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LAUNCESTON LOCAL PROVISIONS SCHEDULE

LOCAL HERITAGE PRECINCT

LAU-Table C6.2 Local Heritage Precincts

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

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

Date 17/6/2026

Jane Lewis
Chief Executive Officer

TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

Amendment PSA-LLP0038 - Mayne Street Heritage Precinct

Amend the Tasmanian Local Provisions Schedule maps as below



Local Heritage Precinct

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

Sam Johnson
Chief Executive Officer

Date

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

Mayne Street Heritage Precinct

DESCRIPTION

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

The Mayne Street Heritage Precinct is of Local heritage significance.

PRECINCT EXTENT

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

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

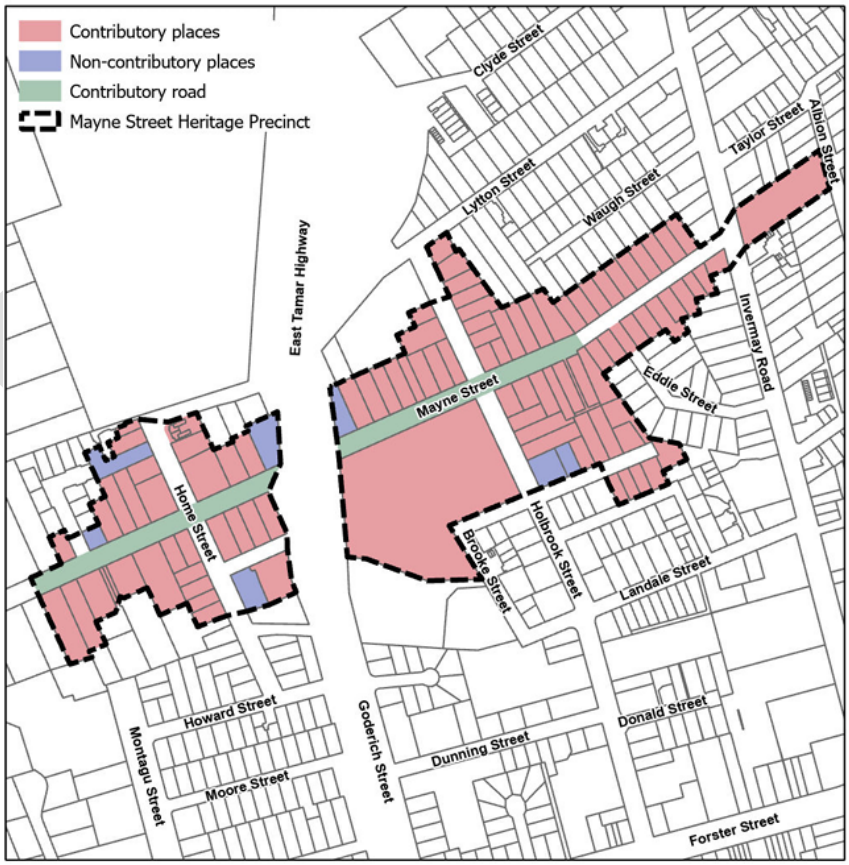


Figure 1 - Mayne Street Heritage Precinct Map

STATEMENT OF LOCAL HISTORIC HERITAGE SIGNIFICANCE AND VALUES

(a) Significance because of the collective heritage value of individual places as a group for their streetscape or townscape values and the precinct's role in, representation of, or potential for contributing to the understanding of:

(i) local history -

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

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

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

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

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

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

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

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

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(Figure 5) Burns Street was renamed and became a part of Mayne Street (Libraries Tasmania).

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

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

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

(ii) creative or technical achievements -

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

(iii) a class of building or place -

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

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

(iv) aesthetic characteristics -

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

The Mayne Street Heritage Precinct demonstrates cohesion through its picturesque roofscapes (pitched and hipped roofs), tall chimneys, decorative leadlight windows and tree lined streetscapes, including native and introduced species. Many of the homes in the Precinct have

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retained their original names. These adorn residences on feature name plates, a trend that was made popular in the Federation era.

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

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

Number 62 Mayne Steet presents an excellent example of a small late Federation suburban villa. Built by Henry Goodluck in 1913, the residence demonstrates subtle shifts in stylistic elements from early Federation designs. Characteristics include, use of unpainted/unrendered face brick, asymmetrical massing, decorative Queen Anne style half timbering, predominant chimneys with terra cotta pots, predominant finial, corrugated iron gabled roof and straight sloped verandah with highly decorative wooden friezes in a unique design, referred to as an 'octopus', 'pumpkin' and 'flower' by various Heritage Consultants. Both number 64 and 62 Mayne Street feature in the publication, *Towards the Dawn: Federation Architecture in Australia 1890-191*5.

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

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

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

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

The grandest buildings of varying periods are typically located on Mayne Street. The streetscape and collection of buildings form part of a large and very significant group of exceptionally fine residences that characterise Launceston and give the city much of its recognised character.

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Street trees, setbacks, prominent plantings, grassed verges and subdivision pattern are considered of particular aesthetic significance. The secondary streets and courts, resulting from subdivision, tend to be more modest representative housing mainly consistent to either the Federation or Interwar periods.

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

(b) Significance of the precinct's association with:

(i) a particular community or cultural group for social or spiritual reasons -

No content.

(ii) the life or works of a person, or group of persons, of importance to the locality or region -

The Mayne Street Heritage Precinct is associated with the prominent government architect William Waters Eldridge, designer of the Invermay State School. The Precinct also reflects the craftsmanship of Launceston builders, including Henry Goodluck, J. & T. Gunn and Andrew A. Waugh, each of whom contributed significantly to the subdivision's distinctive architectural character.

The Mayne Street Heritage Precinct has been home to and associated with many prominent Launcestonians, including, but not limited to, James Allan Guy - Politian & Alderman Launceston City Council 1928-1931, Sir Kenneth Gillespie - Founder of the Tasmanian Ballet and Raymond Pullen - Headmaster of Invermay State School 1945-1962.

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GUIDANCE

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

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

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

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

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

Values

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

Characteristics

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

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

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

Features

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

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KEY PRECINCT ELEMENT FIGURES



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

KEY PRECINCT ELEMENT FIGURES



1. Late Victorian Architecture
2. Federation Architecture
3. Inter-War Architecture
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17. Consistent setbacks to street
18. Uniformity to scale, bulk and massing of buildings
19. Appropriate setbacks of new additions
20. Consistent streetscapes

CONSERVATION POLICY

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

Demolition of Buildings and Building Elements

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

Reproduction of Features

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

Materials and Finishes

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

Fences and Retaining Walls

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

Open Space and Landscaping

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

Subdivision

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

Vehicle Access, Parking, Outbuildings, and Services

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

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DESIGN CRITERIA

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

Design of Alterations and Additions to Existing Buildings

Alterations and additions to existing buildings:

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

Design of New Buildings

New buildings:

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

Siting

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

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

Building Form and Height

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

Materials, Surface Finishes and Details

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

Fences and Retaining Walls

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

Open Space and Landscaping

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

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Subdivision

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

Vehicle Access, Parking, Outbuildings, Services and Signage

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

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HISTORICAL MAPPING AND IMAGES



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



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

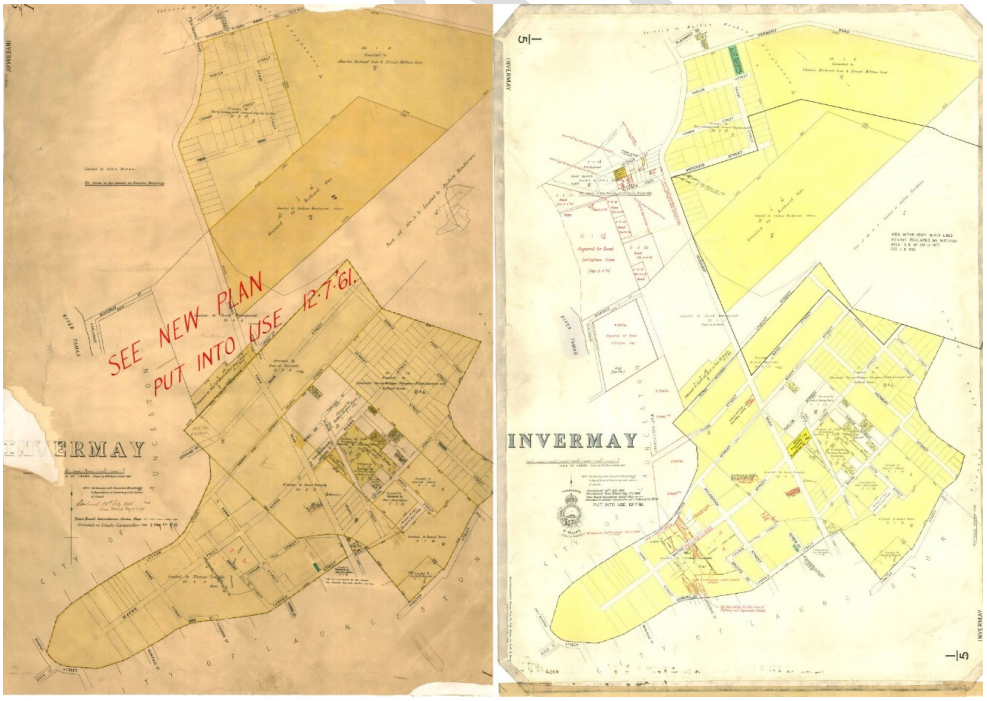


Figure 4 - (Left): 1889 Invermay Map originally drawn by W.N Hurst featuring Thomas Landale and David Kennedy's land. Source: Libraries Tasmania Ref: AF721-1-343

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



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



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



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



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



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



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



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

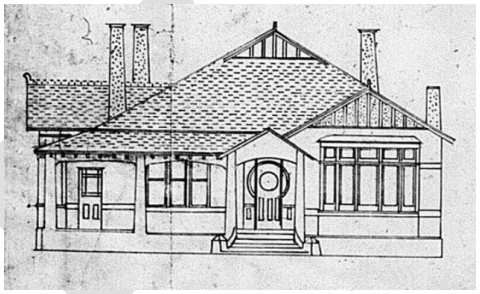


Figure 13 - Plans of 67 Mayne Street (Accessed via City of Launceston Records)



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

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TITLE: **DA0404/2026 - 15 Negara Street, Norwood - Residential - Construction of a Dwelling**

FILE NO: DA0404/2026

AUTHOR: Iain More (Senior Town Planner - Policy & Projects)

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

ATTACHMENT ONE:

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

8.0 General Residential Zone

The purpose of the General Residential Zone is: 8.0.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided. 8.0.2 To provide for the efficient utilisation of available social, transport and other service infrastructure. 8.0.3 To provide for non-residential use that: (a) primarily serves the local community; and (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts. 8.0.4 To provide for Visitor Accommodation that is compatible with residential character.
Consistent The proposal for a new dwelling within a residential zone utilising available infrastructure services meets the purpose of the zone.

8.4.2 Setbacks and building envelope for all dwellings

The siting and scale of dwellings: (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (d) provides reasonable access to sunlight for existing solar energy installations.
Consistent The dwelling demonstrates consistent separation between dwellings and the street frontage, consistency in scale and bulk, and appropriate access to sunlight, meeting the objective

A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.
Complies The dwelling is setback 1.51m from the front boundary. The adjoining property to the west is an internal lot, with Unit 1 setback 1.5m from the front boundary. The adjoining property to the east contains a section of dwelling setback 3.0m from the front boundary. In accordance with A1(c), the front setback is not more or less than these adjoining front setbacks, and accordingly meets the Acceptable Solution.
A2 A garage or carport for a dwelling must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.
Relies on Performance Criteria The garage is setback 1.51m from the front boundary, and as such is unable to meet the Acceptable Solution and is reliant on the Performance Criteria.
P2 A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.
Complies The assessment of this clause must consider the garage and whether or not it is compatible with the setbacks of existing garages or carport in the street. Compatible is not defined within the scheme, however its broadly accepted definition is broad correspondence or harmony with the existing area. This means that two things can be compatible if they can coexist without clashing, even if they are not identical. Shadow diagrams were provided by the applicant to assist in the assessment of the proposal. Importantly, the assessment does not require that the setback is consistent with other garages, that is, similar in its setbacks, only that it is compatible. Notwithstanding, it is appropriate to understand the existing garage and carport setback arrangements for the 19 properties that have frontage to Negara Street.

#	Address	Structure	Setback
1	12 Negara Street	Carport	900mm
2	14 Negara Street	Vacant	Vacant
3	16 Negara Street	Vacant	Vacant
4	17 Negara Street	Garage	4.58m
5	20 Negara Street	Vacant	Vacant
6	22 Negara Street	Vacant	Vacant
7	17 Negara Street	Garage	17.20m
8	11 Negara Street	Vacant	Vacant
9	9 Negara Street	Garage	4.5m
10	7 Negara Street	Vacant	Vacant
11	2 Warragul Street	Carport	3.30m
12	3 Negara Street	Garage	7.70m
13	82 Norwood Avenue	Garage	11.90m
14	80 Norwood Avenue	Carport	14.30m
15	2 Negara Street	Garage	7.60m
16	4 Negara Street	Carport	7.20m
17	6 Negara Street	Carport	7.30m
18	8 Negara Street	Carport	11.85m
19	10 Negara Street	Carport	700mm

The above demonstrates that there is no uniform development pattern for carports or garages. They range from less than 1.0m to more than 11.0m. There is no conventional setback alignment, and the street has the ability to provide for garages and carports at different distances from the frontage.

Further, the setbacks from the frontage are viewed differently depending on their type, location, and situational circumstance. The road reserve of Negara Street is 15.0m wide for the majority of the street, widening to 25.0m at the end of the cul-de-sac. The road itself is 6.50m wide for the majority of the street, widening to 17.0m at the cul-de-sac. The majority of properties have an existing crossover onto Negara Street, and a pedestrian footpath is located along the southern side of the street and continues around the cul-de-sac where it then terminates. No street trees exist.

Due to the road reserve varying in width, the apparent setback and its impact varies depending on the road reserve width. A garage or carport fronting Negara Street meeting a 4.5m setback but with a shorter landscaped reserve has a different impact than a garage or carport closer to the frontage but with a larger landscaped reserve. The subject site is setback at the end of the cul-de-sac. While the garage itself is setback 1.51m from the front boundary, there is a further 9.20m from the front boundary to the road verge.

In this instance, the setback is considered to be in broad harmony with the existing garages and carports within the street, meeting the Performance Criteria.

A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:

(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).
Relies on Performance Criteria The front setback is set by Acceptable Solution A1 at 1.51m. The western side boundary has a length of 25.0m. The garage extends 7.3m (less than one third the length of the boundary) and is 2.7m high, meeting A3(a)(ii) and A3(b)(ii). However, the northern side boundary has a length of 9.11m. As the garage extends 7.56m along this boundary, more than one third the length, and has a height of 3.4m, it is unable to meet A1(a)(ii) and A3(b)(ii). Reliance on the performance criteria is sought.
P3 The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: (i) an adjoining property; or (ii) another dwelling on the same site.
Complies The criteria requires that the dwellings siting and scale must be appropriate for the site, considering its impacts to adjoining properties. Unreasonable is not defined within the scheme but is considered to be something immoderate or exorbitant. Amenity is defined within the scheme as:

means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.
The clause does not mean that no change is able to occur. It means that when a change in amenity is proposed, it must not be so immoderate or exorbitant that the amenity is lost.
The property has two adjoining properties, the five unit development at 17 Negara Street, and the property at 11 Negara Street, over which a dwelling is currently being constructed.

A consideration of the assessment criteria is undertaken below.

The siting and scale of a dwelling must (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property
The assessment below considers the shadowing taking place from June 21, the shortest day of the year. Shadow diagrams were provided by the applicant to assist in the assessment of the clause.

11 Negara Street
There will be no overshadowing of any habitable room of the dwelling.

17 Negara Street
The adjoining unit 1 has two windows facing the eastern side boundary, a large dining room window and a smaller living room window. There is also a combined sliding door and window facing north and opening up onto the courtyard.

Dining & living room windows
The existing situation shows the two windows receiving some sunlight at 9.00am which increases throughout the day, and by 12.00pm they both receive full direct light.

The shadow diagrams show that there will be an increase in shadow from 9.00am, with direct sunlight slowly increasing throughout the day until 1.00pm when the window receive full direct sunlight.

Sliding door & window
Shadow analysis shows that due to the existing fencing, the door and window receives partial light between 9.00am and 12.00pm. Between 12.00pm and 2.00pm it receives full sunlight, and then partial thereafter due to the fence.

The diagrams show a similar situation, the new development will contribute to some further shadow between 9.00am and 11.00pm, but by 12.00pm onwards will not shadow the window or door.

While the development will increase overshadowing to habitable room windows and doorways, they will still maintain sunlight throughout the day. As the windows and

doorway area able to receive sunlight, it is considered the shadow caused by the development is acceptable.

(ii) overshadowing the private open space of a dwelling on an adjoining property

11 Negara Street
There will be no further overshadowing of any areas of private open space.

17 Negara Street
Unit 1/17 Negara Street contains approximately 130m² of private open space, with the two main spaces being a courtyard towards to the front of the unit and a rear yard. There is an existing 1.8m high fence along the eastern side boundary, shared with the subject site.

The diagrams indicate that:

9.00am
A 13.0sqm area between the dwelling and the back fence that currently receives direct sunlight will be overshadowed. The remainder of the area is already in shadow, with the development not increasing the existing shadow.

10.00am
A 33sqm area between the dwelling and the back fence and into the rear yard currently receives sunlight. This will be reduced to 13.0sqm. A 2.70sqm area in the courtyard received direct sunlight, this will be reduced to 1.20sqm. The remainder of the area is already in shadow, with the development not increasing the existing shadow.

11.00am
There is a 39sqm area in the rear yard that receives direct sunlight. The development will not cause any overshadowing within this area. There is a 3.50sqm area within the front courtyard that receives direct sunlight. This will be reduced to 2.70sqm. The remainder of the area is already in shadow, with the development not increasing the existing shadow.

12.00pm
There is a 39.50sqm area in the rear yard that receives direct sunlight. The development will not cause any overshadowing within this area. There is a 2.60sqm area within the front courtyard that receives direct sunlight. This will be reduced to 2.40sqm. The remainder of the area is already in shadow, with the development not increasing the existing shadow.

1.00pm
There is a 40.0sqm area in the rear yard, along the side boundary, and partially into the front courtyard that receives direct sunlight. The development will reduce this to 35.80sqm.

2.00pm

There will only be a minimal shadow along the side boundary, approximately 1.50sqm.

Broadly, the shadow impact will be felt in the morning, but by 11.00am will increase to relatively normal levels. Importantly, the front courtyard is currently overshadowed as a result of the fence. However, As the fence is not solid, sunlight is still able to penetrate. Due to the suns location at the time of the year, even though a shadow is cast, a person sitting in the courtyard swill still be able to receive access to sunlight.

Overall, the loss of sunlight is not considered unacceptable, and does not cause an unreasonable loss of amenity.

(iii) overshadowing of an adjoining vacant property
The site does not adjoin any vacant property.

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property

11 Negara Street
The dwelling will be setback 3.0m from the boundary of the adjoining property, with the adjoining dwelling setback 2.0m from the common boundary. The proportions, scale, and bulk of the dwelling is broken up through colour pallets and design to assist in reducing the visual back and ensuring a reasonable level of amenity.

17 Negara Street
The primary visual impact will be to the unit at 1/17 Negara Street and the common boundary of 17 Negara Street.

1/17 Negara Street
When considering the impact on the unit at 1/17 Negara Street, the wall of the garage is considered to be the section of the dwelling that will cause the most impact. The remainder of the dwelling is of an expected scale and bulk for the type of dwelling located within the street and has been designed to meet relevant standard where possible to assist in minimising visual impacts when viewed from adjoining properties. It has utilised recesses, height changes, different materials and colours to allow variation to break up the scale and bulk of the dwelling.

The western garage wall will be built on the western side boundary of the adjoining property for a length of 7.31m and a height of 2.70m. The wall will be constructed out of brick. There is an existing 1.8m high solid wooden boundary fence between the two properties. The wall would protrude 900mm above this existing level. The wall will primarily be visible from the front courtyard and living room window.

The wall itself is brick, which is consistent with the brick development at 1/17 Negara Street, albeit a difference colour. The apparent scale is approximately 900mm greater than the existing fence height along the boundary. The wall length of 7.31m was chosen to allow compliance with Acceptable Solution A3(b)(ii), as was the height. The wall would only be fully visible from the front courtyard and living room window. From the dining room window and rear yard, it would either be obscured or

obstructed. Whilst built on the boundary, its apparent bulk would be similar to a garage setback from the boundary at a greater height.

An existing dwelling next to a vacant lot utilises a borrowed amenity. In a new residential subdivision is expected that a vacant lot will be developed. Accordingly, it is expected that the existing amenity will change. The unit itself will still enjoy open views to the golf course, sunlight will still penetrate areas of open space, as well as into the windows. The wall will not be visible in its entirety from every aspect of the adjoining property and will still allow sky views. The garage itself will sit lower than the unit, which has a height of 3.92m.

Whilst the development would result in a change to the current amenity of the adjoining unit, it is not considered so excessive and so immoderate that it is unreasonable. The apparent scale and proportions of the dwelling are appropriate, with the development utilising its space on an irregular shaped and constrained site.

Common property 17 Negara Street
The northern garage wall will be built on the northern side boundary of the adjoining property for a length of 7.56m, with a height of 2.7m in the north-western corner angling up to a height of 3.4m. The wall will be constructed out of brick. There is an existing 1.8m high wooden boundary fence between the two properties. The wall would protrude 900mm to 1.9m above this fenceline.

Whilst noticeable from the common property, the bulk and proportions of the dwellings are considered appropriate.

The dwelling, including the garage, has been designed to utilise the irregular shape and constraints of the subject site. The garage is considered to be the primary concern for visual impact on the neighbouring property. It will primarily be visible when driving into the site through the access strip and visitor parking area. The common property has a 3.4m wide vegetated strip with plantings. This vegetation will assist in screening any adverse visual impact.

Similarly to the previous discussion, the current amenity enjoyed through the common area is borrowed, and there is an expectation that the development of the vacant lot will occur. The garage wall itself will sit lower than unit 1, and whilst will be a different colour, will maintain a brick façade and add to the visual chemistry and eclectic mix of development in the street.

So whilst the amenity will change, the scale and bulk of the dwelling is considered appropriate and is not considered to cause an excessive loss of residential amenity.

The siting and scale of a dwelling must (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area.

The dwelling would be separated from Unit 1 by 1.5m, and the dwelling at 11 Negara Street by 5.0m. Separation distances within the surrounding area vary significantly. Units 4 and 5 at 17 Negara Street are separated by 1.27m, with the separation between 80 Norwood Avenue and 2 Negara Street being 18.0. There are however

consistent closer separation distances with many of the properties within the surrounding area being constructed close to side boundaries.

The siting and scale of a dwelling must (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:

(i) an adjoining property; or
(ii) another dwelling on the same site.

There are no existing solar energy installations on either of the adjoining properties.

Post advertising, private discussions between the owner and the representors occurred, with the intention of agreeing to a minor revised design that would alleviate concerns. As a result of these discussions, the applicant proposes the following changes:

a) Setback the garage from the northern side boundary and the western side boundary to retain existing fences; and
b) Reduce the height of the garage wall along the western side boundary from 2.7m to 2.2m, and maintain the height for 1.5m stepped in from the western side boundary into the site;
c) A revised colour scheme for the bricks to be compatible with surrounding development.

The above changes are considered to be minor in nature, and it is appropriate to recommend a condition ensuring their implementation. The changes will reduce the overall bulk and scale of the proposal, and will not increase any overshadowing then indicated within the advertised plans.

The siting and scale of the dwelling will not cause unreasonable loss of amenity to adjoining properties, using scale and design that reduces visual bulk, and maintains appropriate separation. The proposal complies with the Performance Criteria.

8.4.3 Site coverage and private open space for all dwellings

That dwellings are compatible with the amenity and character of the area and provide:
(a) for outdoor recreation and the operational needs of the residents;
(b) opportunities for the planting of gardens and landscaping; and
(c) private open space that is conveniently located and has access to sunlight.

Consistent

A1 Dwellings must have:
(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and
(b) for multiple dwellings, a total area of private open space of not less than 60m^2 associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).

Complies

The dwelling will have a site coverage of 209sqm (41%).

A2 A dwelling must have private open space that:
(a) is in one location and is not less than:
    (i) 24m^2; or

(ii) $12m^2$, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10.
Complies An area of private open space is located in the south-western corner of the site at least 24sm in size, with a horizontal dimension of at least 4.0m with a flat gradient.

8.4.5 Width of openings for garages and carports for all dwellings

To reduce the potential for garage or carport openings to dominate the primary frontage.
Consistent
A1 A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).
Complies The garage is located within 12.0m of the primary frontage with a 5.9m opening.

8.4.6 Privacy for all dwellings

To provide a reasonable opportunity for privacy for dwellings.
Consistent
A2 A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b): (a) the window or glazed door: (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. (b) the window or glazed door: (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.

Complies The two bedrooms on the top floor will have a floor level greater than 1.0m above existing ground level. The windows associated with these bedrooms are setback more than 3.0m to all side boundaries and more than 4.0m from the rear boundary, meeting A2(a).

C2.0 Parking and Sustainable Transport Code

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

C2.5.1 Car parking numbers

That an appropriate level of car parking spaces are provided to meet the needs of the use.
Consistent
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: N = A + (C- B) N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1

C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.
Complies Table C2.1 requires that a three-bedroom dwelling in the General Residential zone provide two car parking spaces, which have been provided in the garage.

C2.6.1 Construction of parking areas

That parking areas are constructed to an appropriate standard.
Consistent
A1 All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.
Complies All parking, access ways, manoeuvring, and circulation spaces will be hardstand, and drain to the public stormwater system.

C2.6.2 Design and layout of parking areas

That parking areas are designed and laid out to provide convenient, safe and efficient parking.
Consistent
A1.1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with *Australian Standard AS 2890 - Parking facilities, Parts 1-6*; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with *Australian Standard AS 2890-Parking facilities, Parts 1-6*.
Complies The proposed driveway will be flat and able to meet the Australian Standard with a gradient of less than 25%. Access widths and car parking dimensions meet the requirements of Tables C2.2 and C2.3. There will be a vertical clearance of more than 2.1m. All vehicles are able to enter and exit in a forward direction.

C2.6.3 Number of accesses for vehicles

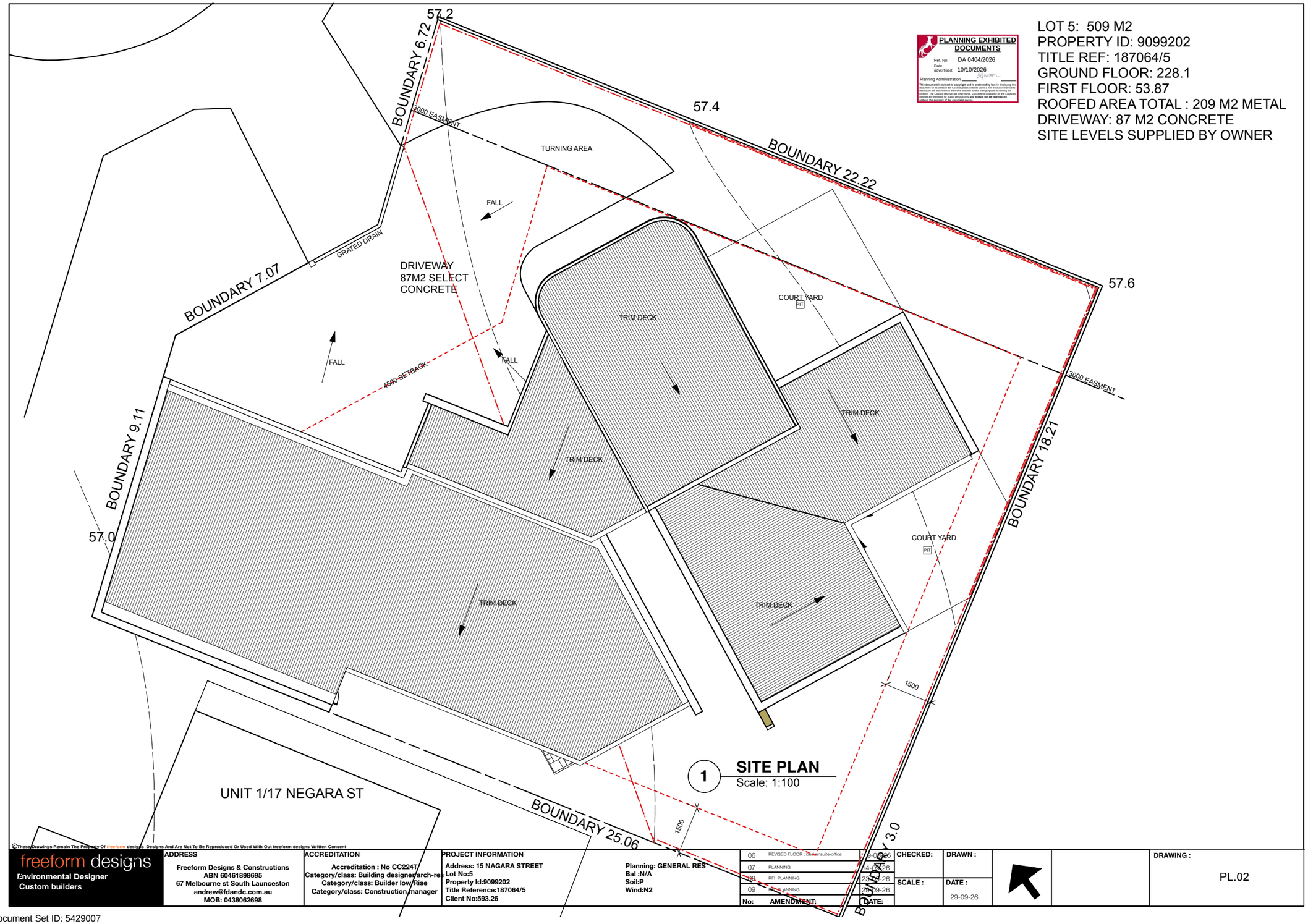
That: (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.
Consistent
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.
Complies A single access will be retained.

C3.0 Road and Railway Assets Code

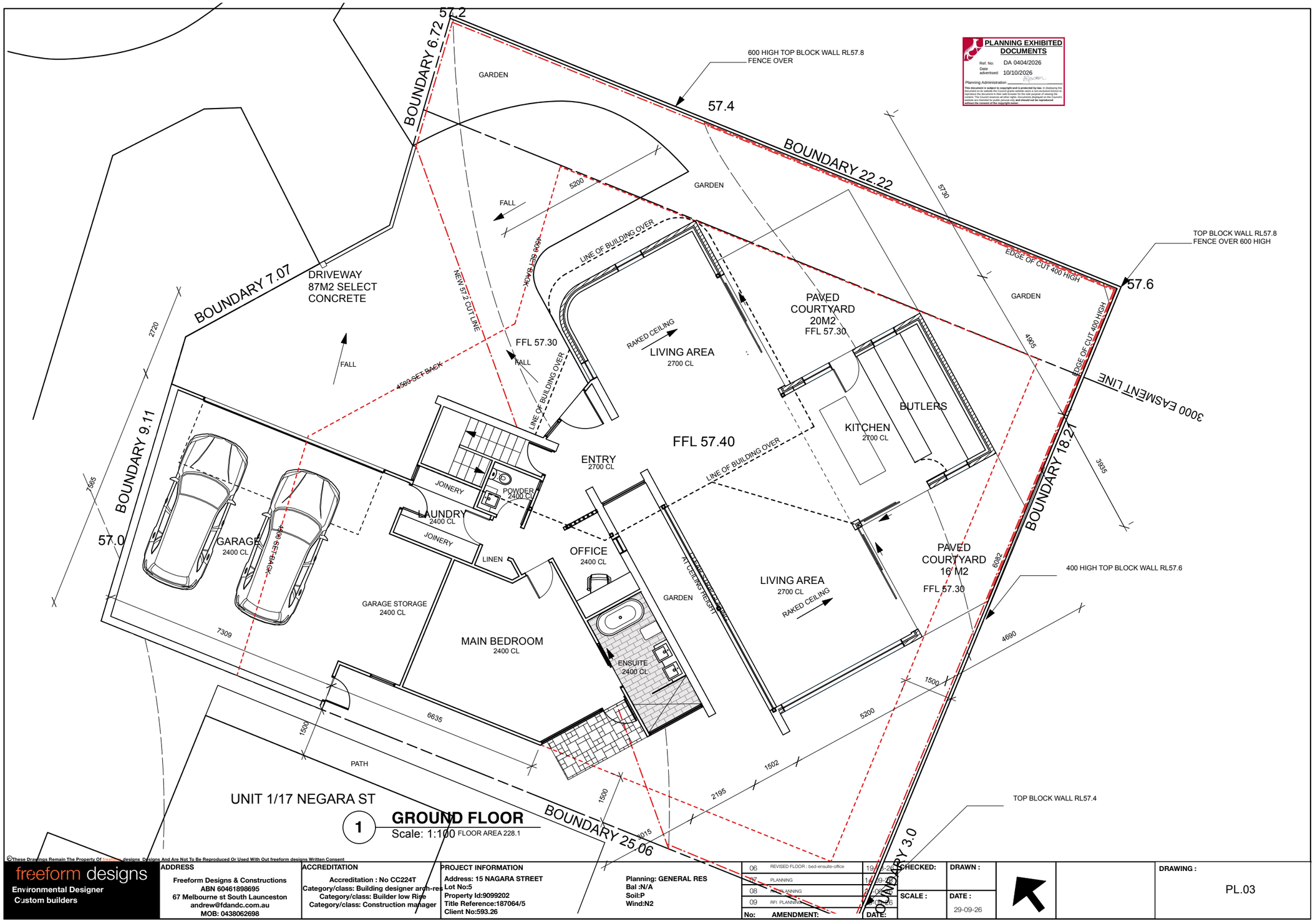
The purpose of the Road and Railway Assets Code is: C3.1.1 To protect the safety and efficiency of the road and railway networks; and C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.
Consistent The safety and efficiency of the road network will be retained.

