LAUNCESTON HOUSING PLAN 2025-2040

May 2025

Shaping Futures

City of LAUNCESTON

LAUNCESTON HOUSING PLAN 2025-2040

February 2025

Disclaimer

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MAYOR'S FOREWORD

Here's our Launceston Housing Plan 2025–2040 — our bold, practical, and community-driven vision for the future of housing in our incredible city.

As Mayor, I'm proud to share this plan with you. It reflects the heart of what we're all about in Launceston: making sure every person — no matter their background, stage of life, or income — can feel at home here.

Right now, we're at a turning point. Housing costs are rising, our population is growing, and the pressures people are feeling are very real. We need a smarter, more coordinated approach and that's exactly what this plan delivers.

From young families trying to buy their first home, to key workers, retirees, and everyone in between, this plan is about creating a diverse, affordable, and accessible housing supply that meets the needs of our whole community.

It's been shaped by genuine input from the people who live, work and care about this city, and built around clear goals: more supply, stronger neighbourhoods, real partnerships, and better investment. We're not just reacting to the now, we're planning ahead so that the Launceston of tomorrow works for everyone.

So, I encourage everyone to have a read, share your thoughts, and be part of this important conversation. Let's build a city where housing opens doors, not closes them and where everyone, no matter their story, can feel proud to call Launceston home.

— Mayor Matthew Garwood

City of LAUNCESTON

ACKNOWLEDGEMENT OF COUNTRY

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

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

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

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DEFINITIONS

TERM	DEFINITION
Affordable housing	Housing for purchase and rent, including social housing, that is appropriate for the needs of very low-, low- and moderate-income households. This is generally understood to mean housing that costs no more than 30 per cent of a household's gross income.[1]
Approved plan parcel	Any land parcel that was identified by individual councils as having an approved permit, an approved master plan, or similar.
Detached housing	A free-standing, self-contained dwelling house on a single parcel of land.
DINKs	An acronym for a household in which there are two incomes and no children (i.e. Dual Income, No Kid).
Empty nesters	A household in which one or more parents live after their children have left home.
GLP	An acronym for the *Greater Launceston Plan.*
High density development	Development that include flats and apartments contained within a building of 6 or more storeys on larger land parcels.
Homelessness	The state of a person who does not have suitable accommodation alternatives and whose current living arrangement: • is in a dwelling that is inadequate (i.e. unfit for human habitation or lacks basic facilities such as kitchen and bathroom facilities) • has no tenure, or if their initial tenure is short and not extendable, or • does not allow them to have control of, and access to space for social relations (including personal or household living space, ability to maintain privacy and exclusive access to kitchen and bathroom facilities).[2]
Key worker	People who provide essential services to the community and are generally unable to work from home, and include (but are not limited to) teachers, nurses, social workers, police, fire and emergency service personnel, child care and aged care workers, cleaners and hospitality and retail workers.

TERM	DEFINITION
Low-rise apartment	Apartments contained within a building of 3 storeys or less and fit within the medium density housing options.
Medium density development (also referred to as "Missing middle")	Multiple developments on a single or consolidated sites that includes grouped homes, townhouses, villa units and low-rise apartments and are no higher than 6 storeys. These development bridge the gap between traditional detached dwelling houses and high-rise developments.
NTRLUS	An acronym for the *Northern Tasmanian Regional Land Use Strategy*.
Retail parcel	An existing vacant land parcel that is not of a size that can accommodate further subdivision and is currently available for development.
SINKs	An acronym for a household in which there is one income and no children (i.e. Single Income, No Kid).
Townhouses	A self-contained multiple level development, generally attached, and within a complex of three or more dwellings. Common property is shared between property owners within the complex which include landscaped areas, footpaths and driveways.
TPS	An acronym for the *Tasmanian Planning Scheme*.
Underutilised parcel	A vacant land parcel that is a sufficient size to accommodate further subdivision, however it is located within areas identified as 'Unserviced' in TasWater's sewer serviced land mapping.
Villa unit	A self-contained single level development within a complex of three or more dwellings, with attached garages, private courtyards and an internal shared driveway access. Common property is shared between property owners within the complex which include internal public landscaped areas and driveways.
Wholesale parcel	A vacant land parcel that is of sufficient size to accommodate further subdivision and is allocated within a 'Full Service' area of TasWater's sewer serviced land mapping.

EXECUTIVE SUMMARY

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

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

LAUNCESTON'S KEY CHALLENGES	
Affordability	The rise in housing costs since 2019 has intensified. It is now harder to find affordable rental accommodation and homes for purchase.
Growing inequality	Launceston is experiencing housing inequality. People on lower incomes are facing escalating disadvantage. Housing insecurity impacts social cohesion and economic participation.
Shortage of new homes	A lack of forward planning and new infrastructure have limited development and pushed growth to suburbs that are further from the services of Launceston.
Lack of diversity	In terms of housing, one size does not fit all. Most new housing in Launceston continues to be detached houses on single lots. Not all people necessarily desire this kind of home but have trouble finding other options that are accessible, manageable and cost-effective.

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

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

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

Vision and Principles

Launceston's housing vision is to:

"Deliver homes for every stage of life while protecting what we love and enriching every suburb".

This vision is underpinned by four key principles:

1

Strong Supply
Increase housing variety to better meet the needs of different households and unleash supply.

2

Enrich Our Neighbourhoods
Encourage sustainable, well-designed housing that integrates with local character & supports inclusive communities.

3

Collaborate With Partners
Leverage collaborations between government, developers, and community organisations to accelerate housing delivery.

4

Align Investment With Development
Prioritise resources for infrastructure and services that support liveable, well-connected communities.

Priorities, Objectives and Actions

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

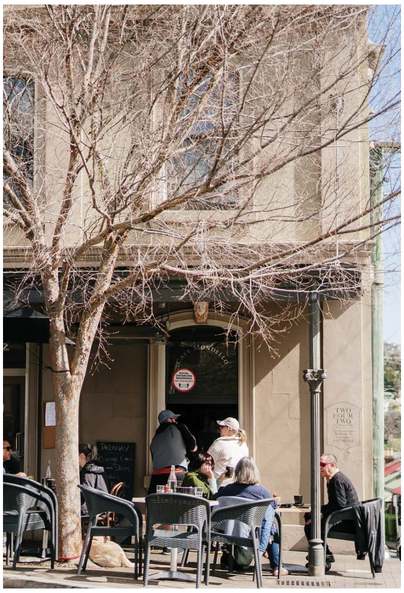
- Balancing greenfield with infill: Plan for up to 6,450 new dwellings over 15 years, focusing on both infill and greenfield developments to balance growth in the short term, while transitioning to greater share of infill development over time.
- Incentives and innovation: Promote medium-density housing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

Monitoring and accountability

A robust monitoring framework ensures transparency and adaptability, tracking progress against measurable targets. Key performance indicators include:

- Deliver housing which exceeds population growth needs.
- Increased diversity in housing stock, with a focus on affordability and low-maintenance housing.
- Improved engagement with stakeholders to foster collaboration and innovation.

By aligning policy, investment, and partnerships, council can provide a clear response to current housing challenges while positioning the city for a resilient, inclusive, and sustainable housing future.



Our Housing Challenge

Growing Population

+500 new residents on average every year since 2014.

Existing Undersupply

Approximately 1,500 new homes needed by 2045 just to house **today's** population.

Shrinking Households

39% of households have two or more bedrooms spare, however construction of larger homes dominates new homes.

Lack of Land

10 year shortfall in **appropriate land supply** to maintain a steady pipeline to deliver the housing we need

Rising House Prices

+$180,000 median house price increase since 2020 (+50%).

Decrease Affordability

4% of dwellings sold would be considered 'affordable' in 2023, down from 55% in 2020.

Rising Homelessness

87% increasing number of people experiencing homelessness (2016-2021).

Existing Socioeconomic Disadvantage

Launceston has persistent relative socioeconomic disadvantage.

WHY WE NEED A HOUSING PLAN

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

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

The result? Increasing housing costs, a widening affordability gap, and missed economic opportunities. Without a clear and proactive housing plan, Launceston risks missing out on more economic opportunities, exacerbating inequality, and failing to provide the right homes in the right places.

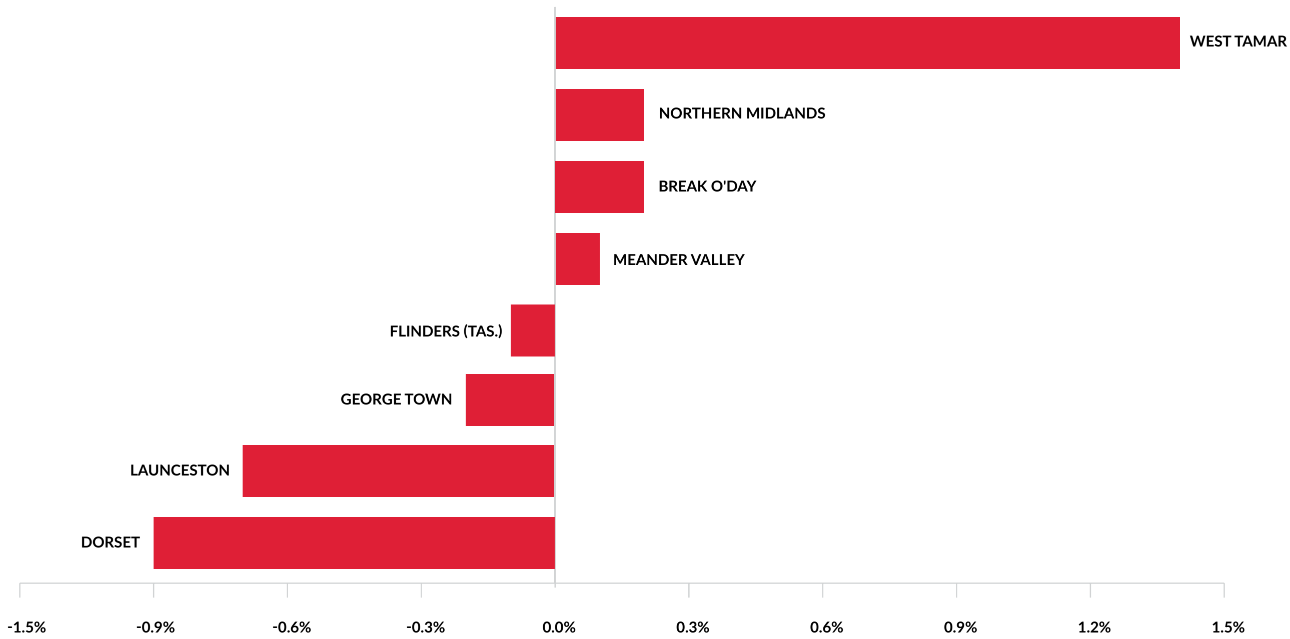
This is not just about supply—it's about alignment. Delays in planning and infrastructure have limited development, while a lack of housing diversity has left downsizers, young workers, and families with limited options. Without a coordinated approach, these mismatches will only worsen, limiting our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

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

Where we are falling behind

As the economic and service hub of Northern Tasmania, Launceston remains the region's primary centre. However, its share of population growth and dwelling approvals has declined, with more development shifting to neighbouring municipalities like West Tamar and Meander Valley as shown in Figure 1 below. Without action, Launceston risks falling further behind, missing opportunities to strengthen its economy and deliver great outcomes for our community.

Figure 1 LGA share of regional population growth 2003-2023



Source: ABS Regional Population

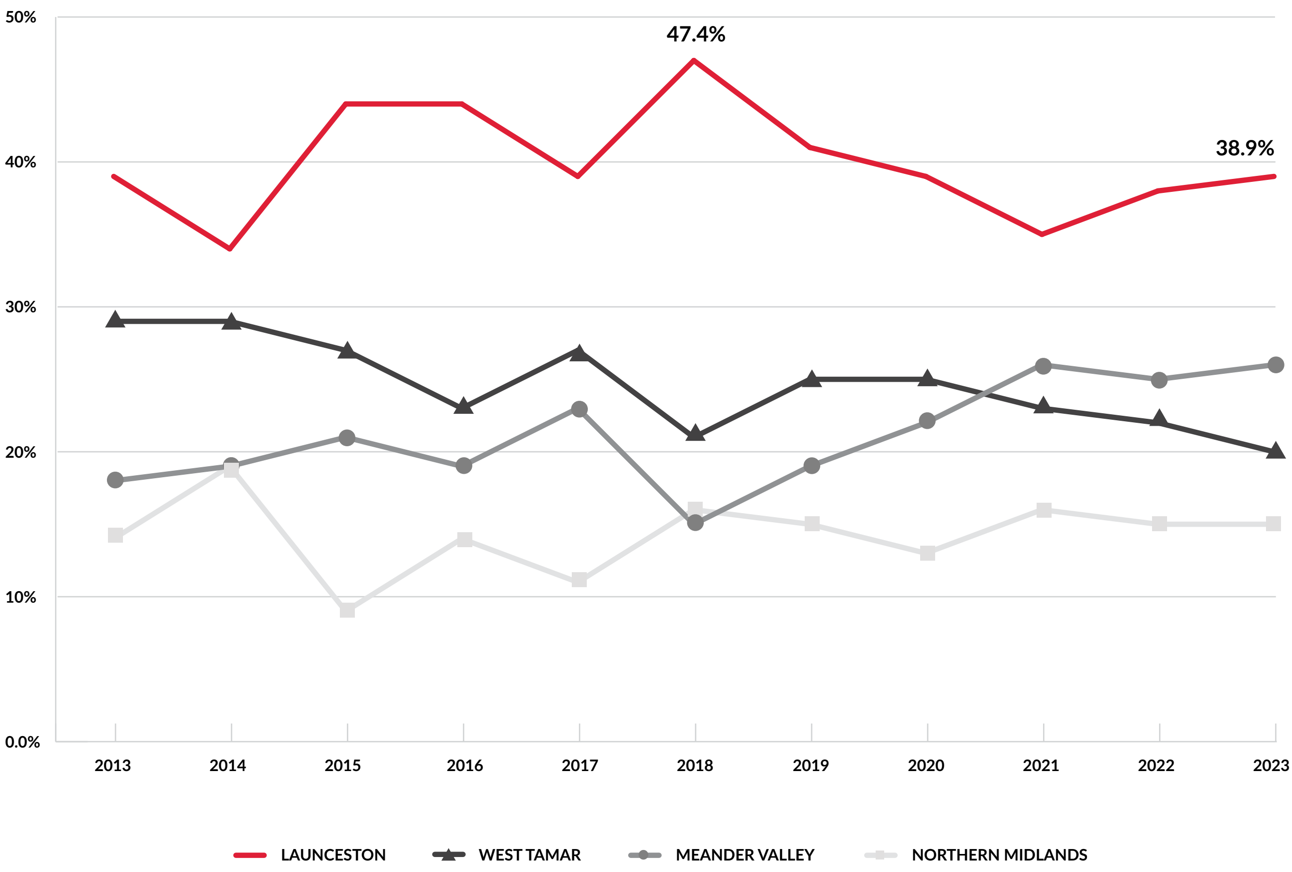
A key issue is the lack of development-ready land. Growth areas like Prospect and Kings Meadows are now largely built out, yet strategic planning to unlock new supply has stalled. Although neighbourhood planning has commenced for St Leonards and Waverley, other key growth areas like South Prospect and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

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

The city has also fallen behind in planning for walkable, well-connected neighbourhoods. Without coordinated neighbourhood planning, new developments are often car-dependent and disconnected from services, missing opportunities to create more vibrant, sustainable communities.

Without intervention, Launceston will continue losing growth to surrounding areas as shown in Figure 2. This plan provides a new approach—one that prioritises delivering the housing, infrastructure, and planning needed to secure the city's future.

Figure 2 Proportion of residential development occurring in LGAs in Greater Launceston 2013 to 2023



Source: ABS Building Approvals

Building on past plans

Our last Residential Strategy (2009-2029) set a strong foundation, prioritising infill development to make better use of existing available land and infrastructure. Early on, this approach delivered good outcomes, with many key sites being developed ahead of the proposed time horizons. However, over time, progress has stalled.

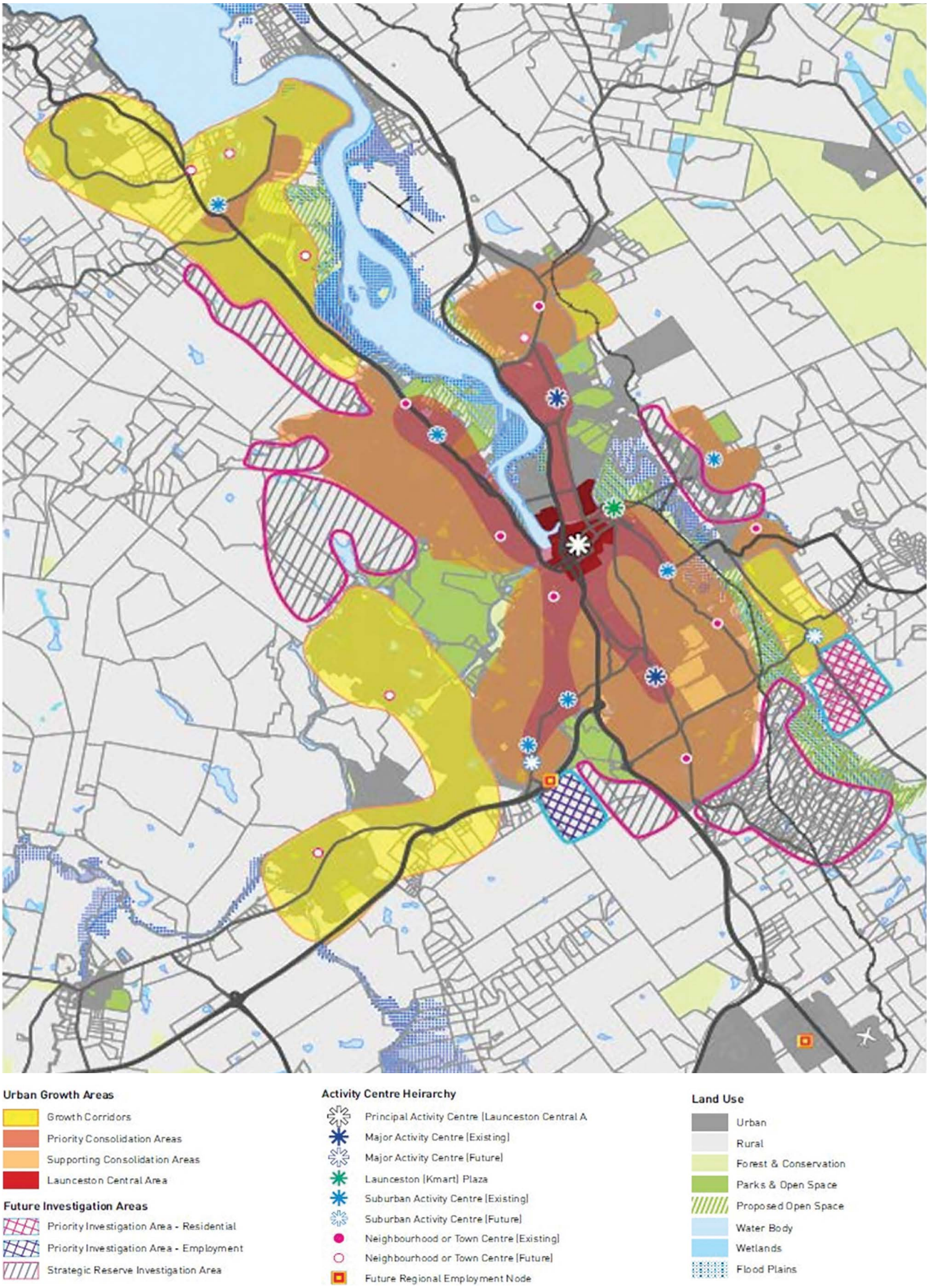
One of the key challenges has been balancing infill development with the strong local preference for detached homes. While the strategy recognised the need for new greenfield developments to accommodate this demand, efforts to unlock infill sites—particularly those requiring more complex planning or infrastructure—haven't received the same level of focus. As a result, many of the opportunities identified in the strategy remain unrealised.

The Greater Launceston Plan (GLP) and the *Northern Tasmanian Regional Land Use Strategy (NTRLUS)* reinforced the need for both infill and sustainable greenfield growth to meet the city's housing needs. They mapped out key growth and consolidation areas, including the Eastern Growth Corridor at St Leonards and the South Prospect area as shown in Figure 3 below. The expectation was that these locations would accommodate a significant share of future development. Considerable work has been done in these areas, along with new areas such as Alanvale, and this work continues to determine the key anticipated growth areas.

The challenge isn't a lack of planning—it's delivery. While Launceston has identified where growth should happen, the city hasn't kept pace with the housing demand. Infrastructure constraints, slow rezoning processes, and a lack of coordinated action have all played a role in limiting progress.

This new Housing Plan builds on past work but takes a more proactive approach. It aims to ensure Launceston doesn't just plan for growth—it delivers it. By addressing barriers to development, aligning investment with infrastructure, and making it easier to unlock both infill and new growth areas, this plan will put Launceston back on track to meet its housing needs.

