasmania; and
    - iii. exercise any of Council's rights, options, or discretions necessary for the proper administration of the transfer
7. Notes, for the avoidance of doubt, that Chief Executive Officer is a term of reference for the General Manager within the meaning of the *Local Government Act 1993* (Tas).

**CARRIED 10:0**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden  
**AGAINST VOTE:** Nil

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**21.3. Efficiency Dividends Report - Quarter 2**

**FILE NO:** SF7852

**AUTHOR:** Tony McDonald (Data Analytics)

**APPROVER:** Jane Lewis (Executive Leader Strategy and Innovation)

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**DECISION STATEMENT:**

To receive the Efficiency Dividends Report for the second quarter of the financial year 2025/26.

**RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas).*

**RECOMMENDATION:**

That Council:

1. receives the Efficiency Dividends Report covering the second quarter of the financial year 2025/26.
- 

**Sarah McRobbie (Senior Leader Innovation and Performance) was in attendance to answer questions in respect of this item.**

**Councillor R A I Marsden re-attended the Meeting at 4:27 pm**

**DECISION: 19 February 2026**

**MOTION**

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

**That Council:**

1. receives the Efficiency Dividends Report covering the second quarter of the financial year 2025/26.

**CARRIED 10:0**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden

**AGAINST VOTE:** Nil

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**21.4. City of Launceston Annual Plan 2025/2026 - Quarter 2 Progress Report**

**FILE NO:** SF7151

**AUTHOR:** Emily Lewis (Corporate Planning Officer)

**APPROVER:** Jane Lewis (Executive Leader Strategy and Innovation)

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**DECISION STATEMENT:**

To consider the progress against council's 2025/2026 Annual Plan Actions for the quarter 2 period from 1 October 2025 through to 31 December 2025.

**RELEVANT LEGISLATION:**

The *Local Government Act 1993* (Tas): Part 7 – Administration, Division 2 – Plans and reports.

**PREVIOUS COUNCIL CONSIDERATION:**

Council - 23/10/2025 - 21.2 - City of Launceston Annual Plan 2025/2026 - Quarter 1 Progress Report

Council - 19/06/2025 - 21.4 - City of Launceston Annual Plan 2025/2026

Workshop - 22/05/2025 - Annual Plan and Budget 2025/2026 - Public Consultation Feedback and Review

Workshop - 20/03/2025 – Budget and Annual Plan 2025/2026 Update

Workshop - 27/02/2025 – Budget and Annual Plan 2025/2026 Update

Workshop - 12/12/2024 – Budget and Annual Plan 2025/2026 Update

**RECOMMENDATION:**

That Council

1. receives and notes the progress against the 2025/2026 Annual Plan Actions for the quarter 2 period (1 October 2025 - 31 December 2025) presented in the attached report.

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**Sarah McRobbie (Senior Leader Innovation and Performance) was in attendance to answer questions in respect of this item.**

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**DECISION:** 19 February 2026

**MOTION**

**Moved Councillor K M Preece, seconded Deputy Mayor Councillor D H McKenzie.**

**That Council:**

1. receives and notes the progress against the 2025/2026 Annual Plan Actions for the quarter 2 period (1 October 2025 - 31 December 2025) presented in the attached report.

**CARRIED 10:0**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden

**AGAINST VOTE:** Nil

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**22. CHIEF EXECUTIVE OFFICER NETWORK**

**22.1. Quarterly Report - Chief Executive Officer**

**FILE NO:** SF0008

**AUTHOR:** Lorraine Wyatt (Team Leader Executive Support)

**APPROVER:** Sam Johnson OAM (Chief Executive Officer)

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**DECISION STATEMENT:**

This report provides a general update on activities and responsibilities within the Chief Executive Officer's (CEO) remit.

**RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas)*

**RECOMMENDATION:**

That Council:

1. Receives and notes the report for the period 1 October 2025 to 31 December 2025.
- 

**DECISION: 19 February 2026**

**MOTION**

**Moved Councillor A J Britton, seconded Councillor R A I Marsden.**

**That Council:**

1. receives and notes the report for the period 1 October 2025 to 31 December 2025.

**CARRIED 10:0**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden

**AGAINST VOTE:** Nil

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**22.2. Status Report on Council Decisions as at 12 February 2026**

**FILE NO:** SF2346

**AUTHOR:** Kelsey Hartland (Team Leader Governance)

**APPROVER:** Sam Johnson OAM (Chief Executive Officer)

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**DECISION STATEMENT:**

To receive the Status Report on Council Decisions made up to, and as at, 12 February 2026.

**RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas)*

*Local Government (Meeting Procedures) Regulations 2025*

**RECOMMENDATION:**

That Council:

1. receives the Status Report on Council Decisions as at 12 February 2026 (Attachment 1).
- 

**DECISION: 19 February 2026**

**MOTION**

**Moved Councillor A J Britton, seconded Councillor A J Palmer.**

**That Council:**

1. receives the Status Report on Council Decisions as at 12 February 2026 (Attachment 1).

**CARRIED 10:0**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden  
**AGAINST VOTE:** Nil

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**22.3. Status Report on Notices of Motion as at 12 February 2026**

**FILE NO:** SF5547

**AUTHOR:** Kelsey Hartland (Team Leader Governance)

**APPROVER:** Sam Johnson OAM (Chief Executive Officer)

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**DECISION STATEMENT:**

To receive the updated Status Report on Notices of Motion.

**RELEVANT LEGISLATION:**

*Local Government Act 1993 (Tas)*

*Local Government (Meeting Procedures) Regulations 2025*

**RECOMMENDATION:**

That Council:

1. receives the Status Report on Notices of Motion as at 12 February 2026 (Attachment 1).
- 

**DECISION: 19 February 2026**

**MOTION**

**Moved Councillor A J Britton, seconded Councillor A J Palmer.**

**That Council:**

1. receives the Status Report on Notices of Motion as at 12 February 2026 (Attachment 1).

**CARRIED 10:0**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden  
**AGAINST VOTE:** Nil

23. **LATE ITEMS**

*Local Government (Meeting Procedures) Regulations 2025 – regulation 10(7)*

**No Items were identified as part of these minutes.**

**24. CLOSED COUNCIL**

*Local Government (Meeting Procedures) Regulations 2025 – regulation 17(1)*

**RECOMMENDATION:**

That Council moves into Closed Session to consider the following matters:

**24.1. Confirmation of the Minutes**

**REASON FOR CLOSED COUNCIL:**

Regulation 40(6) of the *Local Government (Meeting Procedures) Regulations 2025* states that at the next closed meeting, the minutes of a closed meeting, after any necessary correction, are to be confirmed as the true record by the council or council committee and signed by the chairperson of the closed meeting.

**24.2. Status of Closed Council Decisions as at 12 February 2026**

**REASON FOR CLOSED COUNCIL:**

This item is **CONFIDENTIAL** in accordance with regulation 17(2) of the *Local Government (Meeting Procedures) Regulations 2025*, which permits the meeting to be closed to the public for business relating to:

- (a) *personnel matters, including complaints against an employee of the council;*
- (b) *industrial relations matters;*
- (c) *information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business;*
- (d) *commercial information of a confidential nature that, if disclosed, is likely to –*
  - (i) *prejudice the commercial position of the person who supplied it; or*
  - (ii) *confer a commercial advantage on a competitor of the council; or*
  - (iii) *reveal a trade secret;*
- (e) *contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal;*
- (f) *the security of –*
  - (i) *the council, councillors and council staff; or*
  - (ii) *the property of the council;*
- (g) *proposals for the council to acquire land or an interest in land or for the disposal of land;*
- (h) *information that is –*
  - (i) *of a personal and confidential nature; or*
  - (ii) *provided to the council on the condition that it be kept confidential; requests by councillors for leave of absence;*
- (j) *notifications by councillors of leave of absence for parental leave;*
- (k) *matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council;*
- (l) *the personal hardship of any person who is resident in, or is a ratepayer in, the relevant municipal area.*

**24.3. Tender - City Park Play Space Redevelopment CD052/2025**

**REASON FOR CLOSED COUNCIL:**

This item is **CONFIDENTIAL** in accordance with regulation 17(2)(e) of the *Local Government (Meeting Procedures) Regulations 2025*, which permits the meeting to be closed to the public for business relating to the following:

(e) contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal.

**24.4. Launceston Airport Investment Valuation**

**REASON FOR CLOSED COUNCIL:**

This item is **CONFIDENTIAL** in accordance with regulation 17(2)(c) of the *Local Government (Meeting Procedures) Regulations 2025*, which permits the meeting to be closed to the public for business relating to the following:

(c) information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business.

**24.5. Notice of Motion - Councillor T G Walker - CBD Performing Arts Centre Review - Update**

**REASON FOR CLOSED COUNCIL:**

This item is **CONFIDENTIAL** in accordance with regulation 17(2)(d) of the *Local Government (Meeting Procedures) Regulations 2025*, which permits the meeting to be closed to the public for business relating to the following:

(g) proposals for the council to acquire land or an interest in land or for the disposal of land.