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.
Consistent
A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the *Roads and Jetties Act 1935* in respect to a limited access road.
Complies Nine vehicle movements per day are expected, lower than the 40 permissible in Table C3.1.



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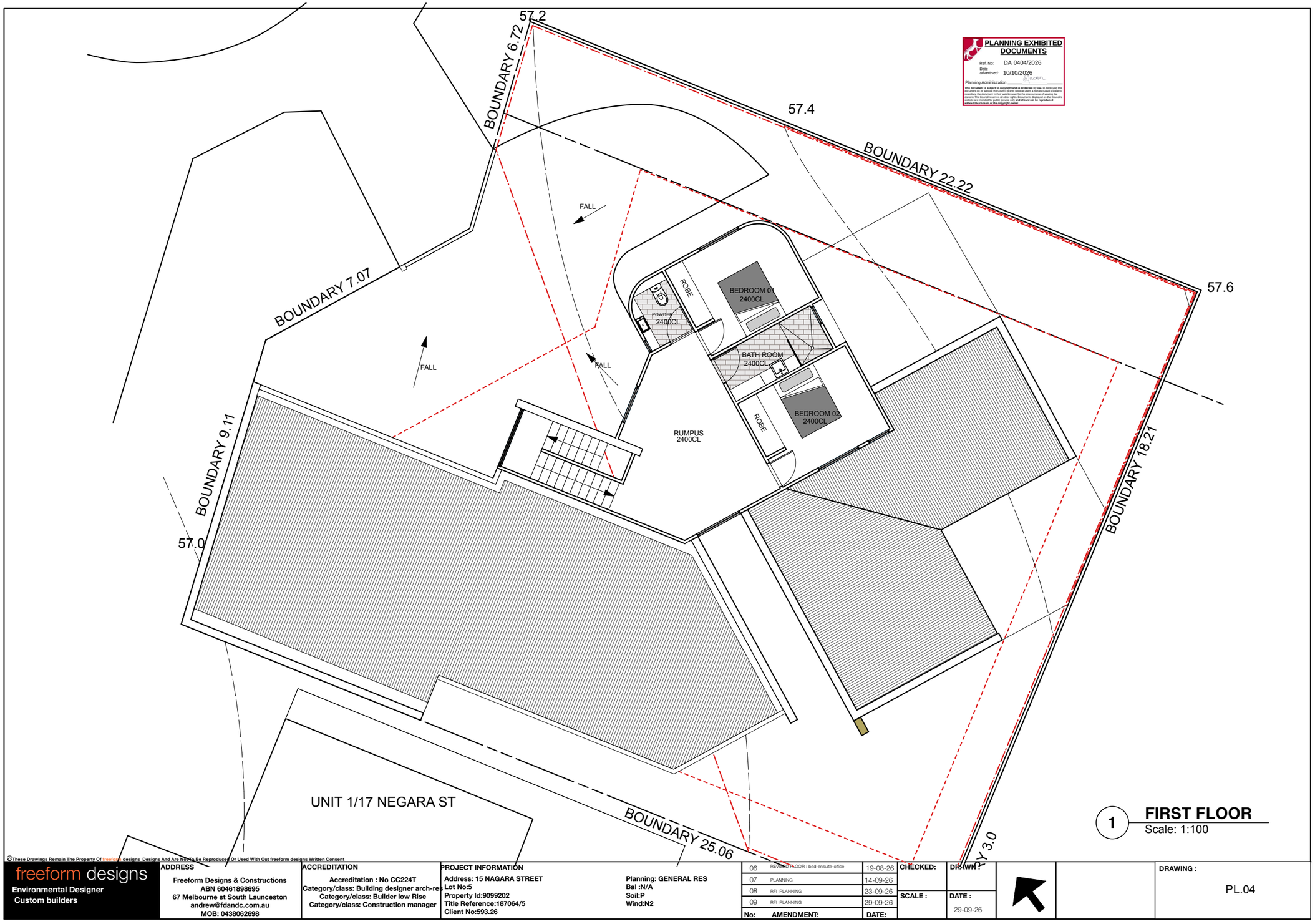
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Lot No:5
Property Id:9099202
Title Reference:187064/5
Client No:593.26

Planning: GENERAL RES
Bal :N/A
Soil:P
Wind:N2

No:	AMENDMENT:	DATE:
06	REVISED FLOOR : bed-ensuite-office	19-09-26
07	PLANNING	14-09-26
08	PLANNING	2-09-26
09	RFI PLANNING	29-09-26

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08	RFI PLANNING	23-09-26
09	RFI PLANNING	29-09-26

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1 **SOUTH WEST**
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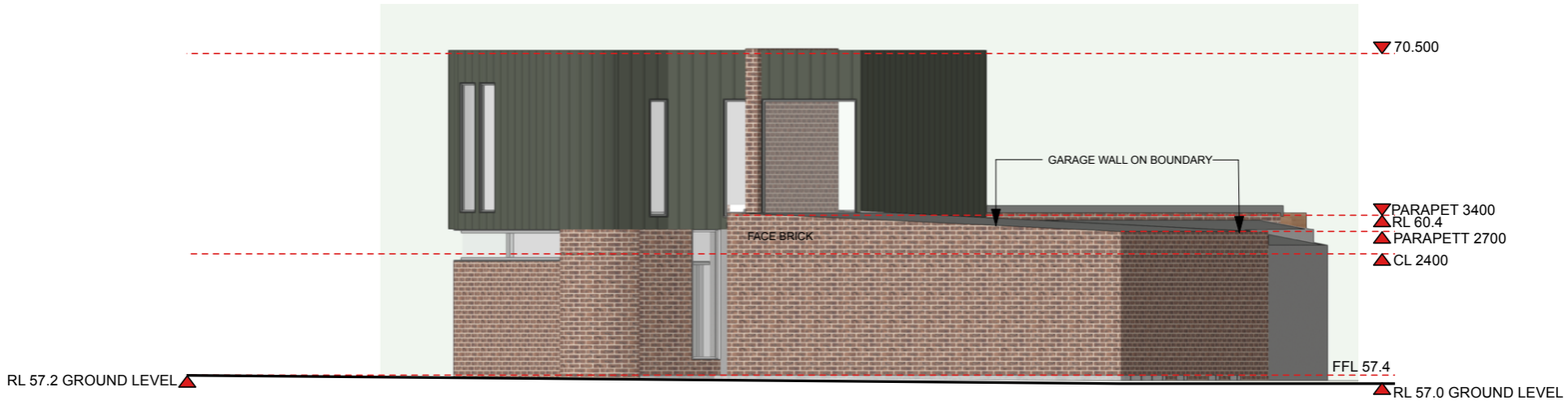
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Soil:P
Wind:N2

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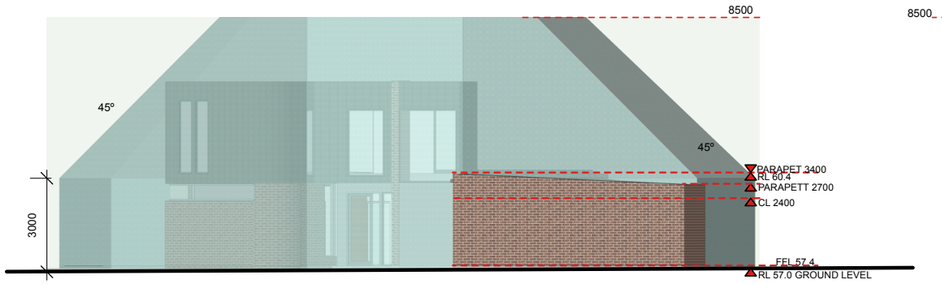
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Wind:N2

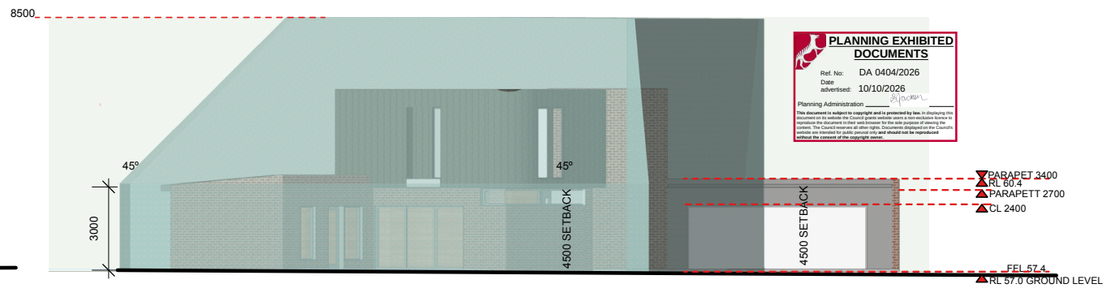
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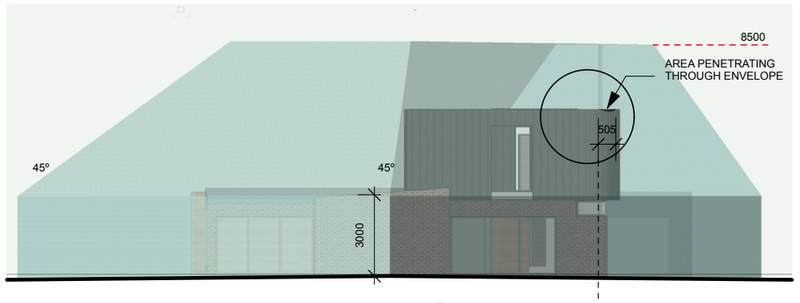
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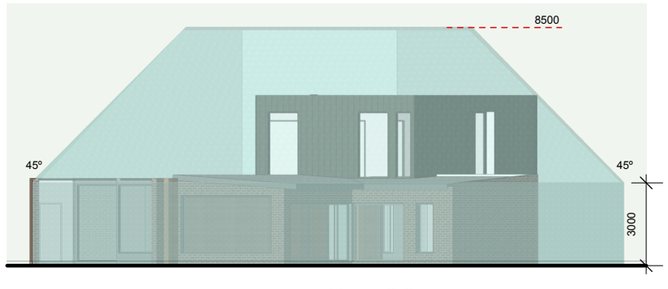
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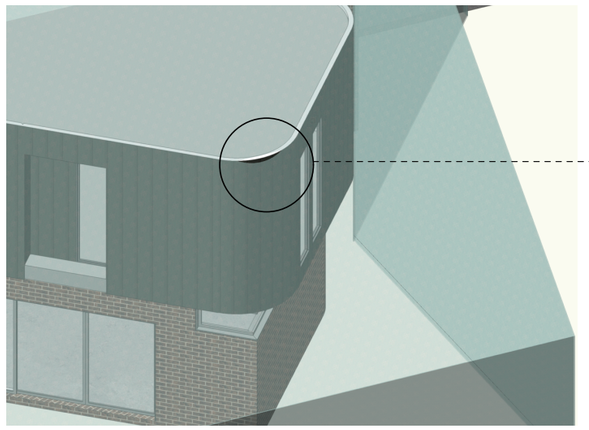
ELEVATION 01



ELEVATION 02



ELEVATION 03



DETAIL 01

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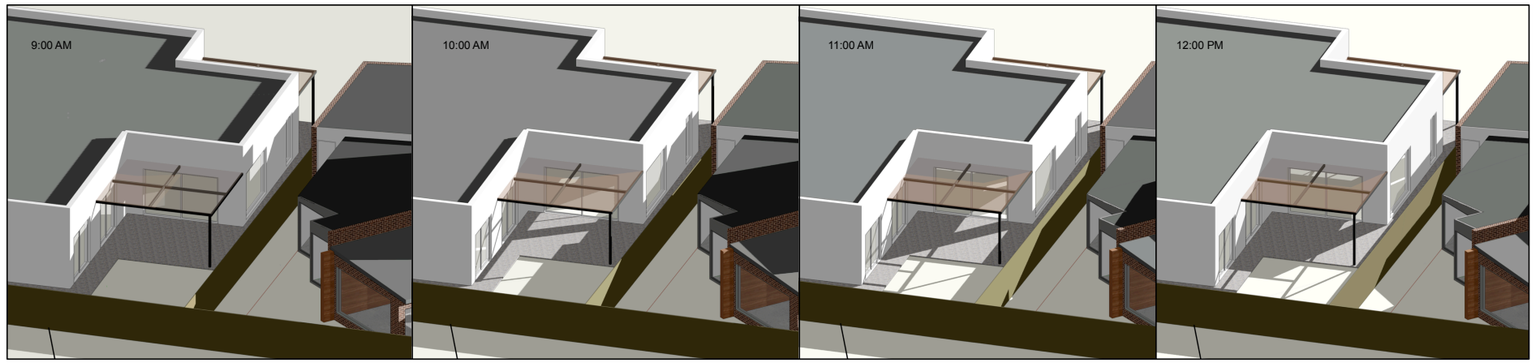
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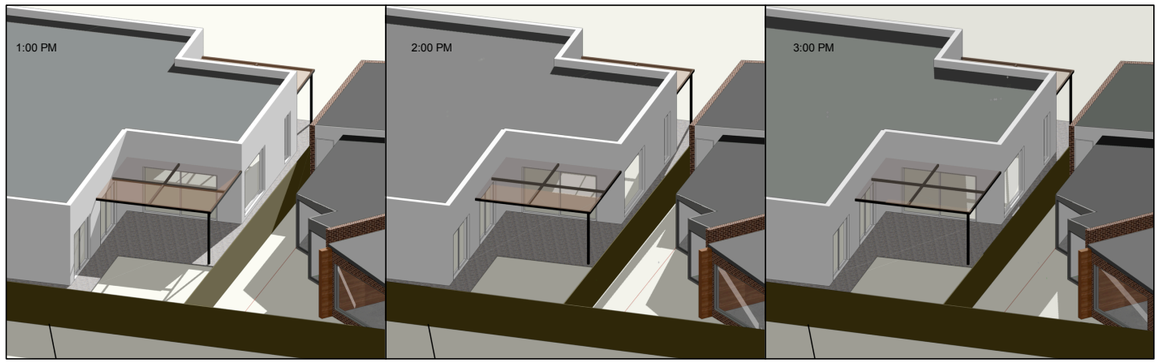
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Bal :N/A
Soil:P
Wind:N2

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07	PLANNING	14-09-26
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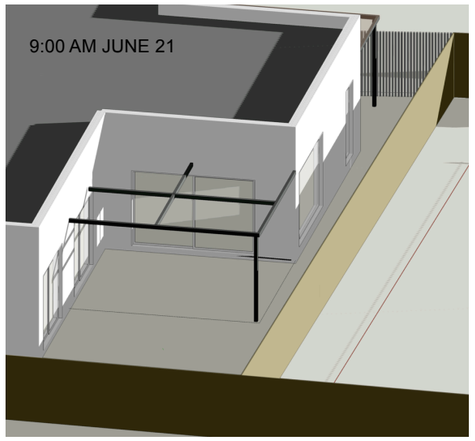
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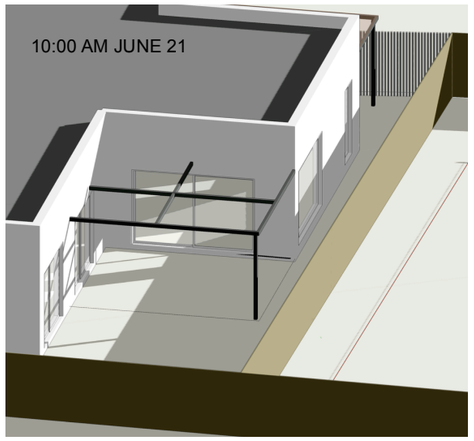
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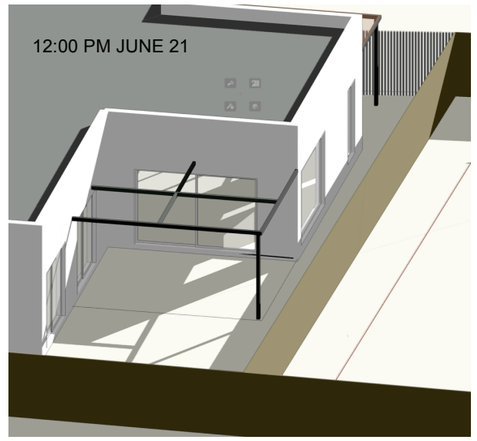
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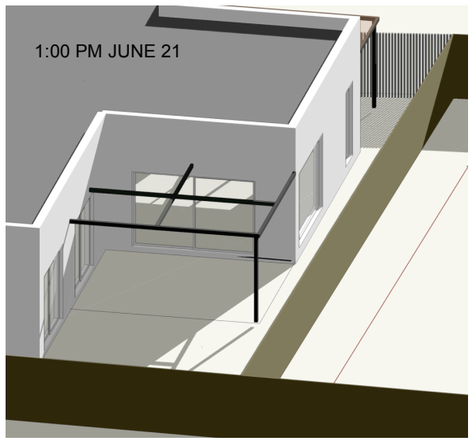
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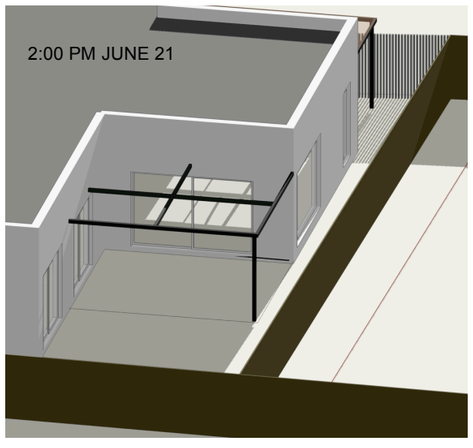


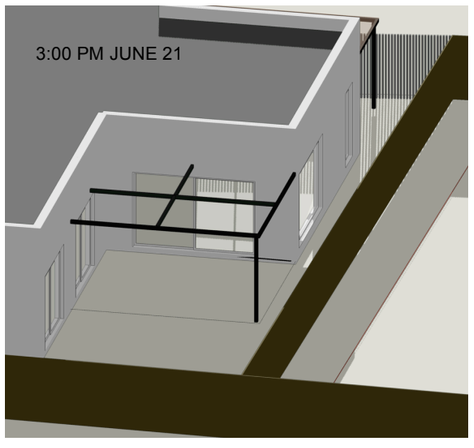












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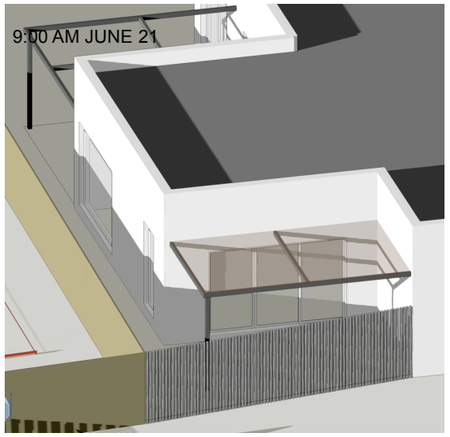
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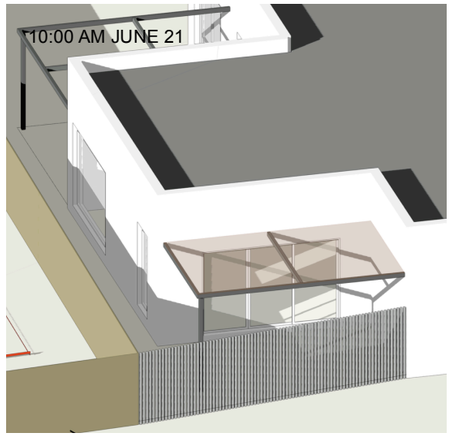
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Property Id:9099202
Title Reference:187064/5
Client No:593.26
Planning: GENERAL RES
Bal :N/A
Soil:P
Wind:N2

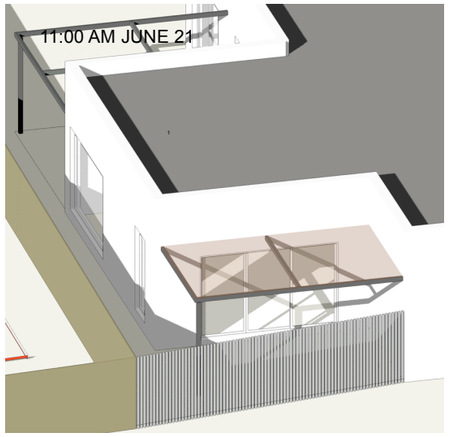
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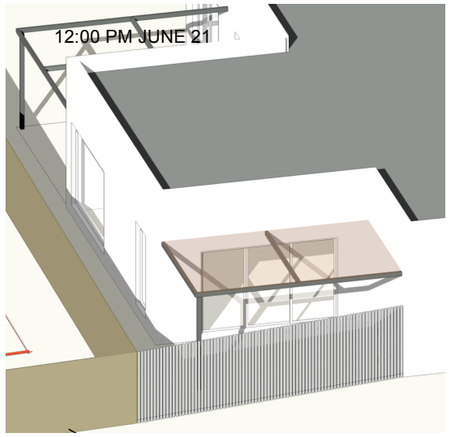
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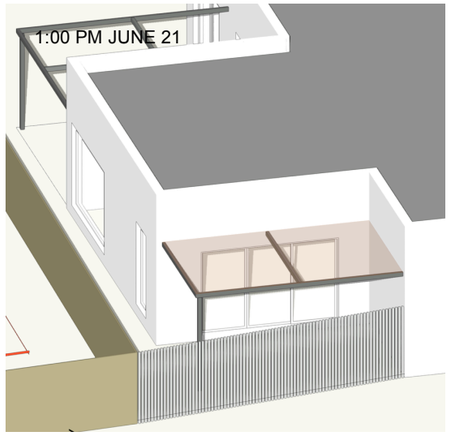
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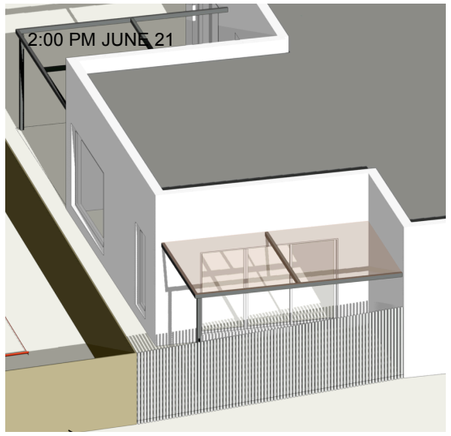


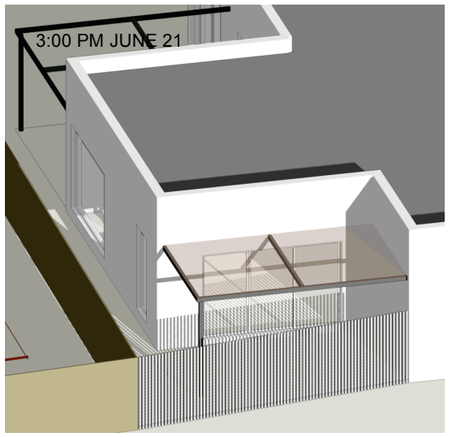












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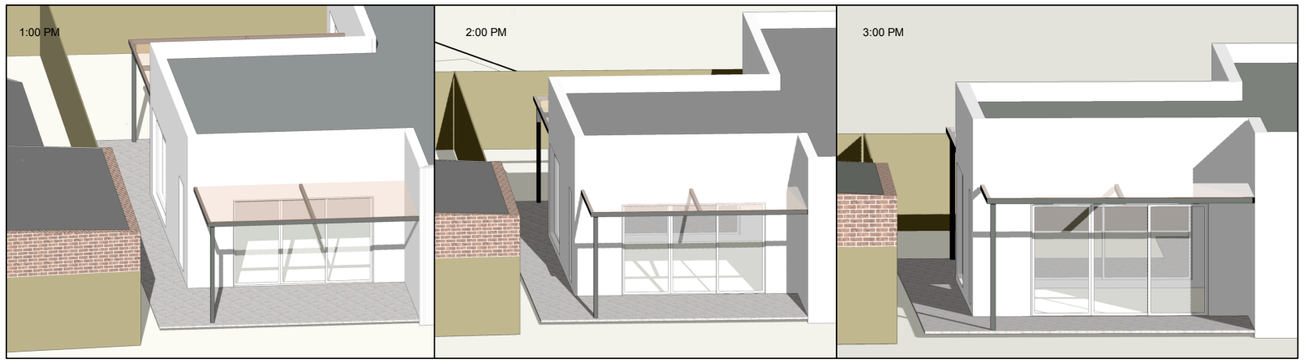
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Category/class: Building designer arch-res
Category/class: Builder low Rise
Category/class: Construction manager

PROJECT INFORMATION
Address: 15 NAGARA STREET
Lot No:5
Property Id:9099202
Title Reference:187064/5
Client No:593.26
Planning: GENERAL RES
Bal :N/A
Soil:P
Wind:N2

No:	AMENDMENT:	DATE:
06	REVISED FLOOR : bed-ensuite-office	19-08-26
07	PLANNING	14-09-26
08	RFI PLANNING	23-09-26
09	RFI PLANNING	29-09-26

CHECKED:
DRAWN :
SCALE :
DATE : 29-09-26
DRAWING : PL.10





1 **OVER SHADOW FRONT COURTYARD JUNE 21`**
Scale:

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Custom builders

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67 Melbourne st South Launceston
andrew@fdandc.com.au
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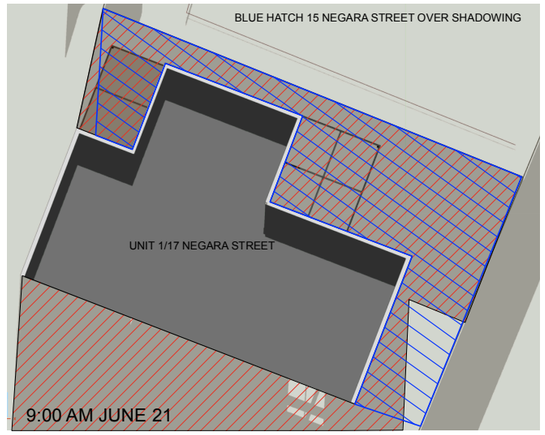
ACCREDITATION
Accreditation : No CC224T
Category/class: Building designer arch-res
Category/class: Builder low Rise
Category/class: Construction manager

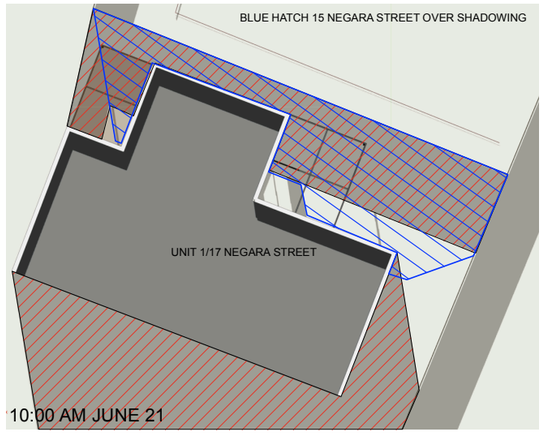
PROJECT INFORMATION
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Wind:N2

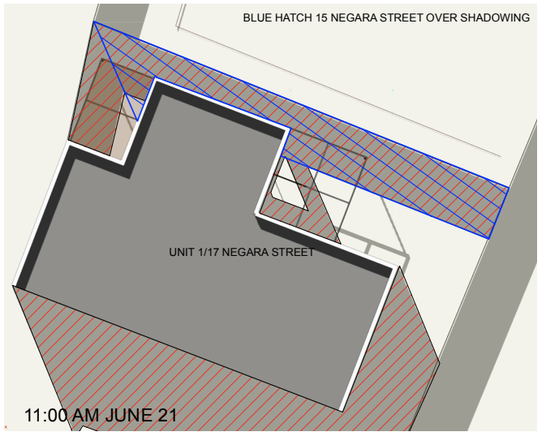
No:	AMENDMENT:	DATE:
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07	PLANNING	14-09-26
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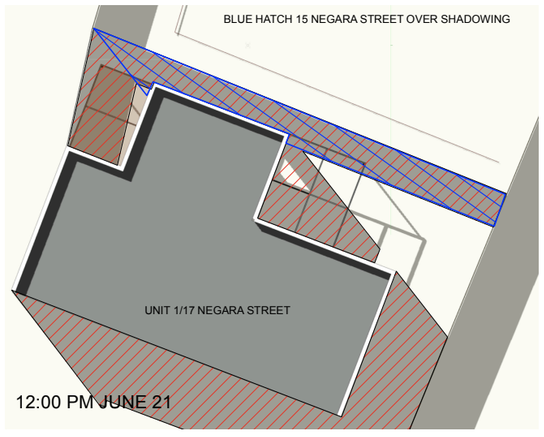
CHECKED:
SCALE :
DRAWN :
DATE : 29-09-26

DRAWING : PL.12

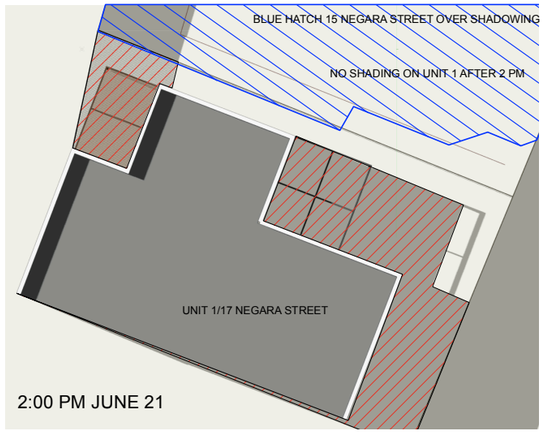












15 NEGARA STREET OVER SHADOWING UNIT 1/17 NEGARA STREET

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CHECKED:
DRAWN :
SCALE :
DATE : 29-09-26
DRAWING : PL.12

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA0404/2026
Council notice date	1/10/2026
TasWater Reference No.	TWDA 2026/01296-LCC
Date of response	16/10/2026
TasWater Contact	Timothy Carr
Phone No.	0419 306 130

Response issued to

Council name	CITY OF LAUNCESTON
Contact details	Planning.Admin@launceston.tas.gov.au
Development details	
Address	15 NEGARA ST, NORWOOD
Property ID (PID)	9099202
Description of development	Construction of a dwelling

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
freeform designs	Site Plan – PL.02	07	14-09-26

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.

   Advice; *Trafficable covers will be required to be installed over the water meter and sewer inspection opening, as they will be located in the driveway area.*

2. Prior to commencing construction of the development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

ASSET CREATION & INFRASTRUCTURE WORKS

3. Prior to applying for a Certificate for Certifiable Works, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.

Tasmanian Water & Sewerage Corporation Pty Ltd
GPO Box 1393 Hobart, TAS 7001
development@taswater.com.au
ABN: 47 162 220 653

Document Set ID: 5432648
Version: 1, Version Date: 19/10/2026

4. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.

Advice

General

For information on TasWater development standards, please visit
https://www.taswater.com.au/building-and-development/technical-standards
For application forms please visit
https://www.taswater.com.au/building-and-development/application-information/application-for-development-services-form

Assessment Fees

A development assessment fee will be payable to TasWater in connection with this development. The applicable fee will be determined by TasWater at the relevant design approval stage in accordance with the fees approved by the Economic Regulator and in effect at that time. Applicants are encouraged to refer to the Fees and Charges section of the TasWater website for information on current fees and charges that may apply.