Figure 3 Regional Framework Plan



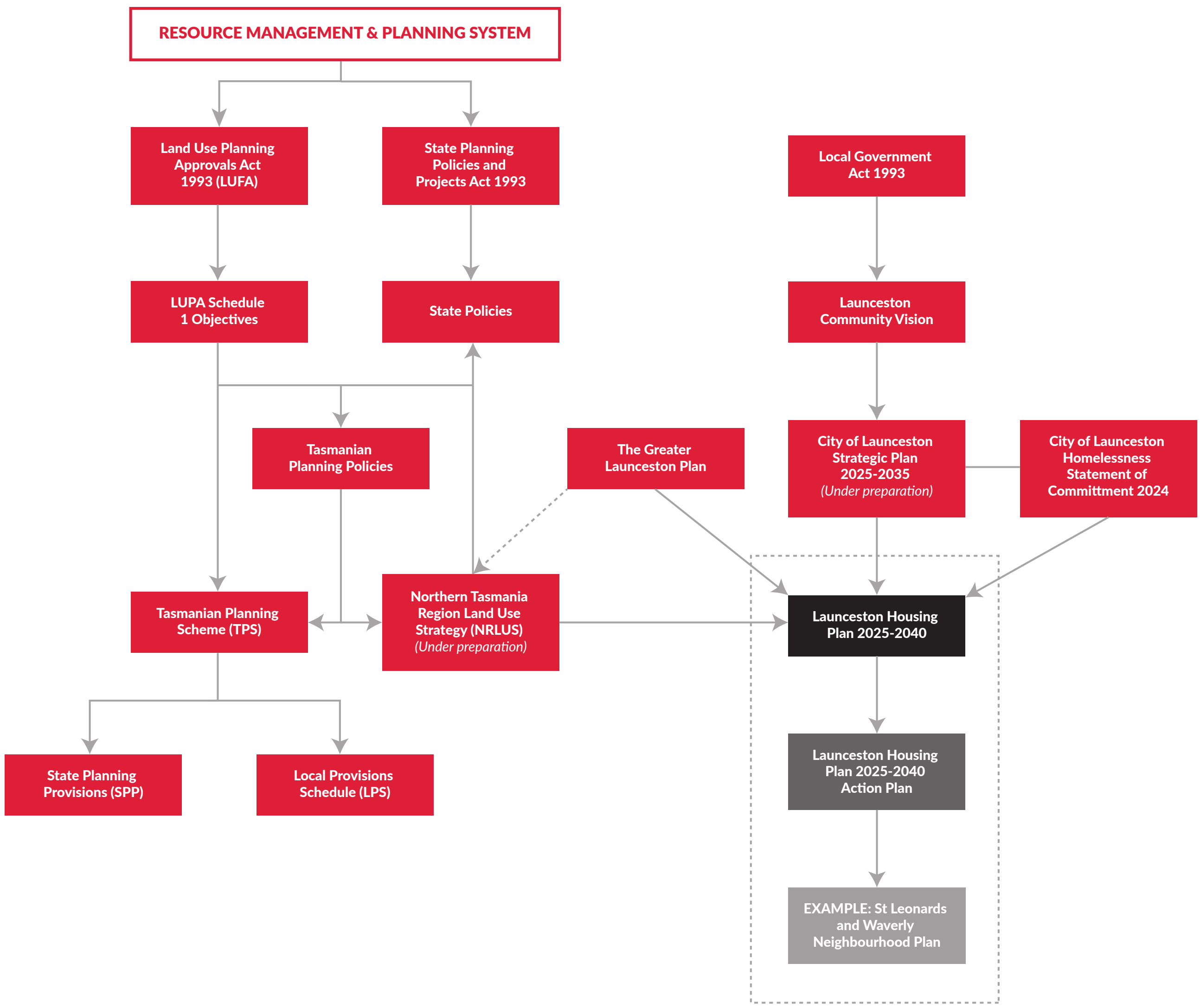
(Source: NTRLUS)

PLANNING LEGISLATION CONTEXT

The Launceston Housing Plan will act as an overarching document which will drive the City of Launceston's local planning for housing design and delivery. It sets the vision for future housing projects, and how it will meet strategic housing directions over the next 15 years by translating these into quantifiable priorities and actions with transparent mechanisms and timeframes for delivery.

The Launceston Housing Plan will be an important unifying document, which aligns and builds on the relevant State, Regional and Local planning legislation and strategies outlined in legislation framework below:

Figure 4 Tasmanian Planning Legislation Framework



Source: City of Launceston

NATIONAL HOUSING THEMES

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

- **Homelessness:**
  Rates of homelessness in Australia, Tasmania and Launceston have become of increasing concern, and governments are implementing a range of policies to address the considerable impacts that homelessness has on the individual and collective wellbeing, health, and economic participation of Australians.

- **Housing Affordability:**
  The housing crisis has impacted the affordability of housing in a range of regional and urban contexts – including Launceston. Governments are exploring a range of incentives, targets, financing models, reforms and legislative changes to improve housing affordability – particularly for vulnerable demographics and key workers.

- **Sustainability and Climate Resilience:**
  Construction is increasingly being recognised as a major impact on sustainability, and technological and regulatory changes are encouraging reductions in both embodied and operational carbon. Recent extreme weather events are also challenging traditional approaches to climate resilience for housing.

- **Density and diversity:**
  Traditional models of housing delivery are being challenged as demographic and economic changes are encouraging more housing density and diversity – providing better accessibility and more sustainable transport outcomes.

- **Alignment with infrastructure:**
  Coordinating both the delivery and funding of trunk infrastructure and transport connections has become increasingly challenging as infrastructure has become more complex and interest rates have increased.

- **Partnership for delivery:**
  After decades of low rates of social and affordable housing delivery, governments are increasingly partnering with the private sector to create more sustainable and equitable housing outcomes.

WHAT WE LOOK LIKE NOW

Who lives in our City

Launceston is a city of diverse living experiences, where some residents enjoy high standards of living and strong housing security, while others face significant challenges in accessing stable and affordable housing. Like much of Australia, Launceston has been grappling with a housing crisis that has driven up costs and increased the number of people experiencing housing stress and homelessness. These pressures continue to impact the quality of life for many residents, reinforcing the need for a housing plan that supports a more inclusive and accessible housing market.

LAUNCESTON SNAPSHOT

2023 POPULATION

71,788

SERVICE AGE GROUPS

Babies and pre-schoolers (0-4)	5.3%
School age (5-17)	17.3%
Tertiary education and independence (18-24)	6.6%
Young workers (25-34)	15.7%
Parents and homebuilder (35-49)	18.3%
Older workers and pre-retirees (50-59)	12.1%
Empty nesters and retirees (60-69	11.1%
Seniors (70-85)	11.1%
Elderly (85+)	2.5%

TENURE

Fully owned	30.6%
Mortgage	29.7%
Renting (Social - 6.5% and Private - 26.1%)	32.8%
Other tenure type	1.7%

HOUSEHOLD SIZE

1 Person	31.4%
2 Persons	34.4%
3 Persons	14.8%
4 Persons	12.3%
5 Persons	4.8%
6 Persons	1.6%
7 Persons	0.5%
8 or more persons	0.3%

HOUSING TYPE

Detached housing	80.2%
Medium density development	10.5%
High-density development	8.6%
Other (i.e. caravans, houseboats, etc.)	1.7%

AFFORDABILITY

Median house price	$535,000
Median rental price (per week)	$470

Source ABS Regional Population

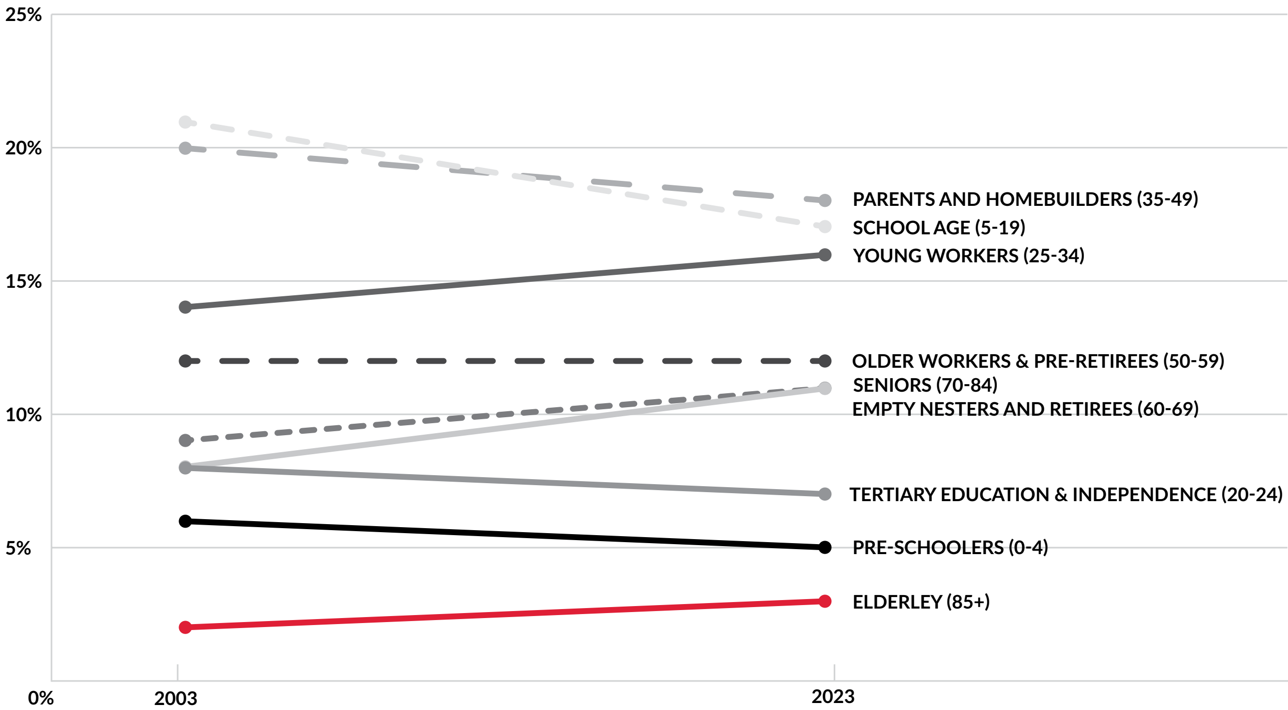
Population and households

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

Over the past 10 years Launceston has increased its population by over 5,000 people, an annual average growth rate of 0.7%. While growth has been positive, it has not been as strong as other surrounding municipalities3, or regional Tasmania as a whole which had a growth rate of 0.9%.

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

Figure 5 Launceston's changing age profile



Source: ABS Regional Population

The evolving age profile directly influences how households are formed and their size. With more young workers and retirees, average household sizes are shrinking due to the increasing number of 1-2 person households, as shown in Figure 6 below, driving demand for a greater number of dwellings—even if overall population growth remains steady.

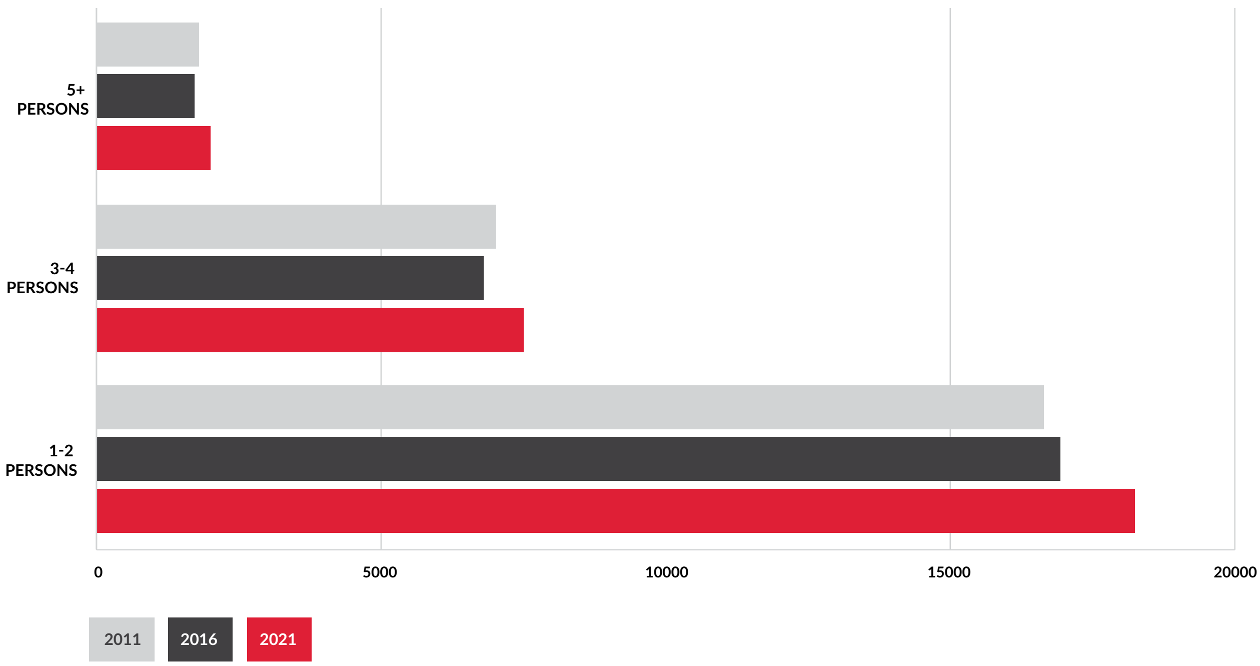
While the share of larger family households is declining, their absolute number is still growing, meaning there is still a need for well-located detached homes. However, this has been the dominant housing form to date, and the challenge now is to diversify supply. A broader mix—such as townhouses, apartments, and other medium-density housing—will be essential to ensuring Launceston can meet the needs of all household types. Addressing these shifts will be critical to maintaining the city's liveability and appeal across all life stages.

Shrinking household sizes and increasing dwelling sizes have created a growing mismatch between household needs and available housing.

In 2021, nearly 80% of households had at least one spare bedroom, with the largest growth in homes with three or more spare bedrooms4. This suggests a significant portion of Launceston's housing stock is underutilised, with larger homes increasingly occupied by smaller households. At the same time, the number of households needing additional bedrooms is also rising, highlighting a widening disparity between housing supply and demand.

While simple housing suitability measures don't account for individual household needs—such as space for working from home or storage—they indicate a misalignment between available homes and changing demographics. Addressing this requires a better balance in new housing supply, with a greater focus on diverse housing options. There is also an opportunity to make better use of existing homes through downsizing, renovations, or policies that encourage more efficient use of housing stock.

Figure 6 Persons per dwelling, Launceston.



Source: ABS Census of Population and Housing // [4]See Appendix A

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

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

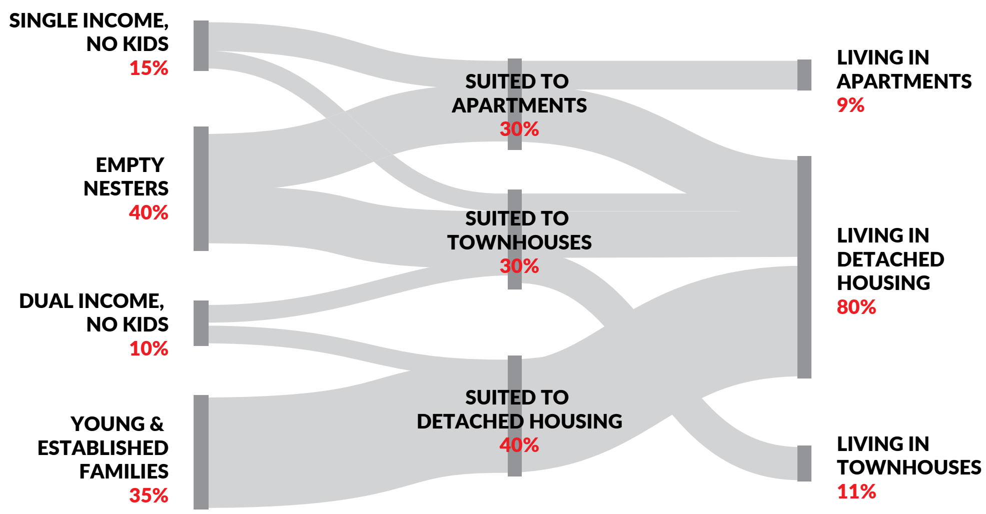
- **Single-income (SINKs) and dual-income-no-kids (DINKS)** households increasingly seek well-located, lower-maintenance homes (25% of households in Launceston).
- **Families with children** still require detached houses, but the dominance of this housing form suggests that Launceston has historically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

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

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

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

Figure 7 Launceston household structure compared with potential suitability.



[5]*See Appendix A for more detailed descriptions of household types.*

Labour Force & Income

Household income and workforce participation are key indicators of economic wellbeing and have a direct impact on housing affordability and demand. In a stable market, strong employment and rising incomes typically support housing affordability by enabling homeownership and rental stability.

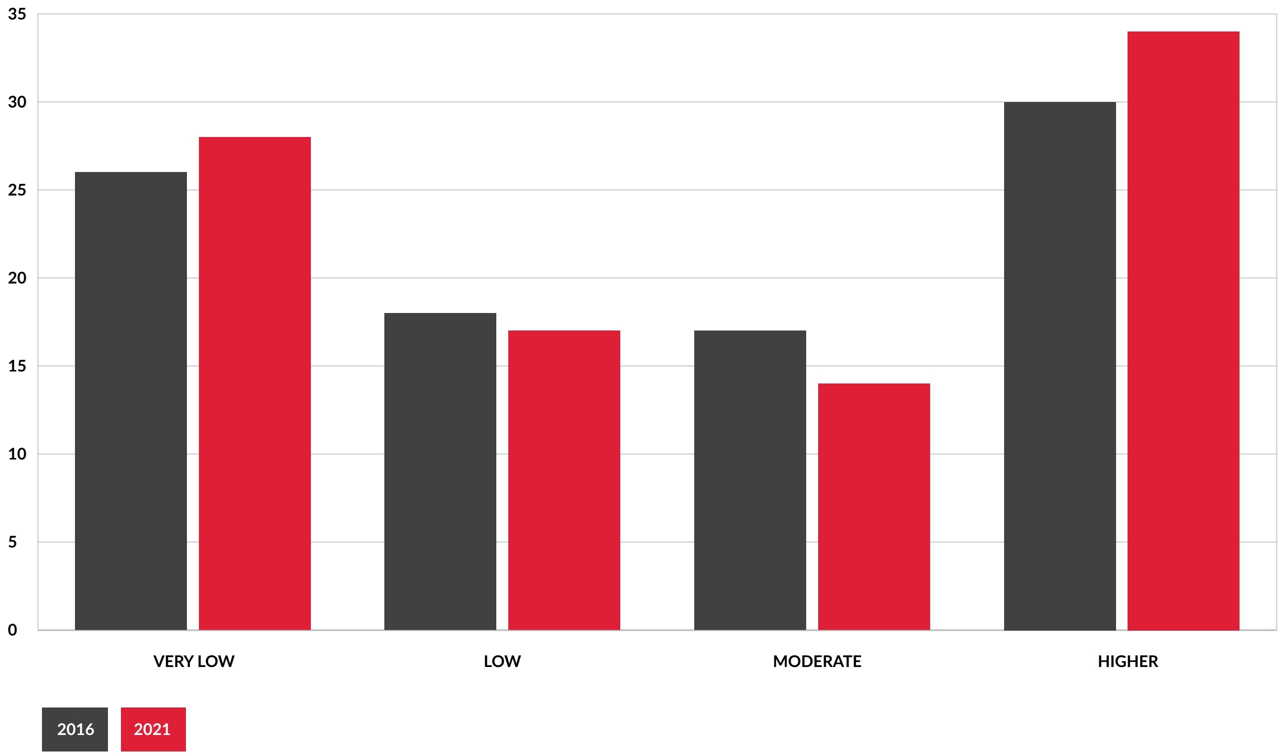
Recent trends show a mixed picture for Launceston. Unemployment has declined from its peak in 2020-21, however Launceston's unemployment rate is still one of the highest in the region. Labour force participation has remained steady or slightly increased. The combination of declining unemployment and rising participation indicates a strengthening job market[6].

Household income distribution in Launceston has shifted, with growth in both very low-income and higher-income households, while moderate-income households have declined[7] (Figure 7). This suggests a widening economic divide, where some residents are benefiting from economic opportunities while others are increasingly vulnerable to housing stress.

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

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

Figure 8 Household income brackets, Launceston



Source: ABS Census of Population and Housing

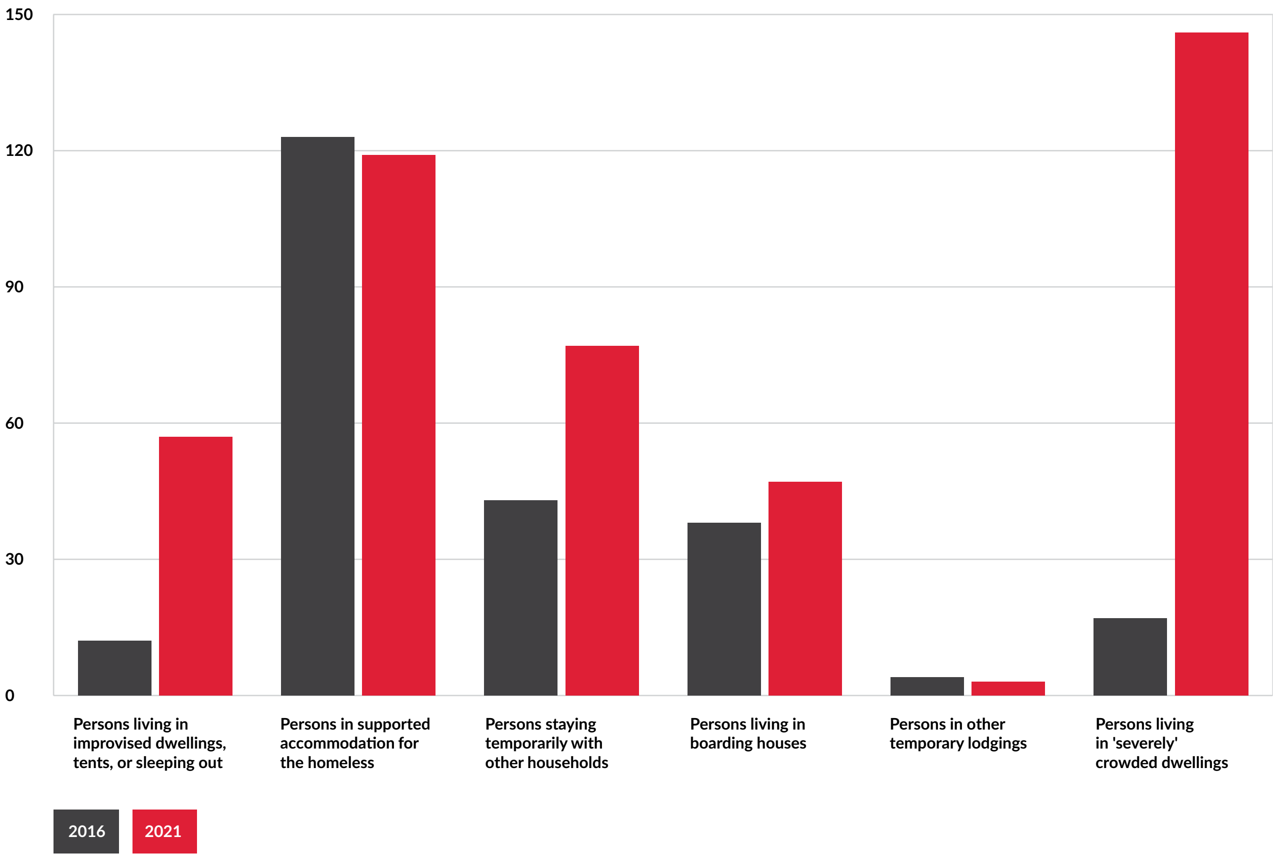
Homelessness and disadvantage

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

One of the most pressing ways Launceston is feeling the impacts of the broader housing crisis is through the rising number of people experiencing homelessness[8]. Between 2016 and 2021, homelessness in the city increased by 89.5%. As shown in Figure 9 below, the most significant rise was among those living in severely crowded dwellings, alongside increases in those staying in improvised dwellings or temporarily with other households. At the same time, the number of people in supported accommodation has declined, suggesting that housing support services are falling behind demand, leaving more people without stable housing options. Without targeted intervention, this gap is expected to widen.