**24.6. Application for Leave by a Councillor - Deputy Mayor Councillor D H McKenzie**

**REASON FOR CLOSED COUNCIL:**

This item is **CONFIDENTIAL** in accordance with section 17(2)(i) of the *Local Government (Meeting Procedures) Regulations 2025*, which permits the meeting to be closed to the public for business relating to the following:

(i) requests by councillors for leave of absence.

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**DECISION:** 19 February 2026

**MOTION**

Moved Councillor A J Palmer, seconded Councillor A J Britton.

That Council moves into Closed Session.

**CARRIED BY ABSOLUTE MAJORITY 10:0**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden  
**AGAINST VOTE:** Nil

Council moved into Closed Session at 4.32 pm.  
Council returned to Open Session at 5.09 pm.

24.7. End of Closed Session

**DECISION:** 19 February 2026

**MOTION**

Moved Councillor A J Palmer, seconded Councillor A J Britton.

That Council:

1. pursuant to regulation 40(1)(b) of the *Local Government (Meeting Procedures) Regulations 2025*, resolves to report in Open Session that it has considered the following matters in Closed Session:

Minutes Item	Matter	Brief Description
24.1	<i>Closed Council Minutes - 5 February 2026</i>	<i>Confirmation of the Minutes of the Closed Meeting of the City of Launceston Council held on 5 February 2026.</i>
24.2	<i>Status of Closed Council Decisions as at 12 February 2026</i>	<i>Councillors received the update on the Status of Closed Council Decisions as at 12 February 2026.</i>
24.3	<i>Tender - City Park Play Space CD052/2025</i>	<i>Councillors awarded a Tender for the City Park Play Space CD052/2025.</i>  <i>Names of successful tenderers will be published to <a href="http://www.launceston.tas.gov.au">www.launceston.tas.gov.au</a> once the successful and unsuccessful tenderers have been notified of the decision.</i>
24.4	<i>Launceston Airport Investment Valuation</i>	<i>Councillors considered commissioning an independent market valuation of the City of Launceston's ownership interest in Launceston Airport Pty Ltd.</i>
24.5	<i>Notice of Motion - Councillor T G Walker - CBD Performing Arts Centre Review - Update</i>	<i>Councillors received an update on the Notice of Motion - Councillor T G Walker - CBD Performing Arts Centre Review.</i>

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24.6	<i>Application for Leave by a Councillor</i>	<i>Councillors considered a Leave of Absence Application for Deputy Mayor, Councillor D H McKenzie.</i>
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**CARRIED 10:0**

**FOR VOTE:** Mayor Councillor M K Garwood, Deputy Mayor Councillor D H McKenzie, Councillor D C Gibson, Councillor T G Walker, Councillor J J Pentridge, Councillor A J Palmer, Councillor L M McMahon, Councillor A J Britton, Councillor K M Preece and Councillor R A I Marsden  
**AGAINST VOTE:** Nil

**25. NEXT COUNCIL MEETING DATE**

**The next Ordinary Meeting of Council will be held at 1.00pm on 5 March 2026 at the Council Chambers, Town Hall, 18-28 St John Street, Launceston.**