Important Notice Regarding Plumbing Plans and Associated Costs

The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.
TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.
Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.
Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

a. A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
b. TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit https://www.taswater.com.au/building-and-development/service-locations for a list of companies.
c. Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Document Set ID: 5432648
Version: 1, Version Date: 19/10/2026

SUBJECT: **71 David Street, Newstead - Residential - Construction of alterations and additions to a dwelling**

FILE NO: DA0411/2026

AUTHOR: Iain More, (Senior Town Planner - Policy and Projects)

APPROVER : Chelsea Van Riet (Executive Leader, Community Assets & Design)

ATTACHMENT ONE:

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

8.0 General Residential Zone

The purpose of the General Residential Zone is: 8.0.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided. 8.0.2 To provide for the efficient utilisation of available social, transport and other service infrastructure. 8.0.3 To provide for non-residential use that: (a) primarily serves the local community; and (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts. 8.0.4 To provide for Visitor Accommodation that is compatible with residential character.
Consistent The proposal provides for a residential use within a residential zone.

8.4.2 Setbacks and building envelope for all dwellings

The siting and scale of dwellings: (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (d) provides reasonable access to sunlight for existing solar energy installations.
Consistent The setbacks, height, scale, bulk, and separation distances are wholly appropriate for the property and the streetscape, meeting the objective.

A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.
Relies on Performance Criteria The extension is setback more than 4.5m from the primary frontage, being Churchill Cresent. However, as the extension is setback 661mm from the secondary frontage, short of the 3.0m setback required by A1(b), reliance on the performance criteria is required.
P1 A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.
Complies The criteria requires that the proposed setback of the dwelling is compatible with the streetscape, having regard to any topographical constraints. Dwelling is defined within the scheme as: *means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.* Importantly, dwelling includes outbuildings, defined as: *means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.* The clause does not distinguish between habitable and non-habitable buildings, but concerns itself with the compatibility within the streetscape. Compatible is not defined within the scheme, however it is taken to mean development that has broad correspondence or harmony with the existing area. This means that two things can be compatible if they can coexist without clashing, even if they are not identical. Streetscape is defined within the scheme as: *means the visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setback of buildings and structures from the property boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve. For the purposes of determining streetscape for a particular site, the above matters are relevant when viewed from either side of the same street within 100m of each side boundary of the site, unless for a local heritage precinct or local historic landscape*

precinct listed in the relevant Local Provisions Schedule, where the extent of the streetscape *may be determined by the relevant precinct provisions.*

The streetscape as per the definition includes David Street proceeding uphill and to the South-West, and downwards to the North-East. It also includes Churchill Crescent to the south, and Sussex Street to the north.
The assessment will focus on the impacts on David Street, which is a significant road that connects Newstead to East and South Launceston. It has a 19.0m wide road reserve, and an 11.0m wide road.
South-West uphill towards High Street

This section of David Street extents 70m until a roundabout intersection on High Street. Two pedestrian footpaths are located on either side, with four trees located within the reserve. The property details of existing dwellings facing David Street are below:

Property	**Development**	**Front Setback**	**Location**
73 David Street (corner lot)	Two-storey dwelling	700mm	Southern side of David Street
139 High Street	Single-storey dwelling	3.45m	Southern side of David Street
135 High Street	Two-storey dwelling	1.10m	Northern side of David Street
96 David Street (corner lot)	Vacant	Vacant	Northern side of David Street

North-East downhill towards Elphin Road

This section of David Street extents 100m downhill from the subject site. Two pedestrian footpaths are located on either side, with twelve trees located within the reserve. The property details of existing dwellings facing David Street are below:

Property	**Development**	**Front Setback**	**Location**
69A David Street	One and a half storey dwelling	4.5m	Southern side of David Street
69 David Street	Two-storey dwelling and carport	10.0m	Southern side of David Street
67 David Street	Two-storey dwelling	9.0m	Southern side of David Street
2 Ramsay Street (corner lot)	Two storey dwelling and outbuilding	450mm	Southern side of David Street
94 David Street (corner lot)	Two-storey dwelling	3.40m	Northern side of David Street
92 David Street	Two-storey dwelling	3.4m	Northern side of David Street
90 David Street	Single-storey dwelling	7.5m	Northern side of David Street

86 David Street (battle axe lot)	Two-storey dwelling	36.0m	Northern side of David Street
84 David Street	Two-storey dwelling	8.45m	Northern side of David Street
82 David Street	Two-storey dwelling	18.9m	Northern side of David Street
80 David Street	Two-storey dwelling	4.9m	Northern side of David Street
David Street and outbuilding (corner lot)	Two-storey dwelling	1.3m	Northern side of David Street

Based on the above analysis, there is no consistent dwelling setback when facing David Street, nor are the dwellings consistent in their built form, although due to the slope of the street, the majority of dwellings are one and a half or two-storey in height. The reserve that is not road is predominantly grassed, littered with significant and smaller trees.

Importantly however, the test is not whether the setback is consistent with the streetscape, but compatible. The inconsistency noted above helps inform the character of the area and define the streetscape.
The subject site contains a 39.0m frontage to David Street, larger than most frontages. The frontage contains a 1.6m high solid fence, and vegetation directly behind the fencing.

The dwelling section within the front setback has a maximum height of 4.95m which reduces to 3.65m due to the slope. The proposed earthworks further reduce its apparent scale, along with the existing fence, assisting its ability to co-exist in harmony with the surrounding streetscape. This is evidenced by the extension stepping down from the existing two-storey dwelling, along with the nature of the area with a wide road reserve, visually dominating dwellings, and screening vegetation.

The extension is considered to be in harmony with the streetscape and meets the performance criteria.

A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:

(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:
    (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and
    (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and

(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:
    (i) does not extend beyond an existing building built on or within 0.2m of

the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).
Complies The frontage is set by performance criteria P1, in this case 661mm from David Street. Based on this setback and the developments height and side setbacks, the development is contained within the building envelope.

8.4.3 Site coverage and private open space for all dwellings

That dwellings are compatible with the amenity and character of the area and provide: (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight.
Consistent
A1 Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m^2 associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).
Complies Site coverage as a result of the development will be approximately 32%.
A2 A dwelling must have private open space that: (a) is in one location and is not less than: (i) 24m^2; or (ii) 12m^2, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10.
Complies Existing areas of private open space will be retained.

8.4.6 Privacy for all dwellings

To provide a reasonable opportunity for privacy for dwellings
Consistent A2 A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b): (a) the window or glazed door: (i) is to have a setback of not less than 3m from a side boundary;

	(ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. (b) the window or glazed door: (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.
Complies The proposed lining room has a floor level more than 1m above existing ground level at window W03. This window is located more than 3m from the side boundary.	

9623 BUSHBY CREESE

71 DAVID ST ALTERATION & ADDITION

71 David St Newstead 7250

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LOCATION PLAN NTS

SHEET LIST

NO.	NAME	REV	DESCRIPTION	DATE
A001	COVER PAGE	A	Planning Application	2026/09/17
A002	SITE PLAN	A	Planning Application	2026/09/17
A003	DEMOLITION PLAN	A	Planning Application	2026/09/17
A004	PROPOSED GROUND FLOOR PLAN	A	Planning Application	2026/09/17
A005	PROPOSED ROOF PLAN	A	Planning Application	2026/09/17
A006	ELEVATIONS	A	Planning Application	2026/09/17
A007	SHADOW DIAGRAM	A	Planning Application	2026/09/17

GENERAL INFORMATION:

Accredited Architect:	Sam Haberle
Accreditation Number:	CC5618U
Certificate of Title:	206738/1
PID:	6594778
Soil Classification:	N/A
Wind Classification:	N/A
Alpine Area:	N/A
Bushfire-prone Area BAL rating:	N/A
Corrosive Environment:	N/A
Site Area:	1012m^2
Existing Gross Floor Area:	302m^2
Proposed Extension Gross Floor Area:	61m^2
Planning Zone:	8.0 General Residential
Heritage Listing:	No

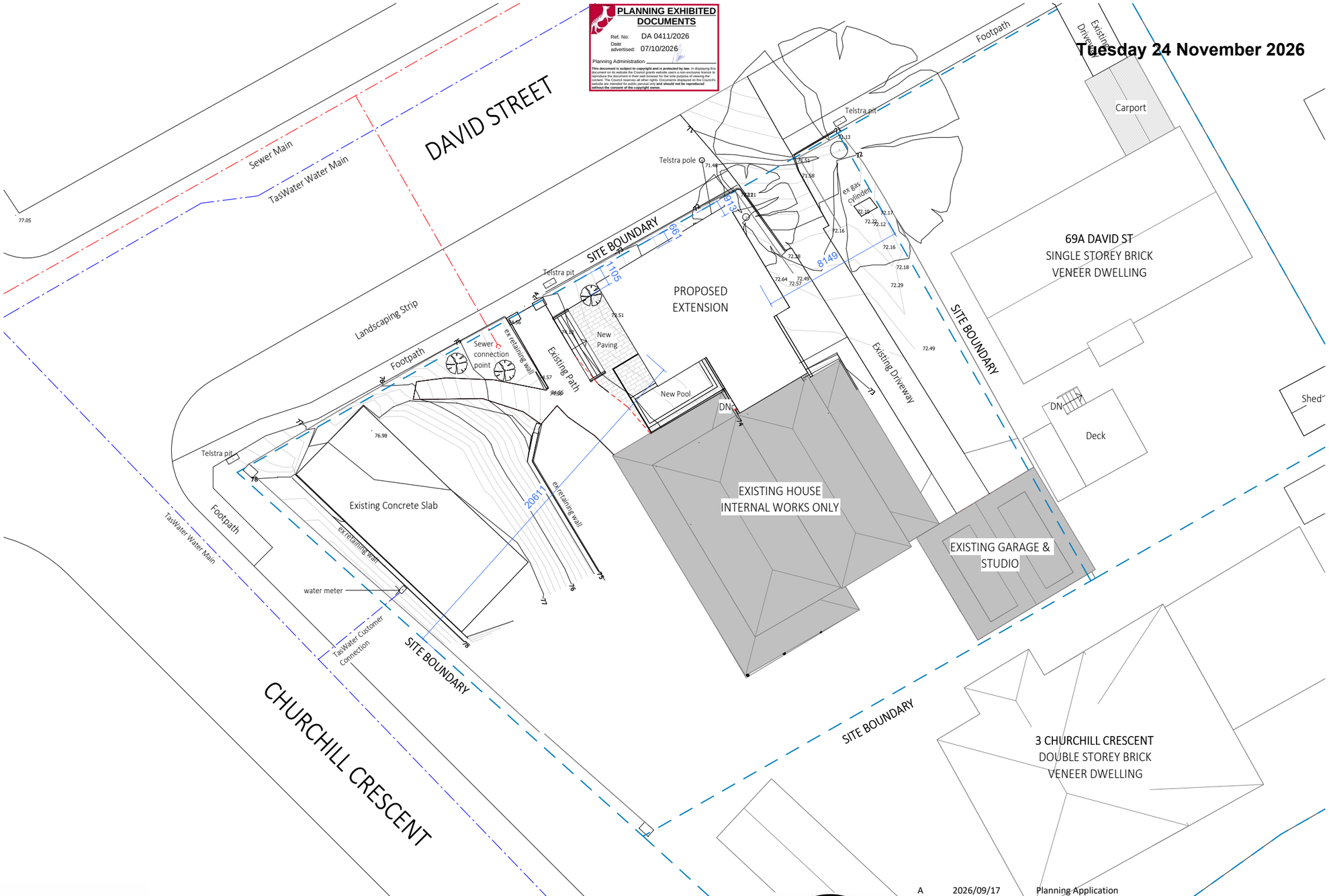
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552 Victoria St, North Melbourne, VIC
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PLANNING APPLICATION

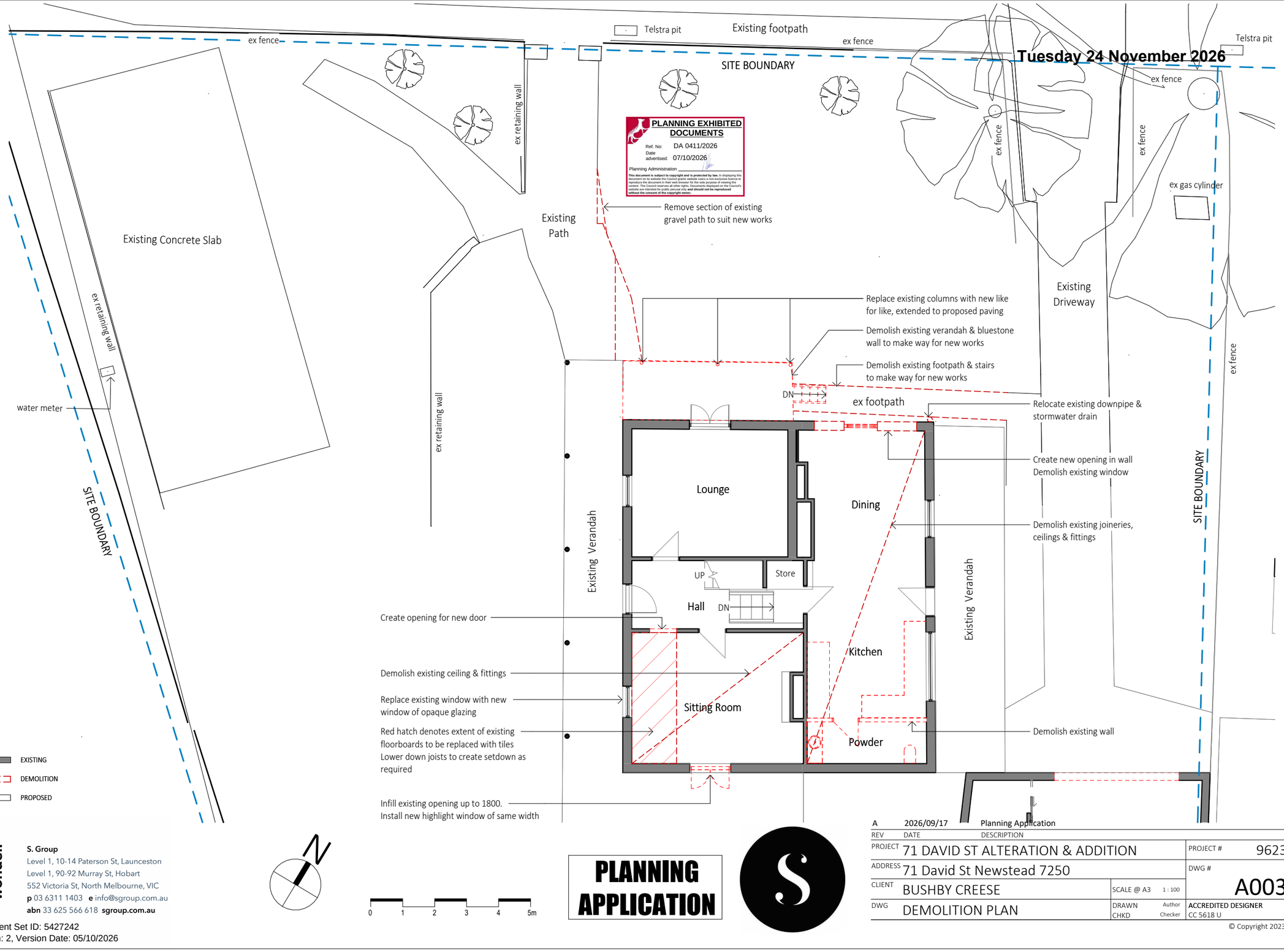
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p 03 6311 1403 e info@sgroup.com.au
abn 33 625 566 618 sgroup.com.au

REV	DATE	DESCRIPTION
A	2026/09/17	Planning Application

PROJECT	71 DAVID ST ALTERATION & ADDITION		PROJECT # 9623
ADDRESS	71 David St Newstead 7250		DWG # A002
CLIENT	BUSHBY CREESE	SCALE @ A3 1 : 200	
DWG	SITE PLAN	DRAWN Author CHKD Checker	ACCREDITED DESIGNER CC 5618 U

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abn 33 625 566 618 sgroup.com.au

PLANNING APPLICATION

REV	DATE	DESCRIPTION
A	2026/09/17	Planning Application

PROJECT	71 DAVID ST ALTERATION & ADDITION		PROJECT # 9623
ADDRESS	71 David St Newstead 7250		DWG # A003
CLIENT	BUSHBY CREESE	SCALE @ A3 1 : 100	
DWG	DEMOLITION PLAN	DRAWN Author CHKD Checker	ACCREDITED DESIGNER CC 5618 U

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Version: 2, Version Date: 05/10/2026

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Existing footpath
Telstra pit
E1 A006
7177
SITE BOUNDARY
661
913
W01
W02
New Paving
PAV
RL 73300
DN
linear drain
Col
FP
D.01
Living
RL 73300
W03
10762
Existing Path
E3 A006
Existing Concrete Slab
ex retaining wall
Indicative location of pool equipment under path
New retaining wall along edge of path
New stairs
W06
Pool
W05
W04
Dining
RL 73300
RL 74010
RL 74120
Lounge
RL 73300
Kitchen
Existing Verandah
UP
Store
Hall
DN
WC
1760 floor
New Bedroom
Pantry
820 csd
Ens
SHR
Laundry
Existing Verandah
Ex Footpath
Existing Driveway
E2 A006
Telstra pit
ex gas cylinder
SITE BOUNDARY
water meter
SITE BOUNDARY

EXISTING
DEMOLITION
PROPOSED

FLOOR TYPE SCHEDULE

CONC	POLISHED CONCRETE
PAV	PAVING TO SELECTION
TL	TILES TO SELECTION

GENERAL NOTES

SUBMIT MANUFACTURERS DETAILS FOR ANY NEW CARPET &/OR FLOOR VINYL SHOWING THE FIRE HAZARD

PROPERTIES TO ALLOW ASSESSMENT WITH SPECIFICATION C1.10 OF THE B.C.A, PRIOR TO INSTALLATION.

FLOOR COVERINGS / SURFACES SHALL ALSO COMPLY WITH PART 7 OF AS 1428.1-2009 (DESIGN FOR ACCESS & MOBILITY).

WHERE APPLICABLE ALLOW FOR TREDSAFE DT024 NATURAL ANODISED TRANSITION TRIM AT ALL JUNCTIONS BETWEEN CARPET AND VINYL.

ALLOW FOR CONTACT BACK FLOOR PROTECTION TO ALL FLOORING DURING CONSTRUCTION.

Replace existing window with new double glazed window of opaque glazing

Infill existing opening up to 1800.
Install new highlight window of same width

0 1 2 3 4 5m

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PLANNING APPLICATION

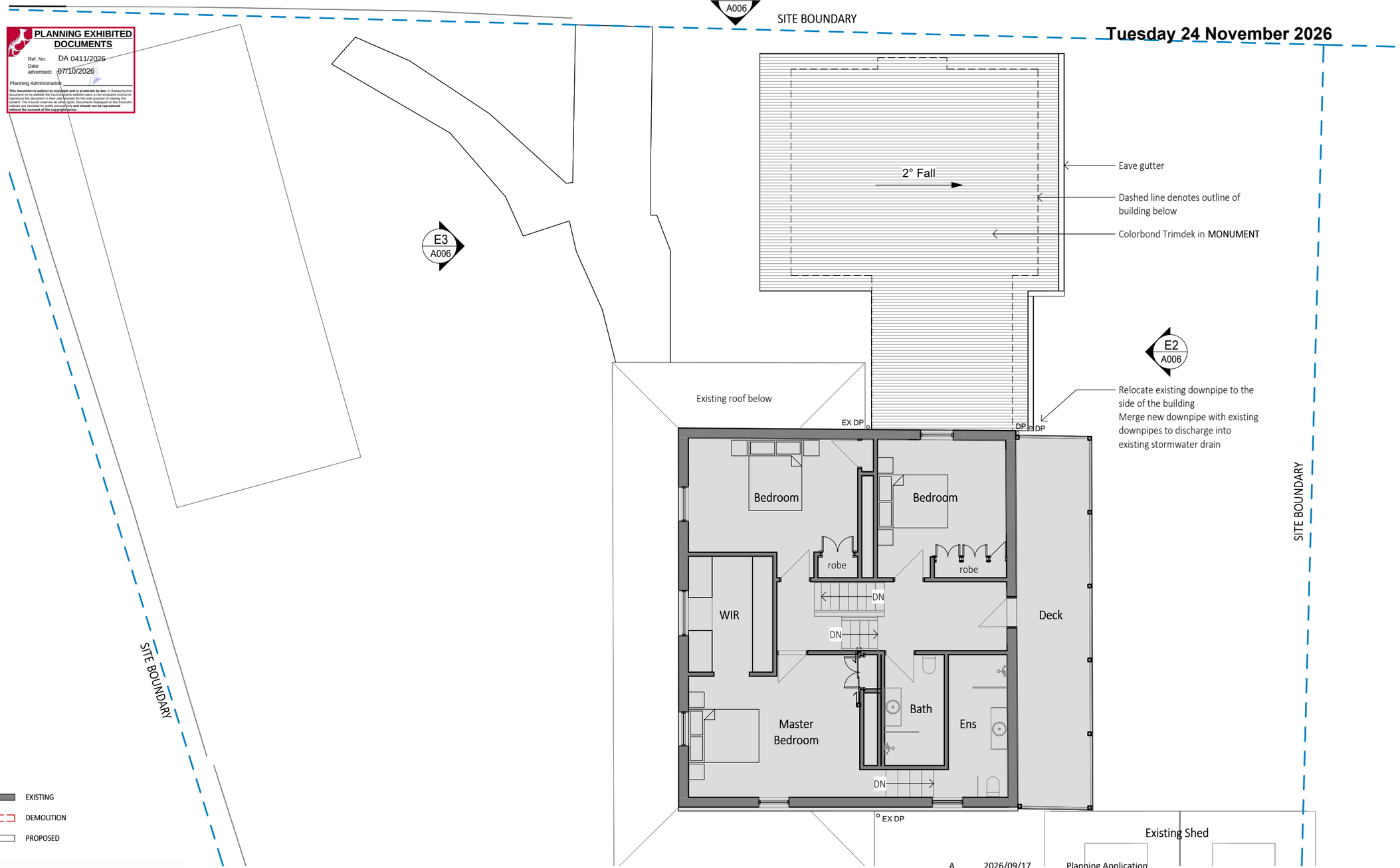
REV	DATE	DESCRIPTION
A	2026/09/17	Planning Application

PROJECT	71 DAVID ST ALTERATION & ADDITION		PROJECT # 9623
ADDRESS	71 David St Newstead 7250		DWG # A004
CLIENT	BUSHBY CREESE	SCALE @ A3 1 : 100	
DWG	PROPOSED GROUND FLOOR PLAN	DRAWN Author / CHKD Checker	ACCREDITED DESIGNER CC 5618 U

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PLANNING APPLICATION

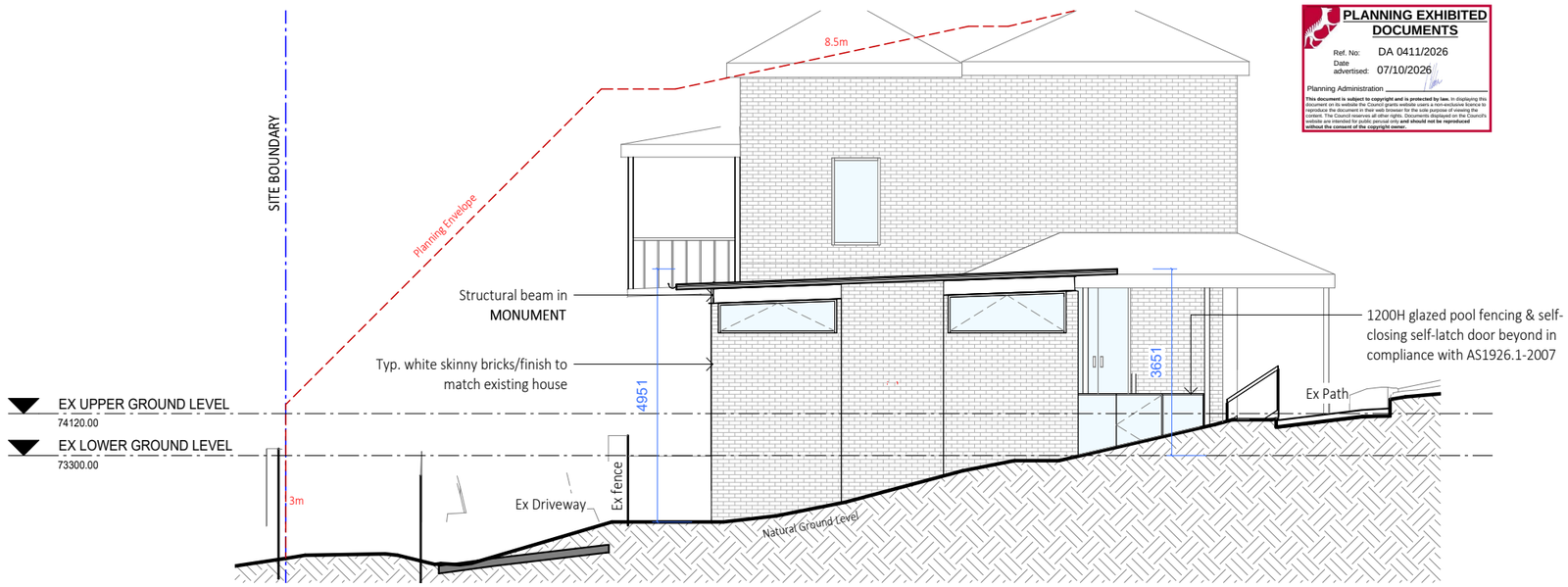
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A	2026/09/17	Planning Application

PROJECT	71 DAVID ST ALTERATION & ADDITION		PROJECT # 9623
ADDRESS	71 David St Newstead 7250		DWG # A005
CLIENT	BUSHBY CREESE	SCALE @ A3 1 : 100	
DWG	PROPOSED ROOF PLAN	DRAWN Author CHKD Checker	ACCREDITED DESIGNER CC 5618 U

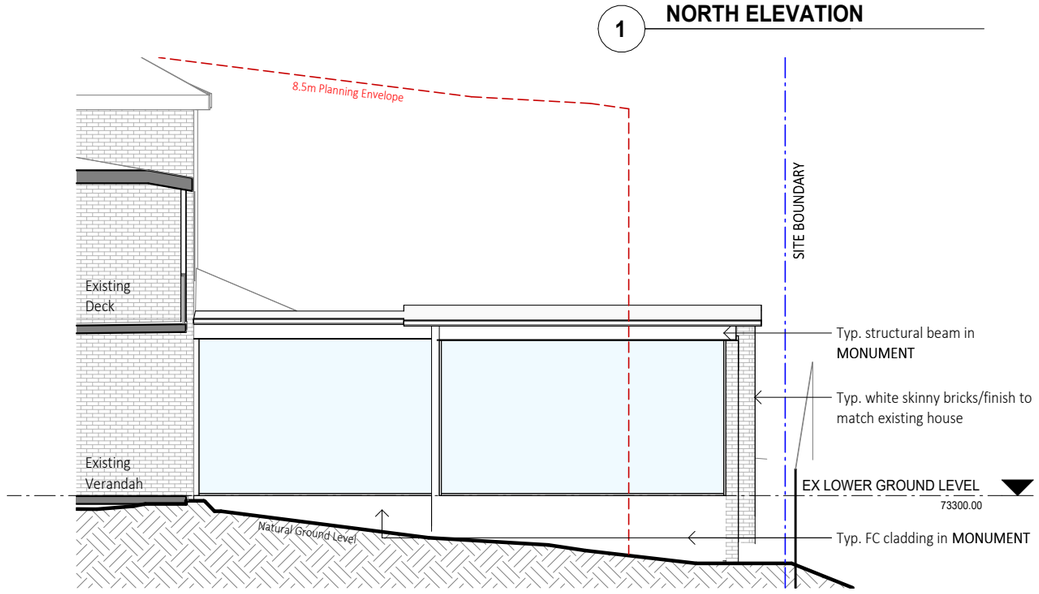
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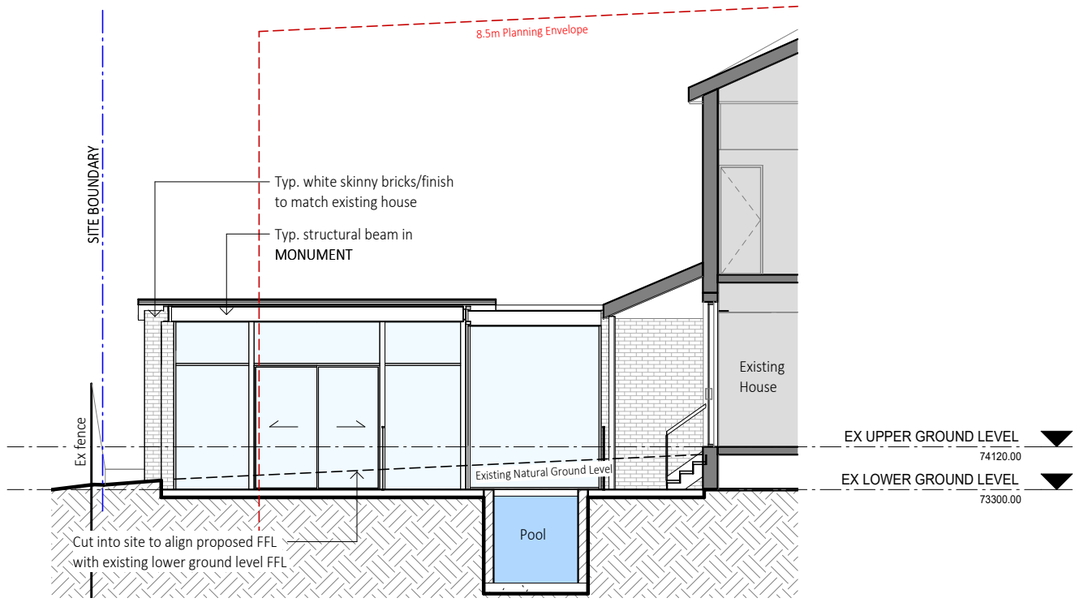
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1 NORTH ELEVATION



2 EAST ELEVATION



3 WEST ELEVATION

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PLANNING APPLICATION

REV	DATE	DESCRIPTION
A	2026/09/17	Planning Application

PROJECT	71 DAVID ST ALTERATION & ADDITION		PROJECT # 9623
ADDRESS	71 David St Newstead 7250		DWG # A006
CLIENT	BUSHBY CREESE	SCALE @ A3 1 : 100	
DWG	ELEVATIONS	DRAWN Author CHKD Checker	ACCREDITED DESIGNER CC 5618 U

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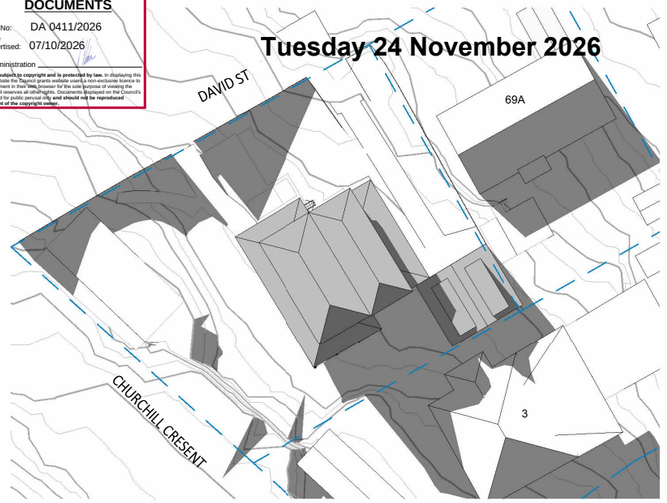
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EXISTING June 21st 9am



EXISTING June 21st 12am



EXISTING June 21st 3pm



PROPOSED June 21st 9am



PROPOSED June 21st 12am



PROPOSED June 21st 3pm

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PLANNING APPLICATION

REV	DATE	DESCRIPTION
A	2026/09/17	Planning Application

PROJECT	71 DAVID ST ALTERATION & ADDITION		PROJECT # 9623
ADDRESS	71 David St Newstead 7250		DWG # A007
CLIENT	BUSHBY CREESE	SCALE @ A3 1 : 500	
DWG	SHADOW DIAGRAM	DRAWN Author CHKD Checker	ACCREDITED DESIGNER CC 5618 U

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22nd September 2026

Launceston City Council

Re: Development Application – 71 David St Newstead - Proposed residential alteration & addition

Overview:

This proposal is for the internal alteration and external addition to the existing dwelling and associated site works, on a lot zoned for General Residential use. Please refer to the architectural drawings and associated documents provided for further detail on the proposal.

8.0 General Residential Zone

Refer to associated architectural drawings.

8.1 Zone Purpose

No specific response required.

8.2 Use Table

Residential; is permitted use (no permit required) if for a single dwelling.

8.3 Use Standards

8.3.1 Discretionary Uses

Not applicable.

8.3.2 Visitor Accommodation

Not applicable.

8.4 Development Standards For Dwellings

8.4.1 Residential Density For Multiple Dwellings

Not applicable.

8.4.2 Setbacks And Building Envelope For All Dwellings

P1. A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.