[6]*See in Appendix B*
[7]*Household income brackets are defined based on the median household income for Tasmania in the respective year as per the following: Very low (50% of median), Low (80%), Moderate (120%), Higher (120%+).*
[8]*The Australian Bureau of Statistics (ABS) defines homelessness as '... when a person does not have suitable accommodation alternatives they are considered homeless if their current living arrangement is in a dwelling that is inadequate, has no tenure, or if their initial tenure is short and not extendable, or does not allow them to have control of, and access to space for social relations'.*

Figure 9 Homelessness, Launceston.



Source: ABS Census of Population and Housing

The rising cost of housing and living expenses in Launceston has significantly contributed to increasing homelessness and disadvantage. Social Action Research Centre and Anglicare TAS's "More Houses Needed" Report[9] highlights that the private rental market has not been supplying sufficient affordable rentals, with vacancy rates in Launceston approaching 1% in 2024 remaining below the sustainable target of 3%. Persistent rental shortages have led to escalating rents, outpacing wage growth and income support payments, making housing unaffordable for many low-income households – in turn, pushing more people into housing vulnerability.

Tasmania's median rent index grew by 26%, while the wage price index increased by only 12.6% between 2020 and 2024[10]. This disparity makes it nearly impossible for people on JobSeeker or Youth Allowance to find affordable housing, while even full-time key workers struggle to secure rentals. As a result, more households are experiencing rental stress, leading to couch surfing, emergency accommodation, or rough sleeping.

The State's social housing sector has failed to keep pace with demand. As of 2024, the shortfall in social housing in Tasmania has grown to nearly 5,000 dwellings, with projections indicating a gap of 7,000 by 2032[11]. With average wait times for priority applicants increasing, many households remain in a cycle of housing insecurity. The lack of available social housing particularly affects people escaping domestic and family violence, young people leaving care, and older residents on fixed incomes.

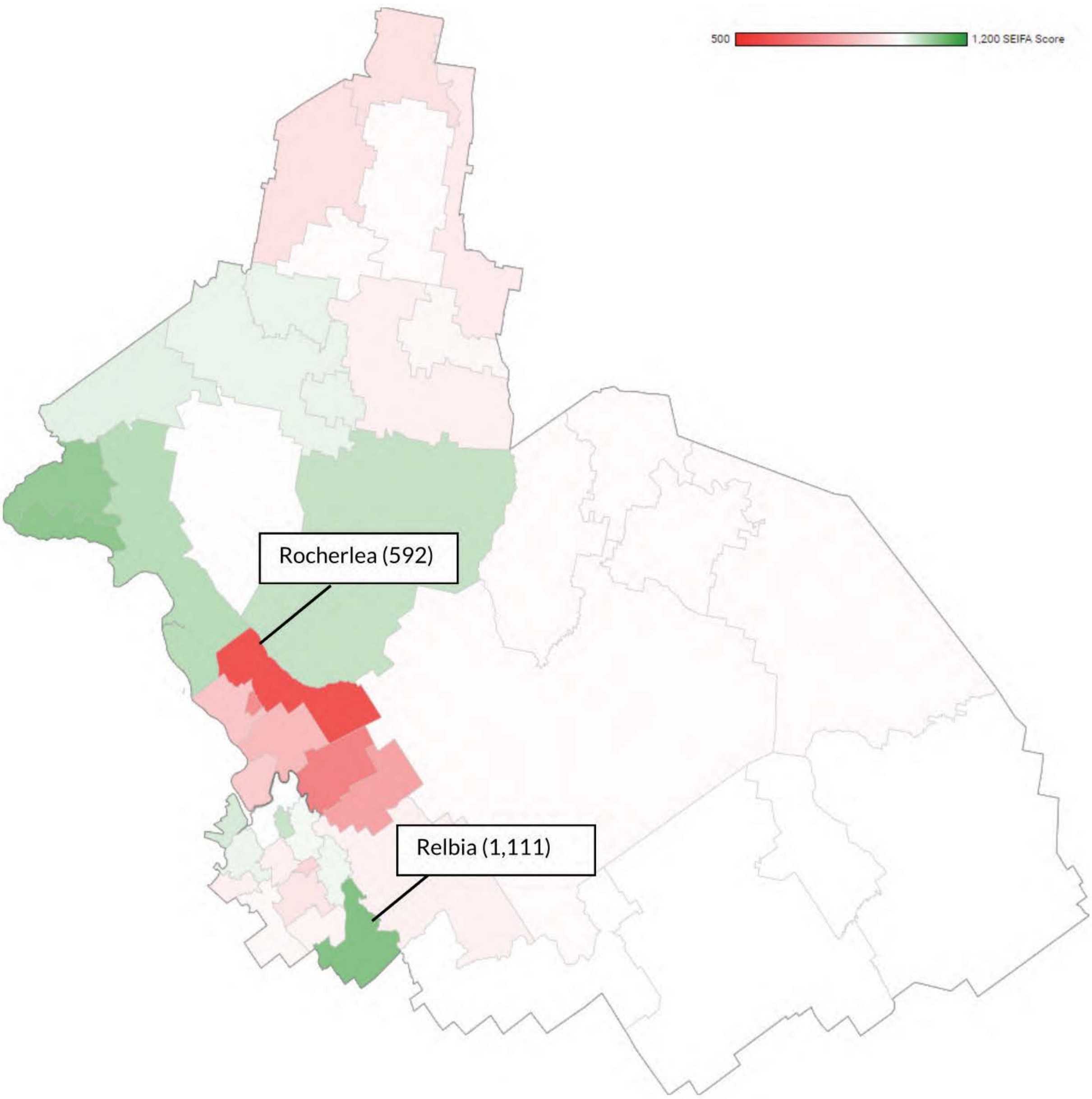
The City of Launceston has taken steps to respond, with its *Homelessness Statement of Commitment*[12] outlining key principles such as community engagement, service coordination, and prevention. The Homelessness Advisory Committee and involvement in the Northern Community Action Group highlight efforts to find collaborative solutions.

[9] https://www.anglicare-tas.org.au/research/sarc-more-houses-needed-report-october-2024/
[10] https://tutas.org.au/publications/tasmanian-rents/
[11] https://www.homestasmania.com.au/about-us/Publications/housing-dashboard
[12] https://www.launceston.tas.gov.au/files/assets/public/v/1/community/homelessness-support/col_homelessness-statement-of-commitment.pdf

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

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

Figure 10 City of Launceston SEIFA Index, 2021



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

Key takeaways

- **Growing population, shrinking household size**
  Launceston's population is increasing, with notable growth in young workers and retirees. Household sizes are shrinking, leading to higher demand for diverse housing types, particularly smaller, lower-maintenance homes.

- **Increasing mismatch in housing**
  While smaller households are growing, detached houses dominate the housing stock (80% of dwellings), creating a mismatch between available housing and evolving needs. Limited options for downsizing and medium-density housing constrain choices for many residents.

- **Improving labour market but growing income disparities**
  While unemployment has declined and workforce participation remains stable, income growth has been uneven. The rise in both very low-income and high-income households suggests increasing economic polarisation, reinforcing the need for a housing plan that addresses affordability across all income levels.

- **Disparities between advantaged and disadvantaged**
  Socioeconomic disparities are evident, with some areas experiencing significant disadvantage. SEIFA rankings highlight stark contrasts between different suburbs, affecting access to secure and affordable housing.

- **Affordability challenges and rising homelessness**
  Housing costs have outpaced income growth, making rentals unaffordable for low-income earners and essential workers. Homelessness has surged by nearly 90% since 2016, with increasing demand for crisis housing and social support services.

THE LAUNCESTON HOUSING MARKET

Housing and affordability

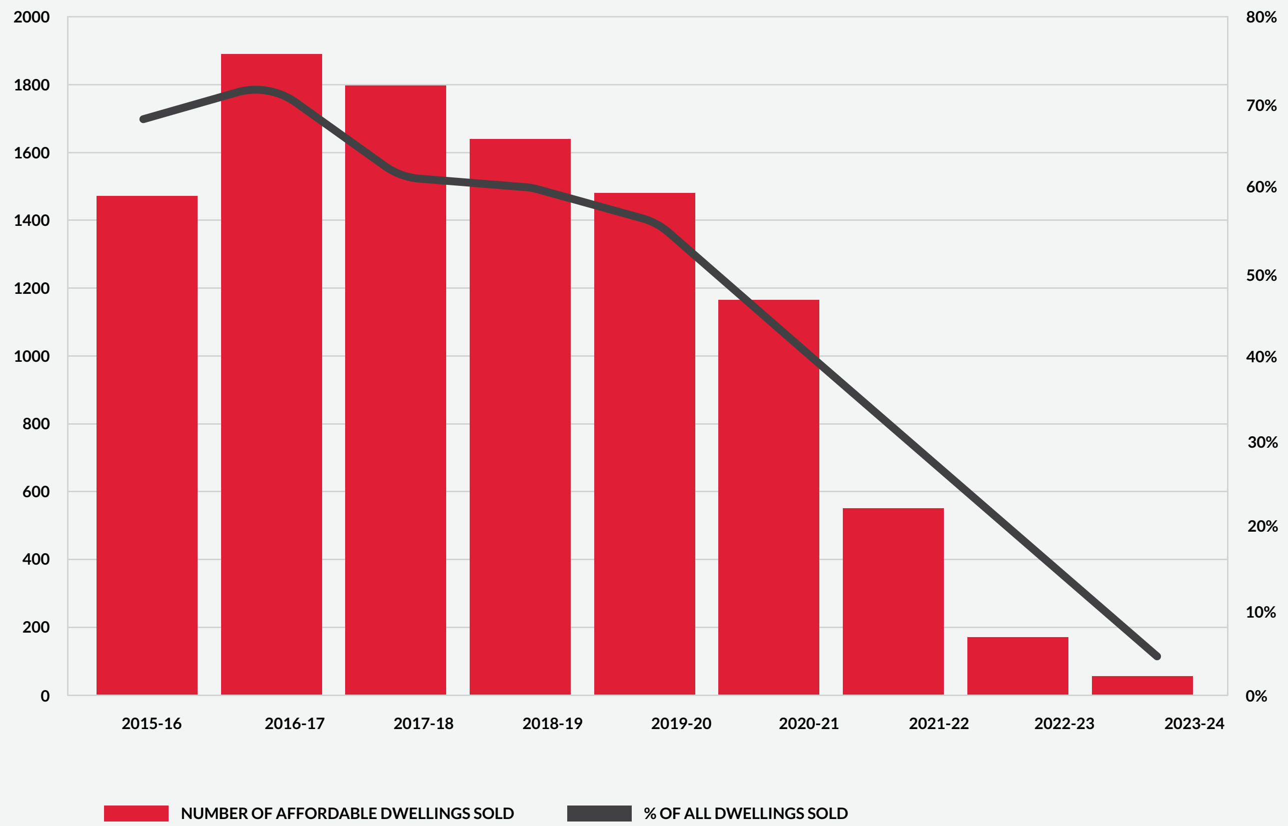
Launceston's housing market has undergone significant change in recent years, with rising prices and tightening supply making it increasingly difficult for many residents to buy or rent a home. House sales have declined sharply, from a peak of 2,276 in 2017-18 to just 1,080 in 2023-24, while the median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

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

The affordability crisis is most evident in the declining number of affordable dwellings available for purchase. In 2015-16, 69% of all dwellings sold were considered affordable, but by 2023-24, this had dropped to just 4% as shown in Figure 11. With fewer affordable homes and higher barriers to homeownership, Launceston faces increasing housing stress, reinforcing the urgent need to support an increase in the supply of housing. Addressing these issues will be critical to ensuring the city remains accessible to a broad range of residents, from first-home buyers to low-income households.

Launceston experiences a high proportion of renters when compared to regional Tasmania, and a slightly higher rate of people renting social housing[15]. While renting is generally anticipated to be more common in urban centres like Launceston with young, mobile populations than in regional areas, the low rate of social housing delivery and dramatic reduction in housing purchase affordability risks the long-term housing security of vulnerable demographics in Launceston.

Figure 11 Housing sales - affordable dwellings sold, Launceston



[14] *See Appendix D*

[15] *See Appendix A*

[16] *Housing affordability refers to the relationship between housing costs (prices, mortgage payments, or rents) and household incomes, with housing considered affordable if it requires less than 30% of household income. This analysis uses REMPLAN housing affordability data, incorporating sales and rental transactions over the past nine years. Affordability is assessed using regional household income medians from the ABS Census (2016, 2021), adjusted annually with the Wage Price Index (WPI). As housing costs increase relative to median income, the proportion of affordable dwellings decreases.*

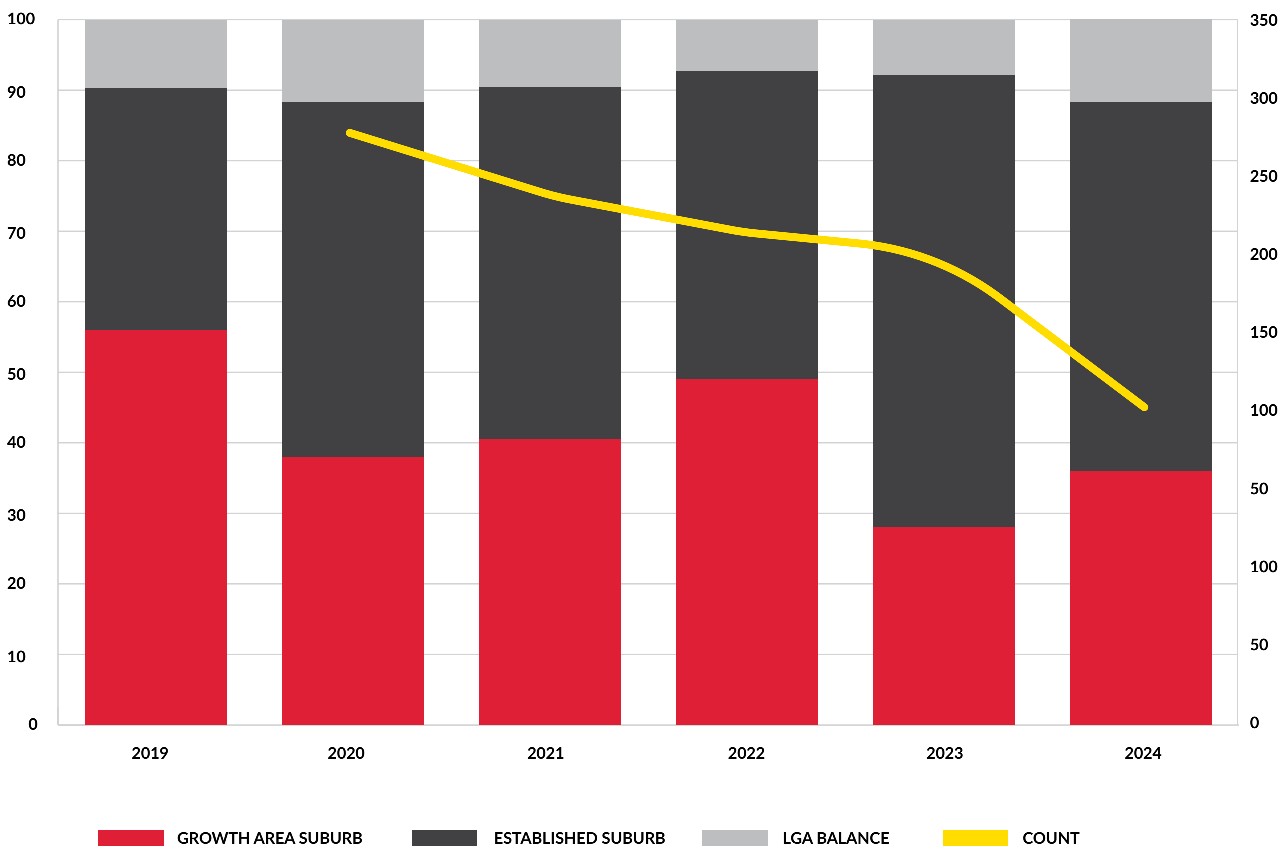
Housing supply and development trends

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

Official statistics indicate that there are, on average, 275 new dwelling approvals each year across Launceston. This includes both public and private sector approvals for separate (detached) houses and attached dwellings, such as apartments and townhouses. The public sector has accounted for an average of 8% over the 5 years to 2023-24[18].

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

Figure 12 Location of new dwelling approvals



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

[17] See Appendix E
[18] See Appendix E
[19] Renaissance Planning 2019, Residential Land Demand: Supply Assessment

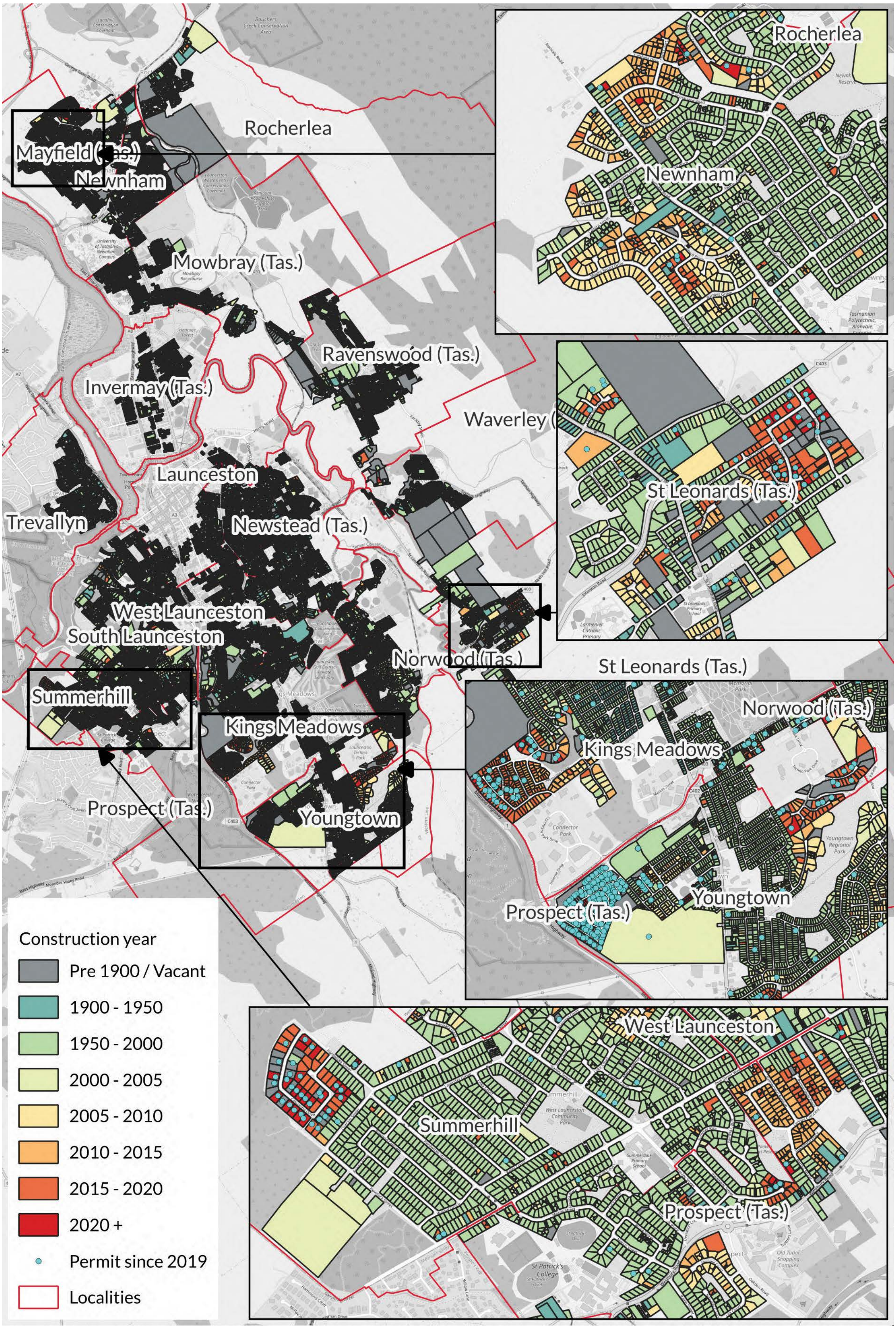
The image in Figure 13 illustrates concentrations of recent development, predominantly in areas identified through the 2009 Residential Strategy, most of which are now fully developed. Kings Meadows, Prospect, St Leonards, and Youngtown have historically played a critical role in accommodating Launceston's housing growth, benefiting from structured land release and predictable delivery timelines. These areas have provided certainty in supply, ensuring a steady flow of new housing when demand exists—as it does in Launceston today. However, as these areas near full occupation, the city is facing a shortfall in new, development-ready land, highlighting the urgency of identifying and facilitating the next generation of new neighbourhoods. Without strategic planning for future subdivisions and infill opportunities, Launceston risks an undersupply of housing, further exacerbating affordability pressures and limiting choice for residents.