**26. MEETING CLOSURE**


**The Mayor, Councillor M K Garwood, closed the Meeting at 5.11pm.**



## Appendix D Launceston site assessments





<p><b>LAUNCESTON WASTE CENTRE</b> Cavalry Road, Mowbray</p>	
<p>Annual throughput</p>	<p>Total site (including landfill) 85,000-90,000 tonnes/year (Category 3)</p>
<p>Description</p>	<p>Large transfer station co-located with resource recovery centre, reuse shop, compost facility &amp; landfill</p>
<p>Planning &amp; site considerations</p>	<ul style="list-style-type: none"> <li>• Long established landfill site, operating over 25 years</li> <li>• Site buffer approx. 1.5 km to surrounding industrial activities and nearest residence</li> <li>• Partially screened by native vegetation</li> <li>• Surface water (creek) at site boundary, near entrance</li> <li>• Paved access road</li> <li>• Approx. 1 km from Mowbray, 6 km from Launceston</li> <li>• Site area approx. 7 ha, sufficient for current and future activities</li> <li>• Anticipated landfill life currently 2050</li> </ul>
<p>Infrastructure</p>	<ul style="list-style-type: none"> <li>• Gatehouse and weighbridge</li> <li>• Large enclosed shed for resource recovery</li> <li>• Separate enclosed shed for reuse shop</li> <li>• Undercover walking floor &amp; compactor at waste drop off area</li> <li>• Utilities: water, power, solar panels, broadband</li> <li>• Secure fencing, locked gates, CCTV</li> <li>• Internal access roads paved and signed</li> <li>• Traffic signage, line marking, bollards, pedestrian crossings, speed bumps &amp; traffic stops</li> <li>• All stockpiles &amp; drop-off areas well signed signage</li> </ul>
<p>GO/FOGO recovery &amp; management</p>	<ul style="list-style-type: none"> <li>• Separate area for garden organics drop-off</li> <li>• Hardstand, water &amp; fire management systems</li> <li>• Water cart used to manage dust as required</li> <li>• Contamination bin</li> <li>• Mulched &amp; used for landfill cover</li> </ul>
<p>C&amp;D recovery &amp; management</p>	<ul style="list-style-type: none"> <li>• Clean soil accepted (used for landfill cover)</li> <li>• Concrete, bricks, masonry recovered, re-sold where possible</li> <li>• Timber pallets reused where possible, or mulched for cover</li> </ul>



LAUNCESTON WASTE CENTRE	
Other materials recovery & management	<ul style="list-style-type: none"> <li>• Plasterboard re-sold where possible</li> <li>• Materials accepted for recovery:               <ul style="list-style-type: none"> <li>- Glass (undercover)</li> <li>- Plastics (undercover)</li> <li>- Liquid paperboard cartons (undercover)</li> <li>- Paper/cardboard (undercover)</li> <li>- Aluminium &amp; steel cans (undercover)</li> <li>- Metal &amp; white goods (separated items undercover)</li> <li>- E-waste (including electrical cables, containerised &amp; undercover)</li> <li>- Mattresses</li> <li>- Light globes (containerised &amp; undercover)</li> <li>- Paint (lined container stored undercover)</li> <li>- Tyres</li> <li>- Clothing (where it can be resold, stored undercover)</li> <li>- Mobile phones (undercover)</li> <li>- Toner cartridges (undercover)</li> <li>- Soft plastics (undercover)</li> <li>- Polystyrene (processed &amp; stored undercover)</li> <li>- Xrays &amp; CDs (undercover)</li> <li>- Oral toothbrushes, toothpaste tubes (undercover)</li> <li>- Coffee pods (undercover)</li> <li>- Spectacles (undercover)</li> </ul> </li> <li>• Other resaleable items where identified for reuse shop</li> <li>• drumMUSTER about to start</li> </ul>
Management of hazardous waste	<ul style="list-style-type: none"> <li>• Motor oil (tank bunded &amp; undercover)</li> <li>• Cooking oil (undercover)</li> <li>• Gas cylinders (undercover)</li> <li>• Lead acid &amp; household batteries (bunded &amp; undercover)</li> <li>• Spill kits on site</li> </ul>
Management of environmental impacts	<ul style="list-style-type: none"> <li>• Regular litter patrols</li> <li>• No odour, dust, noise issues reported; few rats, cats &amp; birds noted</li> <li>• Stormwater diversion &amp; leachate management systems</li> <li>• Neat and tidy site, good housekeeping, well maintained</li> </ul>
Risk management plan, system & control measures	<ul style="list-style-type: none"> <li>• Council health &amp; safety plan</li> <li>• Risk identification, assessment &amp; management program</li> <li>• Traffic management plan</li> <li>• Emergency management plan, evacuation plan, emergency drills held annually</li> <li>• Site operations manual, including safe plant &amp; equipment operation</li> <li>• Fire extinguishers at various locations across site</li> <li>• Staff induction &amp; training program</li> <li>• Communications – 2-way radio &amp; mobile phones</li> <li>• All required staff amenities</li> <li>• Staff PPE provided</li> </ul>



<b>LAUNCESTON WASTE CENTRE</b>	
	<ul style="list-style-type: none"> <li>• First aid kit, defibrillator, trained first aid officer</li> </ul>
Site supervision	<ul style="list-style-type: none"> <li>• Visual inspection of incoming loads at gatehouse</li> <li>• Resource recovery centre &amp; waste drop-off area supervised</li> <li>• Material drop-off areas separated &amp; signed</li> <li>• Stockpiles monitored but annual stocktakes not undertaken</li> </ul>
Data collection system	<ul style="list-style-type: none"> <li>• Computerised data collection system at weighbridge (i-weigh software)</li> <li>• Manual data recorded &amp; monitored of recovered materials</li> </ul>
Community engagement & education	<ul style="list-style-type: none"> <li>• School tours</li> </ul>
Summary	<p>A modern Category 3 transfer station co-located with resource recovery centre, reuse shop, compost facility &amp; landfill. Extensive practices for recovery of materials in neat &amp; well-maintained facility.</p> <p>Does not conduct annual stocktakes of recovered materials, but otherwise fully compliant with best practice.</p>