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The proposed addition will have a setback (0.6-0.9m) less than 4.5m from the David St frontage. However frontage setbacks on David St varies considerably, with several existing dwellings in close proximity sit on/very close to the David St boundary, namely:

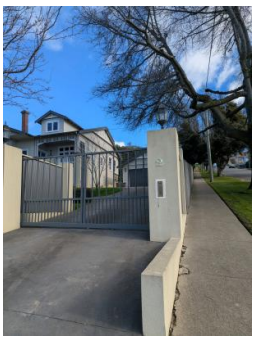


Figure 1 2 David St – approx. 0.5m setback to David St



Figure 2 76 David St – 0m setback to David St



Figure 3 57 David St – 0m setback to David St

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Figure 4 114 David St – less than 0.5m set back from David St

Therefore the proposed addition aligns with the existing David St streetscape.

A2. Not applicable.

P3. The proposed dwelling will be fully contained within the prescribed building envelope except on the northern side, but will be less than 8.5m high, at 4.9m above natural ground level at its highest point.

The proposed addition will not cause unreasonable loss of amenity to the adjoining lot. Being situated at the northeast corner of the site, it will not impact on 3 Churchill Crescent, nor on the private open space at the back of 69A David St. Facing north, it will not overshadow the north-facing front yard of 69A David St (refer shadow study). Overall it will not cause reduction in sunlight to habitable rooms or solar installations to 69A David St or 3 Churchill Cresent. The addition will be adequately separated from adjoining properties, not less than existing setbacks to the south and to the east.

8.4.3 Site Coverage And Private Open Space For All Dwellings

A1. The proposed site coverage will not be more than 50% of the site, with the proposed gross building footprint of 363m^2 being 36% of the 1012m^2 lot.

A2. The proposed addition will occupy 61m^2 of the existing 710m^2 private open space, leaving 649m^2 containing more than 24m^2 in one spot.

a) The existing private open space has a minimum horizontal dimension of not less than 4m.
b) The existing private open space is located between the dwelling and frontages.
c) The existing private open space has sections not be steeper than 1 in 10, the proposed private open space next to the addition will be level.

8.4.4 Sunlight To Private Open Space Of Multiple Dwellings

Not applicable.

8.4.5 Width Of Openings For Garages And Carports For All Dwellings

Not applicable.

8.4.6 Privacy For All Dwellings

A1. Not applicable.

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A2. Not applicable.

A3. Not applicable.

8.4.7 Frontage Fences For All Dwellings

Not applicable.

8.4.8 Waste Storage For Multiple Dwellings

Not applicable.

8.5 Development Standards For Non-Dwellings

8.5.1 Non-Dwelling Development

Not applicable.

8.5.2 Non-Residential Garages And Carports

Not applicable.

8.6 Development Standards For Subdivision

8.6.1 Lot Design

Not applicable.

8.6.2 Roads

Not applicable.

8.6.3 Services

Not applicable.

We trust that the contents of this letter and the attached documents satisfactorily address the planning requirements for this proposed development. If there are any further queries, please don't hesitate to contact us.

Yours Sincerely,

Timothy Fry – S. Group

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Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA0411/2026
Council notice date	29/09/2026
TasWater Reference No.	TWDA 2026/01274-LCC
Date of response	13/10/2026
TasWater Contact	Robert Stapleton
Phone No.	0417279866

Response issued to

Council name	CITY OF LAUNCESTON
Contact details	Planning.Admin@launceston.tas.gov.au
Development details	
Address	71 DAVID ST , NEWSTEAD
Property ID (PID)	6594778
Description of development	Alterations and Additions to Dwelling

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
S Group	"Site Plan" / Proj: 9623 – Dwg: A002	A	17/09/2026

Conditions

SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with a metered connection and sewerage system and connection(s) to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.

   Advice: The developer must ensure that only the discharge from the filtration system of the pool is connected to TasWater's sewerage system.

2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.

3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

ASSET CREATION & INFRASTRUCTURE WORKS

4. Prior to applying for a Certificate for Certifiable Works, the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.

Tasmanian Water & Sewerage Corporation Pty Ltd
GPO Box 1393 Hobart, TAS 7001
development@taswater.com.au
ABN: 47 162 220 653

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Advice: Please note that TasWater records show a second sewer connection located in the vicinity of the driveway. Further investigations are required to confirm the exact location of the sewer infrastructure.

5. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.

Advice

General
For information on TasWater development standards, please visit
https://www.taswater.com.au/building-and-development/technical-standards
For application forms please visit
https://www.taswater.com.au/building-and-development/application-information/application-for-development-services-form

Assessment Fees
A development assessment fee will be payable to TasWater in connection with this development. The applicable fee will be determined by TasWater at the relevant design approval stage in accordance with the fees approved by the Economic Regulator and in effect at that time. Applicants are encouraged to refer to the Fees and Charges section of the TasWater website for information on current fees and charges that may apply.

Important Notice Regarding Plumbing Plans and Associated Costs
The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.
TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.
Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.
Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

Service Locations
Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

a. A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
b. TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit https://www.taswater.com.au/building-and-development/service-locations for a list of companies.
c. Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Advice to the Drainage Authority
The combined system is at capacity in this area. TasWater cannot accept additional flows of stormwater into this area within the combined system over those currently discharged.

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The Drainage Authority will be required to either refuse or condition the development to ensure the current service standard of the combined system is not compromised.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

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TITLE: **4-14 Charles Street, Launceston - Signs - Installation of an illuminated billboard with third-party advertising**
FILE NO: DA0366/2026
AUTHOR: Iain More (Senior Town Planner - Policy & Projects)
APPROVER: Chelsea Van Riet (Executive Leader, Community Assets & Design)

ATTACHMENT ONE:
1 Zone Purpose

13.0 Urban Mixed Use Zone

The purpose of the Urban Mixed Use Zone is: 13.0.1 To provide for a mix of residential, retail, community services and commercial activities in urban locations. 13.0.2 To provide for a diverse range of use or development that are of a type and scale that support and do not compromise or distort the role of surrounding activity centres in the activity centre hierarchy.
Consistent The proposed development is appropriate for the site.

13.4.1 Building height

That building height: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential zones.
Consistent
A1 Building height must be not more than 10m.
Complies The proposed parapet will result in a building height of 9.7m.

13.4.2 Setback

That building setback: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential zones.
Consistent
A1 Buildings must have a setback from a frontage of: (a) not less than 3m; (b) not less than existing buildings on the site; or (c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.
Complies The parapet extension will be constructed to the front boundary, on top of the existing building built to the boundary, meeting A1(b).

13.4.3 Design

That building design and façades promote and maintain high levels of pedestrian interaction, amenity, and safety and are compatible with the streetscape.
Consistent
A2 New buildings or alterations to an existing façade must be designed to satisfy all of the following: (a) provide a pedestrian entrance to the building that is visible from the road or

publicly accessible areas of the site; (b) excluding for Residential, if for a ground floor level façade facing a frontage: (i) have not less than 40% of the total surface area consisting of windows or doorways; or (ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%; (c) excluding for Residential, if for a ground floor level façade facing a frontage, must: (i) not include a single length of blank wall greater than 30% of the length of façade on that frontage; or (ii) not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage; and (d) excluding for Residential, provide awnings over a public footpath if existing on the site or on adjoining properties.
Complies The parapet extension does not alter the exiting pedestrian access to the building, does not alter the ground level façade, nor does it propose any awnings.

C1.0 Signs Code

The purpose of the Signs Code is: C1.1.1 To provide for appropriate advertising and display of information for business and community activity. C1.1.2 To provide for well-designed signs that are compatible with the visual amenity of the surrounding area. C1.1.3 To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.
Not Consistent The proposal for a third-party billboard sign will not disrupt or compromise the safety and efficiency of vehicular or pedestrian movements. The sign does however fail in its compatibility with the visual amenity of the surrounding area due to the resulting visual clutter.

C1.6.1 Design and siting of signs

That: (a) signage is well designed and sited; and (b) signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.
Not Consistent Council engaged an independent third-party consultant who specialises in visual impact and urban amenity to assist in the assessment of the sign. The sign is not well design or sited, and contributes to the visual clutter of the site and surrounding area.
A1 A sign must: (a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and (b) meet the sign standards for the relevant sign type set out in Table C1.6, excluding for the following sign types, for which there is no Acceptable Solution: (i) roof sign; (ii) sky sign; and (iii) billboard.
Relies on Performance Criteria

As the proposed sign is a billboard sign, reliance on the performance criteria is required.
P1.1 A sign must: (a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and (b) be compatible with the streetscape or landscape, having regard to: (i) the size and dimensions of the sign; (ii) the size and scale of the building upon which the sign is proposed; (iii) the amenity of surrounding properties; (iv) the repetition of messages or information; (v) the number and density of signs on the site and on adjacent properties; and (vi) the impact on the safe and efficient movement of vehicles and pedestrians.
Does Not Comply P1.1(b) requires that the sign must be compatible with the streetscape. Streetscape is defined within the scheme as: *...means the visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setback of buildings and structures from the property boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve. For the purposes of determining streetscape for a particular site, the above matters are relevant when viewed from either side of the same street within 100m of each side boundary of the site, unless for a local heritage precinct or local historic landscape precinct listed in the relevant Local Provisions Schedule, where the extent of the streetscape may be determined by the relevant precinct provisions.* The proposal is 3.0m H x 6.0m W (18sqm) third-party advertising billboard sign. The base of the sign is 6.7m above the existing ground level. The sign will be placed onto a new parapet wall that extends 3.0m above the existing wall of the building on site. The surrounding streetscape is considered to resemble that of a commercial and vehicle centric city area. The property sits directly in front of a four-way intersection, with Wellington Street being a major throughfare for the city. North and to the east along Wellington Street are large car yards containing multiple signs and lighting, and to the west is the 'Seaport' car park, with the large 'Seaport' sign located along the flood levee. To the west is Royal Park and a bowls club, and to the south-west is the CH Smith commercial building and car park. To the east is the Harvey Norman building and car park. The streetscape visual quality is highly urban, developed, and vehicle centric. Compatibility is defined as being in broad correspondence or harmony with the existing area. This means that two things can be compatible if they can coexist without clashing, even if they are not identical. Considering the urban amenity of the surrounding area, it is unlikely the sign would impact on the amenity of surrounding properties. The sign does not propose to repeat any messages, or impact on the safety and efficiency of vehicles or pedestrians.

However, the proposed sign is large, being 3.0m H x 6.0m W (18sqm), located 6.7m off the ground level at its base. The new parapet is developed to allow the sign to be placed onto the building, however the scale of the building itself is also substantial when considering the signs placement. The location of the three existing Harper's signs on site in proximity to the proposed sign creates an environment where the density of signs is overwhelming. This culminates is a sign that is positioned to not be in harmony with the streetscape, clashing with the surrounding area due to the signs size, location, and proximity to other signs The proposal is unable to meeting P1.1(b).
P1.2 If a roof sign, sky sign or billboard, the sign must: (a) be located within the applicable zone for therelevant sign type set out in Table C1.6; (b) meet the sign standards for the relevant sign typein Table C1.6; and (c) not contribute to visual clutter or cause unreasonable loss of amenity to the surroundingarea, having regard to: (i) the size and dimensions of the sign; the size and scale of the building upon which the sign is proposed; (ii) the amenity of surrounding properties; (iii) the repetition of messages or information; (iv) the number and density of signs on the site and on adjacent properties; and (v) the impact on the safe and efficient movementof vehicles and pedestrians.
Does Not Comply A billboard sign is permissible within the zone under Table C1.6. It does not extend vertically or horizontally from the surface to which it is attached, has a maximum horizontal dimension of 6.0m and a maximum vertical dimension of 3.0m. The proposed sign meets P1.2(a) and P1.2(b). P1.2(c) requires that the sign not contribute to the visual clutter or cause an unreasonable loss of amenity to the surrounding area. Council engaged a third party, independent visual consultant to assist in determining compliance with the clause. The conclusion is that whilst the sign will not cause an unreasonable loss of amenity, it will unreasonably contribute the visual clutter. This is due to the excessive size and scale of the signage relative to the building on which it is proposed and its proximity to the existing illuminated Harper's bathroom signage immediately below. The signs size on a single storey building, coupled with the large Harpers sign immediately below the Billboard along the three other Harper's Bathroom signs causes a contribution to the visual clutter of the site and area. The signage fails to meet P1.2(c) and it is recommended that the application be refused.
A2 A sign must be not less than 2m from the boundaryof any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.
Complies

The sign is more than 2.0m from any residential zone.
P2 A sign must not cause an unreasonable loss of amenity to adjoining residential properties, having regard to: (a) the topography of the site and the surrounding area; (b) the relative location of buildings, habitable rooms of dwellings and private open space; (c) any overshadowing; and (d) the nature and type of the sign
Not Applicable
A3 The number of signs for each business or tenancy on a road frontage of a building must be no more than: (a) 1 of each sign type, unless otherwise stated in Table C1.6; (b) 1 window sign for each window; (c) 3 if the street frontage is less than 20m in length; and (d) 6 if the street frontage is 20m or more, excluding the following sign types, for which there is no limit: (i) name plate; and (ii) temporary sign.
Complies The street frontage is approximately 47.0m. The proposal is for a single billboard sign, with a total of five (5) signs total along this frontage, meeting A3(a) and A3(d).

C1.6.2 Illuminated signs

That: (a) illuminated signs are compatible with the streetscape; (b) the cumulative impact of illuminated signs on the character of the area is managed, including the need to avoid visual disorder or clutter of signs; and (c) any potential negative impacts of illuminated signs on road safety and pedestrian movement are minimised.
Consistent The level of illumination is considered appropriate.
A1 No Acceptable Solution.
Relies on Performance Criteria
P1 An illuminated sign must not cause an unreasonable loss of amenity to adjacent properties or have an unreasonable effect on the safety, appearance or efficiency of a road, and must be compatible with the streetscape, having regard to: (a) the location of the sign; (b) the size of the sign; (c) the intensity of the lighting; (d) the hours of operation of the sign; (e) the purpose of the sign; (f) the sensitivity of the area in terms of view corridors, the natural environment and adjacent residential amenity; (g) the intended purpose of the changing message of the sign; (h) the percentage of the sign that is illuminated with changing messages; (i) proposed dwell time; and (j) whether the sign is visible from the road and if so the proximity to and impact on an electronic traffic control device.
Complies

The level of illumination is proposed to be in accordance with relevant Australian Standards that ensures mitigation of obtrusive lighting effects. The sign has an ambient light sensor which limits its brightness, ensuring safety is maintained. Illumination will occur between the hours of 6.00am and 11.00pm, with the sign being non-active from 11.00pm to 6.00am. Building Tasmania (formerly the Department of State Growth) have provided advice they have no concerns with the sign so long as appropriate conditions are put in place. The illumination is considered reasonable in this circumstance and will not have an unreasonable effect on the safety, appearance, or efficiency of the road, and maintains compatibility with the streetscape.
A2 An illuminated sign visible from public places in adjacent roads must not create the effect of flashing, animation or movement, unless it is providing direction or safety information.
Complies The sign will be visible from a road and public place but will not create the effect of flashing, animation or movement.

C1.6.3 Third party sign

To: (a) provide for third party signs that are compatible with the streetscape and the character of the area in which it is proposed to be located; (b) manage the cumulative impact of third party signs on the character of an area; and (c) minimise any potential impact of third party signs on road safety.
Consistent
A1 No Acceptable Solution.
Relies on Performance Criteria
P1 A third party sign must be compatible with the natural and built environment of the surrounding area, having regard to: (a) the content of the sign; (b) the necessity for the advertisement to be in the location; (c) opportunities for alternative locations or other methods to achieve the intended purpose (e.g. eligibility for Tasmanian Visitor Information System (TVIS) signs); and (d) the likely impact on the operation and safety of a railway, road, footpath, or navigable water; and (e) any advice from a State authority.
Complies Assessment must determine whether or not the sign is compatible with the natural and built environment of the surrounding area. Previous discussion has already concluded that the surrounding environment is urban in nature, fully developed, and car centric. The sign is a third party sign that will allow advertising for businesses external to the site. The location is of importance due to its car centric environment and able to gain high exposure. On this basis it is considered necessary for the sign to be located in this location. Other opportunities on alternative locations may also be explored for the Bishopp group, but it does not negate the third part signage combability. Building Tasmania (formerly the Department of State Growth) have confirmed they do not take issue with the sign. The sign will have no impacts on the operation and safety of the road and pedestrian network.

C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts

P1 A third party sign must be compatible with the natural and built environment of the surrounding area, having regard to: (a) the content of the sign; (b) the necessity for the advertisement to be in the location; (c) opportunities for alternative locations or other methods to achieve the intended purpose (e.g. eligibility for Tasmanian Visitor Information System (TVIS) signs); and (d) the likely impact on the operation and safety of a railway, road, footpath, or navigable water ; and (e) any advice from a State authority.
Not Applicable
A1 A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code, must: (a) be not more than 0.2m²; (b) not be an illuminated sign; and (c) there must be not more than 1 sign per site.
Not Applicable
P1 A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code must be located in a manner that does not have an unacceptable impact on the local heritage significance of the place or precinct, having regard to: (a) placement to allow the architectural details of the building to remain prominent; (b) the size and design not substantially diminishing the local historic heritage significance of the place or precinct; (c) where relevant, placement in a location on the building that would traditionally have been used as an advertising area; (d) any domination or obscuring of any historic signs forming an integral part of a building's architectural detailing or local historic heritage significance; (e) using fixtures that do not and are not likely to damage building fabric; (f) not projecting above a parapet or roof line if such a projection impacts on the local historic heritage significance of the building; and (g) not using internal illumination in a sign on a local heritage place unless it is demonstrated that such illumination will not detract from the local historic heritage significance of the place or precinct.
Not Applicable

C2.0 Parking and Sustainable Transport Code

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

C2.1.6 To provide for parking precincts and pedestrian priority streets.
Consistent Whilst the code is applicable to all development, as there is no change in access or parking, the clauses within the code are not applicable.

C14.0 Potentially Contaminated Land Code

The purpose of the Potentially Contaminated Land Code is: C14.1.1 To ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.
Consistent

C14.6.1 Excavation works, excluding land subject to the Macquarie Point Development Corporation Act 2012

That works involving excavation of potentially contaminated land, excluding on land subject to the *Macquarie Point Development Corporation Act 2012,* do not adversely impact on human health or the environment.
Consistent
A1 Excavation, excluding on land subject to the *Macquarie Point Development Corporation Act 2012,* must involve less than 250m^3 of site disturbance.
Complies No site disturbance is proposed.

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Planning Report

Proposed illuminated signage

4-14 Charles Street

Launceston

Prepared by:

V1.2 – 08/09/26

TOWN PLANNING SOLUTIONS



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Version: 2, Version Date: 21/09/2026

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TOWN PLANNING SOLUTIONS

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Document Issue Status

Ver.	Issue Date	Description
1.0	19/08/26	Planning Application

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Introduction

Town Planning Solutions Pty Ltd was engaged by Bishopp Signs to seek planning approval for installation of a new digital billboard sign at 4-14 Charles Street, Launceston.

This report addresses this proposal and provides an assessment against the *Tasmanian Planning Scheme - Launceston*.

This report was prepared by Mick Purves, Principal and Director of Town Planning Solutions Pty Ltd.

Mick is a qualified and practising Town Planner with a Bachelor of Environmental Design and a Master of Town Planning from the University of Tasmania. Mick is a member of the Planning Institute of Australia, a Certified Practising Planner and current President of the Tasmanian Division of the Institute.

Mick has 31 years' experience in the development industry and 26 years post-graduate experience working as a town planner and manager in Local Government and consultancy.

Proposal documents

Documents to support this proposal are:

- Plans by Building Consents, sheets A01, A02, A03, A04 & A05, revision C, issued 06.07.26,
- Author's photos of existing conditions;
- Traffic Impact Report, O'Brien Traffic 7 September 2026
- Kern Consultants letter, 7th September 2026

Abbreviations

Scheme	Tasmanian Planning Scheme – Launceston
Site	4-14 Charles Street, Launceston, Certificate of Title 138251/2, PID 6672609
Proposal	installation and use of a new parapet wall and illuminated, digital billboard sign
Proposal Plans	Plans by Building Consents, sheets A01, A02, A03, A04 & A05
TIA	Traffic Impact Report, O'Brien Traffic

Note: all images by author, unless noted otherwise.

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Proposal

Approval is sought for installation and use of a new illuminated digital billboard sign on the north western face of an extended parapet wall at 4-14 Charles Street, Launceston (Site) , as shown in the following figures

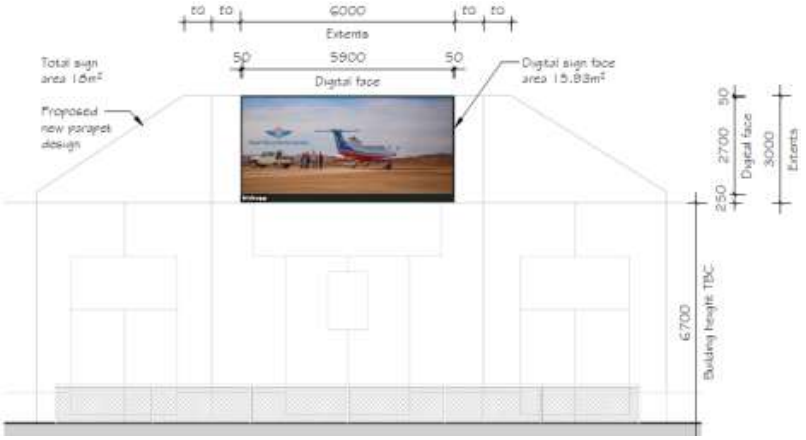


Figure 2.



Figure 1 – Proposed site plan, illuminated billboard sign
Source: proposal plans

The proposed sign is comprised of:

- An extension to the existing parapet wall of the building, with a timber or metal frame to an engineer's specification, fibre cement sheet cladding and paint finish to match the existing building;
- The illuminated billboard sign, measuring 3.0 x 6.0 metres overall, with an advertising face of 5.9 x 2.7 metres, with advertising messages changing at 30 second intervals; and
- An inbuild lighting control system to adjust luminance to reflect the conditions across the day and night.

The proposed sign will display messages both related to the subject property and for independent third parties. The proposed hours of illumination are 6.00am to 23.00pm, consistent with section 3.2.1 of *AS / NZS 4282: 2023 Control of the obtrusive effects of outdoor lighting*.

The proposed parapet extension and sign were located on the site to achieve the following:

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- highlight the corner nature of the subject building;
- provide the best viewing angle to approaching traffic heading south on the East Tamar Highway and east on Home Point Parage, as shown in **Error! Reference source not found.**;
- a setback from the title boundary to enable the proposed sign to be located wholly within the subject site; and
- be above the normal viewing angles of traffic approaching, refer Figure 3 and Figure 4.

The proposed sign will include static messages, with no movement or animation. Luminence of the proposed sign can be remotely adjusted to suit ambient conditions, with control mechanisms as described in the Kerns Consulting letter. Typical levels may be:

- Daytime: 6000 cd/m^2;
- Dawn/dusk: 600 cd/m^2;
- Night: 300 cd/m^2.

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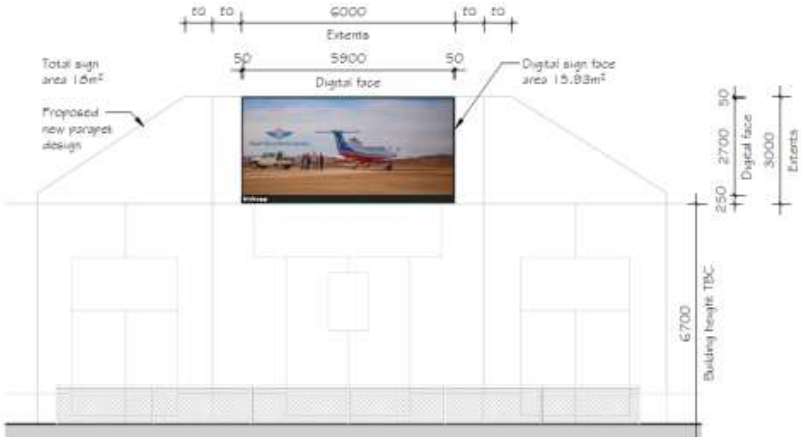


Figure 2 – Proposed Mount Street elevation
Source: proposal plans



Figure 3 – Artists impression, proposed illuminated billboard sign viewed from East Tamar Highway
Source: proposal plans



Figure 4 – Artists impression, proposed illuminated billboard sign from Home Point Parade
Source: proposal plans

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Following review of established signs in the area, individual sign messages within the sign will change at 30 second intervals, which is consistent with industry practice for similar signs.

In addition to this, the following is noted:

- the proposal is located within and adjoining established commercial precincts for mixed office retail, bulky goods, and food services that supports the Launceston Central Business District;
- the site adjoins the East Tamar Highway and established commercial precincts with substantial existing night time lighting for both road safety, site security and existing commercial signage;
- the nearest residential properties that would possibly be exposed to light wash are located on seaport Boulevard, separated from the proposal by the East Tamar Highway Corridor and the existing carpark owned by the City, both of which experience high levels of night time illumination;
- night-time light wash was designed to be below the 2.5 lux allowed under Table 3.2 in AS / NZS 4282: 2023;
- the main tenant of the site will be provided with an advertisement on the proposed sign, and nearby operators invited to advertise; and
- the proposed rotation of messages in the sign was assessed by a recognised traffic engineer and is not expected to have adverse impacts on the streetscape.

Further details of the proposed signs are shown on the plans by Building Consents.

Detailed advice on traffic was provided in the O'Brien Traffic Report including an assessment against the requirements of Table C1.1 from the Austroads publication, *Guide to Traffic Management Part 13: Safe System Approach to Transport Management*. and response that addressed the traffic related issues in performance criteria from C1 Signs Code of the Scheme.

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The Site

The site (site) is 4-14 Charles Street, Launceston, Certificate of Title 38251/2, PID 6672609.

A copy of the land title was provided with the application.



Figure 5 - site and context
Source: Listmap

The site is described as follows:

- it is a generally rectangular shape on the eastern side of the East Tamar Highway and south of William Street;
- it is located on the north eastern edge of the established CBD for Launceston;
- the existing use is for building supplies sales and warehousing (Harper Bathrooms) and associated car parking (which do not part of the current application);
- it has a bitumen surface and contains an existing single storey concrete warehouse and retail showroom;
- it is accessed from Charles Street;
- immediately adjoining uses are all roads or highways;
- nearby land uses include the Harvey Norman complex to the east, the commercial uses and office space to the south, Home Point and the Seaport west (across the Highway) and the Jackson Motor Company Complex to the north;
- LISTmap advised the subject title has an area of 1902 m^2;
- the site has a gentle slope down from Charles Street to the north and west; and
- it has connections to reticulated water, stormwater and sewer services.

The existing site conditions are shown in the proposal plan and reproduced at Figure 5, with the site outlined in red. Site conditions during both day and night are shown from Figure 6 to Figure 10 inclusive.

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Figure 6 – existing site conditions from William Street



Figure 7 – existing night streetscape in Charles Street, showing subject site



Figure 8 – existing site conditions, showing nearby traffic signals



Figure 9 – existing night time streetscape

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Figure 10 – long range view of existing night time streetscape

Established Billboard Signage

The site is located on the north western edge of the Launceston CBD.

As with any CBD area, the CBD contains some existing billboard, illuminated and pylon signage consistent with the size and location of the proposed sign.

A visual survey of the CBD area identified that the surrounding area contains a relatively high density of various types of signs, including billboard and 3rd party signs within the CBD, consistent with its location adjacent Charles Street/East Tamar Highway and the established operations surrounding the subject site.

In addition, the Council recently approved the installation of LED advertising signage for the Jackson Motor Vehicle complex at 29-31 Charles Street, Launceston. A double sided LED pylon sign with changing messages related to both the subject site and external third parties was recently installed at Charles Street entrance to the Jackson Motor Vehicles site. This sign displays messages that both relate to the subject site and third parties. A site inspection identified messages change at approximately 13 second intervals.

Part 5 Agreement

The title has a section 712 agreement attached (reference C419114) to it to address the initial development of the site for the current buildings. This agreement is not impacted by and does not impact the proposal.

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Planning Scheme

The site is located within the Launceston Council and therefore subject to the *Tasmanian Planning Scheme – Launceston* (Scheme).

LISTmap identified the site as within the Urban Mixed Use zone and subject to the following;

- Airport Obstacle Limitation overlay;
- A parking precinct plan under C2 Car Parking and Sustainable Transport Code; and
- No other overlays, codes or provisions under the Local Provisions Schedule.

The Scheme documents were obtained from the LISTmap and Tasmanian Planning Commission websites on 1 August 2026.

Pursuant to clause 6.2.6, development for signs does not need to be assigned to a use class.

As previously noted, the property was not identified as subject to the Local Historic Heritage Code.

13.0 Urban Mixed Use Zone

Pursuant to clause 6.2.6, the use provisions under the Urban Mixed Use zone are not relevant to the proposal, as it is for signage.

The Use Table and Use standards at clauses 16.2 and 16.3 of the Scheme do not apply.

The use is therefore permitted.

13.4 Development Standards for Building and Works	
13.4.1 Building height	
A1 Building height must be not more than 10 m.	The proposal plans identify the signage will have a maximum height of 9.7 metres. Complies with A1.
A2 Building height: (a) within 10m of the General Residential Zone must be not more than 8.5m; or (b) within 10m of an Inner Residential Zone must be not more than 9.5m.	Not applicable.
13.4.2 Setbacks	
A1 Buildings must be: (a) not less than 3m; (b) not less than existing buildings on the site; or (c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.	The proposal is located to be build up to and in line with the existing building to the frontage on William Street and East Tamar Highway. It is therefore built to the frontage. Complies with A1(a).
A2 Buildings must have a setback from an adjoining property within a General Residential Zone or Inner Residential Zone of not less than: (a) 3m; or (b) half the wall height of the building, whichever is the greater.	Not applicable.

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A3 Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a General Residential Zone or Inner Residential Zone.	Not applicable.
13.4.3 Design	
A1 New buildings must be designed to satisfy all of the following: (a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places; (b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof; (c) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places; and (d) provide external lighting to illuminate external vehicle parking areas and pathways.	The proposal is for illuminated billboard signage. In response to the specific criteria: (a) - (c) are not relevant to the proposed structure; and (d) the signage does not seek to alter the existing approved layout or lighting. We submit that the considerations under A1 are not relevant to the current proposal, as it is for signage only. We submit that 13.4.3 A1 is not an applicable standard under section 5.6 of the Scheme. If Council forms a different opinion, we submit that the proposed parapet and signage complies with the requirements of A1, in so far as they can be applied to the proposed development. Complies with A1.
A2 New buildings or alterations to an existing façade must be designed to satisfy all of the following: (a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site; (b) if for a ground floor level façade facing a frontage: (i) have not less than 40% of the total surface area consisting of windows or doorways; or (ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%; (c) if for a ground floor level façade facing a frontage must: (i) not include a single length of blank wall greater than 30% of the length of façade on that frontage; or (ii) not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage; and (d) provide awnings over a public footpath if existing on the site or on adjoining properties.	The proposal is for illuminated billboard signage. We submit that the considerations under A2/P2 are not relevant to the current proposal, as it is for signage only. We submit that 16.4.3 A2/P2 is not an applicable standard under section 5.6 of the Scheme. If Council forms a different opinion, we submit that the proposed parapet wall and signage does not propose any alterations to the approved structures that would require assessment under A2/P1. Complies with A2.

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13.4.4 Fencing	Not applicable.
13.4.5 Outdoor storage areas	Not applicable.
13.4.6 Dwellings	Not applicable.
13.5 Development Standards for Subdivision	. Not applicable.

The proposal complies with all of the relevant standards for development within the Urban Mixed Use zone. The assessment allows the proposed signage to be considered for approval.

Codes

The proposal was assessed against the Codes of the Scheme, and it was determined that C1.0 Signs Code applied.

The assessment identified that the following codes were not applicable to the application:

C2.0 Parking and Sustainable Transport Code
C3.0 Road and Railway Assets Code
C4.0 Electricity Transmission Infrastructure Protection Code
C5.0 Telecommunications Code
C6.0 Local Historic Heritage Code
C8.0 Scenic Protection Code
C9.0 Attenuation Code
C10.0 Coastal Erosion Hazard Code
C11.0 Coastal Inundation Hazard Code
C12.0 Flood-Prone Areas Hazard Code
C13.0 Bushfire-Prone Areas Code
C14.0 Potentially Contaminated Land Code
C15.0 Landslip Hazard Code
C16.0 Safeguarding of Airports Code (note, the site is below the 316 AHD overlay trigger for application of this code and therefore exempt).

C1.0 Signs Code

The proposed signage was described in Figure 3 through Figure 4 inclusive.