Both greenfield and infill development play critical roles in maintaining housing supply, but they offer different levels of certainty. Large-scale subdivisions in new neighbourhoods provide a more predictable pipeline of new housing, as land is structured for staged development with infrastructure planning aligned. In contrast, infill housing—while essential for housing diversity and urban renewal—tends to be more fragmented and opportunistic, relying on individual landowners, land consolidations and smaller-scale projects.

A 2019 land supply assessment[19] included analysis of the number of multi-unit dwellings approved on 'non-vacant' land over an 18-year period. Findings indicated that an average of 20 dwellings a year were delivered through this type of development. While this level of redevelopment makes an important contribution to new supply through better utilisation of existing land, it is a small share of total dwellings required to support Launceston's housing needs.

Ensuring a reliable pipeline of development-ready land is essential for maintaining a stable and responsive housing market that meets Launceston's future needs. While greenfield development will continue to play a key role in housing supply, targeted initiatives are needed to increase the share of infill and redevelopment in well-located areas. This includes unlocking underutilised land, supporting medium-density development, and addressing infrastructure and planning barriers that may be limiting infill opportunities. A balanced approach that delivers both new neighbourhoods and a greater share of urban renewal with diverse housing options will help Launceston meet housing demand while promoting a more sustainable and connected city.

Figure 13 Year of dwelling construction



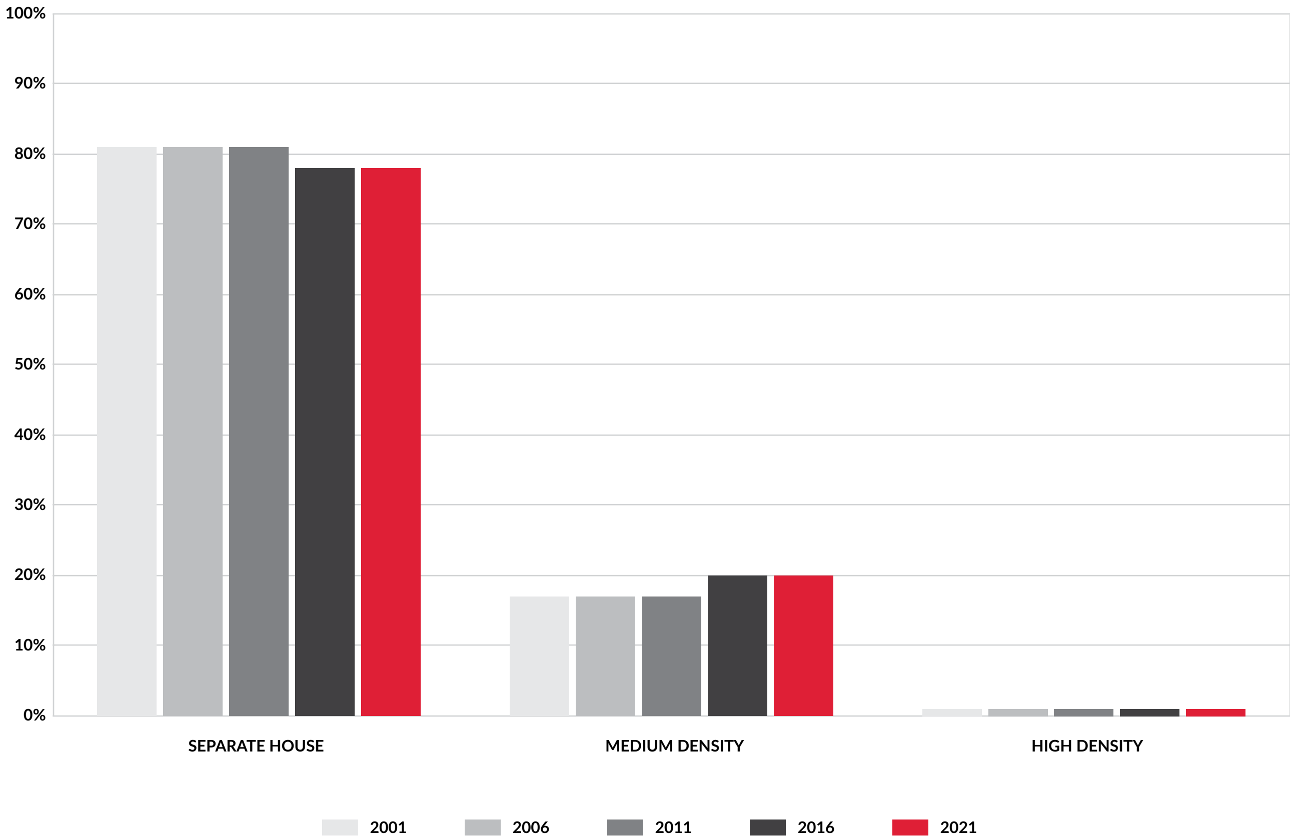
Source: Northern Tasmanian Residential Supply and Demand Study (Growth Monitor and Evaluation Framework)

Detached houses have traditionally dominated the supply of housing in Launceston, accounting for over 80% of all dwellings in Launceston. But shifts in household composition, market trends, and affordability constraints suggest increasing demand for a mix of housing types, including townhouses, villa units, and apartments. Across Launceston there is evidence that this shift is occurring, with villa units and townhouses consistently growing in number and as a share of total housing (representing most of the 'medium density' category in Figure 14).

The *missing middle*—townhouses, villa units, and low-rise apartments—plays a vital role in diversifying Launceston's housing stock. These homes bridge the gap between detached houses and high-density developments, offering more affordable, lower-maintenance options while maintaining a sense of space and community. They are well-suited to downsizers, young workers, and smaller households who seek a balance between character and convenience.

These housing types are not confined to central areas but are emerging across Launceston, both in established neighbourhoods and new growth areas, particularly villa units[20]. Thoughtful planning and design can ensure they integrate well with existing streetscapes while enhancing walkability and local vibrancy. Contemporary neighbourhood planning for new suburbs is also incorporating much more diverse forms of housing than traditionally supported in greenfield subdivisions. Supporting well-located, medium-density housing will help Launceston accommodate growth while maintaining its unique neighbourhood character.

Figure 14 Dwelling structure, Launceston



Source: ABS Census of Population and Housing

[20]*See Appendix C*

Land Supply

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

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

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

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

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

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

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

The most reliable source of short- to medium-term housing supply is vacant land or land with an approved plan, which could deliver around 1,590 dwellings. Beyond this, underutilised lots could contribute significantly to future supply, but their timing and likelihood of development remain uncertain. A key example is the St Leonards and Waverley area, where around 380 potential dwellings fall into this 'underutilised' category. Finalising the Neighbourhood Plan for these areas would increase certainty, ensuring these homes can be delivered sooner.

While Launceston has land zoned for housing, much of it is tied up due to infrastructure constraints, fragmented ownership, or long-term development horizons.

To keep up with demand, the focus must be on unlocking development-ready land while also planning ahead to make more land available over time.

A strong housing plan must prioritise supply in the right places, remove development barriers, and maintain a steady pipeline of new housing—not just on paper, but when and where it's actually needed.

Key takeaways

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

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

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

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

- **Infill and redevelopment opportunities must be strengthened**
  Infill housing is underperforming. Strategic planning and incentives are needed to boost urban renewal and housing diversity in well-located areas.

City of LAUNCESTON

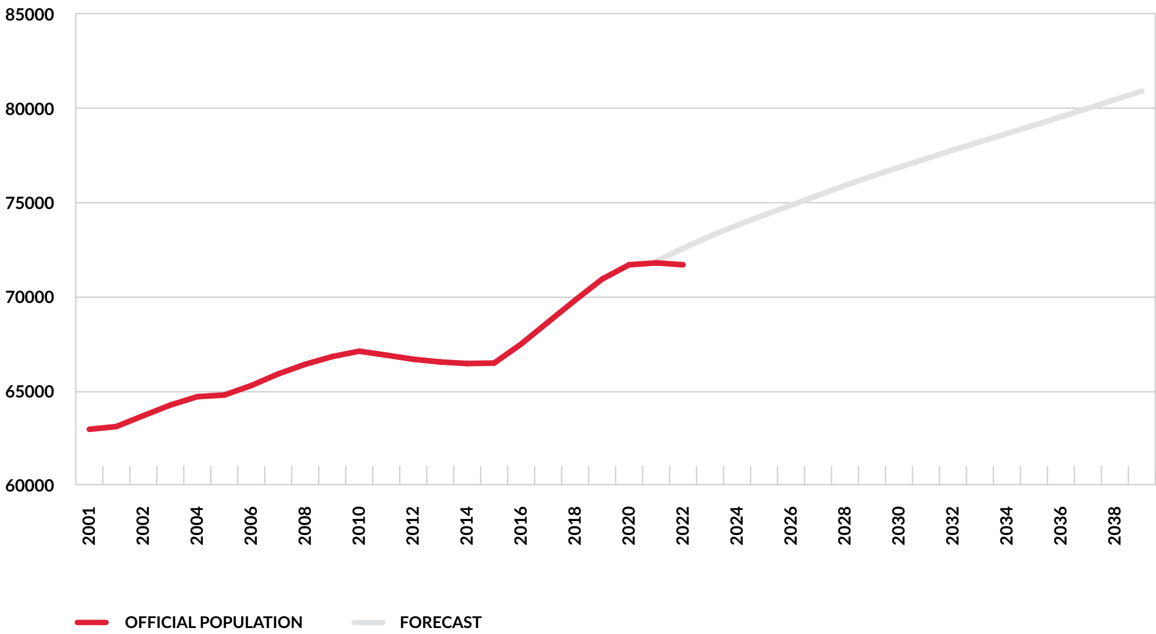
WHERE WE ARE HEADING

How we will grow

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

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

Figure 15 Official resident population and forecast population



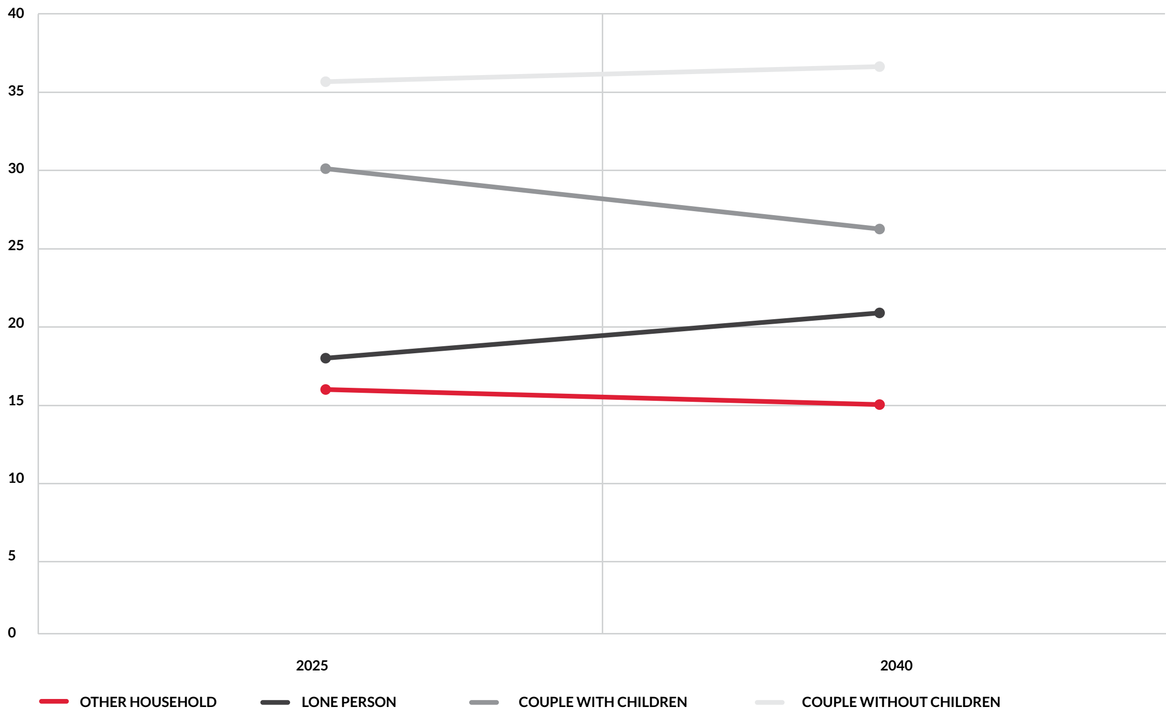
Sources: ABS Regional Population; REMPLAN

[24] Population forecasts for sub areas of Launceston are provided in Appendix G.

[25] Household forecasts for sub areas of Launceston are provided in Appendix G.

Different household types have distinct housing needs. Smaller households, including couples without children and lone-person households, often seek lower-maintenance housing such as townhouses, apartments, and compact dwellings close to services and amenities. Single income households, such as single parents, may often seek more affordable, smaller, lower maintenance options such as townhouses. Ensuring that Launceston's future housing mix in both new neighbourhoods and existing neighbourhoods supports these evolving needs will be critical in creating a sustainable, inclusive, and well-functioning housing market.

Figure 16 Share of household, Launceston



Source: REMPLAN Forecast

Note: "Other household" includes: single parent households, group households, and multi-family household.

HOW MUCH HOUSING WE NEED

Quantity of housing

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

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

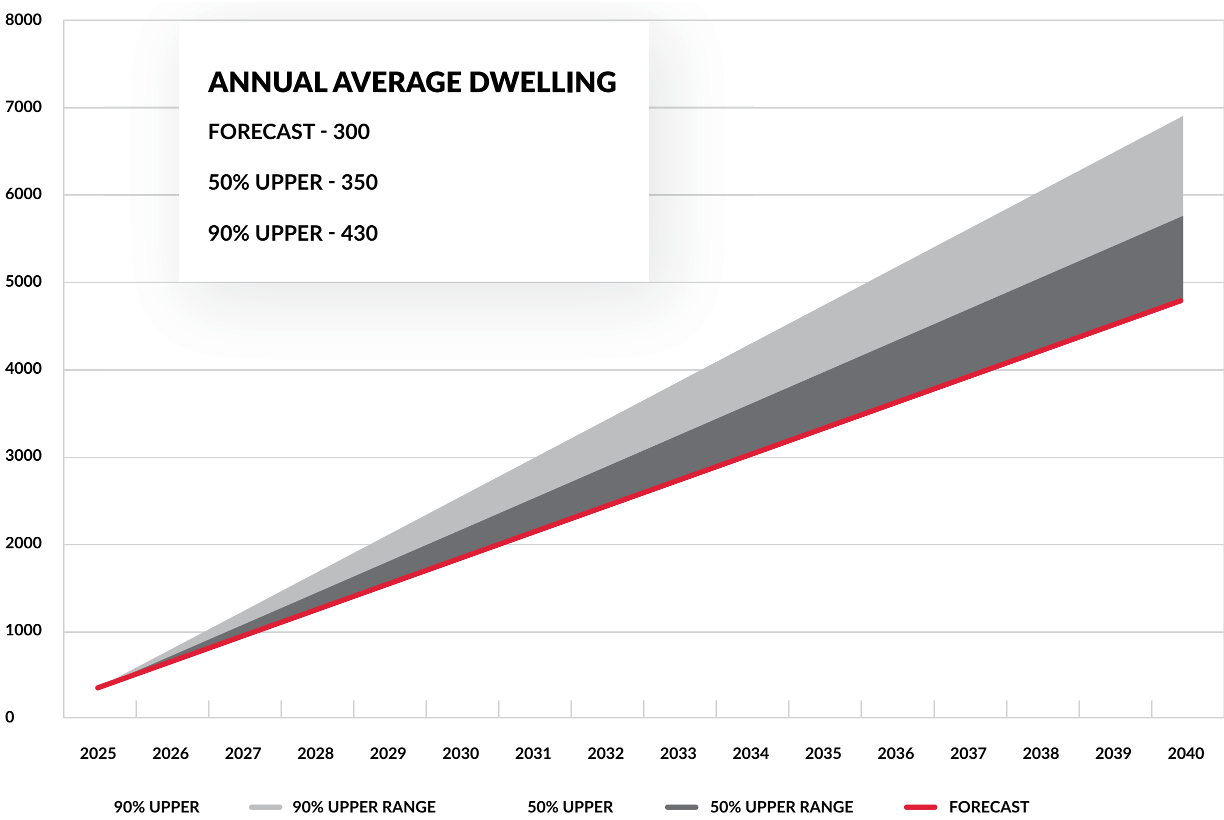
Given Launceston's history of fluctuating growth rates, it is critical to plan for the upper range of housing needs to ensure the city remains responsive to periods of accelerated growth. If planning is based solely on the central estimate, there is a risk of housing undersupply when demand surges, leading to affordability challenges and pressure on existing housing stock. Using the forecast range as a guide allows for a more flexible and resilient approach to land use planning, ensuring that enough housing is available across different market conditions.

By proactively planning for higher-end demand scenarios, Launceston can reduce the risk of housing shortages and support sustainable urban growth. This means strategic zoning, infrastructure coordination, and ongoing land supply monitoring to ensure that new housing is delivered in a timely manner.

Regular review of housing development trends and market conditions will also allow for adjustments to planning frameworks to keep pace with real-world changes.

Over the period to 2040, the City will need to deliver 300 new dwellings per year on average to achieve the required demand under the central forecast and 350 a year to achieve the 50% upper range. To achieve these upper-level targets, housing development in Launceston will need to substantially increase from historic averages of around 275 dwellings and move closer to consistently delivering recent maximums of around 400 new dwellings each year.

Figure 17 Dwelling forecast upper ranges



Source: REMPLAN Forecasts

[26]Dwelling forecast ranges provided in Appendix H

Location of housing

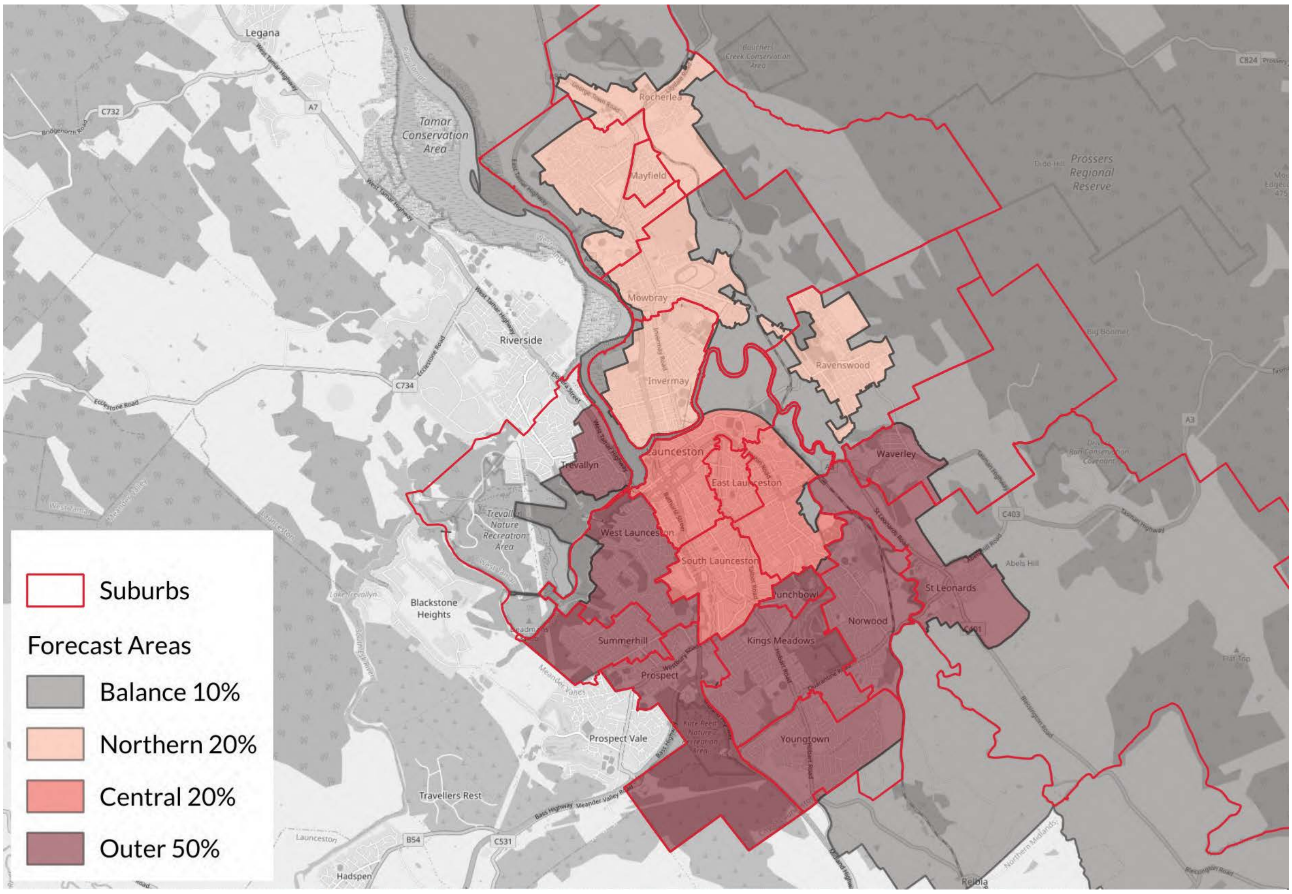
Different areas of Launceston are expected to accommodate varying levels of dwelling growth over the next 15 years. Forecasts prepared as part of the RDSS project indicate that around half of new housing demand between 2025 and 2040 will be concentrated in outer suburbs to the east, south, and west of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

The central area and northern suburbs are anticipated to each absorb around 20% of total dwelling demand. Given the lack of vacant land in the central area, new dwellings will primarily be delivered through redevelopment of well-located sites as both medium and higher density developments, leveraging its existing services and connectivity. The northern suburbs will likely see a mix of urban renewal as well as medium and standard density development, particularly where strategic planning can unlock well-located underutilised land.