<p><b>LILYDALE</b> Second River Road, Lilydale</p>	
<p>Annual throughput</p>	<p>Approx. 207 tonnes/year (Category 1)</p>
<p>Description</p>	<p>Skip-based transfer station</p>
<p>Planning &amp; site considerations</p>	<ul style="list-style-type: none"> <li>• Located in rural area on Crown land</li> <li>• Large site</li> <li>• Screened by native vegetation on 2 sides</li> <li>• Approx. 4 km from Lilydale (population 307 in 2021)</li> <li>• Nearest residence less than 1 km</li> <li>• Gravel access road</li> <li>• Waste skips transported (weekly) to Launceston landfill (approx. 27 km away)</li> <li>• Operated by contractor (Just Waste)</li> <li>• Site footprint allows for future growth/activities</li> </ul>
<p>Infrastructure</p>	<ul style="list-style-type: none"> <li>• No site office</li> <li>• 3 x 35 m<sup>3</sup> waste skips (no lids)</li> <li>• Long retaining wall approx. 3 m high, part concrete/part treated timber</li> <li>• Concrete pad beneath skips</li> <li>• No safety barrier</li> <li>• No water or power</li> <li>• Security fencing (some breaks in fencing); locked gates</li> <li>• Internal gravel roads</li> <li>• No traffic management signs or devices</li> <li>• Minimal signage, stockpiles lack signs, no signage at site entrance re accepted waste or emergency contacts</li> </ul>
<p>GO/FOGO recovery &amp; management</p>	<ul style="list-style-type: none"> <li>• Garden organics not accepted</li> </ul>
<p>C&amp;D recovery &amp; management</p>	<ul style="list-style-type: none"> <li>• C&amp;D waste not accepted</li> </ul>
<p>Other materials recovery &amp; management</p>	<ul style="list-style-type: none"> <li>• Materials accepted for recovery:             <ul style="list-style-type: none"> <li>- Metal &amp; white goods</li> <li>- Tyres</li> </ul> </li> </ul>



<b>LILYDALE</b>	
	<ul style="list-style-type: none"> <li>- drumMUSTER (cage, not stored correctly)</li> <li>• Some other items separated for reuse (e.g. bike, piano, wheelbarrow)</li> </ul>
Management of hazardous waste	<ul style="list-style-type: none"> <li>• Motor oil – tank rusting, banded &amp; undercover</li> <li>• Lead acid batteries (not banded or stored undercover, stored at oil tank – high risk)</li> <li>• No spill kit</li> </ul>
Management of environmental impacts	<ul style="list-style-type: none"> <li>• Litter on and off site; longstanding &amp; prevalent near waste skips</li> <li>• No odour, dust, noise, vermin complaints to council</li> <li>• No stormwater management systems</li> <li>• Site housekeeping could be improved</li> </ul>
Risk management plan, system & control measures	<ul style="list-style-type: none"> <li>• Not open at time of inspection, contractor not on site</li> <li>• Contractor responsible for risk management, health &amp; safety, site operational &amp; emergency management issues</li> <li>• No toilet, water or other staff amenities</li> </ul>
Site supervision	<ul style="list-style-type: none"> <li>• Contractor responsible for inspection &amp; supervision</li> </ul>
Data collection system	<ul style="list-style-type: none"> <li>• Contractor uses tablet for data collection</li> <li>• Not known if material types, quantities &amp; user details are recorded</li> </ul>
Community engagement & education	<ul style="list-style-type: none"> <li>• None</li> </ul>
Summary	<p>A small skip-based facility lacking in infrastructure, and with low utilisation and limited material recovery. Some unsafe storage practices and site housekeeping could be improved.</p> <p>Identified areas of non-compliance with best practice include:</p> <ul style="list-style-type: none"> <li>• Infrastructure – no site office; no lids on waste skips; no safety barrier; no toilet or water</li> <li>• Material management – major safety risk due to co-location of batteries &amp; oil; not all standard materials recovered; some materials stored incorrectly (drumMUSTER, lead acid batteries)</li> <li>• Impacts – litter not picked up on or off-site</li> <li>• Signage – no signage for traffic management, drop-off areas, emergency contact details.</li> </ul> <p>Risk management: no information available on contractor’s systems for risk management, health &amp; safety, site operations, emergency management &amp; data collection; there may be potential liability to council if these are not satisfactory.</p>