C1.2.1 Unless otherwise stated in a particular purpose zone, this code applies to all development for signs, unless the following clauses apply: …	Code applies to the proposal.
C1.3.2 Sign type definitions	
C1.3.2.1 Each sign must be categorised into one of the defined sign types described below in Table C1.3. If a sign does not readily fit a defined sign type, it must be categorised into the most similar sign type.	The proposed signage is most similar to the following definition: Billboard sign *means a structure either freestanding or attached to a building designed to accommodate standard billboards, the message of which may be changeable and variable.* This definition is the most relevant description of the proposed signage. The proposal is therefore a Billboard sign.

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C1.4 Development Exempt from this Code	
C1.4.1 A sign listed in Table C1.4 is exempt from this code, provided it complies with the relevant requirements.	Not applicable, as the proposal is for illuminated billboard signage.
C1.6 Development Standards for Buildings and Works **C1.6.1 Design and siting of signs**	
P1.1 A sign must: (a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and (b) be compatible with the streetscape or landscape, having regard to: (i) the size and dimensions of the sign; (ii) the size and scale of the building upon which the sign is proposed; (iii) the amenity of surrounding properties; (iv) the repetition of messages or information; (v) the number and density of signs on the site and on adjacent properties; and (vi) the impact on the safe and efficient movement of vehicles and pedestrians.	The proposed billboard sign requires assessment against P1. (a) Urban Mixed Use is an applicable zone for the Billboard signage under Table C1.6; (b) the location, size, type and composition of the proposed sign is consistent with the various locations, types and designs of established signs on the site, recently existing on the adjoining site and within the wider area, noting the following: (i) the proposed sign is within the range of sizes and types of existing signs on the site, adjoining properties, the wider Launceston CBD and the Seaport precinct; (ii) the proposed sign forms a minor component of both the existing and proposed building facades that face William Street and the East Tamar Highway; (iii) the subject site and surrounding properties to the east of Charles Street/ East Tamar Highway are all commercial in nature and have amenity that provides for extensive illumination of sites and signage at and setback from the street frontages. Existing signs are located on parapets and walls, freestanding and in other locations. Nearby sites have a range of sign types, including billboards, blades, pylons and substantive wall signs and illumination. Recent installations establish LED signs in the immediate area, that will have similar impacts to the streetscape and amenity of the wider area. The proposed sign will not have a negative impact the amenity of the adjoining properties (iv) messages will be rotating on a 30 second dwell time, with no short term repetition of messages following specialist advice to Bishopp Signs; (v) the subject facades of the existing building on the site contains three large wall signs, a pylon sign and awning fascia signs that identify the tenant There are no directly adjoining sites, due to the location and surrounding road network.

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	The Jackson Motor Vehicles site has multiple pylon, wall, billboard, fascia and canopy and vertical banner signs both around the perimeter and within the site. Much of that signage is illuminated and the pylon sign contains a double sided changing LED sign. The Harvey Norman complex contains multiple wall and pylon signs both on the buildings and along each road frontage. These signs are of a comparable nature and size. The CH Smith site contains multiple office buildings, with those closest to the site containing multiple vertical banner signs attached to the building. (vi) the proposed sign is located to avoid impact on passing and parked vehicles and pedestrians on the subject site and William and Charles Street/East Tamar Highway. The elevated nature of the sign is expected to have no impact on the safety of vehicles and pedestrians close to the proposed sign. Sections 4 and 5 of the Obrien Traffic Report provided an assessment on potential impacts to traffic on the West Tamar Road, concluding that there should not be any safety or operational impacts of the proposed sign. The proposal complies with the relevant requirements and is compatible with the established streetscape and is supported by expert advice from traffic consultants. Complies with P1.1.
P1.2 If a roof sign, sky sign or billboard, the sign must: (a) be located within the applicable zone for the relevant sign type set out in Table C1.6; (b) meet the sign standards for the relevant sign type in Table C1.6; and (c) not contribute to visual clutter or cause unreasonable loss of amenity to the surrounding area, having regard to: (i) the size and dimensions of the sign; (ii) the size and scale of the building upon which the sign is proposed; (iii) the amenity of surrounding properties; (iv) the repetition of messages or information; (v) the number and density of signs on the site and on adjacent properties; and	In response: (a) Urban Mixed Use is an applicable zone for billboard signage under Table C1.6; (b) the sign complies with the height and width standards for billboard signs in Table C1.6; and (c) the earlier figures in this report identified that the area in question contained a significant amount of signage and other improvements that competed for visual attention from a wide range of viewing points. While the proposed sign will add to the existing signage on the subject site, it is consistent with the range, location and tyles of signs within the area and will not cause an unreasonable loss of amenity as a result. It is submitted that the proposed sign will not result in an unreasonable loss of amenity to the surrounding area noting the following:

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(vi) the impact on the safe and efficient movement of vehicles and pedestrians.	(i) the size and dimensions of the proposed sign are consistent with established signage in the local area, noting that it is set against the streetscape of the Launceston CBD; (ii) the proposed sign is supported by the extended parapet wall and forms a minor component of the overall the subject wall face and building. The building also sits low within the immediate landscape and is viewed against the skyline created by this section of the Launceston CBD; (iii) the amenity of the subject and surrounding properties is commercial in nature, and utilitarian for Charles Street, with extensive illumination for both the road and the adjoining properties. The nearest sensitive (residential) uses are located at the Seaport, a minimum of approximately 130 metres to the north west and separated from the subject site by the Charles Street/ East Tamar Highway corridor. Given the nature of adjoining and nearby land uses, no adverse amenity impacts are expected as a result of this application; (iv) the O'Brien Traffic advice confirmed that the proposed rotation of messages within the proposed sign is not expected to have adverse impacts on the safety of the nearby roads, and amenity of the area; (v) the proposed sign is consistent with the density and range of established signs (both third party and otherwise) within the wider area in terms of size, location, illumination and content on the site and on adjacent properties. The density of signage will remain unchanged, while the number of signs on the site will be increased by one; and (vi) the expert advice in the O'Brien Traffic Report concluded the location, illumination, and rotation of content will not have a detriment on the safe and efficient movement of vehicles on the adjoining street network. We submit that the proposal complies with the relevant requirements, does not cause an unreasonable loss of amenity to the surrounding area. Complies with P1.2.
A2 A sign must be not less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.	The site is not within 2 metres of a boundary of the specified zones. Complies with A2.

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A3 The number of signs for each business or tenancy on a road frontage of a building must be no more than: (a) 1 of each sign type, unless otherwise stated in Table C1.6; (b) 1 window sign for each window; (c) 3 if the street frontage is less than 20m in length; and (d) 6 if the street frontage is 20m or more, excluding the following sign types, …	A single billboard sign is proposed. Complies with A3.
C1.6.2 Illuminated signs	
P1 An illuminated sign must not cause an unreasonable loss of amenity to adjacent properties or have an unreasonable effect on the safety, appearance or efficiency of a road, and must be compatible with the streetscape, having regard to: (a) the location of the sign; (b) the size of the sign; (c) the intensity of the lighting; (d) the hours of operation of the sign; (e) the purpose of the sign; (f) the sensitivity of the area in terms of view corridors, the natural environment and adjacent residential amenity; (g) the intended purpose of the changing message of the sign; (h) the percentage of the sign that is illuminated with changing messages; (i) proposed dwell time; and (j) whether the sign is visible from the road and if so the proximity to and impact on an electronic traffic control device.	Assessment against P1 is required. In response to the specific criteria: (a) the location of the proposed sign is within the boundaries of the site and consistent with the location, type and extent of established signs on existing buildings within the local area and recently approved ; (b) the proposed sign is consistent with the range of existing signage within the precinct; (c) LED billboards use relatively low intensity lighting with automatic controls to respond to ambient conditions, following the Kerns Consulting advice to minimise adverse impacts to the adjoining uses and the road network; (d) the proposed hours of illumination are 6.00am to 23.00pm, consistent with *AS / NZS 4282: 2023 Control of the obtrusive effects of outdoor lighting*; (e) the purpose of the sign is for site specific and third party signage, consistent with the nature of signage within the CBD of a regional city and surrounding area; (f) the O'Brien Traffic Report assessed the proposal against the Austroads requirements for digital signs at Table 1 and determined that it complied. There are no sensitive viewing corridors that will be impacted by the proposal, effectively eliminating reasonable impacts on view corridors. There are no natural environment or adjacent residential amenity issues to consider with the illumination; (g) the intended purpose of the changing messages is for advertising for the subject site and remote businesses; (h) the proposal includes advertising messages that change on a 30-second basis;

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	(i) the dwell time will be 30 seconds, consistent with similar established signage within Launceston; and (j) the Traffic Impact Assessment concluded the proposed illuminated sign should not have an adverse impact on the safety of the nearby roadway or nearby electronic traffic control devices. The location, content and illumination of the proposed signage is consistent with illumination of existing streetscape and will not impact the safety or efficiency of the adjoining streets or amenity of the existing area. Complies with P1.
C1.6.3 Third party sign	
P1 A third party sign must be compatible with the natural and built environment of the surrounding area, having regard to: (a) the content of the sign; (b) the necessity for the advertisement to be in the location; (c) opportunities for alternative locations or other methods to achieve the intended purpose (e.g. eligibility for Tasmanian Visitor Information System (TVIS) signs); and (d) the likely impact on the operation and safety of a railway, road, footpath, or navigable water ; and (e) any advice from a State authority.	The proposed billboard includes third party billboard signage and requires assessment against P1. The subject site is within an established CBD that retains relatively few remaining natural values. The proposed sign is located on an existing building, and requires no alteration or impacts to natural values. The surrounding environment contains established third party signs. In response to the specific criteria: (a) the content of the sign is consistent with established third party signage in the CBD area, and provides advertising space for not only the subject business, but also others in the immediate area; (b) the site enjoys significant exposure to passing traffic, identified by averaged daily traffic volumes by the Department of State Growth data as in excess of 99,000 vehicles per week heading south on the Highway[1]. The highly exposed nature of the subject site and the existing buildings on the corner provide good visibility that allows placement of a single, illuminated billboard sign to address passing traffic in a location that is visually separated from traffic signals and signage, but retains good exposure; (c) there are no other sites with such high visibility to traffic on the Highway that are form the built edge to the Launceston CBD or may accommodate third party signage in such a location with prominent exposure to approaching traffic, while being on private land. The opposite side of Charles Street is public land that is not suited to billboard or third party advertising, while the commercial

[1] State Growth Tasmanian Traffic Data Site

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	uses opposite on William Street are unlikely to allow any extensive third party advertising. The proposal is commercial in nature and is not suitable for other signage types such as information, directional or Tasmanian Visitor Information System signs; (d) the Traffic Impact Assessment by O'Brien Traffic provided a detailed analysis of the design, operation and potential impacts of the proposed billboard sign. Sections 4 and 5 of that report concludes the proposed billboard will not impact the operation and safety of a railway, road, footpath, or navigable water ; and (e) advice was not sought from State agencies. Complies with P1.
C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts	Not applicable.

The application complies with the relevant standards within the Signs Code and was supported by expert advice on potential traffic impacts. The proposal may be considered for approval.

Conclusion

The proposal seeks approval for a new parapet wall and LED Billboard sign at 4-14 Charles Street, Launceston. .

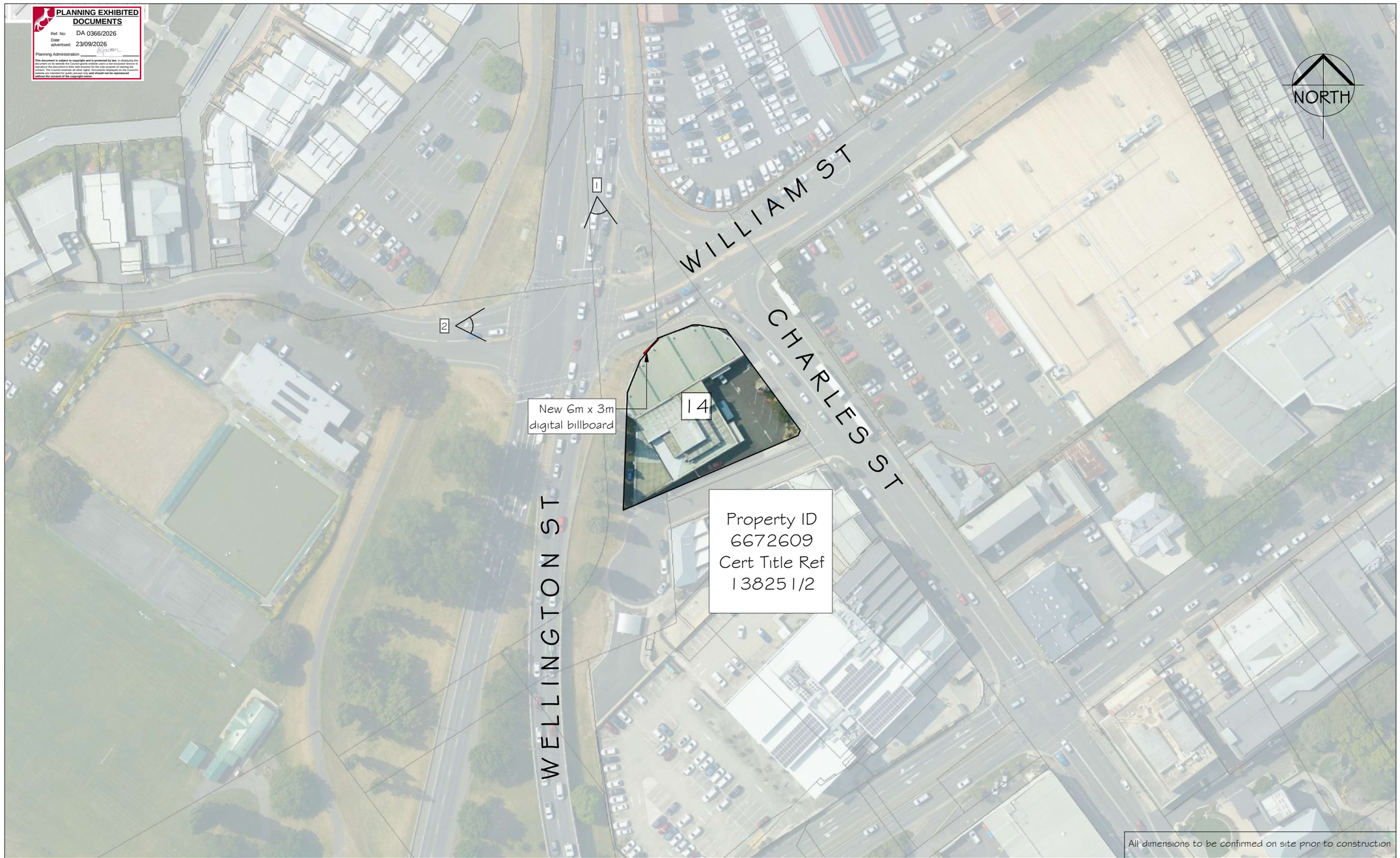
The site is located within the extents of the established Launceston CBD and is consistent with the established billboard and illuminated signage within the local area and wider CBD area.

As third party illuminated billboard signage, discretion is mandated under C1 Signs Code. The proposal complied with all relevant acceptable solutions and demonstrated compliance with the performance criteria for signage. The proposal was supported with detailed traffic advice from a traffic engineer, that provided detailed assessment against issues and criteria in the planning scheme.

The proposal demonstrated compliance with all relevant standards from the Scheme.

We request the application be assessed, notified and that a permit is issued in due course.

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All dimensions to be confirmed on site prior to construction

REV.	DATE	DESCRIPTION
A	09.10.25	For comment
B	02.07.26	Revised position
C	06.07.26	Revised position and parapet

Building Consents
duane@buildingconsents.nz
MOB 021 275 4755
www.buildingconsents.nz

4-14 Charles St, Launceston, TAS, 7250

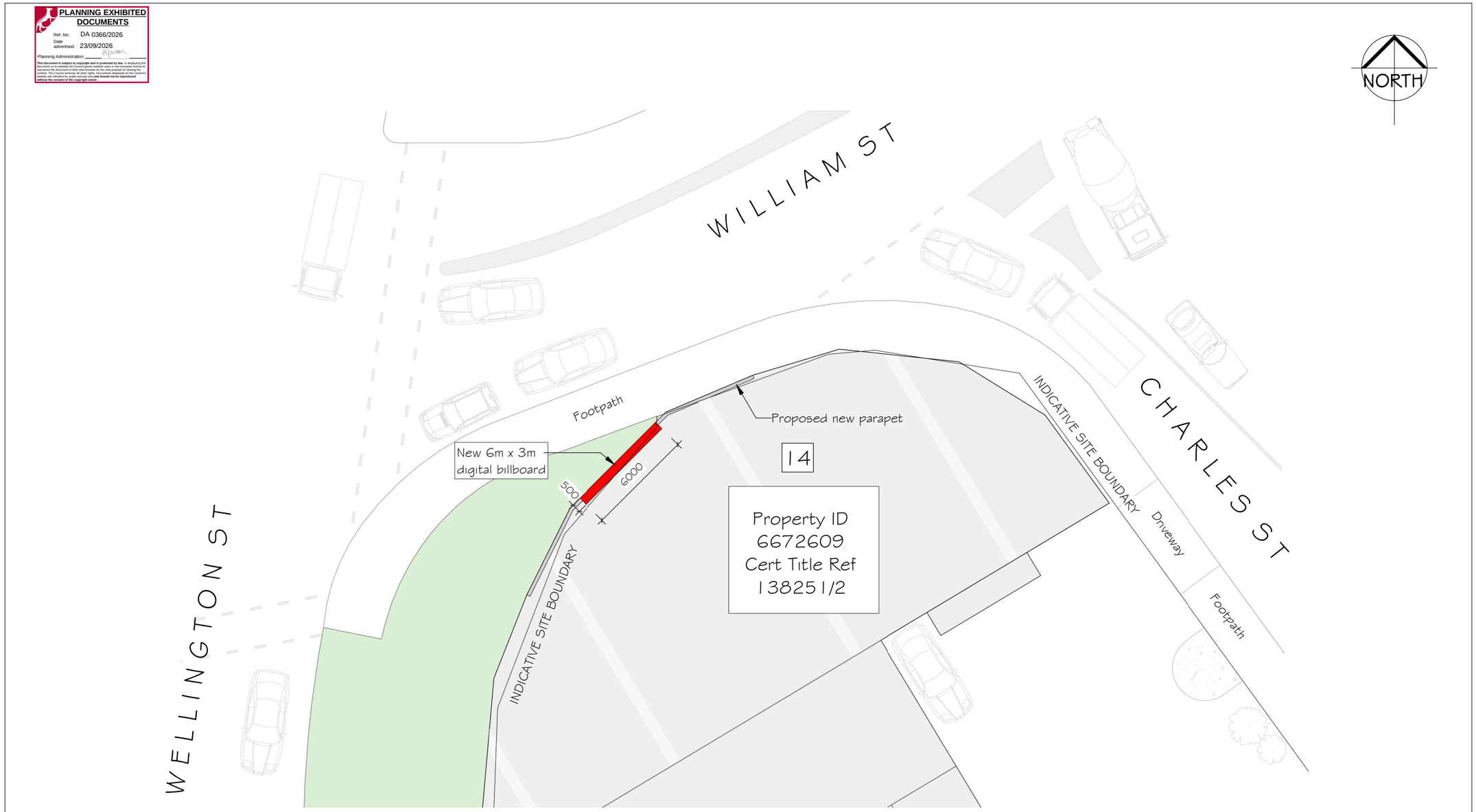
Location Plan

DRAWING NO. A01 | REVISION C

SCALE at A3 1 : 1000

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MOB 021 275 4755
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4-14 Charles St, Launceston, TAS, 7250

Site Plan

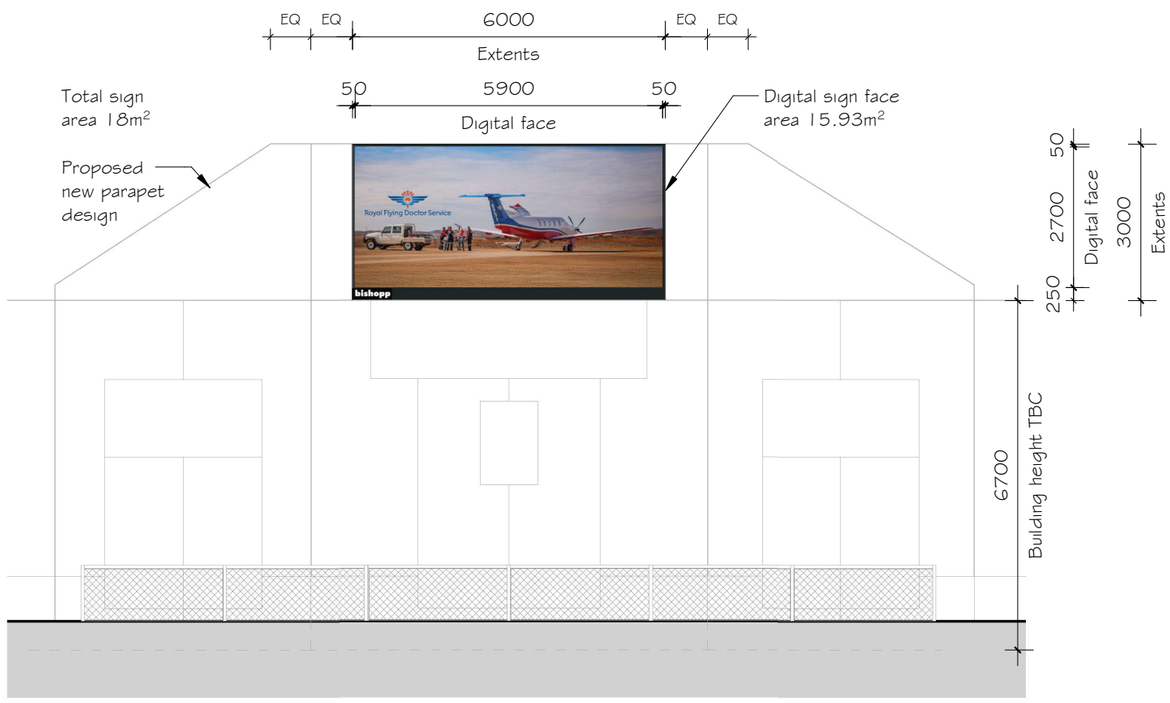
DRAWING NO. A02

REVISION C

SCALE at A3
1 : 200

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1 NW Elevation - Cnr of Wellington St and William St
1 : 100

All dimensions to be confirmed on site prior to construction

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C	06.07.26	Revised position and parapet

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duane@buildingconsents.nz
MOB 021 275 4755
www.buildingconsents.nz

4-14 Charles St, Launceston, TAS, 7250

NW Elevation - Cnr Wellington St and William St

DRAWING NO. A03
REVISION C
SCALE at A3
1 : 100

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B	02.07.26	Revised position
C	06.07.26	Revised position and parapet

Building Consents
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MOB 021 275 4755
www.buildingconsents.nz

4-14 Charles St, Launceston, TAS, 7250

View 1 - Indicative only

DRAWING NO. A04

REVISION C

SCALE at A3

Document Set ID: 5421765
Version: 2, Version Date: 21/09/2026



All dimensions to be confirmed on site prior to construction

REV.	DATE	DESCRIPTION
A	09.10.25	For comment
B	02.07.26	Revised position
C	06.07.26	Revised position and parapet

Building Consents
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MOB 021 275 4755
www.buildingconsents.nz

4-14 Charles St, Launceston, TAS, 7250

View 2 - Indicative only

DRAWING NO. A05

REVISION C

SCALE at A3
1 : 1

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TRAFFIC IMPACT ASSESSMENT

PROPOSED DIGITAL ADVERTISING SIGN

4-14 CHARLES STREET, LAUNCESTON, TASMANIA

7 SEPTEMBER 2026

Document Set ID: 5421765
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4-14 CHARLES STREET, LAUNCESTON, TAS

CLIENT: Bishopp Outdoor Advertising

OBT JOB NUMBER: 30066

Suite 2.03, 789 Toorak Road
Hawthorn East, Victoria 3123

T: 61 3 9804 3610
W: obrientraffic.com

ABN 55 007 006 037

VERSION	DATE	ISSUE	PREPARED BY	REVIEWED BY
30066 Report V2	7 September 2026	Final	Urmila Karki	Deborah Donald



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5	ADVERTISING SIGNS – ROAD SAFETY ISSUES	7
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1 INTRODUCTION

O'Brien Traffic has been engaged by Bishopp Outdoor Advertising to prepare a traffic impact assessment report in relation to a proposed digital advertising sign to be erected at 4-14 Charles Street, Launceston (TAS).

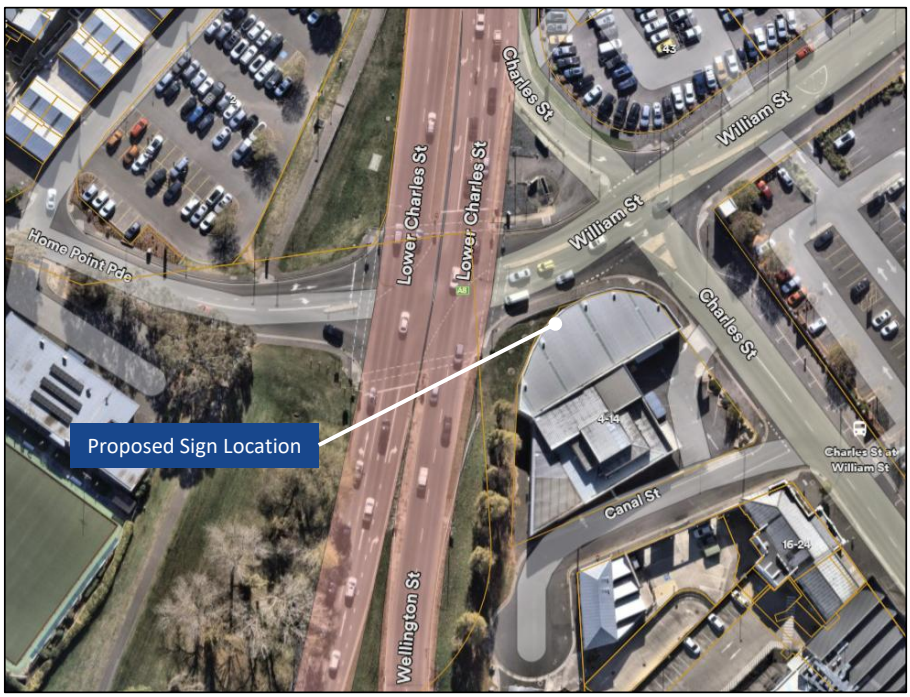
In the course of preparing this report:

- Plans and relevant documents relating to the proposed sign have been examined;
- A desktop review of the site and surrounding area has been undertaken; and
- The traffic and road safety implications of the proposal have been assessed.

2 THE PROPOSAL

It is proposed to install a digital advertising sign at 4-14 Charles Street, Launceston.

The proposed advertising sign will be positioned approximately 4.5 metres south of William Street and oriented to face traffic travelling south along Lower Charles Street (East Tamar Highway) and traffic travelling east along Home Point Parade. A locality plan is provided in **Figure 1**. Details of the proposed sign are shown in **Figure 2** and **Figure 3.**



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FIGURE 1: LOCALITY PLAN

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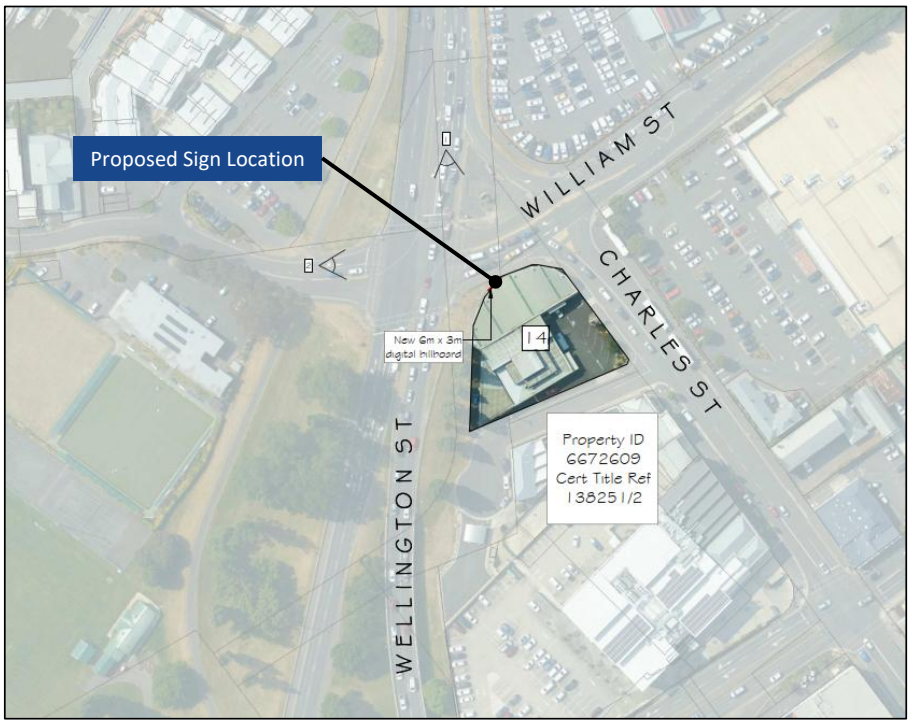


FIGURE 2: PROPOSED SIGN LOCATION ON AERIAL PHOTO BASE

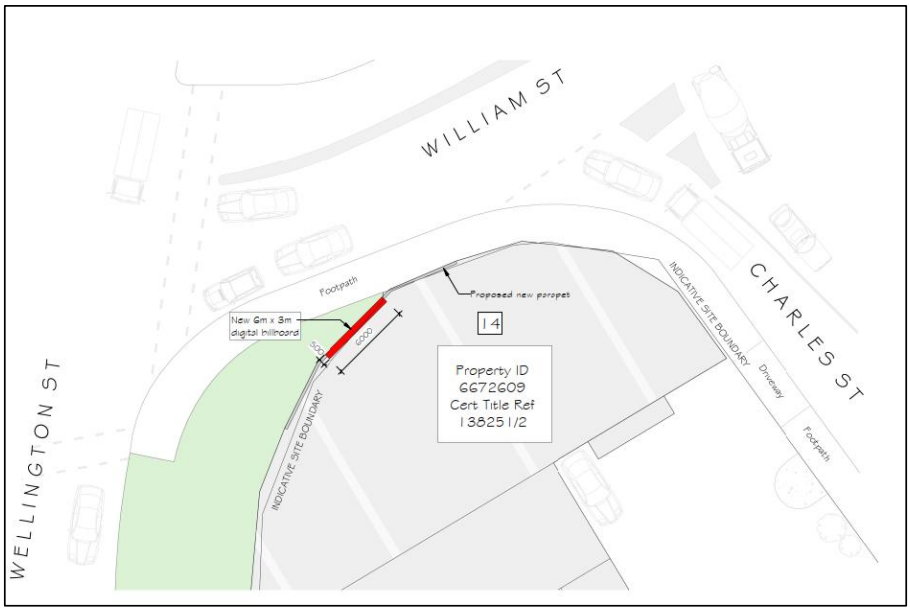


FIGURE 3: PROPOSED SIGN LOCATION

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The proposed sign will have overall dimensions of 3 metres high x 6 metres wide, as indicated in **Figure 4**. The digital face will be 2.7 metres high x 5.9 metres wide, resulting in an advertising area of approximately 15.93 metres.

The top of the sign will be approximately 9.7 metres above ground level.

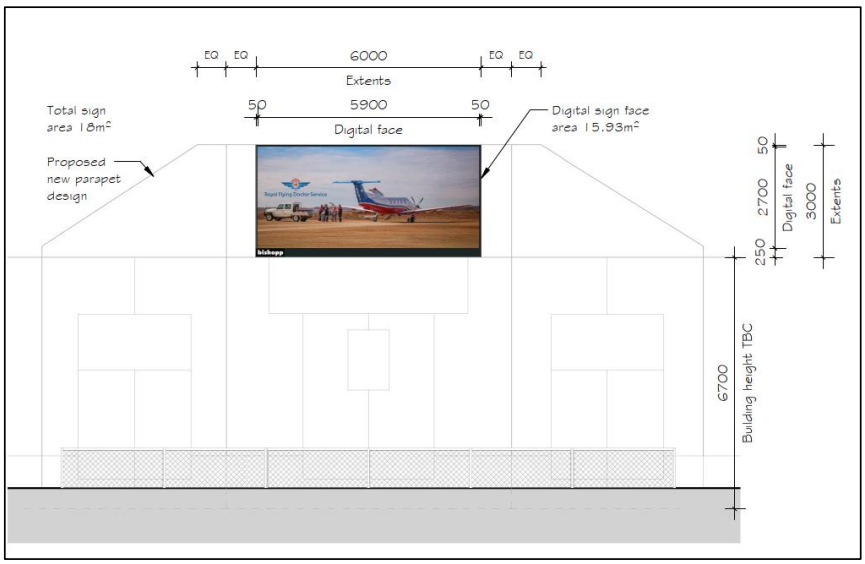


FIGURE 4: PROPOSED SIGN DIMENSIONS

Renders of the sign in-situ are provided in **Figure 5** and **Figure 6.**



FIGURE 5: RENDER SHOWING THE PROPOSED SIGN IN-SITU (VIEW FROM LOWER CHARLES STREET LOOKING SOUTH)

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FIGURE 6: RENDER SHOWING THE PROPOSED SIGN IN-SITU (VIEW FROM HOME POINT PARADE LOOKING EAST)

3 PLANNING SCHEME REQUIREMENTS

The Signs Code is provided in C1.0 of the Tasmanian Planning Scheme. The purpose of the Signs Code is:

C1.1.1	To provide for appropriate advertising and display of information for business and community activity.
C1.1.2	To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.
C1.1.3	To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

The proposed sign is best defined as a billboard under Table C1.3, extract provided in **Figure 7.**

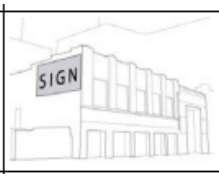
billboard		means a structure either freestanding or attached to a building designed to accommodate standard billboards, the message of which may be changeable and variable.