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

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

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



Source: REMPLAN Forecast

Type of housing

Launceston's housing market is shaped by two key trends:

- **Predominance of detached housing**
  More than 80% of dwellings in Launceston are standalone houses (although this varies within neighbourhoods). This trend has continued in new developments, reinforcing an over-reliance on detached housing and limiting diversity and restricts housing choice for smaller or lower income households.

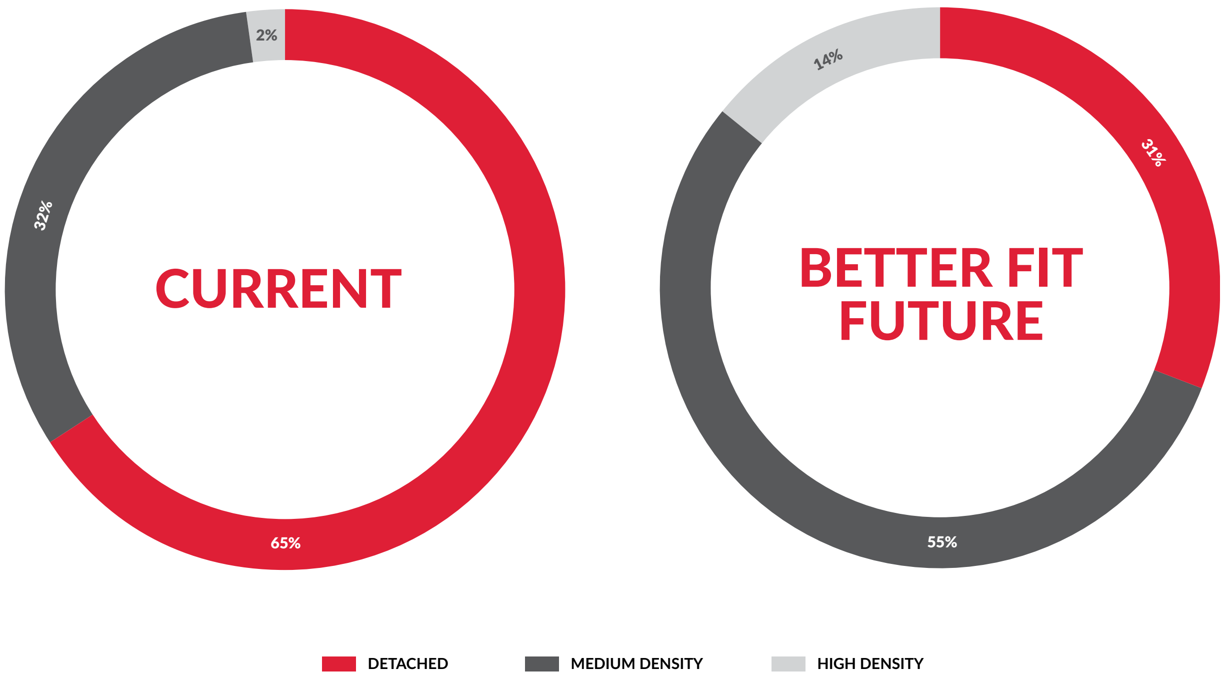
- **Shrinking household size**
  Over the last few decades, the average number of people per household has declined, driving up total housing demand and creating more households suited to smaller housing types such as townhouses and apartments.

As a result, a significant portion of the population is inappropriately housed, meaning many households are forced into housing that doesn't align with their needs—whether due to size, affordability, or location. Increasing the diversity of Launceston's housing stock will be essential to ensuring that smaller households, downsizers, and younger residents have access to well-located and appropriately sized homes.

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

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

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



[27]*Comparative tables for each of the four forecast areas is available in Appendix H.*


ASGARD P

How we are planning for housing

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

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

Securing a pipeline of development ready land

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

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

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

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

While some years have seen delivery exceed these targets (notably during periods of high market demand), maintaining a steady pipeline is critical for long-term housing affordability, market stability, and community well-being.

This will be achieved through a structured, ongoing program of neighbourhood planning, ensuring a diversity of dwelling opportunities across both new and existing neighbourhoods.

Table 2 Target land supply range

SCENARIO	AVERAGE ANNUAL DEMAND	15 YEARS SUPPLY
Forecast	300	4500
50% upper	350	5250
90% upper	430	6450

A key challenge in planning for housing is distinguishing between land that is zoned for residential use and land that is realistically developable. While Launceston has a significant amount of land zoned for housing, various constraints—such as environmental limitations, fragmented ownership, and infrastructure challenges—can affect whether and when new homes can be delivered. The land supply assessment undertaken as part of the RDSS project, and utilised in this plan, applies a robust methodology, factoring in mapped environmental constraints, and infrastructure limitations for larger sites. However, it does not include detailed site feasibility assessments, meaning that some site-specific constraints may not have been fully captured. This highlights the importance of ongoing monitoring and refinement to ensure land supply remains responsive to housing needs.

Key issues relating to current land supply are outlined in Table 3 below along with the response as to how the City plans to address the issue.

Table 3 Supply issues and response

ISSUE	RESPONSE
Zones but Constrained Land: Some areas remain undeveloped due to infrastructure limitations, fragmented ownership, or market conditions that make large-scale development challenging.	Prioritising neighbourhood planning to unlock development opportunities, aligning infrastructure investment with growth areas, and working with stakeholders to resolve fragmented ownership and market barriers.
Development-Ready Land: Currently, Launceston has capacity for approximately 1,590 dwellings on vacant or planned sites, but this is well below the 15-year rolling target of providing for 4,500–6,450 dwellings.	Expanding the pipeline of development-ready land through structured zoning reviews, proactive land release strategies, and targeted infrastructure investment. This includes ongoing monitoring of land supply and ensuring planning processes support a steady rollout of new housing aligned with demand.
Infill & Redevelopment Potential: While urban renewal is a priority, infill development through redevelopment of underutilised sites has delivered significantly lower numbers of dwellings than its potential.	Strengthening policies and incentives to facilitate well-located, medium and higher-density housing, particularly in activity centres and established suburbs. This includes reviewing planning controls and actively promoting redevelopment opportunities to support more diverse housing choices across Launceston.

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

- Balance supply across different locations, as no single area has capacity to support all of the City's growth.
- Improve housing choice, with a mix of locations, housing types, and price points across the city.
- Enhance market competition, reducing land banking and promoting affordability.
- Strengthen resilience, so delays or constraints in one area do not disrupt the overall housing delivery pipeline

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

Figure 20 Areas with neighbourhood planning under development

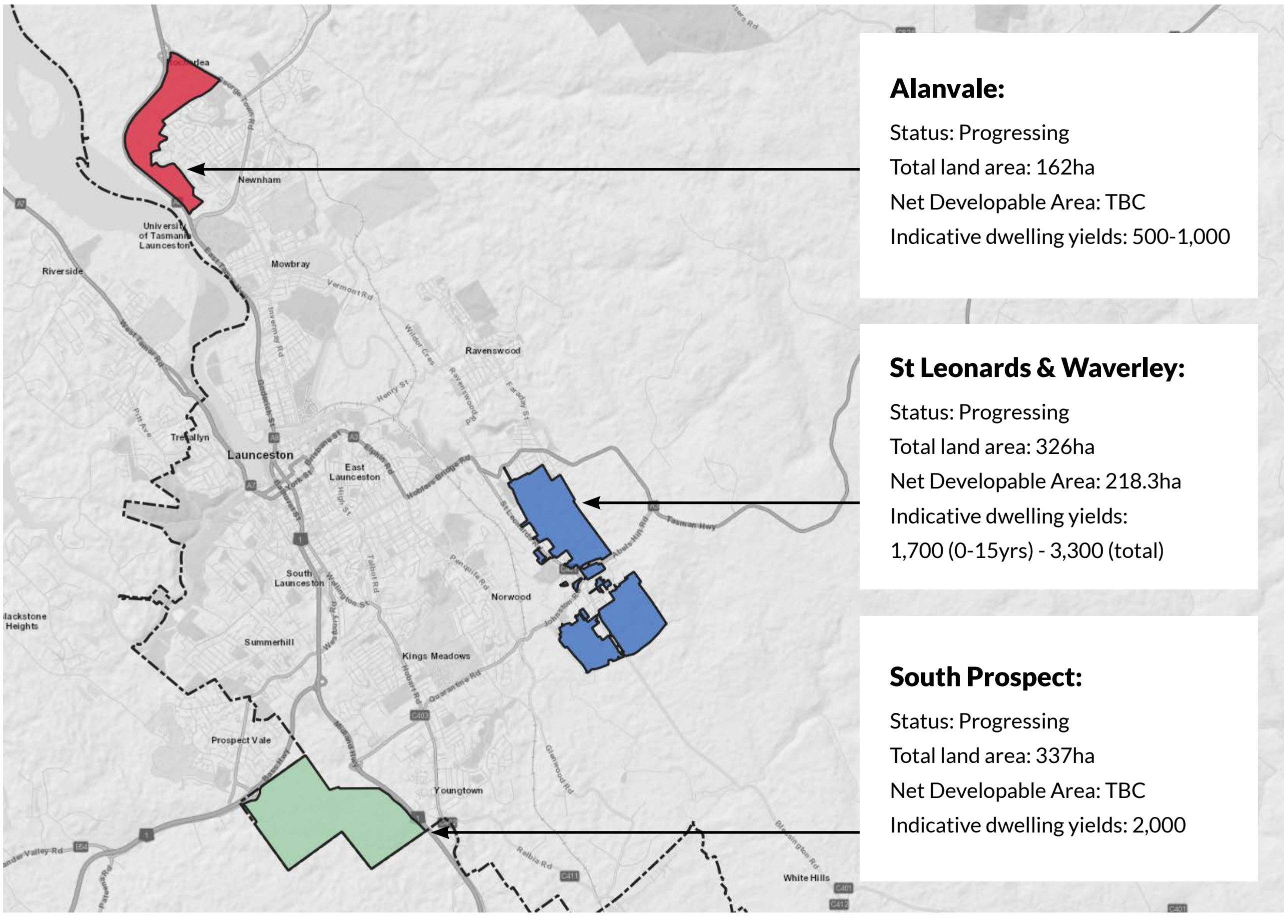


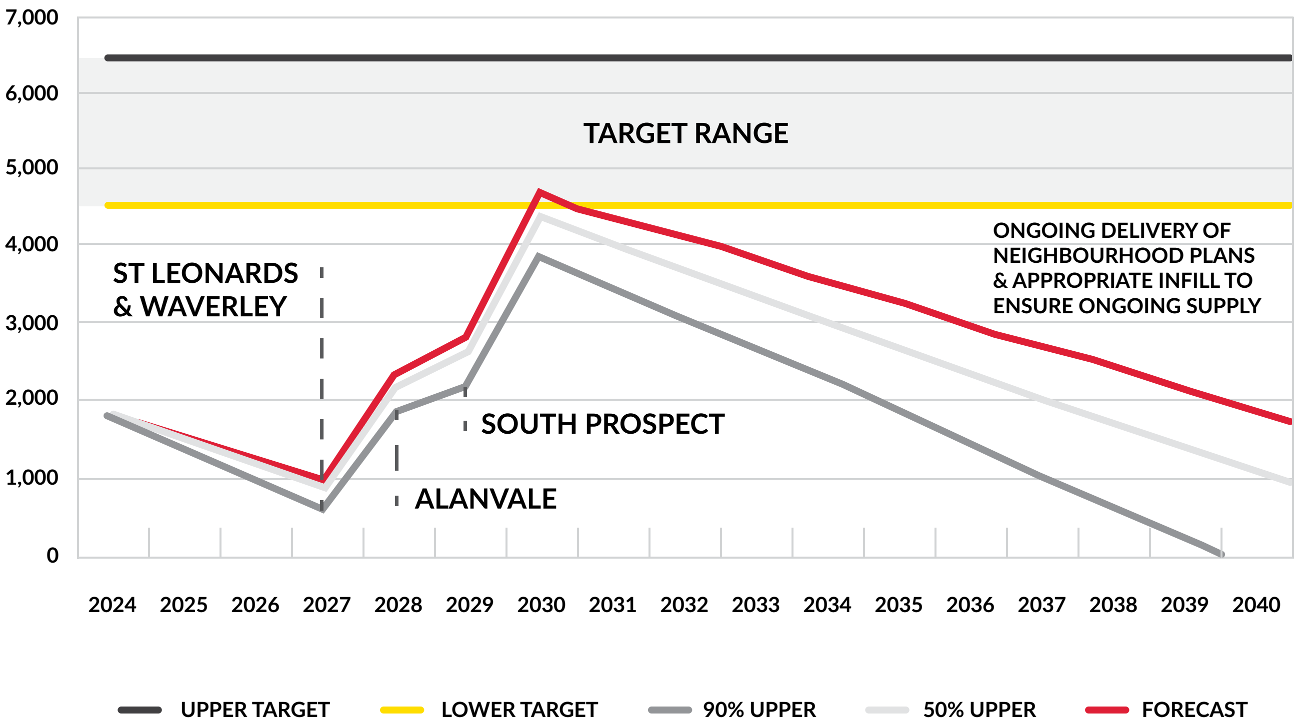
Figure 21 below demonstrates the impact of these neighbourhoods on future housing supply relative to projected demand. The chart shows that current supply in 2025 is well below the target range, consisting primarily of vacant land (both public and private). Additional supply is incorporated as neighbourhood plans progress through planning scheme amendments, along with an ongoing allowance for infill redevelopment of underutilised sites (estimated to be delivered at an approximate rate of 20 dwellings per year based on historical trends).

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

To prevent future shortfalls, the City must continue investigate neighbourhood plans within infill areas such as Mowbray, Kings Meadows and also neighbourhood planning additional growth area opportunities in the Northern Suburbs and Lilydale.

A key emphasis of this plan is ensuring that both new and existing neighbourhoods deliver a more diverse housing mix. This means moving beyond traditional greenfield developments dominated by detached housing and incorporating a wider variety of housing types—including townhouses, low-rise apartments, and other "missing middle" options—in appropriate locations across the city.

Figure 21 Land supply versus dwelling demand scenarios



Outside of these key growth areas, additional development ready sites may be identified to provide additional housing provision within Launceston. However, not all sites are appropriate, align with the intent or achievable within the time horizon for this Plan. When considering the suitability of proponent led rezoning requests, a range of developable land considerations need to be factored in when considering the delivery of realistically developable land. This highlights the importance of actively facilitating land supply—not just zoning for housing, but ensuring the necessary infrastructure, approvals, and market incentives are in place to enable development. Figure 22 identifies the key land considerations that Council must assess when determining suitable sites outside of key growth areas.

Figure 22 Example criteria for developable land

1. Infrastructure Capacity

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

2. Accessibility & Proximity

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

3. Market Dynamics

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

4. Environmental Constraints & Topographic Suitability

- Consider a range of environmental constraints and ensure that new developments are designed and situated appropriately. These considerations include but are not limited to:
  - » Location of floodplains and land subject to inundation.
  - » Slope of ≤15% for standard construction and no active erosion features.
  - » Appropriate distance buffer from sensitive ecological features and protected areas.
  - » Bushfire risk.
- Consider general topographic features to ensure a liveable and well-designed final product, including:
  - » The proportion of parcels that are usable after accounting for slopes, environmental and geological constraints.
  - » The proportion of parcels that are usable after accounting for slopes, environmental and geological constraints.
  - » If north-facing slopes can be utilised for enhanced passive heating

5. Community Integration

- Consider how to ensure new development can be sympathetic to, but not necessarily exactly the same as, the existing neighbourhood character including identified heritage aspects.
- Consider how to smooth density transitions from adjacent areas to ensure new development presents a visually continuous urban form.

6. Strategic Setting

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

City of LAUNCESTON

Opportunities for Consolidation and Uplift

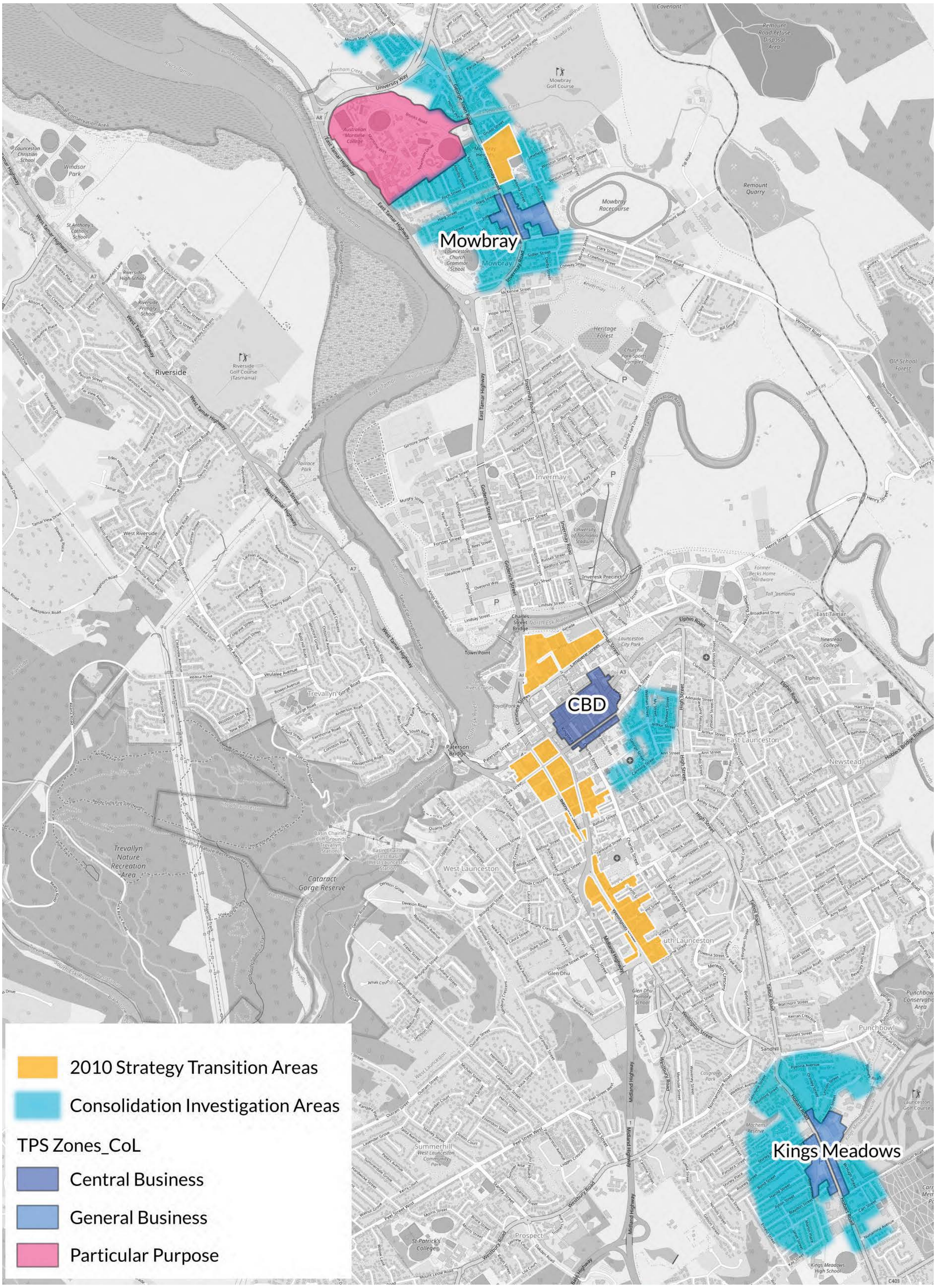
Many areas in Launceston are highly desirable and well-located, offering the potential to accommodate a broader range and diversity of housing options for local residents as they transition through various life stages. Thoughtful redevelopment in established inner areas presents numerous benefits, including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

Opportunities for redevelopment and housing consolidation within Launceston's inner areas have been recognised in key strategic documents, including the Launceston Residential Strategy 2009-2029 and the Greater Launceston Plan 2014. Despite the historical identification of these areas, progress to implement the identified recommendations has been limited due to a number of constraining factors, including feasibility and market appetite. The Launceston Residential Strategy 2009-2029 specifically identified 'transition sites' within well-located but underutilised commercial areas, such as Wellington Street, north of Cimitiere Street near the city centre, and Invermay Road in Mowbray. These areas present as prime opportunities for rezoning to Urban Mixed Use or Inner Residential to support more diverse and compact housing options, yet strategic work to facilitate their transition remains incomplete with viability a potentially limiting factor.

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

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

Figure 22 Potential areas for consolidation and infill neighbourhood planning



Housing targets and framework plan

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

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

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

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

- Northern suburbs: Already experiencing a higher share of missing middle housing (76% of all new dwellings in the five years to 2022), making it well-positioned to continue this trend.
- Central area: Requires the most significant transformation, as it has had both low overall development rates and a persistently high share of detached housing (43% of all new dwellings). Strategic intervention will be needed to encourage higher-density and missing middle development in well-located areas.
- Outer suburbs: Highest share of existing and new housing as standard detached, however the missing middle has still made up one third of all new housing. Major growth areas in this region present an opportunity to achieve greater dwelling diversity for new communities than has traditionally been delivered in growth areas in the past.
- Higher-density housing: To date, only the central area has accommodated high-density housing. However, targets now include higher-density housing for both northern and outer suburbs, as smaller-scale multi-storey units should be supported around activity centres.