<p><b>NUNAMARA</b> Binghams Road, Nunamara</p>	
<p>Annual throughput</p>	<p>Approx. 85 tonnes/year (Category 1)</p>
<p>Description</p>	<p>Skip-based transfer station</p>
<p>Planning &amp; site considerations</p>	<ul style="list-style-type: none"> <li>• Small site located on Crown land</li> <li>• Surrounded by native vegetation</li> <li>• Approx. 1 km from Nunamara (population 305 in 2021)</li> <li>• Nearest residence less than 1 km</li> <li>• Gravel access road</li> <li>• Waste skips transported (weekly) to Launceston landfill (approx. 23 km away)</li> <li>• Operated by contractor (Just Waste)</li> <li>• Site footprint limited without approval to clear native vegetation on Crown land &amp; extend usable area</li> </ul>
<p>Infrastructure</p>	<ul style="list-style-type: none"> <li>• No site office</li> <li>• 2 x 35 m<sup>3</sup> waste skips (no lids)</li> <li>• Retaining wall approx. 2 m high, treated timber</li> <li>• Concrete pad beneath skips</li> <li>• Safety barrier could be improved</li> <li>• No water or power</li> <li>• Lockable gate, no fencing, site not secure</li> <li>• Internal gravel roads</li> <li>• No traffic management signs or devices</li> <li>• Minimal signage, stockpiles lack signs, no signage at site entrance re emergency contacts</li> </ul>
<p>GO/FOGO recovery &amp; management</p>	<ul style="list-style-type: none"> <li>• Garden organics not accepted</li> </ul>
<p>C&amp;D recovery &amp; management</p>	<ul style="list-style-type: none"> <li>• C&amp;D waste not accepted</li> </ul>
<p>Other materials recovery &amp; management</p>	<ul style="list-style-type: none"> <li>• Materials accepted for recovery:             <ul style="list-style-type: none"> <li>- Metal &amp; white goods</li> <li>- Tyres</li> </ul> </li> <li>• Trailer used for kerbside recyclables</li> </ul>



<b>NUNAMARA</b>	
Management of hazardous waste	<ul style="list-style-type: none"> <li>• Motor oil – tank rusting, banded &amp; undercover; signage missing</li> <li>• No spill kit, some oil leaks noted</li> </ul>
Management of environmental impacts	<ul style="list-style-type: none"> <li>• Litter screens at rear of waste skips</li> <li>• Litter noted across site &amp; moving into vegetated areas</li> <li>• No odour, dust, noise, vermin complaints to council</li> <li>• No stormwater management system</li> <li>• Site housekeeping could be improved</li> </ul>
Risk management plan, system & control measures	<ul style="list-style-type: none"> <li>• Not open at time of inspection, contractor not on site</li> <li>• Contractor responsible for risk management, health &amp; safety, site operational &amp; emergency management issues</li> <li>• No toilet, water or other staff amenities</li> </ul>
Site supervision	<ul style="list-style-type: none"> <li>• Contractor responsible for inspection &amp; supervision</li> </ul>
Data collection system	<ul style="list-style-type: none"> <li>• Contractor uses tablet for data collection</li> <li>• Not known if material types, quantities &amp; user details are recorded</li> </ul>
Community engagement & education	<ul style="list-style-type: none"> <li>• None</li> </ul>
Summary	<p>A small skip-based facility lacking in infrastructure and with very low utilisation and limited material recovery. Site housekeeping could be improved.</p> <p>Identified areas of non-compliance with best practice include:</p> <ul style="list-style-type: none"> <li>• Infrastructure – no site office; no lids on waste skips; safety barrier could be improved; no toilet or water; no stormwater management system</li> <li>• Material management – not all standard materials recovered; motor oil tank rusting, leaks noted; no spill kit</li> <li>• Impacts – litter not picked up on or off-site</li> <li>• Signage – no signage for traffic management, drop-off areas, emergency contact details.</li> </ul> <p>Note no information available on contractor’s systems for risk management, health &amp; safety, site operations, emergency management, site supervision &amp; data collection; there may be potential liability to council if these are not satisfactory.</p>