FIGURE 7: EXTRACT FROM PLANNING SCHEME TABLE C1.3.

The Development Standards for Buildings and Works are provided in Section C1.6 of the Planning Scheme.

Table C1.6.1 states that there is no Acceptable Solution for a billboard, and therefore the Performance Criteria must be met. Table C1.6.2 relates to illuminated signs. Table 1.6.3 relates to third party signs.

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Tables C1.6.1 and C1.6.2 do not relate to traffic engineering issues and are not discussed further in this report. Table C1.6.3 includes as an objective "Minimise any potential impact of third-party signs on road safety." This is covered by the Performance Criteria of Table C1.6.3 and will be discussed below.

The sign standards for billboards, as shown in Table C1.6, include a maximum vertical dimension of 3 metres and a maximum horizontal dimension of 6 metres. The proposed sign meets these requirements.

4 VISIBILITY OF THE PROPOSED SIGN

Prior to discussing the potential impact that the proposed sign may have on traffic operations and road safety, it is important to identify the areas from where the sign will be visible.

The proposed sign will only be visible to drivers and other road users travelling south along Lower Charles Street (East Tamar Highway) and east along Home Point Parade (as shown in the renders in **Figure 5** and **Figure 6** respectively).

Given the relatively small scale of the proposed sign it is anticipated that motorists and other road users will only be able to clearly view and read the sign content at relatively short distances from the intersection.

The sign is located in the peripheral field of vision and is unlikely to draw the driver's attention away from the road ahead.

An assessment against the Austroads *Guide to Traffic Management Part 13: Safe System Approach to Transport Management*, Table C1.1 is provided in **Table 1**. This table is considered useful in the consideration of the proposed sign.

DIGITAL ADVERTISING DESIGN ELEMENT	AUSTROADS GUIDE TO TRAFFIC MANAGEMENT PART 13 - DIGITAL ADVERTISING SIGN DESIGN GUIDANCE	RESPONSE
Movement	Roadside advertising devices should not contain motion, changes in luminance or any effects that create the illusion of movement.	The proposed sign will comply with these requirements.
Flashing lights	Roadside advertising devices should not contain flashing, blinking, revolving, pulsating or intermittent lights.	The proposed sign will comply with these requirements.
Dwell time	This should take account of (1) visibility distance [VD]: the maximum distance from the sign at which the sign face becomes visible to drivers and (2) speed environment [SE]. The goal is to limit the number of message changes that drivers are exposed to. Therefore, an advertising device that is visible from 1000 m away on a 60 km/h road needs to have much longer dwell times than an	The proposed sign will comply with these requirements, with most drivers seeing less than 1 change in the advertising sign.

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	advertising device that is visible only from 100 m away on a 100 km/h road. All drivers will see at least one change if: • Dwell time (sec) < VD (m)÷{SE (km/h) x 0.28}. Ideally, the proportion of drivers (PD) who see a change should be much less than 1. Therefore: • Dwell time (sec) > VD (m)÷{SE (km/h) x 0.28}. For a desired PD: • Dwell time = VD (m)÷{SE (km/h) x 0.28 x PD}.	
Transition time	Message should change instantaneously. That is, no fade, zoom or fly-in effects and no blank screen between messages.	The proposed sign will comply with these requirements.
Quantity of information	For text, this should be consistent with the number of words that can be read during the approach interval and the number of words that can be read in a 2 second interval (the eyes off the road interval at which the crash rate doubles). This can be achieved by (1) estimating the legibility distance [LD]: the distance at which the text first becomes legible, (2) considering approach speed – the speed environment [SE], (3) estimating the comprehension rate [CR], and (4) ensuring that attention of more than 2 seconds is not required to comprehend the message. Therefore: • Number of words < LD (m) ÷{ SE (km/h) x 0.28} x CR (sec) • Number of words < CR (sec) x 2. In general, a typical comprehension rate would be approximately three words per second, but this will vary for different text sizes, fonts and formats. As a result, the CR may need to be tested and demonstrated in the application process.	The proposed sign will comply with these requirements.
Information presentation	Not applicable to advertising devices.	n/a
Colour	Advertising devices should not be coloured like an official traffic sign or traffic signals.	The proposed sign will comply with these requirements.
Information content/meaning	Advertising devices should not imitate traffic control devices or give instructions to traffic to stop, halt or other (e.g. give way, turn left or merge). Advertising devices should not contain extreme emotional material, especially content which could be threatening or anxiety provoking.	The proposed sign will comply with these requirements.

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PLANNING EXHIBITED DOCUMENTS
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Luminance	Luminance levels should not exceed those of static signs in typical ambient light conditions.	The proposed sign will comply with these requirements.
Dimensions	Advertising devices should not be shaped like an official traffic control sign/device.	The proposed sign will comply with these requirements.

TABLE 1: ADEQUACY OF DIGITAL ADVERTISING SIGN DESIGN IN RELATION TO AUSTROADS GUIDE TO TRAFFIC MANAGEMENT PART 13: SAFE SYSTEM APPROACH TO TRANSPORT MANAGEMENT TABLE C1.1

It is concluded that there are no safety or operational reasons that the proposed digital advertising sign should not be approved.

5 ADVERTISING SIGNS – ROAD SAFETY ISSUES

There has been extensive research undertaken around the world in relation to any link between billboard advertising (both static and digital) and road safety issues over many years.

These studies have found no evidence that billboard advertising (including digital billboards) causes an increase in crashes.

The advertising on promotion signs is generally designed to not require detailed study, containing few words, written in large text, an image and a logo.

It is noted that digital and static advertising signs have been installed in many locations around Australia for many years, and it is understood that there has been no increase in crashes or near misses resulting from their installation. This applies to drivers of cars and other vehicles, cyclists and pedestrians.

6 CONCLUSION

In conclusion, it is considered that the installation of the proposed digital advertising sign will have no impact on the safety or operation of the surrounding road network.

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7th September 2026

Bishopp Outdoor Advertising
P.O. Box 3391,
Newmarket,
Queensland 4051

Email: justin.mulder@bishopp.com.au

Attn: Justin Mulder,

re: - Billboard Application – DA0366/2026 4-14 Charles Street, Launceston
City of Launceston - RFI Response

The following information is in response to a request by Bishopp Outdoor to provide additional advice regarding lighting related matters raised by a City of Launceston RFI against a proposed new digital billboard installation at 4-14 Charles Street, Launceston.

The further information request is as follows:

Item 2 - C1.6.2 Illuminated Signage

a) *Page 3 of the submitted planning report refers to luminance levels. Please provide information on what the stated luminance numbers refer to. It is unclear if there is an Australian Standard for lighting, and if so, what the numbers mean for the development and the surrounding area.*

b) *Please provide reference to the relevant section of AS / NZS 4282: 2023 Control of the obtrusive effects of outdoor lighting that supports the proposed hours of illumination.*

Luminance Values
Luminance is defined as the measure of the intensity of light emitted from, passed through, or reflected from a surface in a specific direction per unit of projected area. In simple terms, it quantifies brightness perceived or measured from a surface and is measured in Candela per square meter (cd/m²), also known as a nit. Luminance is not the same as illuminance.

AS / NZS 4282: 2023 includes Table 3.4 that provides maximum average luminance limits for nighttime operation of lighting systems only, including billboards. Daytime limits are not included in the standard.

Table 3.4 — Maximum average luminance of surfaces (cd/m²)

Application conditions	Environmental zones				
	A0	A1	A2	A3	A4
See Clause 3.3.3	0.1	50	150	250	350

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Note that the Planning Report incorrectly refers to luminance in terms of cd/m^3. I assume this is a typographical error.

The envronmental zones referred to in Table 3.4 are based on Table 3.1 where zone A4 is a high district brightness area such as a city centre or commercial area while A3 refers to a medium brightness area such as a suburban area.

To further put billboard luminance into context, the Outdoor Media Association (OMA) of Australia provides a Digital Signage Policy that offers a framework for members to advertise using digital technology in a responsible manner which adheres to relevant legislation and regulation. These policies include limits for daytime, dawn/dusk and nighttime digital billboard luminance values.

Digital billboards include an ambient light sensor that automatically adjusts screen brightness to ensure they are not perceived as being too bright. Factors that affect ambient light during the day include direct sunlight on the billboard, cloud cover, inclement weather such as rain, fog etc. It is important that image luminance vary accordingly so that the billboard can be easily read. While the limit is set to 6,000 cd/m^2 during the day, the actual luminance at any given time will vary automatically to be somewhere between 600 cd/m^2 and 6,000 cd/m^2 depending on ambient light conditions. The billboard is also programmed to ensure dawn/dusk and nighttime limits are not exceeded.

Hours of Illumination
Section A.2 in AS / NZS 4282: 2023 provides mitigation guidance principles to help mitigate obtrusive light effects. In particular, Item (c) suggests using light only when needed. Have controls to switch off, dim and change colour or dynamic aspects of the lighting when it is not required. A curfew could be introduced into the operation hours when stricter obtrusive light limits often apply.

The Town Planning Solutions Planning Report stated proposed billboard illumination times from 0600 hours until 2300 hours to align with curfew hours stated in AS / NZS 4282: 2023 Section 3.2.1 as being from 11.00pm until 6.00am on the following day. In other words, the billboard will not operate during the curfew period.

Please let me know if you require any further information.

On behalf of
Kern Consultants Ltd

Russ Kern

TITLE: **DA0412/2026 - 217 Invermay Road, Invermay - Resource Processing - Construction of additions and alterations and change of use to a butchery with Right of Way over 215 Invermay Road via Waugh Street, Invermay**

FILE NO: DA0412/2026

AUTHOR: Anushka Dissanayake (Town Planner)

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

ATTACHMENT ONE:

3. PLANNING SCHEME REQUIREMENTS

3.1 Zone Purpose

14.0 Local Business Zone

The purpose of the Local Business Zone is: 14.0.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area. 14.0.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy. 14.0.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers. 14.0.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.
Consistent The subject site is located in Invermay area, which is located close proximity to the Launceston CBD Principal Activity Centre and the Mowbray Major Activity Centre, as identified in the Northern Tasmania Regional Land Use Strategy. The proposal involves a change of use to a butchery with associated retail sales, providing a local retail service that caters to the needs of the surrounding community. The proposed use is considered consistent with the purpose of the zone, as it supports local business and retail activities without compromising or distorting the established activity centre hierarchy. Given the nature and scale of the proposed use, it is not anticipated to adversely impact the function or viability of the nearby activity centres. The proposal retains the existing building façade, which incorporates large shopfront windows that provide visual interest and engagement at pedestrian level. The retention of the existing façade will maintain an active street frontage and contribute to the existing streetscape character. The proposal does not involve Residential or Visitor Accommodation use, and therefore Clause 14.1.4 is not relevant to the proposal. Accordingly, the proposal is considered consistent with the purpose of the zone.

14.3.1 All uses

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

Consistent The proposal is assessed as complying with the relevant acceptable solutions for this standard.
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.
Complies The subject property adjoins properties within the General Residential Zone to the rear. The proposed hours of operation are from 10am to 6pm Monday to Saturday and 10am to 5pm on Sunday. Accordingly, the proposal complies with the acceptable solution.
A2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must: (a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and (b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.
Complies The subject property adjoins properties within the General Residential Zone to the rear. As per the information provided by the applicant, external lighting will only operate during the proposed hours of operation of the use, which are outside the hours specified in the acceptable solution. Further, a condition relating to 'Exterior and Security Lighting' will be recommended on the planning permit, requiring all exterior and security lighting to comply with Australian Standard AS 4282, Control of the obtrusive effects of outdoor lighting, or any subsequent version.
A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.
Complies The subject property adjoins properties within the General Residential Zone to the rear. As per the information provided by the applicant, commercial vehicle movements, including loading and unloading activities, will occur within the hours specified in the acceptable solution. A condition will also be recommended on the planning permit to ensure that these activities remain within the specified hours. Accordingly, the proposal complies with the acceptable solution.

Commented [PG1]: @Anushka Dissanayake Include standard hours of operation which aligns with the AS

Commented [PG2]: The condition should also include the limitation on hours the external lighting can operate

14.3.2 Discretionary uses

That uses listed as Discretionary do not: (a) cause unreasonable loss of amenity to adjoining residential zones; and (b) compromise or distort the activity centre hierarchy.
Consistent

The proposal is assessed as complying with the relevant performance criteria and is not anticipated to cause an unreasonable loss of amenity to adjoining residential properties. Furthermore, given the nature and scale of the proposed use, it is not considered to compromise or distort the established activity centre hierarchy.
A1 No Acceptable Solution.
Relies on Performance Criteria The proposed use is discretionary within the zone, and as there is no acceptable solution for this clause, the proposal must be assessed against the relevant performance criteria.
P1 A use listed as Discretionary must: (a) not cause an unreasonable loss of amenity to properties in adjoining residential zones; and (b) be of an intensity that respects the character of the area.
Complies (a) The proposed use involves the operation of a butchery primarily servicing the wholesale market, with a smaller retail component ancillary to the main activity. The use will operate from an existing building with a floor area of approximately 326m², together with an outdoor refrigerated container occupying approximately 15m² (As per the recommended 'Amended Plans Required' condition). The proposed activities include the receipt, cutting, trimming, portioning, processing, packaging, storage and distribution of meat products. The potential amenity impacts associated with the proposed use primarily relate to noise, odour, vehicle movements, loading and unloading activities, waste management and visual impacts. Potential noise sources include meat processing equipment, refrigeration equipment, delivery vehicles and loading and unloading activities. The majority of the proposed activities will be undertaken within the existing building, which provides a degree of containment of operational noise. Furthermore, the proposed hours of operation comply with the relevant acceptable solution under the planning scheme, assisting in minimising potential noise and disturbance to adjoining residential properties, particularly during sensitive periods. In response to representor concerns regarding potential noise impacts, the applicant has agreed to remove the previously proposed 29m² refrigerated container and alter the orientation of the remaining 15m² refrigerated container to increase its setback from the nearest residential property from approximately 7.4m to 17m. The revised location of the refrigerated container provides a setback of approximately 17m from the nearest residential property, which exceeds the minimum 10m setback specified under Clause 14.4.2 (Setbacks), Acceptable Solution A3, for refrigeration systems adjoining a General Residential Zone. One of the objectives of this standard is to ensure that development does not cause an unreasonable loss of amenity to adjoin residential zones. Having regard to the increased setback and compliance with the relevant acceptable solution, the proposed location of the refrigerated container is considered to provide an appropriate separation distance that assists in minimising potential noise impacts on adjoining residential properties. With respect to odour and waste management, meat products will be stored within refrigerated facilities and as confirmed by Council's Environmental Health Team, the general requirement is for meat waste to be stored in a cool room until the day of collection. Furthermore, conditions are recommended to be included on the planning permit requiring appropriate waste disposal and vermin management to minimise potential amenity impacts on adjoining residential properties.

Furthermore, the proposal satisfies the relevant acceptable solution for car parking requirements under the Parking and Sustainable Transport Code, providing adequate on-site parking to accommodate the proposed use and minimising the potential demand for on-street parking.

In terms of visual amenity, the proposed use will predominantly operate within the existing building, with the only external addition being a refrigerated container measuring approximately 15m² in area and 2.9m in height. As no substantial alterations to the existing building are proposed, the development is unlikely to result in significant changes to the existing built form or cause unreasonable visual amenity impacts on adjoining properties.

Having regard to the nature and scale of the proposed use, the predominant location of activities within the existing building, the proposed hours of operation, the proposed setbacks from adjoining residential properties and the waste management measures, the proposal is considered unlikely to result in an unreasonable loss of amenity to adjoining residential properties.
Accordingly, the proposal is considered to satisfy Performance Criterion P1(a).

(b) The proposed use is considered consistent with the established mixed-use character of Invermay, which comprises a range of residential, commercial and industrial activities, with commercial uses predominantly concentrated along Invermay Road. Given the established commercial character of the surrounding area, the nature and scale of the proposed use and the absence of substantial alterations to the existing built form, the proposal is considered compatible with the existing development pattern of the area.

Accordingly, the proposal is considered to be of an intensity that respects the established character of the surrounding area.

The proposal is assessed as complying with the performance criteria.

A2 No Acceptable Solution.

Relies on Performance Criteria
The proposed use is discretionary within the zone, and as there is no acceptable solution for this clause, the proposal must be assessed against the relevant performance criteria.

P2 A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to:
(a) the characteristics of the site;
(b) the need to encourage activity at pedestrian levels;
(c) the size and scale of the proposed use;
(d) the functions of the activity centre and the surrounding activity centres; and the extent that the proposed use impacts on other activity centres.

Complies

The activity centre hierarchy is established through the Northern Tasmania Regional Land Use Strategy and identifies the role and function of commercial centres across the region, with the Launceston CBD at the top, followed by major, suburban and neighbourhood centres, which include Mowbray as a Major Activity Centre.
The purpose of the hierarchy is to encourage retail, commercial, business and community activities to locate within established centres, supporting their ongoing viability and providing convenient access to shops, services and employment. This includes businesses such as supermarkets, specialty shops, offices, professional services,

Commented [PG3]: Include a short paragraph explaining what the activity centre hierarchy is and what's its purpose.

restaurants and cafes, with the type and scale of activities varying depending on the centre's position in the hierarchy.
The planning scheme requires us to consider whether a discretionary use would compromise or distort this hierarchy.
In this instance, the proposal is for a wholesale butcher, classified as Resource Processing, rather than a traditional retail business. The site is located in an area which would be considered as a neighbourhood centre under the activity centre hierarchy. However, this site was also previously used for an automotive business and has not traditionally functioned as a conventional retail shopfront.

(a) The subject site is located within an established Invermay area, characterised by a range of commercial, residential and industrial uses, with commercial activities predominantly concentrated along Invermay Road. The proposed use will be operated within an existing commercial building with a floor area of approximately 326m², without substantial alterations to the existing built form. Having regard to the established commercial character of the surrounding area, the proposed use is considered compatible with the existing development pattern.

(b) The proposed use is primarily focused on wholesale meat processing and distribution, with a small-scale retail component proposed at the front of the building. The existing building façade incorporates large windows facing the street, which will be retained as part of the proposal. The retention of these windows, together with the proposed retail component, will maintain visual interaction between the premises and the streetscape and contribute to pedestrian activity at street level.

(c) The size and scale of the proposed use
The proposed use will predominantly operate within the existing commercial building, with a floor area of approximately 326m², together with an outdoor refrigerated container of approximately 15m². The size and scale of the proposed use are considered comparable to the previous automotive business operating on the site and consistent with other commercial uses within the surrounding area. Accordingly, the proposal is considered compatible with the established commercial character of the area and is unlikely to compromise the established activity centre hierarchy.

(d) The functions of the activity centre and the surrounding activity centres
(e) The extent that the proposed use impacts on other activity centre

The subject site is not located within a nominated activity centre under Northern Tasmania Regional Land Use Strategy. The surrounding Invermay Road commercial area is characterised by businesses that generally require larger floor areas and rely more on vehicle accessibility than pedestrian activity. The proposed butcher business is proposed to primarily serve wholesale customers rather than relying on conventional retail trade and therefore caters to a different market from traditional retail butcher shops within established activity centres. Furthermore, the site is previously occupied by an automotive business and has not operated as a conventional retail shop. Accordingly, the proposed use is considered compatible with the existing commercial character of the area and is unlikely to compete the retail functions of the Launceston CBD Principal Activity Centre or Mowbray Major Activity Centre.

The proposal is assessed as complying with the performance criteria.

14.4.1 Building height

That building height: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential zones.
Consistent
A1 Building height must be not more than 9m.
Complies The proposal includes a 0.45m high refrigeration unit located at the south-western corner of the existing building, resulting in an overall building height of approximately 4.65m.The proposed refrigerated container, located to the rear of the existing building, will have a maximum height of 2.9m. The proposal complies.

14.4.2 Setbacks

That building setback: (a) is compatible with the streetscape; (b) does not cause an unreasonable loss of amenity to adjoining residential zones; and (c) minimises opportunities for crime and anti-social behaviour through setback of buildings.
Consistent
A2 Buildings must have a setback from an adjoining property within a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, of not less than: (a) 4m; or (b) half the wall height of the building, whichever is the greater.
Complies General Residential zoned properties adjoin the rear of the subject site. Subject to the recommended 'Amended Plans Required' condition, the proposed development (refrigerated container) will maintain a setback of approximately 17m from these adjoining residential properties. The proposal complies with the acceptable solution.
A3 Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone or Low Density Residential Zone.1
Complies Subject to the recommended 'Amended Plans Required' condition, the proposed refrigerated container will have a setback of approximately 17m from the adjoining General Residential zoned properties. The proposal complies with the acceptable solution.

14.4.3 Design

That building façades promote and maintain high levels of pedestrian interaction, amenity, and safety, and are compatible with the streetscape.
Consistent
A1 New buildings must be designed to satisfy all the following: (a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places; (b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof; (c) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places; and (d) provide external lighting to illuminate external vehicle parking areas and pathways.
Relies on Performance Criteria

(a) The proposed refrigerated container will be located to the rear of the existing building and will not be visible from the street or other public places. (b) The proposal includes a roof-top refrigeration unit with an area of 1.5m2 and 0.45m height, which is not contained within the roof. (c) The proposal does not include any changes to the façade facing the frontage. (d) Compliant by a condition. The proposal relies on the performance criterion due to non -compliance with subsection (b) of the acceptable solution.
P1 New buildings must be designed to be compatible with the streetscape, having regard to: (a) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places; (b) minimising the visual impact of security shutters or grilles and roof-top service infrastructure, including lift structures; and (c) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.
Complies The proposed rooftop refrigeration unit will be screened to minimise its visual impact when viewed from the street. The proposed screening will assist in integrating the refrigeration unit with the existing building and maintaining the visual amenity of the surrounding streetscape. The proposal is assessed as complying with the performance criteria.

14.4.5 Outdoor storage areas

That outdoor storage areas for non-residential use do not detract from the appearance of the site or surrounding area.
Consistent
A1 Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.
Complies The proposal includes an outdoor refrigerated container located to the rear of the existing building. Due to its location, the proposed container will not be visible from any road or other public places.

C2.0 Parking and Sustainable Transport Code

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

C2.5.1 Car parking numbers

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

Consistent The proposal is assessed as providing an appropriate level of car parking spaces to meet the parking demand generated by the proposed use.
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: N = A + (C- B) N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.
Complies Table C2.1 requires the provision of 2 car parking spaces per 3 employees. The proposed use involves 7 employees, resulting in a requirement for 5 car parking spaces, rounded up to the nearest whole number. The proposal provides a total of 6 car parking spaces (Subject to the 'Amended Plans Required' Condition) and therefore satisfies the requirements of Table C2.1. The proposal complies with the acceptable solution.

C2.5.2 Bicycle parking numbers

That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.
Consistent
A1 Bicycle parking spaces must: (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1.
Complies Table C2.1 requires the provision of 2 bicycle parking spaces for the proposed use. The proposal includes a steel bicycle hoop located within the frontage of the site, providing a minimum of 2 bicycle parking spaces. Accordingly, the proposal satisfies the requirements of Table C2.1.

C2.6.1 Construction of parking areas

That parking areas are constructed to an appropriate standard.
Consistent
A1 All parking, access ways, manoeuvring and circulation spaces must:

(a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.
Complies All proposed parking, access, manoeuvring and circulation areas will be durable all-weather pavement and will be appropriately drained to the public stormwater system.

C2.6.2 Design and layout of parking areas

That parking areas are designed and laid out to provide convenient, safe and efficient parking.
Consistent
A1.1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with *Australian Standard AS 2890 - Parking facilities, Parts 1-6*; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with *Australian Standard AS 2890- Parking facilities, Parts 1-6*.
Complies The proposed parking, access ways, manoeuvring, and circulation spaces comply with A1.1(a) of the clause as follows: i. No changes are proposed to the existing driveway. ii. Vehicles will be able to enter and exit the site in a forward direction. iii. No changes are proposed to the existing driveway. iv. Each car parking space measures minimum of 2.6 m × 5.4m and satisfying the dimensions specified in Table C2.3. v. The proposed combined access and manoeuvring width for the car parking spaces complies with the requirements of Table C2.3. vi. N/A vii. All parking, access, manoeuvring, and circulation areas will be clearly identifiable through physical means. The proposal complies with the acceptable solution.
A1.2 Parking spaces provided for use by persons with a disability must satisfy the following: (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people *with disabilities*.

Complies The proposed accessible car parking spaces are located as close as practicable to the main entry point of the existing building and are incorporated into the overall car parking layout. The accessible car parking spaces are designed in accordance with AS/NZS 2890.6:2009. The proposal complies.

C2.6.5 Pedestrian access

A1.2 In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.
Relies on Performance Criteria The proposal does not include a designated footpath connecting the accessible car parking spaces to the main entry point of the building. However, the accessible car parking spaces have been located as close as practicable to the main entry point of the building, and the gradient of the existing access area is less than 1 in 14. The proposal relies on the performance criteria due to the non-provision of a designated footpath.
P1 Safe and convenient pedestrian access must be provided within parking areas, having regard to: (a) the characteristics of the site; (b) the nature of the use; (c) the number of parking spaces; (d) the frequency of vehicle movements; (e) the needs of persons with a disability; (f) the location and number of footpath crossings; (g) vehicle and pedestrian traffic safety; (h) the location of any access ways or parking aisles; and (i) any protective devices proposed for pedestrian safety.
Complies Given the nature of the proposed use and the limited number of parking spaces, pedestrian and vehicle movements within the parking area are expected to be relatively low. The proposal does not include a designated footpath connecting the accessible car parking spaces to the main entry point of the building. However, the accessible car parking spaces have been located as close as practicable to the main entry point, and the gradient of the parking area is less than 1 in 14. Having regard to the characteristics of the site, the nature of the use, the number of parking spaces and the anticipated vehicle movements, the existing access arrangements are considered to provide safe and convenient pedestrian access to the building, including for persons with a disability. The proposal is assessed as complying with the performance criteria.

C2.6.8 Siting of parking and turning areas

That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties.

Consistent
A1 Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.
Complies The subject property is located within the Local Business Zone, and the proposed car parking and turning areas are located to the rear of the property, behind the existing building. The proposal complies with the acceptable solution.

C3.0 Road and Railway Assets Code

The purpose of the Road and Railway Assets Code is: C3.1.1 To protect the safety and efficiency of the road and railway networks; and C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.
Consistent

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.
Consistent
A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.
Complies The proposed use involves a butchery primarily servicing the wholesale market, with a small ancillary retail component. The use will operate from an existing building with a floor area of approximately 326m² and employ 7 staff members. Traffic generated by the proposed use will primarily comprise employee vehicles, supplier deliveries, wholesale distribution and retail customers. Based on the warehouse traffic generation rate of 4 vehicle movements per 100m² of gross floor area per day, as outlined in the former NSW Guide to Traffic Generating Developments, the proposed use is estimated to generate approximately 13 vehicle movements per day. While additional vehicle movements may be generated by the ancillary retail component and distribution activities, having regard to the nature and scale of the proposed use, the overall traffic generation is anticipated to remain below 40 vehicle movements per day as required by the Table C3.1. The proposal complies with the acceptable solution.

LAU-S10.7 Development Standards for Buildings and Works

LAU-S17 Flood Levee Protected Areas Specific Area Plan

The purpose of the Flood Levee Protected Areas Specific Area Plan is: LAU-S17.1.1 To manage the risk to human life, property, and the environment caused by flooding on land protected by levees. LAU-S17.1.2 To provide for use and development where the risk of impact is tolerable when subject to, or isolated by, flood inundation.

LAU-S17.1.3 To regulate the intensity of use and development so that the impact of flooding remains tolerable over the intended life of the use and development. LAU-S17.1.4 To ensure that the storage of dangerous goods and hazardous materials is managed to minimise adverse impacts on human life, property, public infrastructure, and the environment during flood events. LAU-S17.1.5 To ensure that use is operated in a manner that is integrated with emergency management arrangements. LAU-S17.1.6 To ensure that buildings and works are designed to achieve a tolerable risk when subject to impact from flood inundation. LAU-S17.1.7 To ensure that buildings and works are designed so that the behaviour of floodwaters achieves a tolerable risk on properties and public infrastructure external to a site.
Consistent

LAU-S17.6 Use Standards

LAU-S17.6.1 Acceptable use

That use is not exposed to an unacceptable level of risk when subject to, or isolated by, flood inundation.
Consistent
A1 A non-residential use must not be for: (a) a Custodial Facility; (b) Storage, if for a liquid fuel depot, in the high or medium FRP; or (c) significant community infrastructure in the high or medium FRP.
Complies The proposal is not for any of the listed uses.

LAU-S17.6.4 Emergency management

A1.2 The gross floor area of non-residential uses must not be more than 400m2 per site.
Complies The gross floor area of the subject building is approximately 326m2. The proposal complies with the acceptable solution.

LAU-S17.7 Development Standards for Buildings and Works

LAU-S17.7.1 Floor levels

That the floor levels of buildings and works are constructed to achieve a tolerable risk from flooding.
Consistent
A2 Non-residential use must be in the low FRP, except for: (a) significant community infrastructure; or (b) Community Meeting and Entertainment, which must have a floor levels equal to or higher than the level shown in Table S17.9.2.
Complies The subject property is located within the Low FRP.

LAU-S17.7.2 Offsite impacts of flooding

A1.1 The gross floor area of buildings must be not more than 400m2.
Complies Subject to the 'Amended Plans Required' condition, the proposed refrigerated container will have a floor area of approximately 15m². Together with the existing building, which

has a floor area of approximately 326m², the total gross floor area of the buildings on the site will be approximately 341m².

LAU-S17.7.3 Building resilience

That buildings and works are designed and located to withstand the impacts of flooding.
Consistent
A1 Buildings and works must be in a low or medium FRP.
Complies The subject property is located within the low FRP.

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ALTERATIONS/ADDITIONS & CHANGE OF USE at 217 INVERMAY ROAD, INVERMAY TAS 7248 for AL'S PRIME MEATS / AL'S FRESH

PROJECT NUMBER:
26124

PROPERTY ID:
7146504

LAND TITLE, VOLUME & FOLIO
CT - 45213/1

SITE AREA:
782m2

FLOOR AREAS:
EXISTING BUILDING FLOOR AREA - ±326m²
COMB. NEW SHIPPING CONTAINERS AREA - 44m²

COUNCIL:
LAUNCESTON

SCHEME / ZONE:
14.0 LOCAL BUSINESS

SCHEME / ZONE OVERLAYS:
AIRPORT OBSTACLE LIMITATION AREA

SITE CLASSIFICATION: AS EX.