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

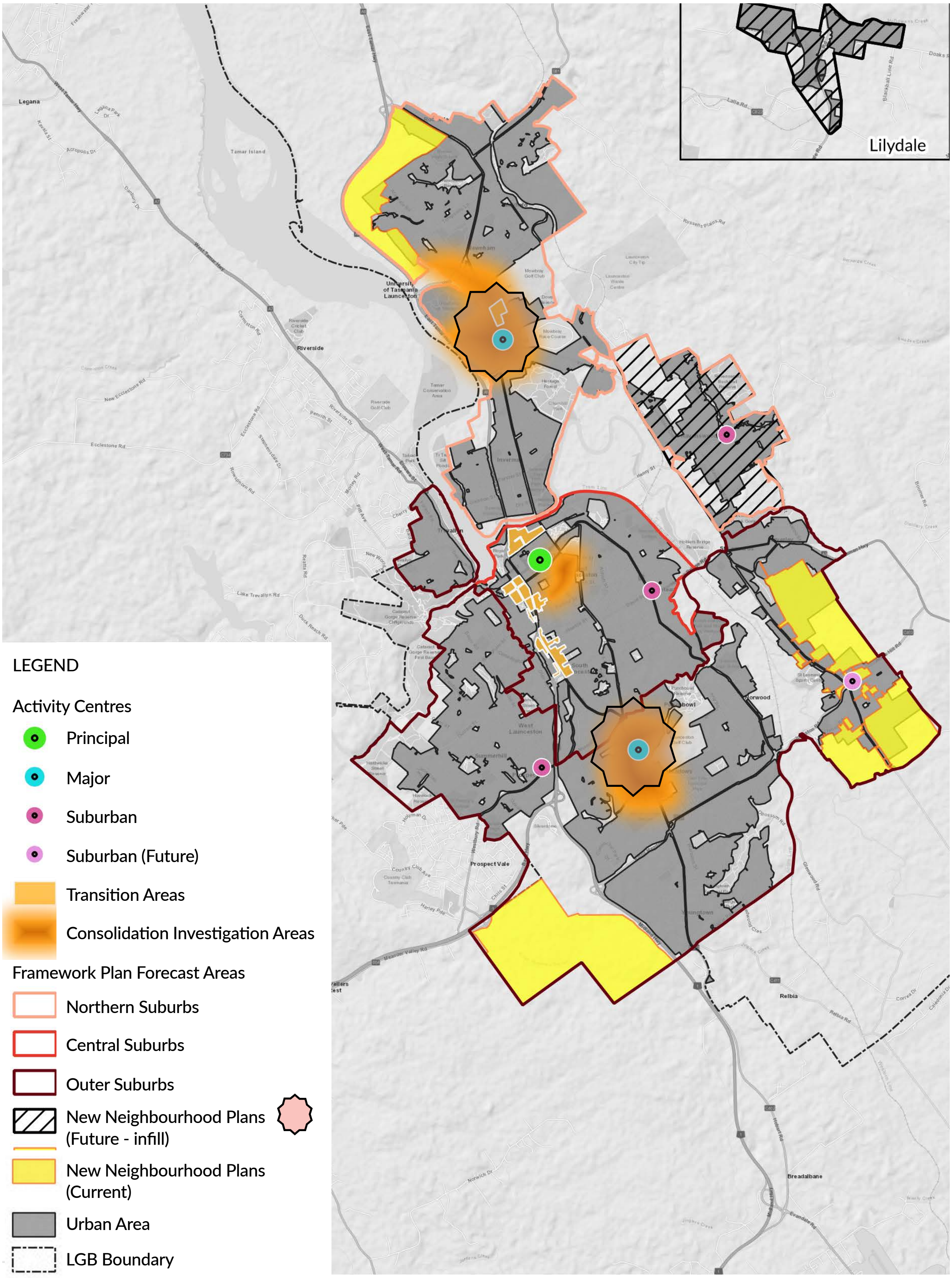
By implementing these targets, the city can ensure that housing delivery better aligns with future household structures and affordability needs, providing homes that accommodate a growing and changing population. A more balanced housing mix will support greater choice across all areas of the municipality,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

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

Table 4 Dwelling targets

AREA	DWELLING TARGET P.A.	SHARE OF NEW DWELLINGS BY TYPE		
		DETACHED		HIGH-DENSITY
Northern suburbs	60-80	25%	70%	5%
Central suburbs	60-80	10%	80%	10%
Southern suburbs	120-170	50%	45%	5%
Non-city area	30-40	100%	-	-
LGA	270-370	41%	53%	6%

Figure 23 Launceston Residential Framework Plan



OUR HOUSING PRINCIPLES AND PRIORITIES

Vision Statement

The City of Launceston has embodied a new vision for the delivery of housing in Launceston:

"Deliver homes for every stage of life while protecting what we love and enriching every suburb"

Guiding Principles

The Launceston Housing Plan is built on four guiding principles, developed in collaboration with key stakeholders. These principles aim to address Launceston's housing needs and serve as the foundation for specific actions and measurable targets outlined in the plan.

Aligned with the new vision, the principles are presented below, along with goals designed to help achieve Launceston's vision for housing.

1

Principle 1: Strong Supply

1.1 Zone enough land that is capable of development
1.2 Enable diverse housing opportunities & typologies
1.3 Improve supply & availability of affordable & social housing

2

Principle 2: Enrich Our Neighbourhoods

2.1 Create vibrant & sustainable neighbourhoods that contribute to liveability
2.2 Support inclusivity, and community stability
2.3 Balance what we need with what we love

3

Principle 3: Collaborate with Partners

3.1 Lead a collaborative approach for delivery
3.2 Strong external partnerships that help generate housing diversity
3.3 Partnership models focusing on developing affordable housing

4

Align Investment With Development

4.1 Ensure adequate funding and resource allocation to allow investment in local mobility, urban greening, and infrastructure improvements
4.2 Promote coordinated collaboration among council departments for effective delivery

Principle 1: Strong supply

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

1.1 Zone enough land that is capable of development

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

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

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

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

Actions

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

1.2 Enable diverse housing opportunities and typologies

Objective: Increase the variety of new dwellings in Launceston with a strong focus on inner city living and "medium density" typologies such as townhouses, villas, shop top housing and apartment units in accessible areas close to services.

In Launceston, 65.8% of dwellings are occupied by one- or two-person households, yet much of the existing housing stock does not align with these smaller household sizes. A significant portion of homes have three bedrooms or more, with most containing one to two spare bedrooms. With an average household size of 2.24 people, this mismatch indicates that current housing options are not keeping pace with the needs of contemporary residents.

To better accommodate Launceston's evolving population, there is a clear need to expand medium-density housing options. While the city has traditionally focused on detached housing, this approach no longer fully supports its shifting demographics. As the population continues to age and the number of retirement-age residents rises, housing must reflect these changing needs by offering more flexible, appropriately sized, and accessible options.

Encouraging the development of diverse housing types will ensure Launceston remains a place where all residents, regardless of age or household size, can find suitable and affordable homes. This strategic focus will not only address current demand but also position Launceston for a better housing future.

1.2.1	Prepare a review of Launceston CBD area and land surrounding activity centres to identify key development sites for consolidation and/or increased density
1.2.2	Prepare and implement precinct plans for Margaret Street Corridor and Hospital/Wellington Street areas
1.2.3	Advocate to the State Government for expediated approval pathways for key strategic infill housing projects
1.2.4	Investigate the implementation of Inner Residential and Urban Mixed-Use zones around activity centres, and new Specific Area Plans (SAPs) for certain residential uses (if required)

1.3 Improve availability of affordable and social housing

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

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

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

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

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

Actions

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

Principle 2: Enrich our neighbourhoods

Housing that enhances neighbourhoods and enriches suburbs is essential for fostering vibrant, inclusive, and liveable communities. Thoughtful development can deliver positive outcomes by creating high-quality urban design that integrates seamlessly into the local character and enhancing the public realm with improved amenities, green spaces, and walkable streets. Such developments also stimulate local economy through construction and ongoing services. By prioritising well-designed housing, communities can achieve a balanced approach to growth that benefits both current and future residents, fostering a sense of pride and belonging while ensuring sustainable and attractive neighbourhoods.

2.1 Create vibrant and accessible neighbourhoods that contribute to liveability

Objective: Improving existing suburbs to improve housing opportunities and choices and are delivered in a staged approach with appropriate services, community facilities and services.

Sustainable, high-quality urban infill, access to community facilities and public space revitalisation are critical elements of fostering a vibrant, liveable, and sustainable Launceston. By optimising the use of existing urban areas and enhancing public spaces through high quality housing and public space development, Launceston can deliver a range of benefits for local residents that already call these places home.

Housing Diversity and Affordability	Urban infill promotes the development of diverse housing types, catering to various demographics, including young workers, families, and older adults. By utilising underused land within established neighbourhoods, infill development can help address housing shortages and improve affordability. It also reduces urban sprawl, minimising the costs associated with extending infrastructure and services.
Strengthening Community Connectivity	Compact and well-planned urban infill fosters closer connections between residents by encouraging mixed-use developments and walkable neighbourhoods. Local amenities such as shops, schools, and health services become more accessible, reducing reliance on private vehicles and enhancing the sense of community.
Environmental Sustainability	Urban infill helps to preserve surrounding natural landscapes by reducing the pressure for outward expansion. It encourages sustainable development practices by prioritising energy-efficient buildings and sustainable transport options, such as walking, cycling, and public transport. Revitalised public spaces also support biodiversity, providing green corridors and habitats for local flora and fauna.
Economic Opportunities	Revitalised public spaces and denser urban environments attract businesses and investment, boosting the local economy. Activated streetscapes and vibrant public areas draw foot traffic, supporting local retailers, cafés, and cultural activities. The improved aesthetics and functionality of public spaces also enhance Launceston's appeal as a destination for visitors and new residents.
Improved Liveability	Quality public spaces, such as parks, plazas, and waterfronts, are essential to the physical and mental well-being of residents. Revitalisation projects create inclusive spaces for recreation, cultural activities, & social interactions, improving the overall quality of life. Well-designed urban infill developments also enhance neighbourhood character, balancing the old with the new & preserving Launceston's unique identity.
Efficient Use of Infrastructure	Urban infill leverages existing infrastructure, such as roads, utilities, and public transport systems, reducing the need for costly new infrastructure projects. This approach maximises the value of past investments while providing cost-effective solutions to accommodate population growth.

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

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

73-75 St John Street, Launceston:

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

100 Margaret Street, Launceston:

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

34 Elphin Rd, Launceston:

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

York St Terraces, Launceston:

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

Actions

2.1.1	Prepare and implement Neighbourhood Plans for existing suburbs in: a. Kings Meadows b. Mowbray c. Lilydales d. Northern Suburbs
2.1.2	Prepare and adopt a Launceston Public Domain Strategy
2.1.3	Align the updated Northern Tasmanian Regional Land Use Strategy (NTRLUS) with City of Launceston's Housing Plan 2025-2040, particularly the amended urban growth boundaries

2.2 Support economic vitality and access to opportunities

Objective: Focus diverse residential development around existing activity centres and developing neighbourhoods with access to key services, community facilities and transport options by strategically propagating retail, commercial and industrial uses in identified activity centres.

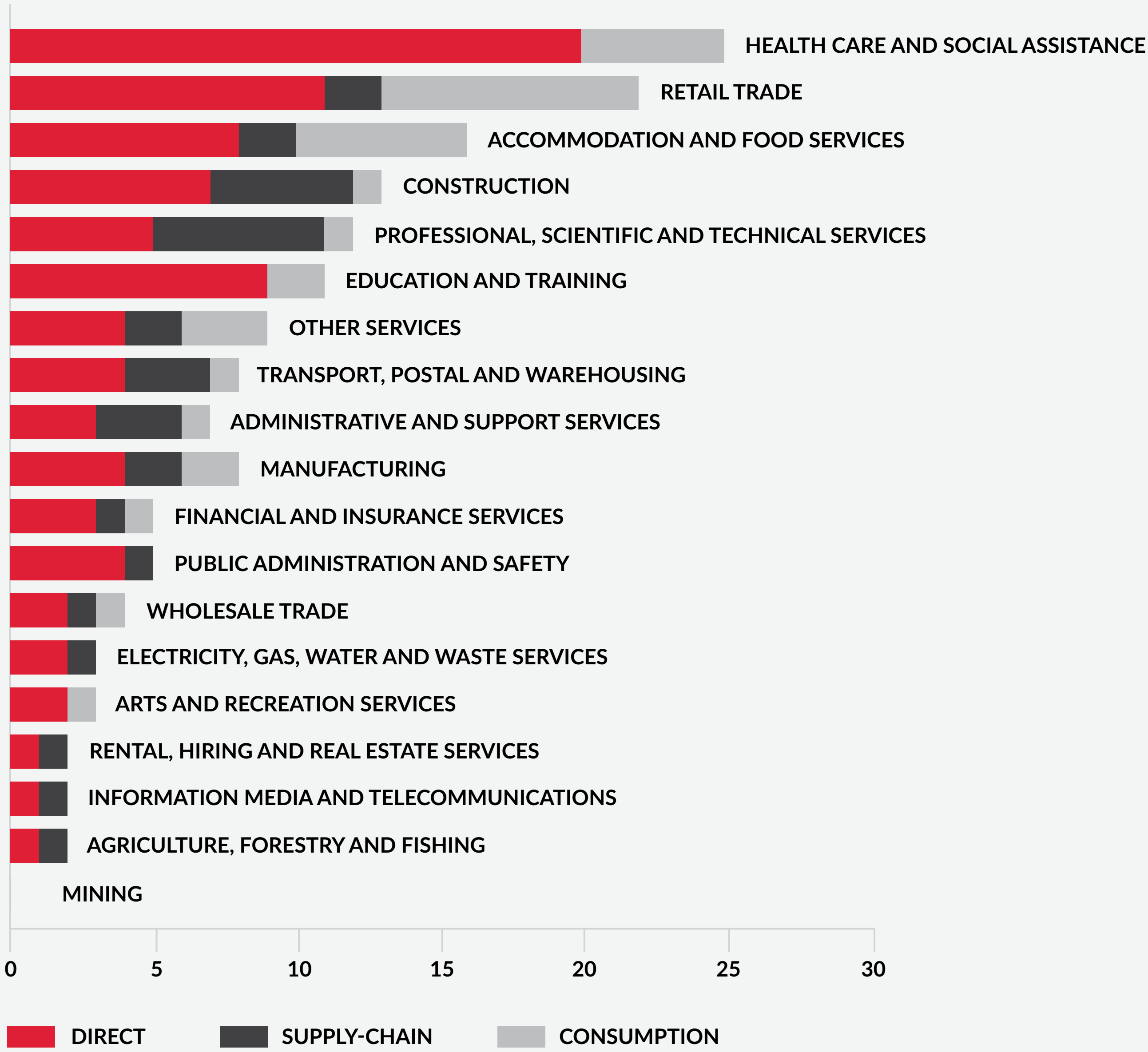
New housing brings with it new population across a range of economic sectors. Local economic conditions in Launceston will be critical in influencing population attraction and housing demands.

For each 100 additional dwellings developed in Launceston, it is estimated that this will bring with it direct jobs for 91 local workers – bringing $47 million in flow-on supply-chain effects and a further gain of 33 jobs and an additional 36 jobs created through consumption effects.

The increase in direct and indirect output and the corresponding creation of jobs in the economy would be expected to result in an increase in the wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under this scenario are estimated to further boost employment by 57 jobs. These additional jobs will primarily be found in the Health Care and Social Assistance, Retail Trade, and Accommodation and Food Services sectors.

This demonstrates the significant impact that an accelerated construction program would have on the broader economy in Launceston.

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



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

These housing models can:

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

Actions

2.2.1	Prepare a key site review of the Launceston CBD and existing activity centres for development potential to support diverse housing opportunities.
2.2.2	Prepare and implement Launceston Retail and Activity Centres Strategy that aligns retail and residential growth and supports contemporary offerings in activity centres.
2.2.3	Prepare and implement an Employment Lands Strategy focused on integrated future employment opportunities that support residential growth.
2.2.4	Prepare Economic Uplift Assessment focusing on the benefits of development based on current and future growth in Launceston.

2.3 Balance what we need with what we love

Objective: Ensure that future densification of the Launceston is complimentary to the City's heritage assets and Council's public realm and place making strategies.

Revitalising and improving urban areas by actively conserving historic buildings and cultural landmarks and integrating them into new development plans can create both social and environmental benefits for owners, tenants and the local community.

SOCIAL BENEFITS INCLUDE:	ENVIRONMENTAL BENEFITS, INCLUDE:
• Conservation of valuable heritage • Encourages communities connection and a strong sense of place • Creates spaces for social interaction and economic activity • Stimulates economic activity	• Reduces the energy consumption of demolishing and building a structure • Reduces carbon emissions as a large portion stem from the materials, fabrication, delivery, and assembly • Diverts construction waste

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

The Flour Mill of Summer Hill:

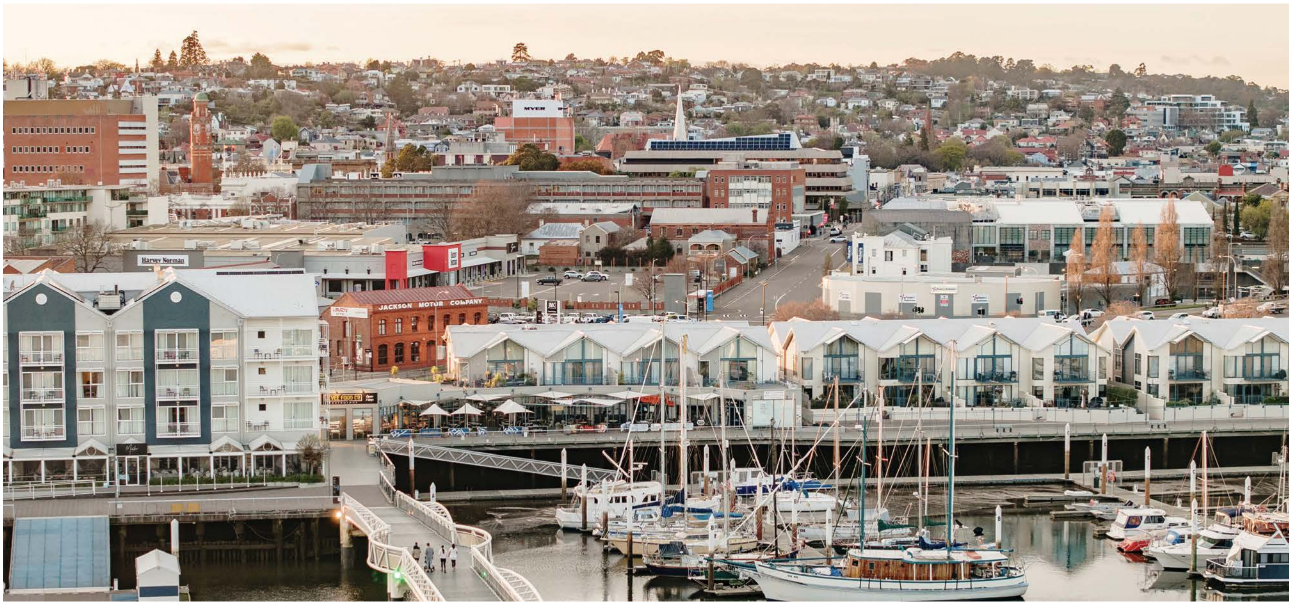
The Flour Mill of Summer Hill is a mixed-use, multistage development consisting of new and refurbished buildings within a village-like setting located in the inner-west of Sydney. The master-planned community consists of 11 new and adapted apartment blocks, with around 360 apartments, duplexes, terrace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

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

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

Actions

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



Principle 3: Collaborate with partners

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

3.1 Lead a collaborative approach for delivery

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

Launceston's housing development has historically followed conventional planning pathways, delivering a high proportion of detached housing on the city fringes. This has successfully provided housing for many Launcestonians, but new, collaborative approaches are now required for our housing future to ensure that our city remains liveable and that new homes provide for community needs.

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

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

Actions

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

3.2 Strong external partnerships that help generate housing diversity

Objective: Establish a working relationship with developers, Community Housing Providers, Homes Tasmania, TasWater and TasNetworks to actively address issues with housing delivery.

The housing crisis in Australia has created a need for a more collaborative approach for housing delivery – both to ensure enough and the right type of housing. Delivering effective housing solutions for Launceston requires strong, collaborative partnerships between key stakeholders, including developers, Community Housing Providers, government agencies, and essential service providers. By fostering this spirit of cooperation, the City can address critical infrastructure challenges, encourage innovative housing approaches, and ensure new developments align with the community's long-term vision.

Regular engagement through housing forums will create a platform for developers, landowners, and community groups to share insights, identify barriers, and explore opportunities to create more of the housing that our community needs.

This collaboration is essential for aligning infrastructure planning with Launceston's projected population growth, creating efficiencies, and ensuring development-ready sites are unlocked and developed. Launceston hosted the first forum in 2024 which was well-received, and we anticipate that future forums will help foster even more innovation and collaboration.

Strengthening partnerships with academic institutions also presents an opportunity to involve and get the most out of our local researchers and learn from their perspectives. Launceston is the education centre of northern Tasmania and harnessing this will help create even more connectivity and innovation in our city.

Recognising and celebrating progress in housing delivery can further encourage high-quality and sustainable developments. Establishing a "Housing Innovation Awards" programme will showcase exemplary projects, highlight best practices, and inspire ongoing improvements in urban development. Through these initiatives, Launceston can create a collaborative framework that supports housing diversity and ensures the city remains an attractive, well-serviced, and inclusive place to live.

Actions

3.2.1	Undertake ongoing Housing Forums with developers, key land owners, and Community Housing Providers.
3.2.2	Establish ongoing formal meetings with State agencies including Department of State Growth, TasWater, TasNetworks, and Metro Tasmania, to ensure infrastructure delivery is aligned with Council's planned population growth.
3.2.3	Partner with University of Tasmania to develop a pilot program for student level projects that focus on planning/urban design outcomes for key sites within Launceston.
3.2.4	Establish "Housing Innovation Awards" program to highlight and celebrate Launceston's progress in delivering high-quality and sustainable housing solutions.

3.3 Focus on developing affordable housing in suitable locations

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

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

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

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

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

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

Actions

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

Community housing challenges

Throughout the development of this Plan, key challenges for CHPs in Launceston were explored through engagement with the major CHPs operating in Launceston. They include:

Demand and demographic pressures	Rising demand for affordable and social housing is driven by population growth, local and interstate migration, and an ageing population. Specific groups in need include low-income families, single-person households, and individuals escaping family violence. Increased migration and a high cost of living exacerbate the pressure on the housing system.
Supply constraints and affordability	Limited affordable housing supply, high rental costs, and short-stay accommodation use have reduced availability in the private rental market. Housing affordability has declined significantly, with some areas deemed "severely unaffordable." Quality of housing is a concern, with aging stock that often lacks accessibility and thermal efficiency, increasing living costs.
Planning and regulatory barriers	Zoning and planning regulations that are not conducive to the easy delivery ofmedium-density developments, contribute to delays and costs, limiting affordable housing options.
Funding and investment challenges	Federal and state funding is insufficient and inconsistent, with complex requirements and competitive funding pools. Lack of capital grants and high borrowing requirements limit the capacity to build affordable housing. Access to flexible and sustained funding models is necessary to support long-term projects and innovative housing solutions.
Role of local government and partnerships	Local government can leverage public land, provide incentives, and encourage partnerships with Community Housing Providers and private developers. Public-private partnerships and joint ventures could enhance housing supply, with private sector investment being critical for construction and innovation. Collaboration among stakeholders, including local non-profits and housing providers, is essential to align efforts and foster a cohesive approach.
Future strategy and policy integration	Aligning the Launceston Housing Plan with state and federal initiatives, like the Tasmanian Housing Strategy, is crucial. Long-term goals include creating sustainable, mixed-tenure developments that support medium-density housing near transport hubs. Efforts to improve public acceptance of new development and promote flexibility in planning schemes are also necessary for effective implementation.

Principle 4: Align investment with development

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

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

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

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

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

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

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

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

Infrastructure Funding Frameworks	The City of Launceston has already begun leveraging infrastructure funding frameworks, as demonstrated by the St Leonards and Waverley Neighbourhood (Structure) Plan and Infrastructure Funding Framework. This framework is designed to facilitate the delivery of 3,300 new homes and associated community infrastructure over the next 30 years. Key benefits include: • Logical sequencing of development • Enhanced coordination between developments • Preservation of local character • Mitigation of challenges such as traffic congestion and insufficient amenities
Land Value Capture and Developer Contributions	The application of development contributions is limited and varied from Council to Council in Tasmania. As such, there is significant scope for improvement, including: • *Direct Land Contributions:* Requiring landowners to dedicate land or provide monetary contributions for public purposes. • *Indexed Contributions:* Linking contributions to land value increases to prevent funding shortfalls due to rising costs. • *Fixed Development Levies:* Adopting a model similar to New South Wales, where a fixed percentage of the estimated development cost is levied, could provide a scalable funding mechanism for Launceston.
Leveraging State and Federal Grants	Launceston has successfully secured federal funding to progress desirable housing developments, including $327,000 from the Commonwealth Government Housing Support Program (Stream 1) for the St Leonards Neighbourhood (Structure) Plan. Similar grants should be pursued for future projects, prioritising areas of high growth or housing need.

Actions

4.1.1	Prepare and implement Infrastructure Funding Frameworks for: a. St Leonards and Waverley *(under preparation)* b. South Prospect c. Kings Meadows d. Mowbray e. Lilydale f. Northern Suburbs
4.1.2	Investigate opportunities for infrastructure funding through Federal and State government grants and/or development contributions.
4.1.3	Prepare a Housing and Services Alignment Review and Implementation Strategy to identify enabling infrastructure that unlocks housing potential and creates a serviceable plan for implementation.
4.1.4	Establish a dedicated Property and Asset Manager for the City of Launceston to establish direction for Council's owned land.


laserclinics

4.2 Promote coordinated collaboration among council departments for effective delivery.

Objective: To consider the economic impact of Council investment and ensure that maximum value is returned through housing development and community improvements.

A coordinated approach across Council departments is essential to maximise the impact of investment in housing and community development. By fostering collaboration, Launceston can ensure that infrastructure planning, service delivery, and policy implementation are aligned to support housing growth and broader economic benefits. Establishing a quarterly Housing Delivery Committee with key Council teams will create a structured forum for addressing challenges, streamlining processes, and identifying opportunities to accelerate housing delivery.

Integrating housing priorities into Council's Capital Works Program will further support development by ensuring that enabling infrastructure is delivered in a timely and strategic manner. By prioritising projects that facilitate housing growth, such as roads, utilities, and public spaces, Council can create a development-ready environment that attracts investment and meets community needs. Through an internally coordinated and outcomes-focused approach, Launceston can enhance the efficiency and effectiveness of housing delivery while supporting a well-planned and liveable city.

Actions

4.2.1	Establish a quarterly Housing Delivery Committee with applicable Council teams to discuss and address issues with the delivery of new dwellings in Launceston.
4.2.2	Prioritise enabling infrastructure that facilitates and supports housing development in Council's Capital Works Program.

HOW WE ACHIEVE OUR HOUSING PRINCIPLES AND PRIORITIES

Implementation and Delivery

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

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

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

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

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

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

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


HIGHFIELD

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

PRIORITY	1.3 Improve supply and availability of affordable and social housing		
OBJECTIVES	Increase the opportunities for new affordable and social housing in well-located areas with access to key services and reduce the overall homelessness through the City		
KEY ACTIONS	**RESPONSIBILITY**	**TIMEFRAME**	**ONGOING**
1.3.1 Prepare an Affordable Housing Strategy that outlines Council's direction for accommodating affordable and social housing in City of Launceston	City Development / Liveable Communities	Medium	
1.3.2 Work with Homes Tasmania to identify appropriate sites within Launceston for affordable and social housing delivery, trying to shift the focus from Launceston's Northern Suburbs and implementing a place based approach.	City Development / Homes Tasmania	Medium	
1.3.3 Investigate all Council owned sites, such as public carparks, for opportunities to provide affordable and social housing in key locations	City Development / Infrastructure Planning / Strategy and Innovation	Commenced	

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

PRIORITY	2.3 Balance what we need with what we love		
OBJECTIVES	Ensure that future densification of the Launceston is complimentary to the City’s heritage assets and Council’s public realm and place making strategies		
KEY ACTIONS	**RESPONSIBILITY**	**TIMEFRAME**	**ONGOING**
2.3.1 Prepare and implement the CBD Building Heights and Massing project and associated Specific Area Plan (SAP)	City Development	Commenced	
2.3.2 Prepare and implement heritage precincts, with associated specialised planning controls for heritage listed sites and areas identified for residential intensification	City Development / Place Making	Short	
2.3.3 Prepare and implement Levee Protected Areas Specific Area Plan (SAP)	City Development	Commenced	

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

PRIORITY	3.3 Focusing on developing affordable housing in suitable locations		
OBJECTIVES	Investigate and actively seek more opportunities, with assistance from Community Housing Providers for more affordable and social housing in appropriate areas within City of Launceston		
KEY ACTIONS	**RESPONSIBILITY**	**TIMEFRAME**	**ONGOING**
3.3.1 Identify opportunities for the inclusion of affordable/social housing incentives in higher density developments	City Development	Short	
3.3.2 Advocate to Homes Tasmania for affordable and social housing options to be focused on suitable areas that are located with key services, access to public transport and adequate provision to open space	City Development / Council	Short	
3.3.3 Require residential development on Council-owned land to include a proportion of affordable/social housing	City Development / CHPs	Short	
3.3.4 Proactively engage with Homes Tasmania and Community Housing Providers to align their needs with opportunities in suitable locations	City Development	Short	

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

PRIORITY	**4.2 Promote coordinated collaboration among council departments for effective delivery**		
OBJECTIVES	To consider the economic impact of Council investment and ensure that maximum value is returned through housing development and community improvements		
KEY ACTIONS	**RESPONSIBILITY**	**TIMEFRAME**	**ONGOING**
4.2.1 Establish a quarterly Housing Delivery Committee with applicable Council teams to discuss and address issues with the delivery of new dwellings in Launceston	Internal Council branches (TBC)	Short	✓
4.2.2 Prepare an internal housing monitor to track development occurring in City of Launceston and identify trends and roadblocks for delivery	City Development/SEDA	Short	✓

Monitoring and Evaluation

Key Performance Indicators (KPIs)

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

Availability and Supply

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

Housing Diversity

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

Engagement and partnerships

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

Reporting and Accountability Mechanisms

The Reporting and Accountability Mechanisms establish a structured approach to monitor and communicate progress on the implementation of the housing plan. Through half-yearly reporting, stakeholder engagement, and internal reviews, these mechanisms foster transparency and collaboration. By integrating adaptive management practices and clear feedback loops, the City of Launceston can ensure the plan remains responsive to emerging challenges and opportunities while maintaining accountability to the community.

Regular Reporting

- Annual publication of a “Housing Plan Implementation Report” providing a high-level overview of key initiatives or activities, progress against each KPI, challenges faced during the year, and an outline of the following year.

Stakeholder Engagement

- Regular consultations (half-yearly at a minimum) with developers, community groups, infrastructure providers, and housing providers as outlined in this plan.

Internal Reviews

- Establishment of a housing plan steering committee to oversee implementation and review progress, reassess KPIs, and identifying corrective actions if required.

Transparency

- Investigate opportunities for open access to performance data through an online dashboard or regular updates on the council’s website.
- Consider the inclusion of housing plan progress as a regular agenda item in council meetings.

City of
LAUNCESTON

LAUNCESTON HOUSING PLAN 2025-2040

APPENDIX

May 2025

Shaping Futures

City of LAUNCESTON

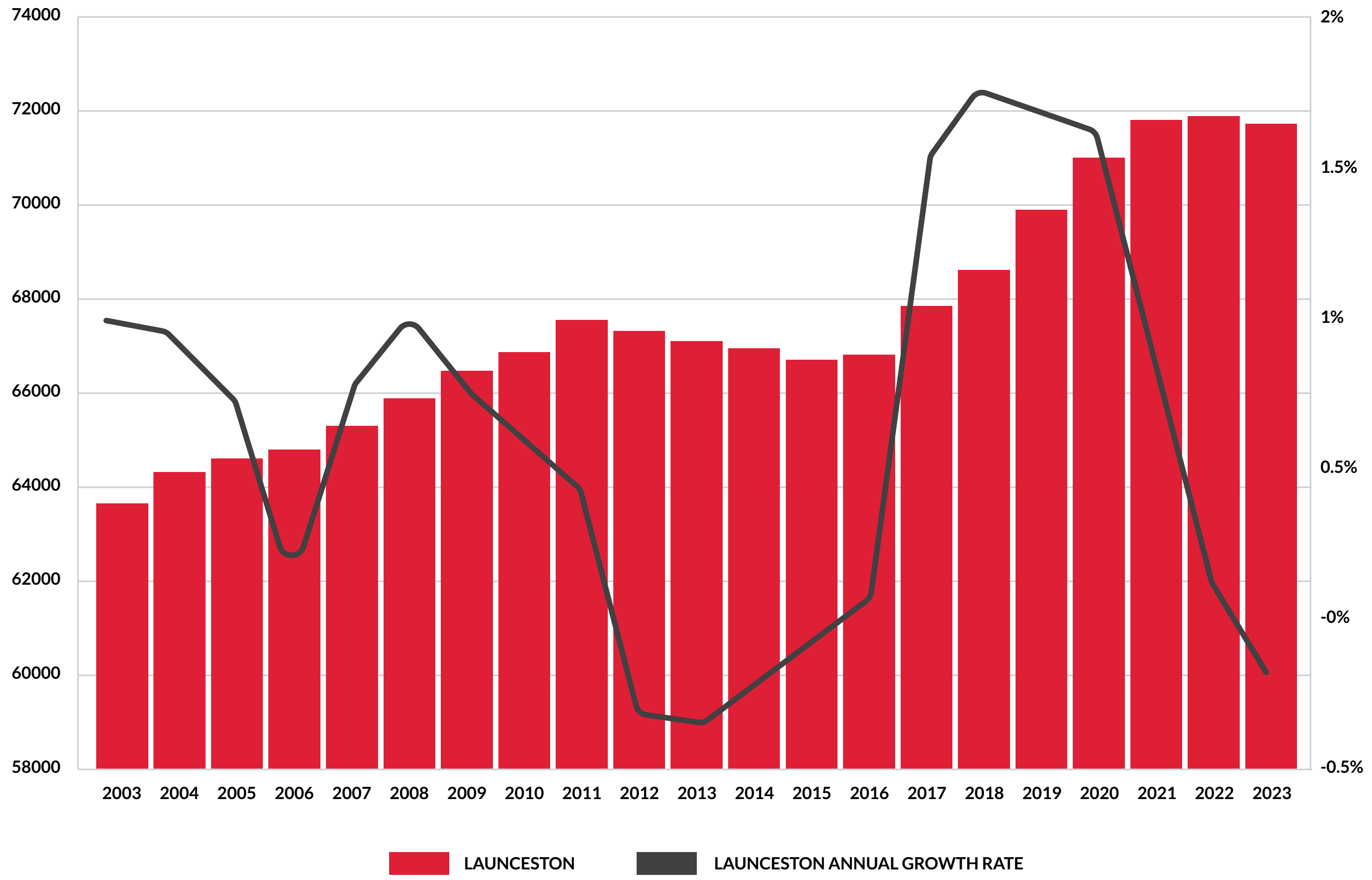
Appendix A – Population and households

Table 1 Greater Launceston Council's Official Estimated Residential Population

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

Source: ABS Regional Population

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



Source: REMPLAN Community

Table 2 Launceston Service Age Profile

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

Source: ABS Regional Population

Table 3 Persons per dwelling, Launceston

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

Source: ABS Census of Population and Housing

Table 4 Housing suitability, Launceston

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

Source: ABS Census of Population and Housing
Note: figures exclude 'Not stated' and 'Unable to determine' categories.

Table 5 Broad household types and common housing preferences

SINGLE INCOME WITH NO CHILDREN IN THE HOME	DUAL INCOME WITH NO CHILDREN IN THE HOME	YOUNG AND ESTABLISHED FAMILIES	EMPTY NESTERS
These households are typically suited to one- and two-bedroom apartments or smaller townhouses. They are more likely to be renters than other household formations and often exercise a high level of mobility. They comprise about 15% of households in Launceston.	These households typically have higher rental and purchasing power and may or may not be looking to upsize from smaller dwellings into larger homes to have space for a growing family. They comprise about 10% of households in Launceston.	These households are characterised by having dependent children and typically require larger homes with good access to schools, community and social services, and employment opportunities. They comprise about 35% of households in Launceston.	These households once had children in them, but those children have since grown up and are now living independently. Empty Nesters typically would like to remain close to their adult children but might prefer a smaller and more accessible dwelling than the one they occupied as a younger family. In many cases, Empty Nesters continue to occupy larger homes more suited to families with dependent children as their options for downsizing into something suitable are limited and in some cases there are financial incentives to remain in their large home. This is recognised as the plurality household formation in Launceston, with approximately 40% of households being empty nesters.
Example households: - Single people - Young professionals	Example households: - Couples with no children - Adults sharing a house	Example households: - Families with a child or children in childcare - Families with school age child/ren - Intergenerational households	Example households: - Older couples - Retirees - Grandparents
Housing preferences: - Flat or apartment - Townhouses	Housing preferences: - Townhouses - Detached houses	Housing preferences: - Separate houses	Housing preferences: - Flat or apartment - Townhouses

Source REMPLAN.

Table 6 Dwelling type distribution and suitability

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

Source: ABS Census of Population and Housing
Note: dwelling totals exclude 'Other' category which includes dwelling types such as caravans, houseboats, etc.

Table 7 Housing Tenure, 2021

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

Source: ABS Census of Population and Housing

Appendix B – Labour force and income

Table 8 Quarterly Unemployment Rate

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

Source: REMPLAN Small Area Labour Force

Table 9 Quarterly Participation Rate

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

Source: REMPLAN Small Area Labour Force

Appendix C – Housing supply and development trends

Table 10 New dwelling approvals by suburb

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

Source: City of Launceston (Compiled by REMPLAN)