WIND CLASSIFICATION: N1

BUSHFIRE ATTACK LEVEL: N/A

TERRAIN CLASSIFICATION: TC 3.0

WIND REGION: A3

CLIMATE ZONE: 7

CORROSION ENVIRONMENT: LOW

ALPINE AREA: N/A

PRINT DATE:
29/09/2026



LOCATION PLAN

DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN
A02	SITE DRAINAGE PLAN
A03	SITE MANOEUVRING PLAN B85 VEHICLE
A04	SITE MANOEUVRING PLAN SRV ENTERING
A05	SITE MANOEUVRING PLAN SRV EXITING
A06	CONTAINER PLANS & ELEVATIONS
A07	DEMOLITION FLOOR PLAN
A08	FLOOR PLAN
A09	ROOF PLAN
A10	NORTHERN & EASTERN ELEVATIONS
A11	SOUTHERN & EASTERN ELEVATIONS
A12	SECTION AA

HIA MEMBER you're in good hands

PLANS TO BUILD
ABN 23 269 055 701
Level 1, Holyman House, 52-60 Brisbane St,
Launceston, Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au

GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME ONE, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

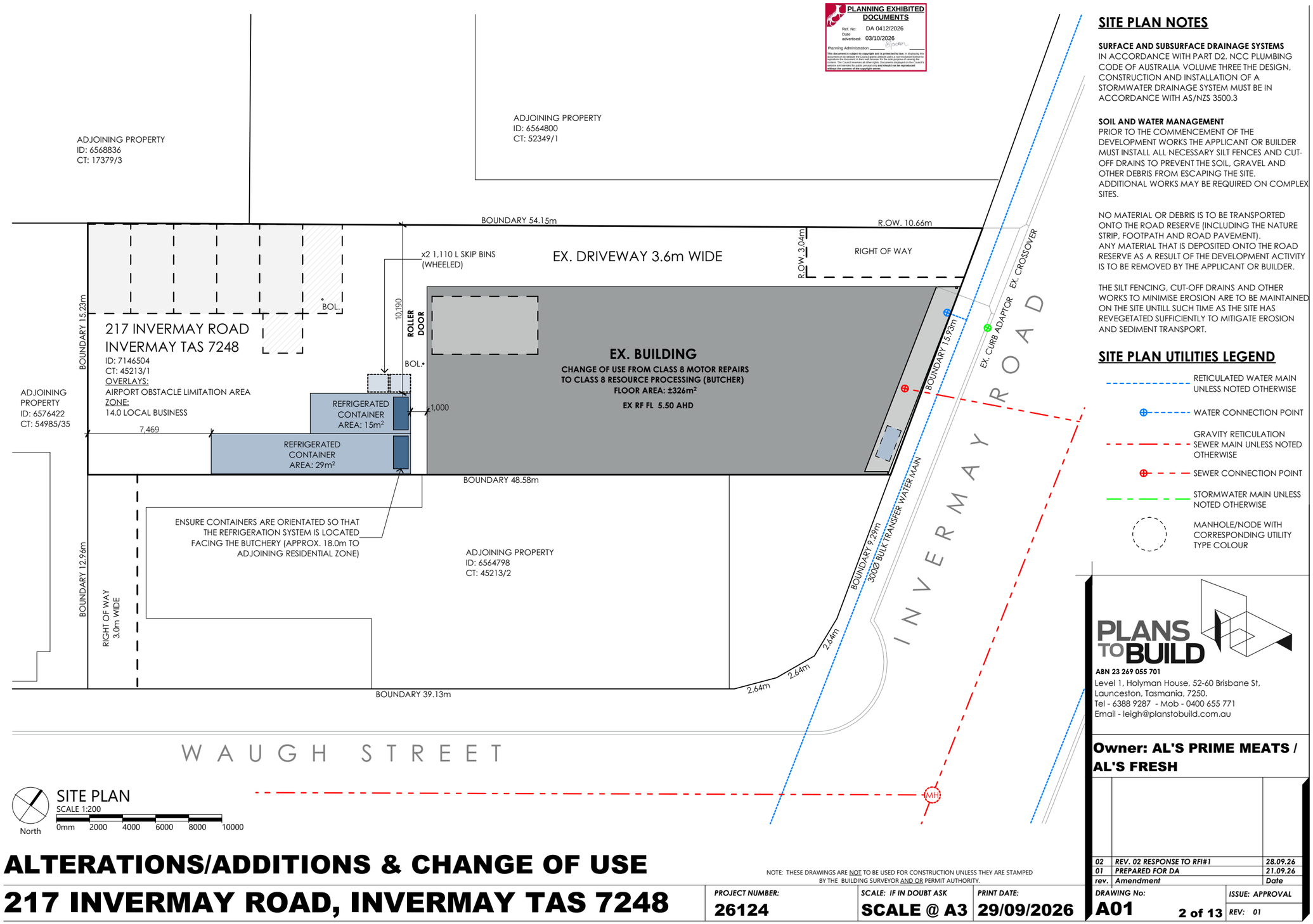
ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD, AND CODEMARK & WATERMARK COMPLIANCES.

rev.	Amendment	Date
02	REV. 02 RESPONSE TO RFI#1	28.09.26
01	PREPARED FOR DA	21.09.26

DRAWING No: **A00** 1 of 13
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REV: 01

REQUIRED APPROVAL STAMPS - BUILDING SURVEYOR / PERMIT AUTHORITY
NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND OR PERMIT AUTHORITY



SITE PLAN NOTES

SURFACE AND SUBSURFACE DRAINAGE SYSTEMS
IN ACCORDANCE WITH PART D2. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3

SOIL AND WATER MANAGEMENT
PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED ONTO THE ROAD RESERVE (INCLUDING THE NATURE STRIP, FOOTPATH AND ROAD PAVEMENT).
ANY MATERIAL THAT IS DEPOSITED ONTO THE ROAD RESERVE AS A RESULT OF THE DEVELOPMENT ACTIVITY IS TO BE REMOVED BY THE APPLICANT OR BUILDER.

THE SILT FENCING, CUT-OFF DRAINS AND OTHER WORKS TO MINIMISE EROSION ARE TO BE MAINTAINED ON THE SITE UNTILL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.

SITE PLAN UTILITIES LEGEND

- RETICULATED WATER MAIN UNLESS NOTED OTHERWISE
- WATER CONNECTION POINT
- GRAVITY RETICULATION SEWER MAIN UNLESS NOTED OTHERWISE
- SEWER CONNECTION POINT
- STORMWATER MAIN UNLESS NOTED OTHERWISE
- MANHOLE/NODE WITH CORRESPONDING UTILITY TYPE COLOUR

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Owner: AL'S PRIME MEATS / AL'S FRESH

ALTERATIONS/ADDITIONS & CHANGE OF USE

217 INVERMAY ROAD, INVERMAY TAS 7248

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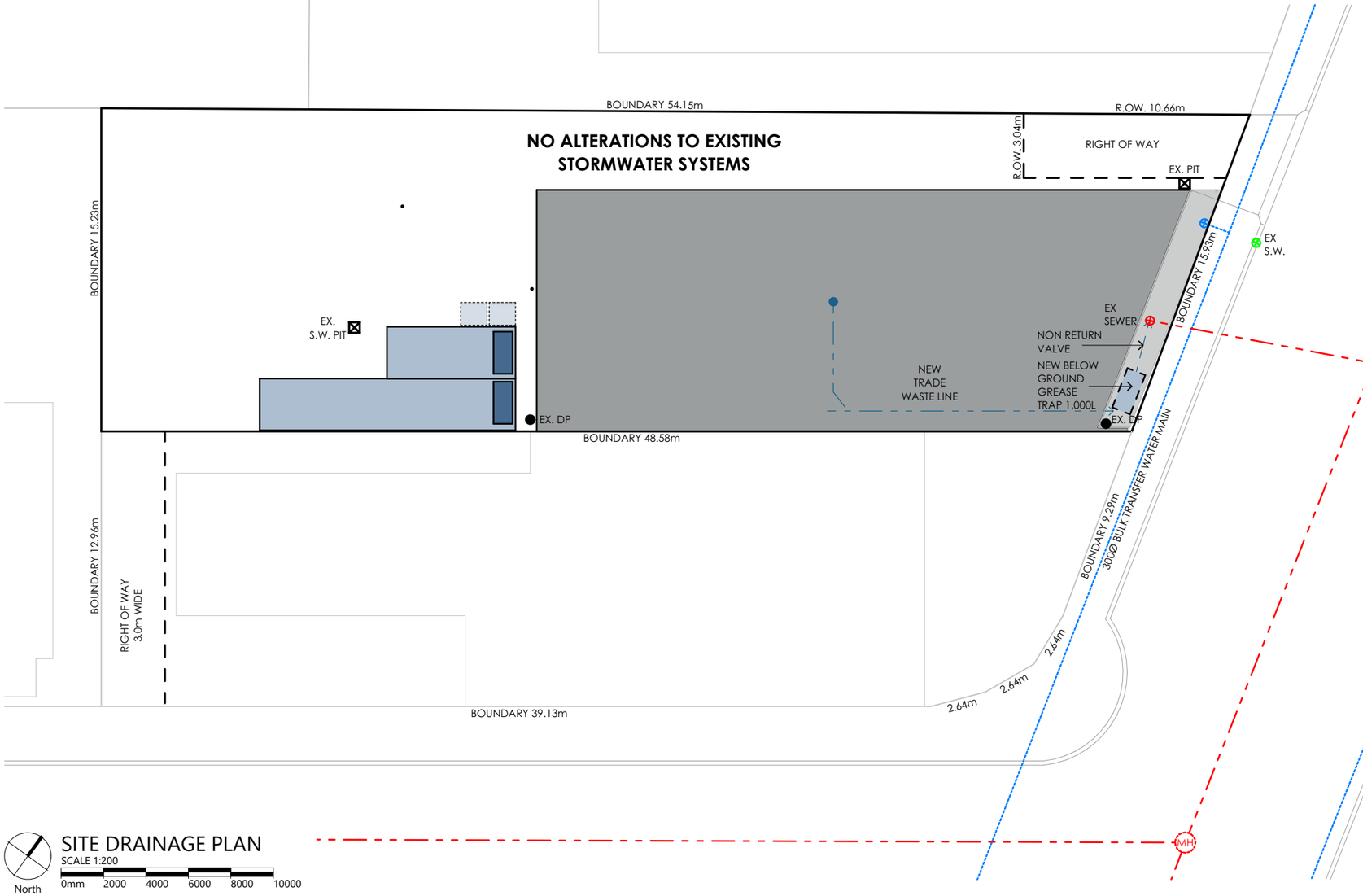
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01	PREPARED FOR DA	21.09.26

PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:	DRAWING No:	ISSUE: APPROVAL
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SEWER PIPE SIZES AND GRADES

BASIN DIA 50mm, 1: 40 SINK 50mm, 1: 40
WC DIA 100mm, 1: 40 BATH DIA 50mm, 1: 40
VENT DIA 65mm, 1: 40 SHOWER DIA 50mm, 1: 40
WASH TUB 50mm, 1: 40
FLOOR WASTE (F.W.)DIA 65mm, 1: 40



North

SITE DRAINAGE PLAN
SCALE 1:200
0mm 2000 4000 6000 8000 10000

PLUMBING NOTES

COLD WATER SERVICES IN ACCORDANCE WITH PART B1. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF COLD WATER SERVICES MUST BE IN ACCORDANCE WITH AS/NZS 3500.1 OR SECTION 2 OF AS/NZS 3500.5 AS APPROPRIATE AND THE REQUIREMENTS OF THIS PART. BACKFLOW SHALL BE INSTALLED TO ALL COLD WATER SUPPLY IN ACCORDANCE WITH AS/NZS 2845. WATER SUPPLY PRESSURE SHALL BE SET TO MAXIMUM 500kpa

HEATED WATER SERVICES IN ACCORDANCE WITH PART B2. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A HEATED WATER SERVICE MUST BE IN ACCORDANCE WITH AS/NZS 3500.4 OR SECTION 3 OF AS/NZS 3500.5 AS APPROPRIATE AND THE REQUIREMENTS OF THIS PART. HEATED WATER MUST BE STORED AT A MINIMUM OF 60o. HEATED WATER SHALL BE TEMPERED TO 50o TO ALL SANITARY FIXTURES FOR PERSONAL HYGIENE PURPOSES. HEATED WATER SHALL BE DELIVERED AT 60o FOR KITCHEN AND LAUNDRY FIXTURES.

NON-DRINKING WATER SERVICES IN ACCORDANCE WITH PART B3. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A NON-DRINKING WATER SERVICE MUST BE IN ACCORDANCE WITH AS/NZS 3500.1 OR SECTION 2 OF AS/NZS 3500.5 AS APPROPRIATE AND THE REQUIREMENTS OF THIS PART

SANITARY PLUMBING SYSTEMS IN ACCORDANCE WITH PART C1. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A SANITARY PLUMBING SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.2 OR SECTION 4 OF AS/NZS 3500.5 AS APPROPRIATE AND THE REQUIREMENTS OF THIS PART

ROOF DRAINAGE SYSTEMS IN ACCORDANCE WITH PART D1. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A ROOF DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3 OR FOR CLASS 1 AND CLASS 10 BUILDINGS, COMPLY WITH THE DEEMED-TO-SATISFY PROVISIONS OF PARTS 3.1.2 AND 3.5.2 OF VOLUME TWO OF THE BUILDING CODE OF AUSTRALIA

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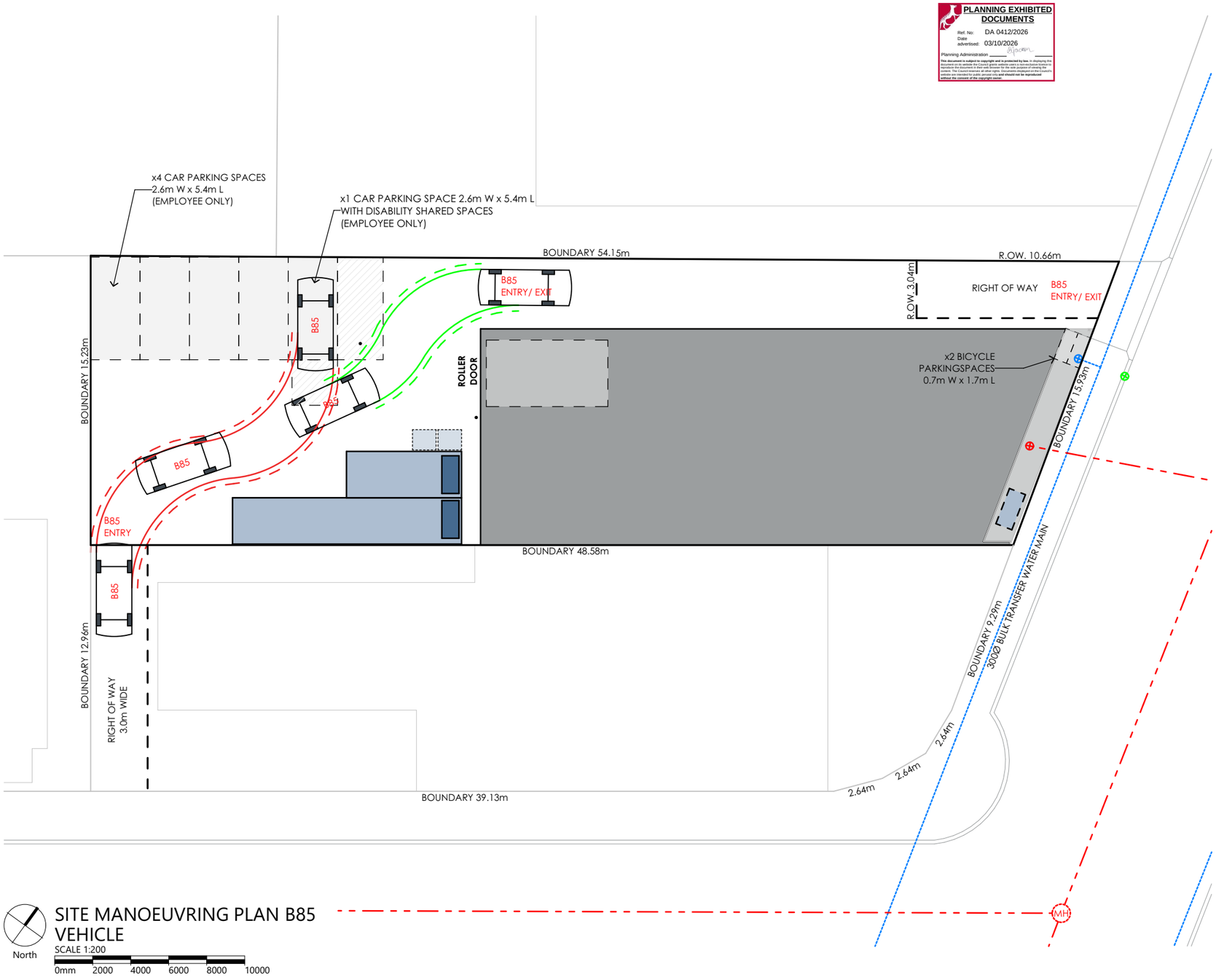
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ALTERATIONS/ADDITIONS & CHANGE OF USE
217 INVERMAY ROAD, INVERMAY TAS 7248

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PARKING CALCULATIONS:

USE: RESOURCE PROCESSING

CAR SPACES:
- 2 SPACES PER 3 EMPLOYEES = 0.66 SPACES PER EMPLOYEE

- 7 EMPLOYEES = 4.62 SPACES REQUIRED; ROUND UP TO 5 SPACES

BICYCLE SPACES:
- 1 SPACE PER 5 EMPLOYEES = 0.2 SPACES PER EMPLOYEE

- 7 EMPLOYEES = 1.4 SPACES REQUIRED; ROUND UP TO 2 SPACES

ALTERATIONS/ADDITIONS & CHANGE OF USE

217 INVERMAY ROAD, INVERMAY TAS 7248

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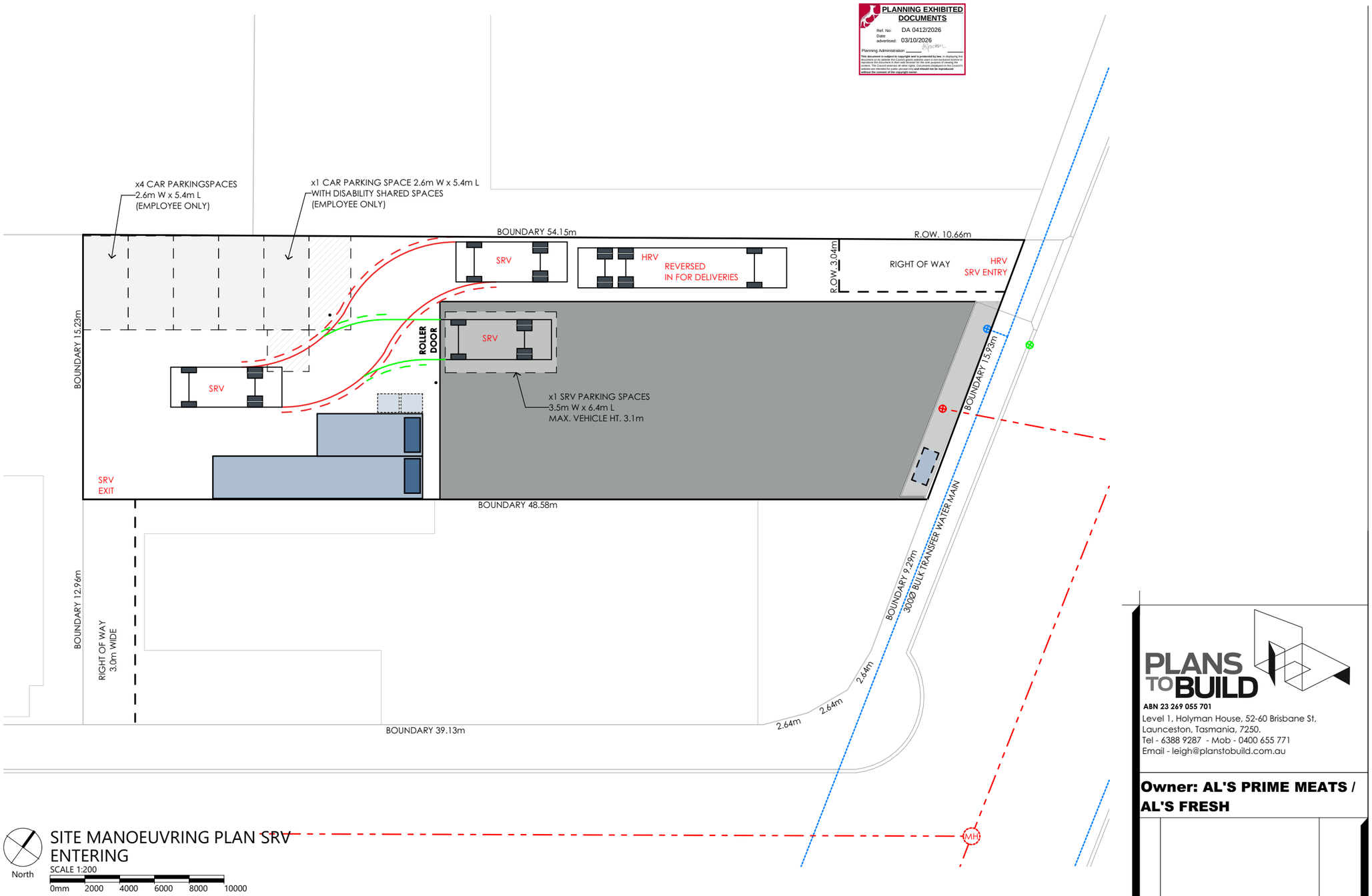
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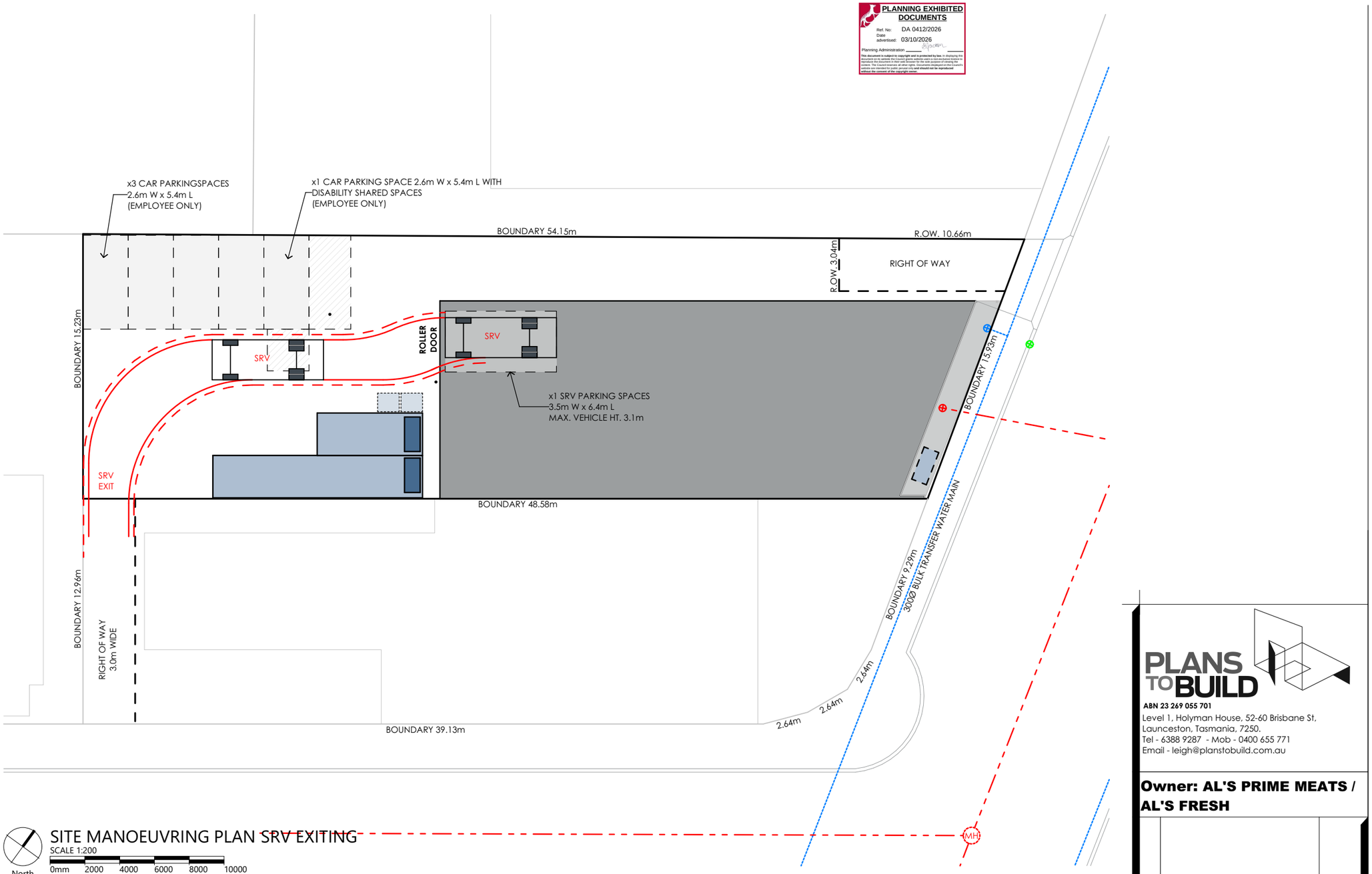
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North

SITE MANOEUVRING PLAN SRV EXITING
SCALE 1:200
0mm 2000 4000 6000 8000 10000

ALTERATIONS/ADDITIONS & CHANGE OF USE
217 INVERMAY ROAD, INVERMAY TAS 7248

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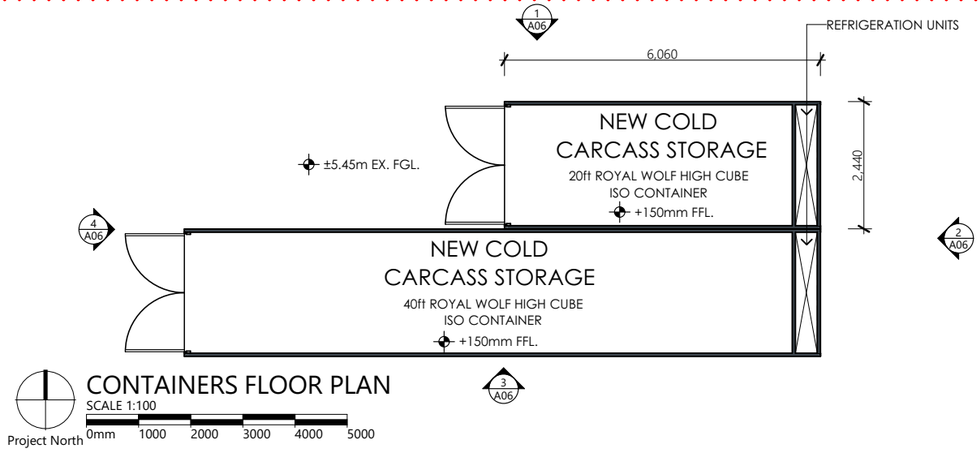
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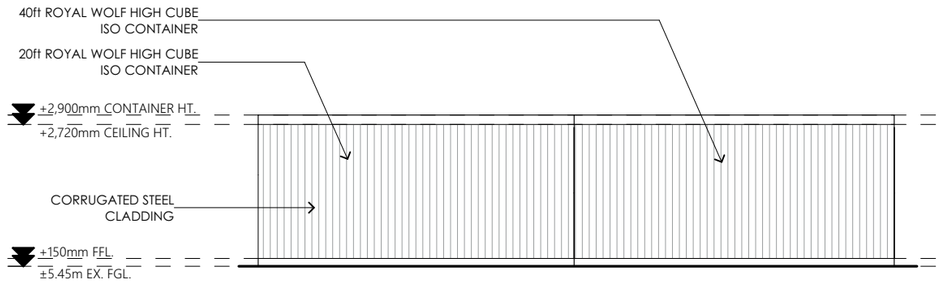
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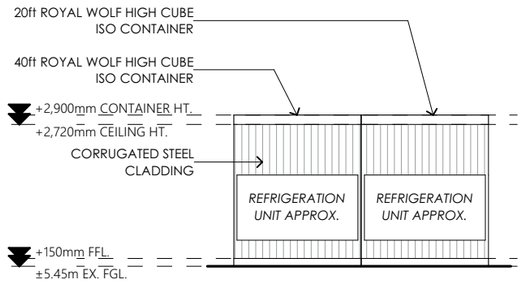
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ISSUE: APPROVAL
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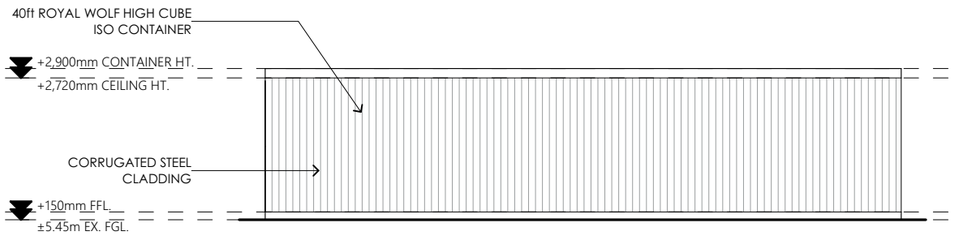
REV 02 - CONTAINER PLANS AND ELEVATIONS



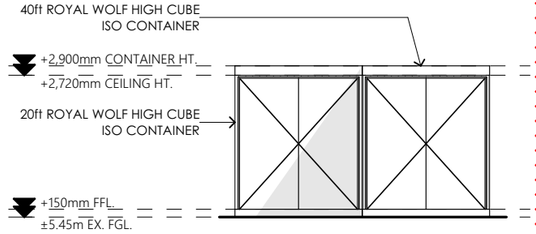




1 - CONTAINERS NORTHERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 - CONTAINERS EASTERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



3 - CONTAINERS SOUTHERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

4 - COTNAINERS WESTERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

ALTERATIONS/ADDITIONS & CHANGE OF USE

217 INVERMAY ROAD, INVERMAY TAS 7248

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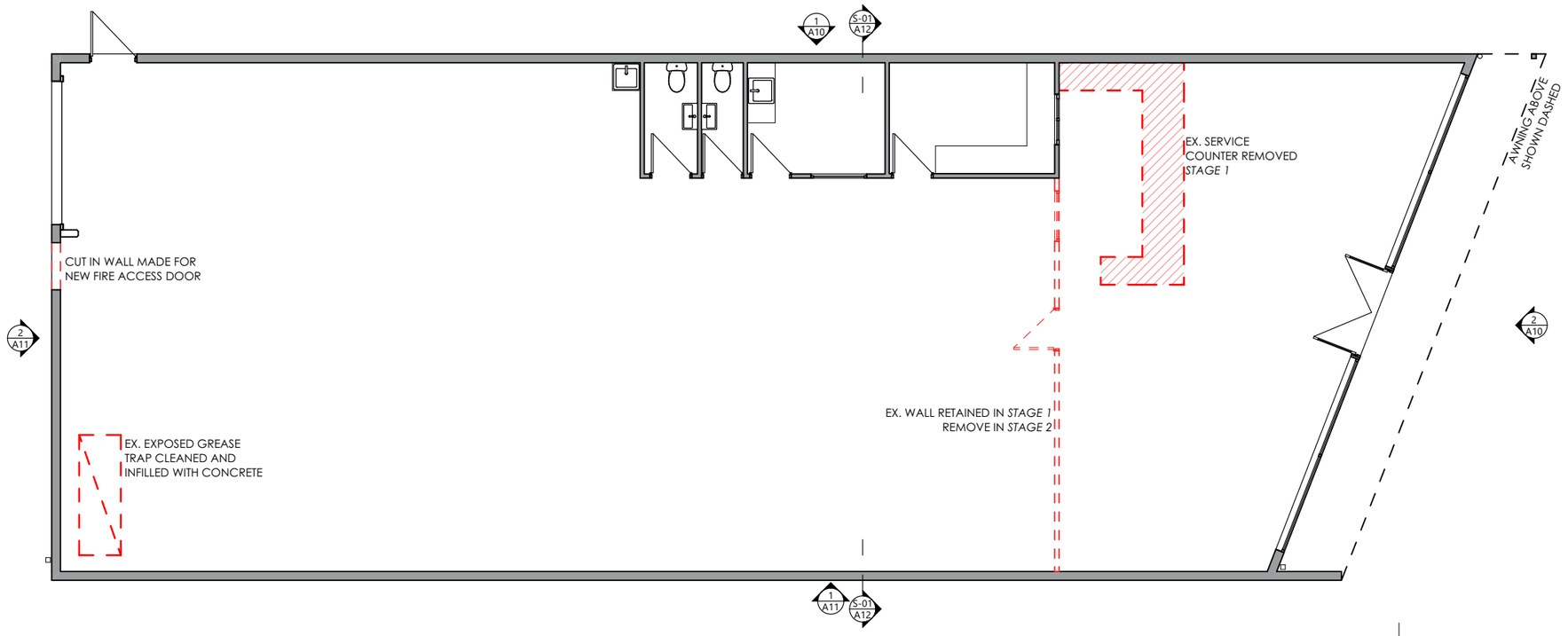
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Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au

Owner: AL'S PRIME MEATS / AL'S FRESH

rev.	Amendment	Date
02	REV. 02 RESPONSE TO RFI#1	28.09.26
01	PREPARED FOR DA	21.09.26

DRAWING No: A06 7 of 13
ISSUE: APPROVAL
REV: 01

PLANNING EXHIBITED DOCUMENTS
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Date advertised: 03/10/2026
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DEMOLITION FLOOR PLAN
SCALE 1:100
Project North
0mm 1000 2000 3000 4000 5000

DEMOLITON LEGEND

WALLS, WINDOWS DOORS AND JOINERY SHOWN DOTTED IS TO BE DEMOLISHED AND REMOVED

EXISTING WALLS RETAINED

THE CONTRACTOR SHALL CARRY OUT THE REQUIRED DEMOLITON OF THE EXISTING BUILDING ELEMENTS NOMINATED ON THIS PLAN IN STRICT ACCORDANCE WITH THE DOCUMENTATION & AS2601 - THE DEMOLITION OF STRUCTURES.