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

Table 11 Dwelling structure, Launceston

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

Source: ABS Census of Population and Housing

Table 12 Number of bedrooms in private dwellings, Launceston

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

Source: ABS Census of Population and Housing

Table 13 Year of construction by dwelling type, Launceston

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

Source: Northern Tasmania Residential Supply and Demand Study, 2024

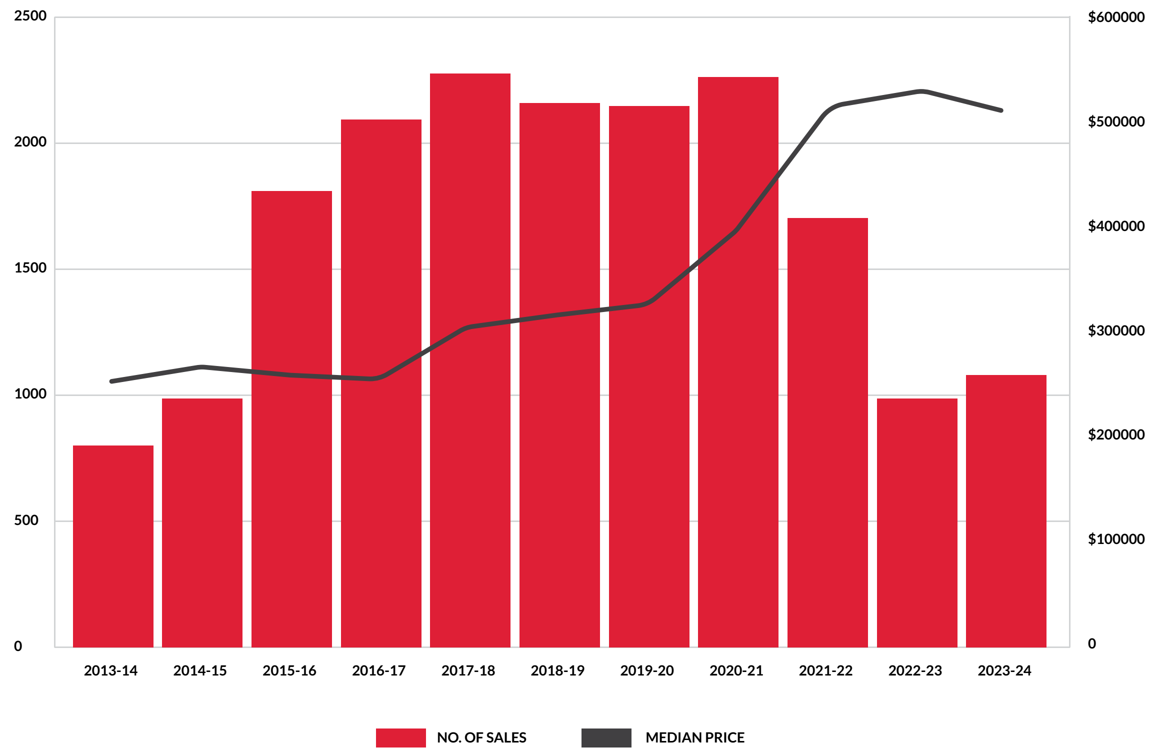
Appendix D – Housing and affordability

House and Unit Sales

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

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

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



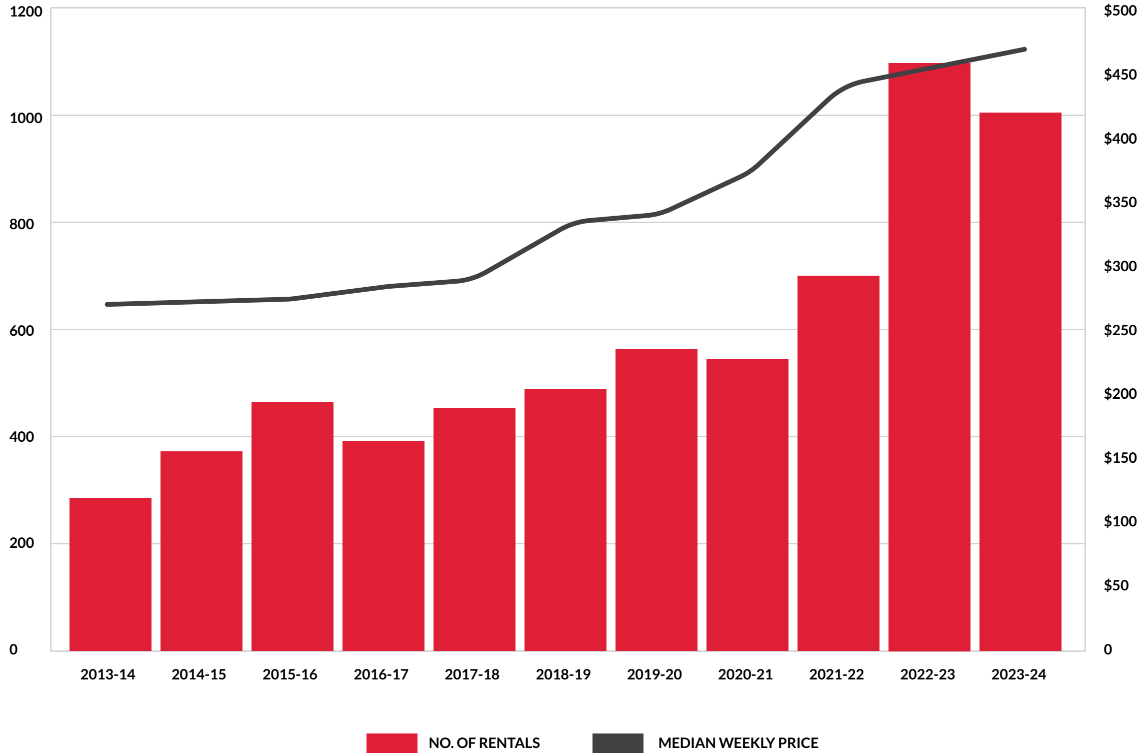
Source: REMPLAN Housing

House Rentals

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

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

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

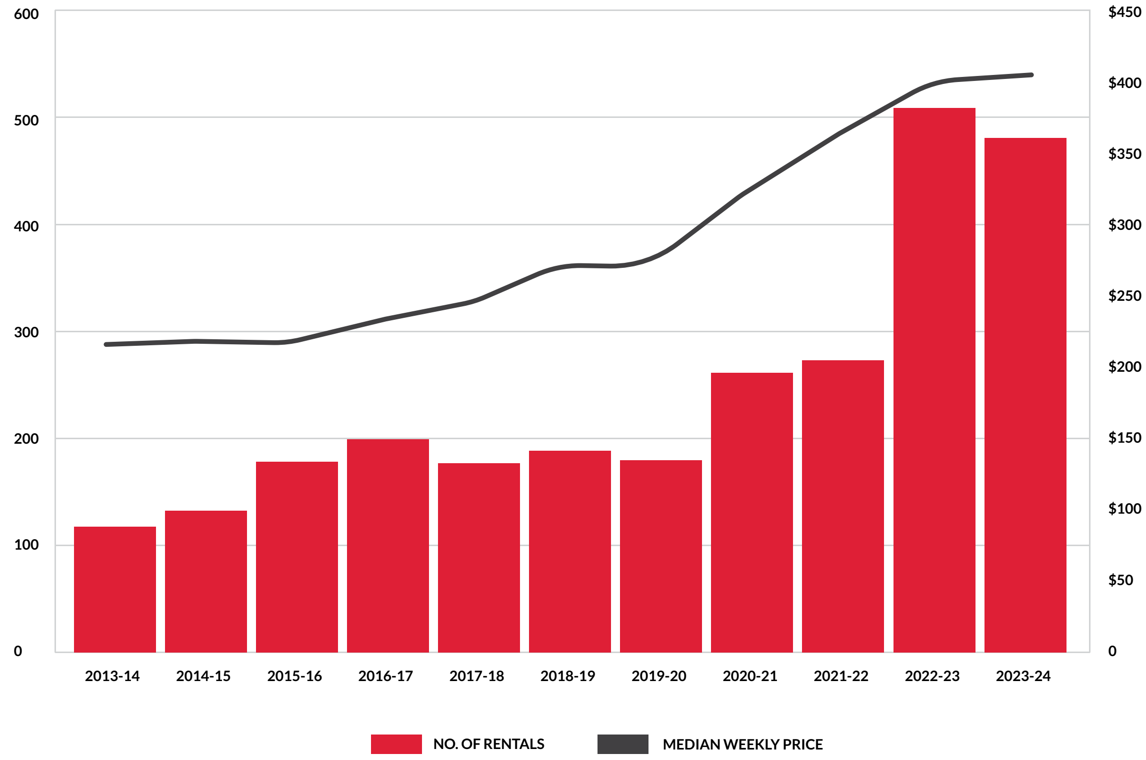


Source: REMPLAN Housing

Unit Rentals

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

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



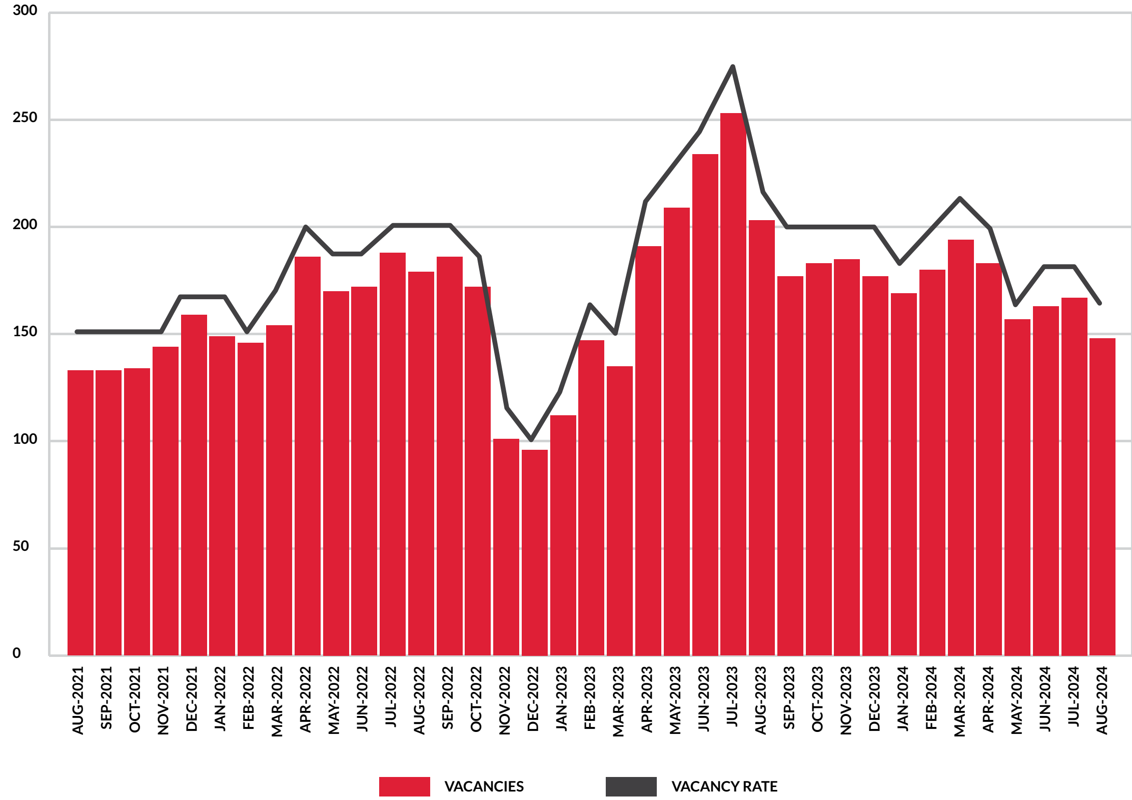
Source: REMPLAN Housing

Rental Vacancies

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

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

Figure 5 Rental vacancy rates 2021-2024, Launceston



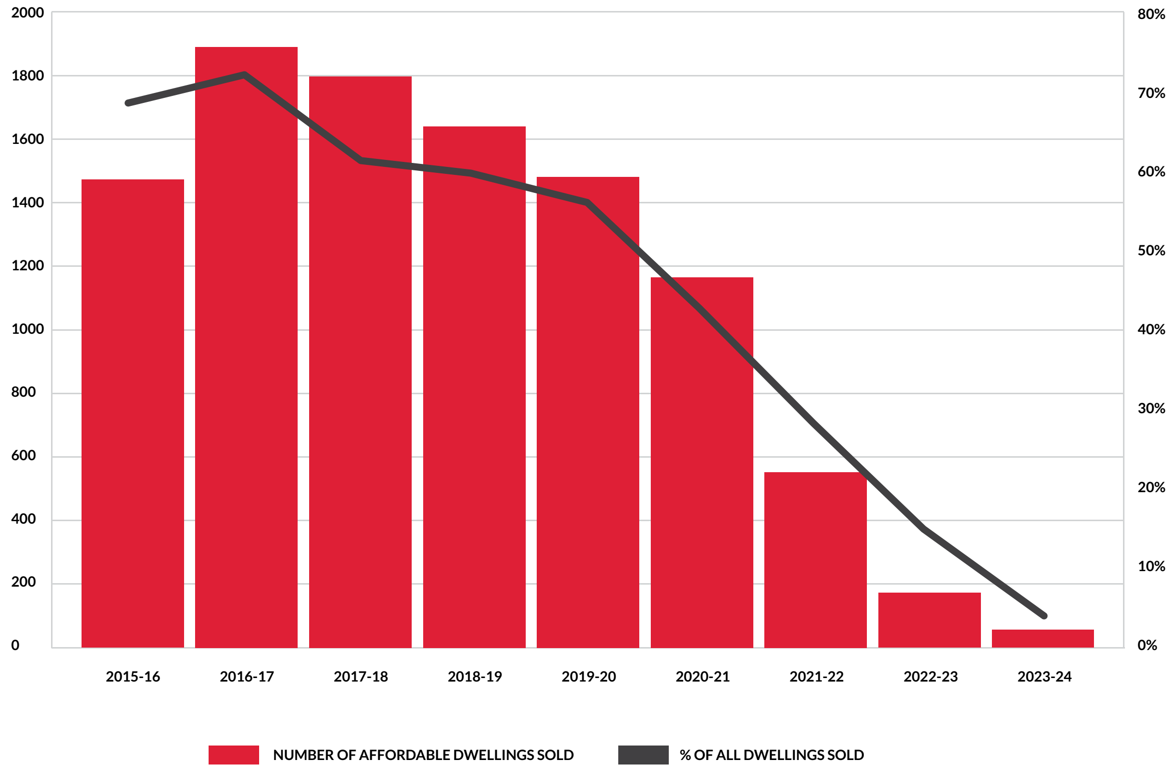
Source: SQM Research

Housing Affordability

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

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

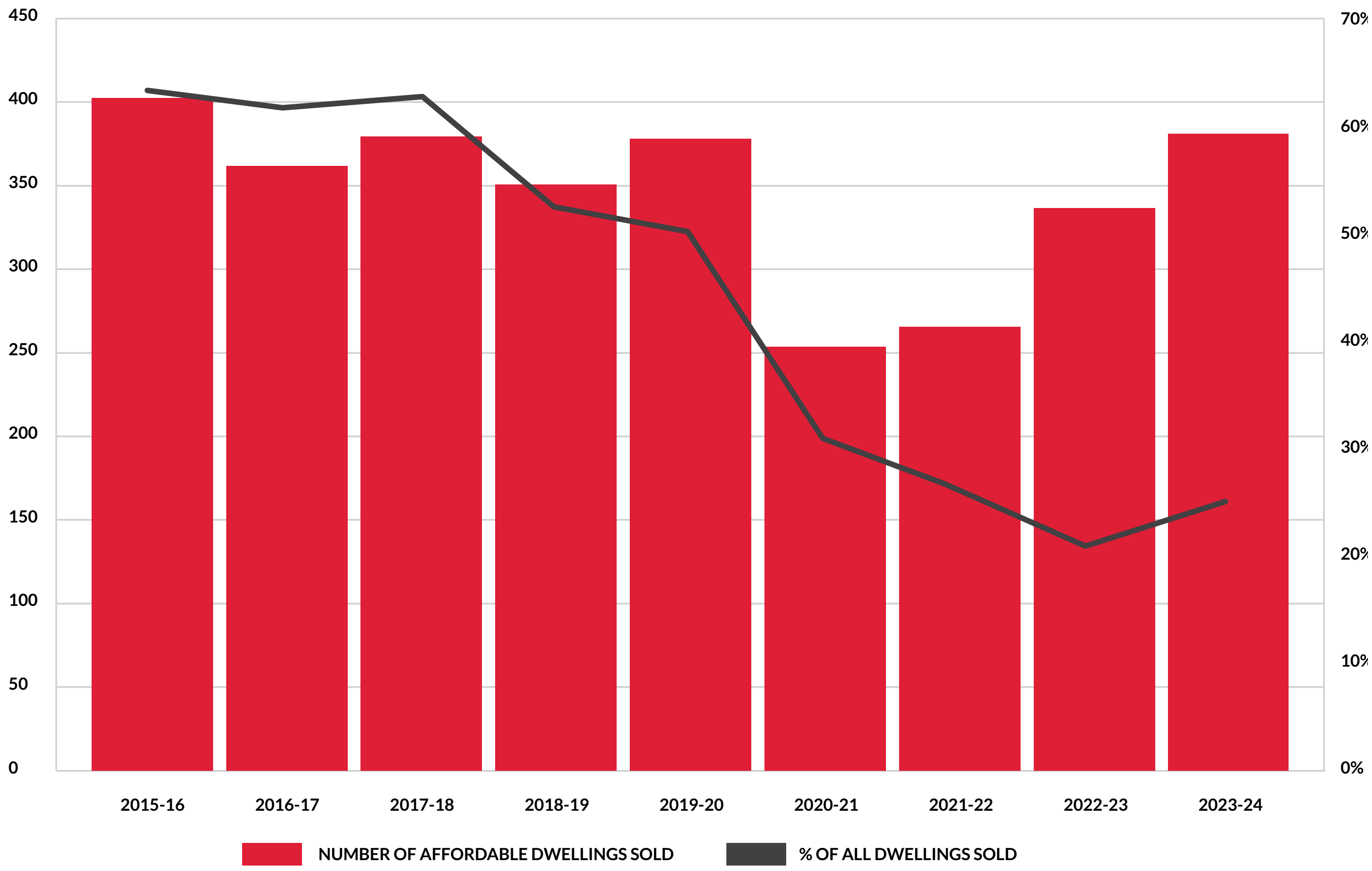
Figure 6 Affordable housing sales 2015-2024, Launceston



Source: REMPLAN Housing

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

Figure 7 Affordable rentals 2015-2024, Launceston



Source: REMPLAN Housing

Appendix E – Housing supply and development trends

Table 14 New dwelling approvals

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

Source: ABS Building Approvals, Australia

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

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

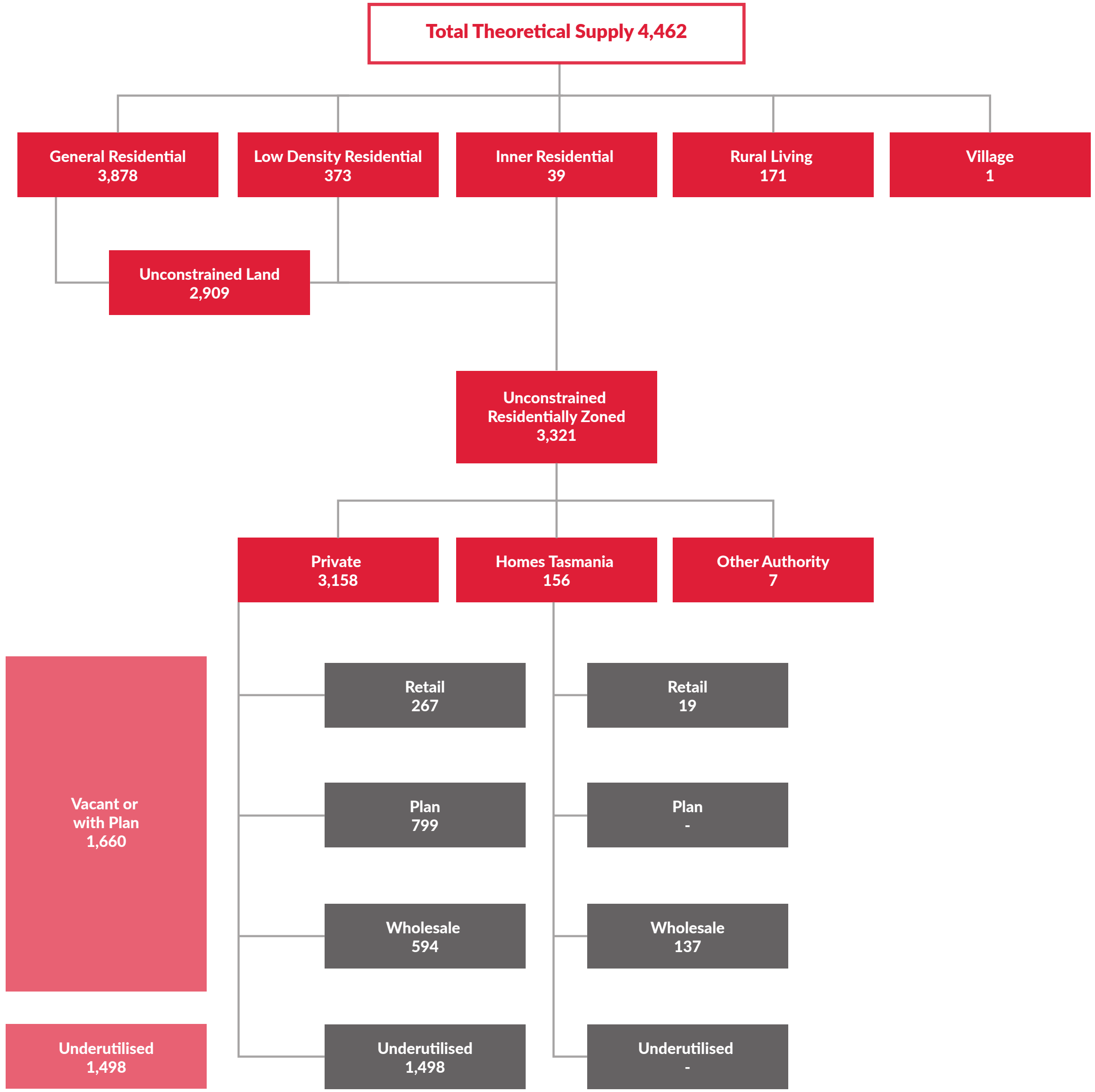
Source: ABS, Building Approvals by Local Government Area
Note: 2024-25 includes data from July to October. Total values will differ from those listed in Table 10 as data is from different sources and taken for different geographic areas.

Appendix F – Land supply

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

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

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



Source: Northern Tasmania Residential Demand and Supply Study 2024

RDSS Land Supply Approach Summary

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

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

The spatial layer was clipped to residential zones of respective planning schemes being, General Residential, Inner Residential, Low Density Residential, Rural Living, and Village. The analysis did not include any Future Urban zoned land. At the time of the final analysis, Break O'Day and George Town had the Interim Planning Scheme in force. However, at the time of writing this report, both councils had transitioned to the Tasmanian Planning Scheme. As zoning changes were mainly translated like for like, the main change was through the application of code overlays in the Tasmanian Planning Scheme. The supply analysis was rerun just prior to the issuing of this report using the new Tasmanian Planning Scheme and the difference in yields was 50 less for George Town and 300 more for Break O'Day in the update using the Tasmanian Planning Scheme zones and overlay constraints. Analysis was undertaken on a range of subdivisions to determine an average development takeout rate that accounts for the proportion of land required to provide for services, roads/driveways, and the like. Based on a review of a broad range of subdivisions of various scales across municipalities, takeout rates generally ranged between 15-30% and averaged around 20%. The 20% figure was applied as a standard takeout rate for all calculations of yields from land deemed to have further subdivision potential except for land in the Rural Residential Zone.

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

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

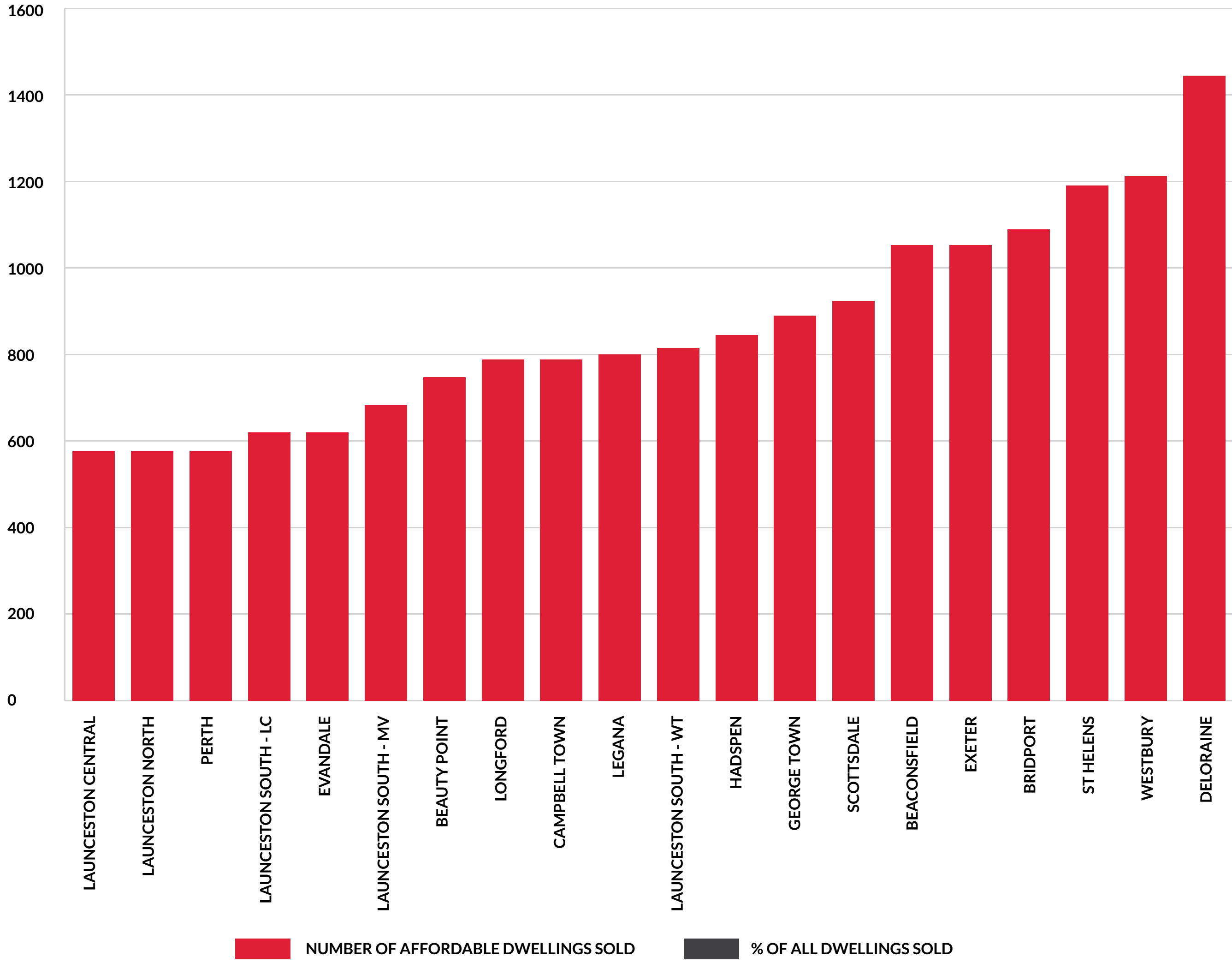
Minimum land areas were calculated for each zone to identify the minimum size that currently accommodates a dwelling on a freehold title. The minimum land area figure was used in the calculation of average yields and in the classification of land. In the calculation of average yields, any parcels that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

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

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

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

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



Source: Northern Tasmania Residential Demand and Supply Study 2024

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

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

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

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

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

Appendix G – How we will grow

Table 16 Population forecast scenarios, Launceston

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

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

Table 17 Forecast households (Central forecast), Launceston

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

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

Table 18 Forecast dwelling requirement scenarios, Launceston LGA

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

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

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

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

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

City of
LAUNCESTON