DEMOLITION WORKS SHALL BE UNDERTAKEN IN A SAFE & ENVIRONMENTALLY ACCEPTABLE MANNER. CONTRACTOR SHALL MAKE ALL ALLOWANCES AS REQUIRED FOR DEMOLITION, REMOVALS & RELOCATIONS TO SUIT THE NEW WORKS.

ALL ITEMS TO BE DEMOLISHED SHOWN DOTTED TYPICALLY. CONTACT DIAL BEFORE YOU DIG PRIOR TO ANY EXCAVATION WORKS. THE EXISTING RESIDENCE MAY CONTAIN ASBESTOS. ANY ASBESTOS SHALL BE REMOVED IN ACCORDANCE WITH WORK SAFE TASMANIA CODE OF PRACTICE CP113 & STATUTORY REGULATIONS

ALTERATIONS/ADDITIONS & CHANGE OF USE
217 INVERMAY ROAD, INVERMAY TAS 7248

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND OR PERMIT AUTHORITY.

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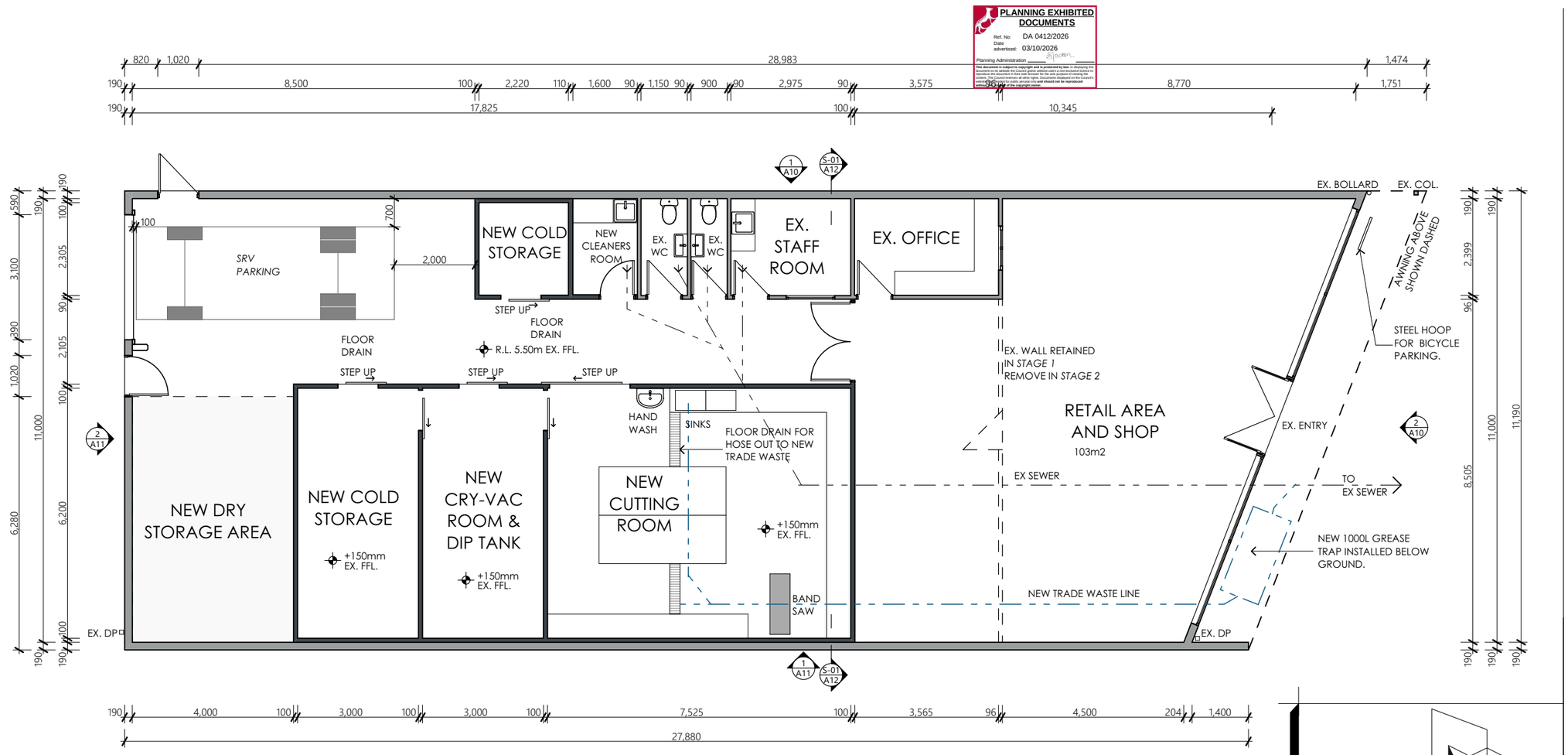
PLANS TO BUILD
ABN 23 269 055 701
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FLOOR PLAN
SCALE 1:100
Project North
0mm 1000 2000 3000 4000 5000

FLOOR PLAN LEGEND

- EXISTING WALLS RETAINED
- EX. DOORS RETAINED
- EX. SLIDING DOORS RETAINED (NO OPENING ARROW)
- NEW OR INFILL WALLS
- NEW PAINT GRADE HOLLOW CORE INTERIOR SWING DOOR WITH ARCHITRAVES, JAMBS AND STOPS. PAINT FINISH
- NEW PAINT GRADE HOLLOW CORE **(SOLID IN WETAREAS)** INTERIOR CAVITY SLIDING DOOR WITH ARCHITRAVES AND JAMBS. PAINT FINISH (SOLID OPENING ARROW)
- W## POWDERCOATED ALUMINIUM FRAMED GLAZED WINDOWS

ALTERATIONS/ADDITIONS & CHANGE OF USE

217 INVERMAY ROAD, INVERMAY TAS 7248

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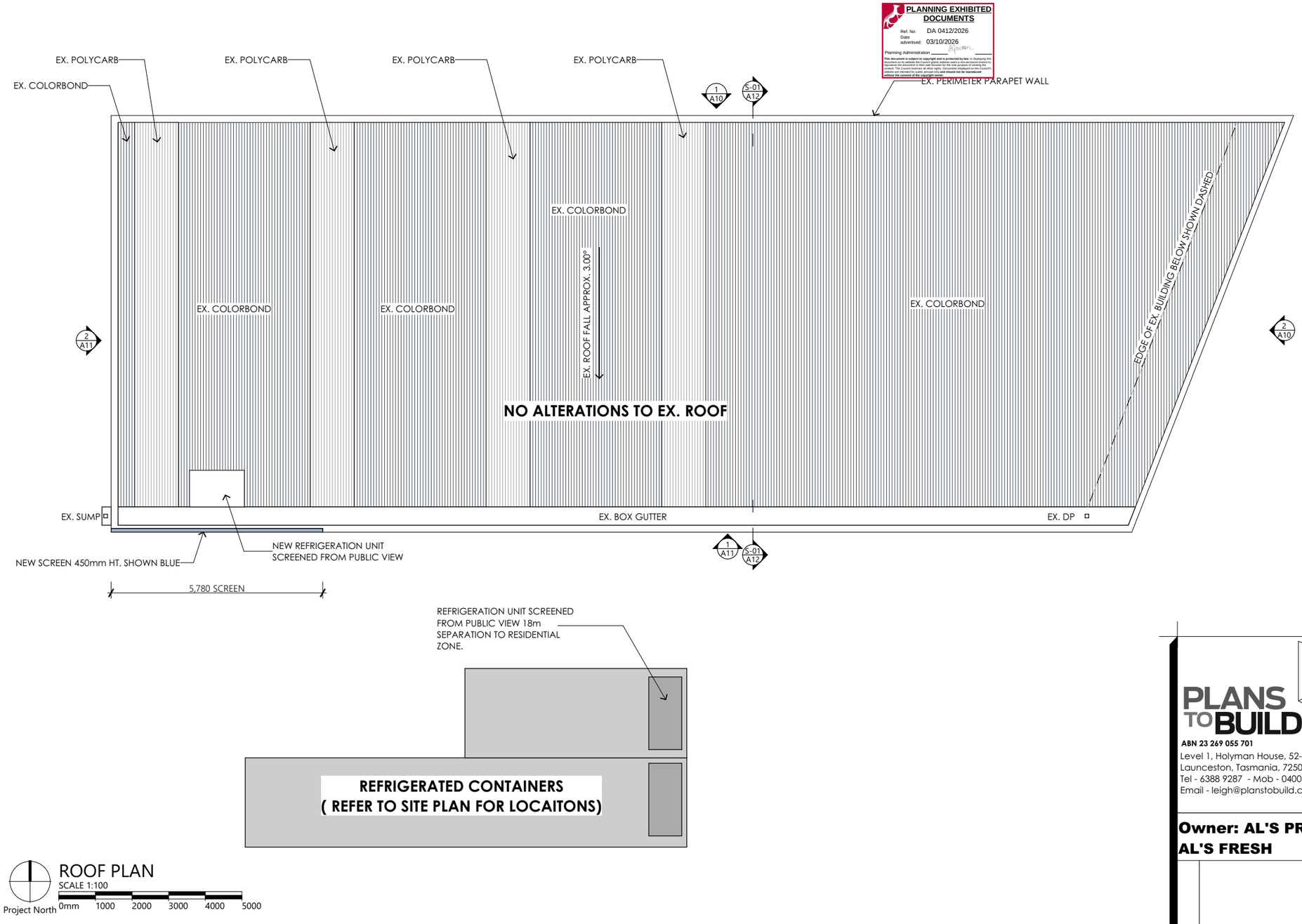
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ALTERATIONS/ADDITIONS & CHANGE OF USE

217 INVERMAY ROAD, INVERMAY TAS 7248

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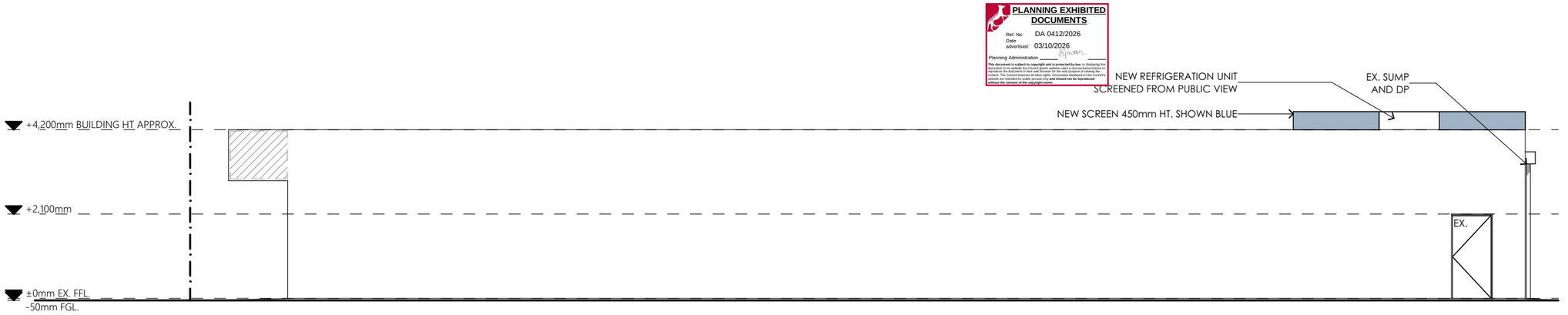
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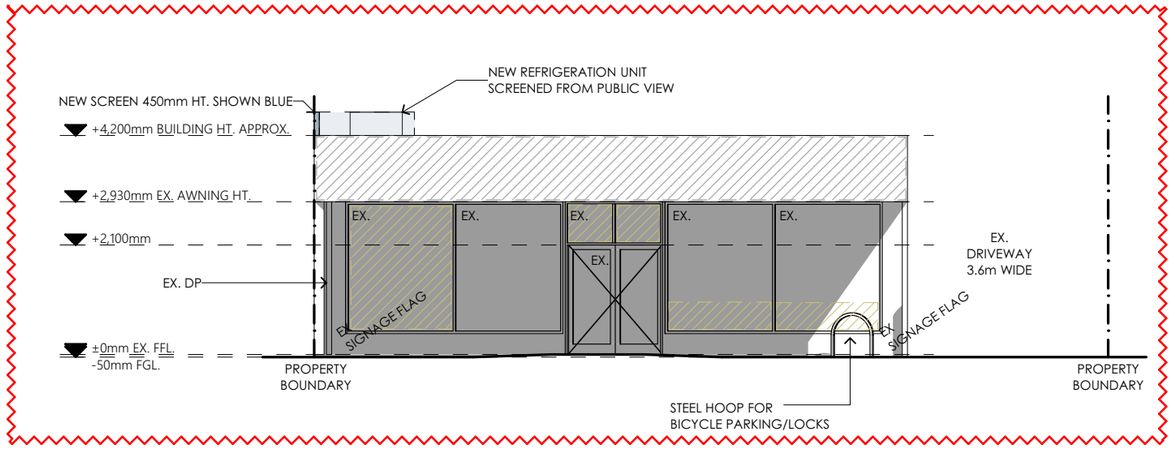
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1 / - NORTHERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



CURRENT STREET VIEW IMAGE



2 / - EASTERN ELEVATION - INVERMAY ROAD
SCALE 1:100
0mm 1000 2000 3000 4000 5000

ELEVATION LEGEND

PREVIOUSLY APPROVED SIGNAGE TO BE CHANGED IN FUTURE APPLICATION

NEW SIGNAGE TO BE APPLIED FOR IN FUTURE APPLICATION

REV. 02 - SIGNANGE NOTES AMENDED TO DISTINGUISH PREVIOUSLY APPROVED AND NOT PREVIOUSLY APPROVED SIGNANGE

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ALTERATIONS/ADDITIONS & CHANGE OF USE

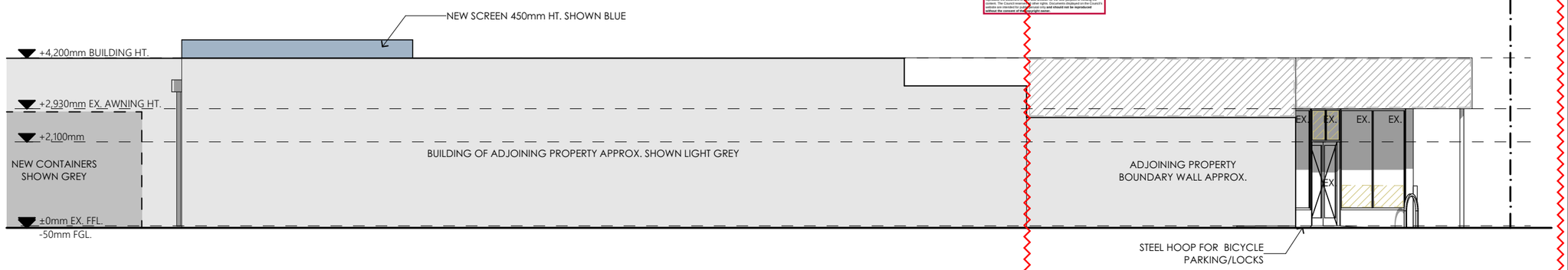
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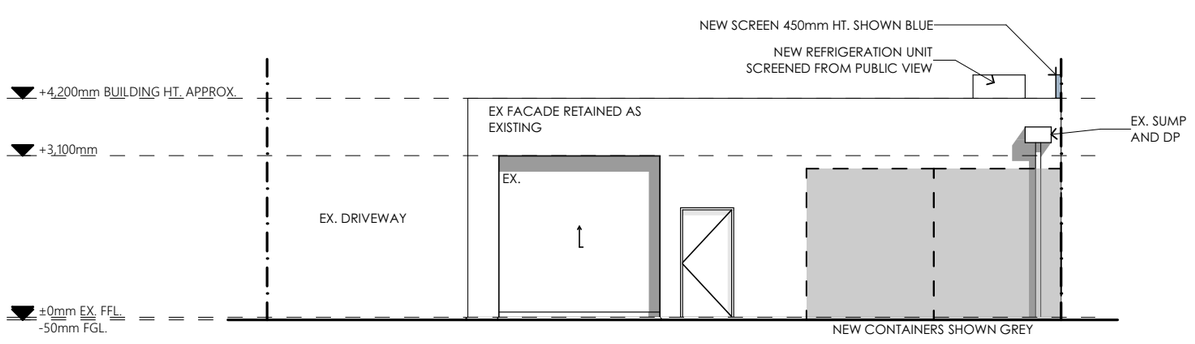
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1 / - SOUTHERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 / - WESTERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

ELEVATION LEGEND

PREVIOUSLY APPROVED SIGNAGE TO BE CHANGED IN FUTURE APPLICATION

NEW SIGNAGE TO BE APPLIED FOR IN FUTURE APPLICATION

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ALTERATIONS/ADDITIONS & CHANGE OF USE

217 INVERMAY ROAD, INVERMAY TAS 7248

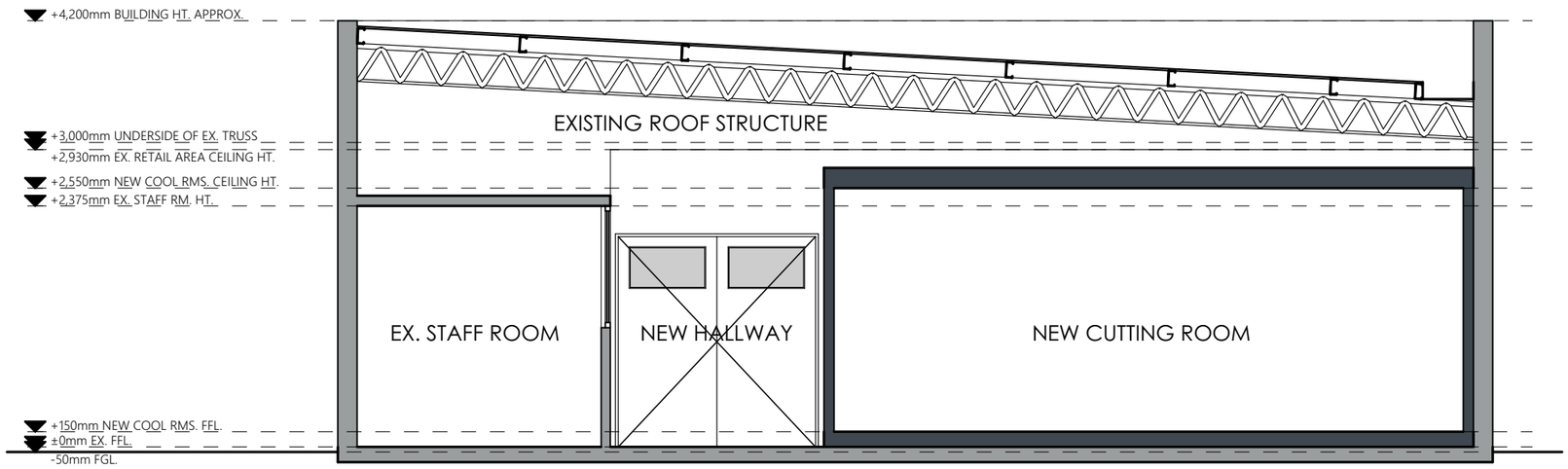
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1 / - SECTION AA
SCALE 1:50
0mm 500 1000 1500 2000 2500

ALTERATIONS/ADDITIONS & CHANGE OF USE

217 INVERMAY ROAD, INVERMAY TAS 7248

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REV: 01

ALTERATIONS/ADDITIONS & CHANGE OF USE
at 217 INVERMAY ROAD, INVERMAY TAS 7248
for AL'S PRIME MEATS / AL'S FRESH

PROJECT NUMBER:
26124

PROPERTY ID:
7146504

LAND TITLE, VOLUME & FOLIO
CT - 45213/1

SITE AREA:
782m2

FLOOR AREAS:
EXISTING BUILDING FLOOR AREA - ±326m²
COMB. NEW SHIPPING CONTAINERS AREA - 44m²

COUNCIL:
LAUNCESTON

SCHEME / ZONE:
14.0 LOCAL BUSINESS

SCHEME / ZONE OVERLAYS:
AIRPORT OBSTACLE LIMITATION AREA

SITE CLASSIFICATION: AS EX.

WIND CLASSIFICATION: N1

BUSHFIRE ATTACK LEVEL: N/A

TERRAIN CLASSIFICATION: TC 3.0

WIND REGION: A3

CLIMATE ZONE: 7

CORROSION ENVIRONMENT: LOW

ALPINE AREA: N/A

PRINT DATE:
9/11/2026



LOCATION PLAN

DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN
A02	SITE DRAINAGE PLAN
A03	SITE MANOEUVRING PLAN B85 VEHICLE
A04	SITE MANOEUVRING PLAN SRV ENTERING
A05	SITE MANOEUVRING PLAN SRV EXITING
A06	CONTAINER PLANS & ELEVATIONS
A07	DEMOLITION FLOOR PLAN
A08	FLOOR PLAN
A09	ROOF PLAN
A10	NORTHERN & EASTERN ELEVATIONS
A11	SOUTHERN & EASTERN ELEVATIONS
A12	SECTION AA

HIA MEMBER you're in good hands

PLANS TO BUILD

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GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME ONE, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

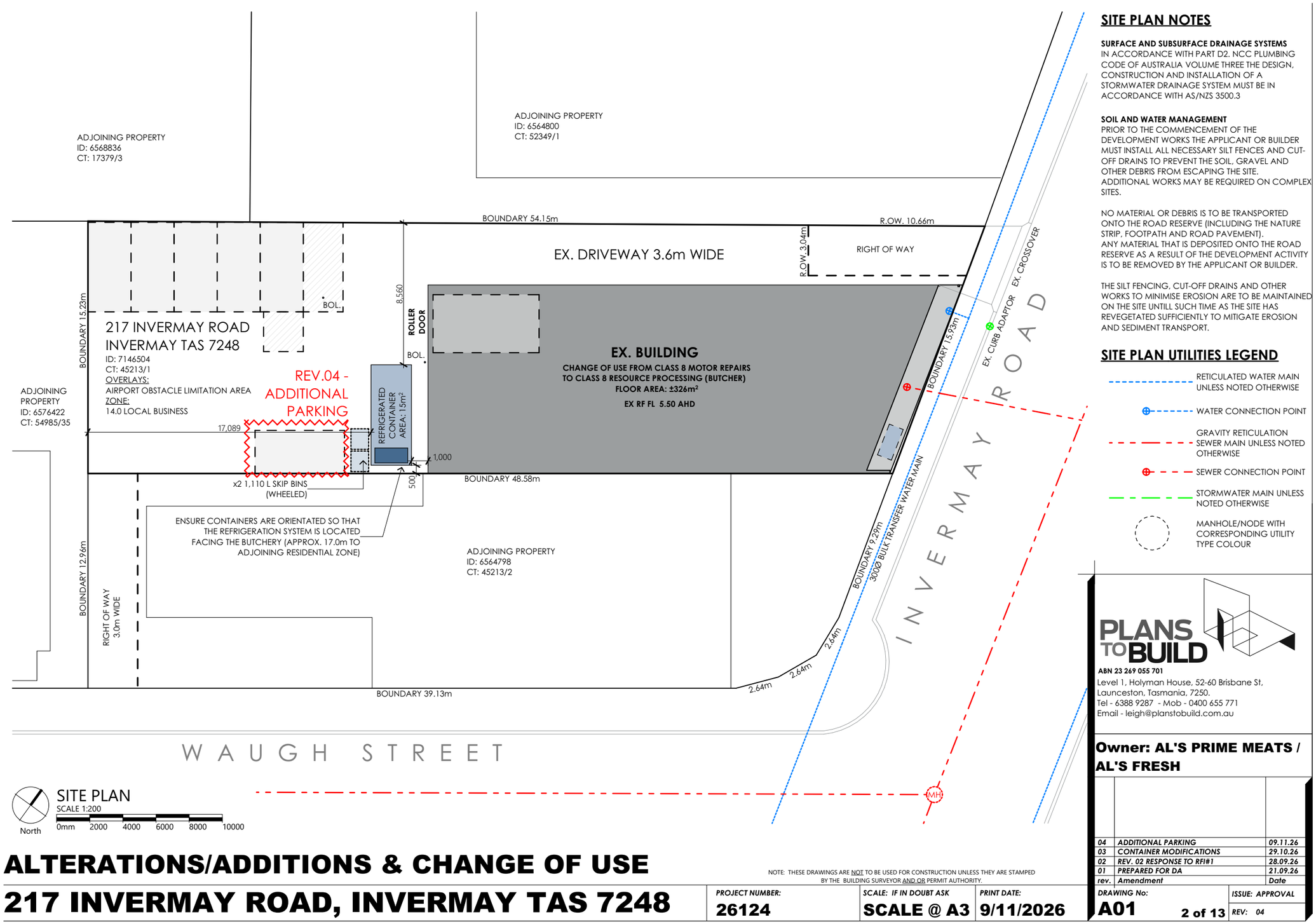
ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD, AND CODEMARK & WATERMARK COMPLIANCES.

rev.	Amendment	Date
04	ADDITIONAL PARKING	09.11.26
03	CONTAINER MODIFICATIONS	29.10.26
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DRAWING No: **A00** 1 of 13
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REQUIRED APPROVAL STAMPS - BUILDING SURVEYOR / PERMIT AUTHORITY
NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND OR PERMIT AUTHORITY



SITE PLAN NOTES

SURFACE AND SUBSURFACE DRAINAGE SYSTEMS
IN ACCORDANCE WITH PART D2. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3

SOIL AND WATER MANAGEMENT
PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED ONTO THE ROAD RESERVE (INCLUDING THE NATURE STRIP, FOOTPATH AND ROAD PAVEMENT).
ANY MATERIAL THAT IS DEPOSITED ONTO THE ROAD RESERVE AS A RESULT OF THE DEVELOPMENT ACTIVITY IS TO BE REMOVED BY THE APPLICANT OR BUILDER.

THE SILT FENCING, CUT-OFF DRAINS AND OTHER WORKS TO MINIMISE EROSION ARE TO BE MAINTAINED ON THE SITE UNTILL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.

SITE PLAN UTILITIES LEGEND

- RETICULATED WATER MAIN UNLESS NOTED OTHERWISE
- WATER CONNECTION POINT
- GRAVITY RETICULATION SEWER MAIN UNLESS NOTED OTHERWISE
- SEWER CONNECTION POINT
- STORMWATER MAIN UNLESS NOTED OTHERWISE
- MANHOLE/NODE WITH CORRESPONDING UTILITY TYPE COLOUR

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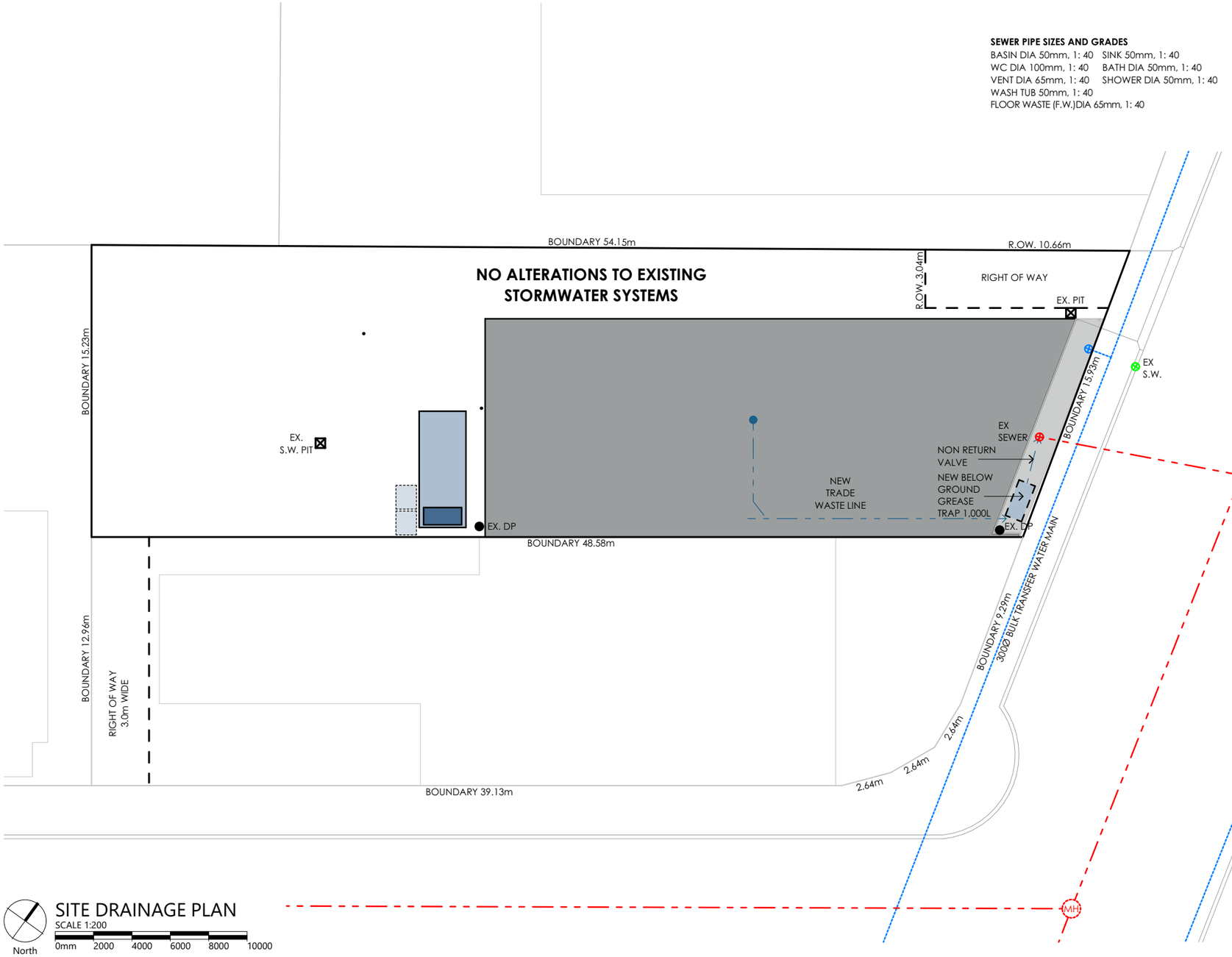
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ALTERATIONS/ADDITIONS & CHANGE OF USE

217 INVERMAY ROAD, INVERMAY TAS 7248

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SEWER PIPE SIZES AND GRADES
BASIN DIA 50mm, 1: 40 SINK 50mm, 1: 40
WC DIA 100mm, 1: 40 BATH DIA 50mm, 1: 40
VENT DIA 65mm, 1: 40 SHOWER DIA 50mm, 1: 40
WASH TUB 50mm, 1: 40
FLOOR WASTE (F.W.)DIA 65mm, 1: 40

PLUMBING NOTES

COLD WATER SERVICES IN ACCORDANCE WITH PART B1. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF COLD WATER SERVICES MUST BE IN ACCORDANCE WITH AS/NZS 3500.1 OR SECTION 2 OF AS/NZS 3500.5 AS APPROPRIATE AND THE REQUIREMENTS OF THIS PART. BACKFLOW SHALL BE INSTALLED TO ALL COLD WATER SUPPLY IN ACCORDANCE WITH AS/NZS 2845. WATER SUPPLY PRESSURE SHALL BE SET TO MAXIMUM 500kpa

HEATED WATER SERVICES IN ACCORDANCE WITH PART B2. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A HEATED WATER SERVICE MUST BE IN ACCORDANCE WITH AS/NZS 3500.4 OR SECTION 3 OF AS/NZS 3500.5 AS APPROPRIATE AND THE REQUIREMENTS OF THIS PART. HEATED WATER MUST BE STORED AT A MINIMUM OF 60o. HEATED WATER SHALL BE TEMPERED TO 50o TO ALL SANITARY FIXTURES FOR PERSONAL HYGIENE PURPOSES. HEATED WATER SHALL BE DELIVERED AT 60o FOR KITCHEN AND LAUNDRY FIXTURES.

NON-DRINKING WATER SERVICES IN ACCORDANCE WITH PART B3. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A NON-DRINKING WATER SERVICE MUST BE IN ACCORDANCE WITH AS/NZS 3500.1 OR SECTION 2 OF AS/NZS 3500.5 AS APPROPRIATE AND THE REQUIREMENTS OF THIS PART

SANITARY PLUMBING SYSTEMS IN ACCORDANCE WITH PART C1. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A SANITARY PLUMBING SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.2 OR SECTION 4 OF AS/NZS 3500.5 AS APPROPRIATE AND THE REQUIREMENTS OF THIS PART

ROOF DRAINAGE SYSTEMS IN ACCORDANCE WITH PART D1. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A ROOF DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3 OR FOR CLASS 1 AND CLASS 10 BUILDINGS, COMPLY WITH THE DEEMED-TO-SATISFY PROVISIONS OF PARTS 3.1.2 AND 3.5.2 OF VOLUME TWO OF THE BUILDING CODE OF AUSTRALIA

SITE DRAINAGE PLAN
SCALE 1:200

ALTERATIONS/ADDITIONS & CHANGE OF USE
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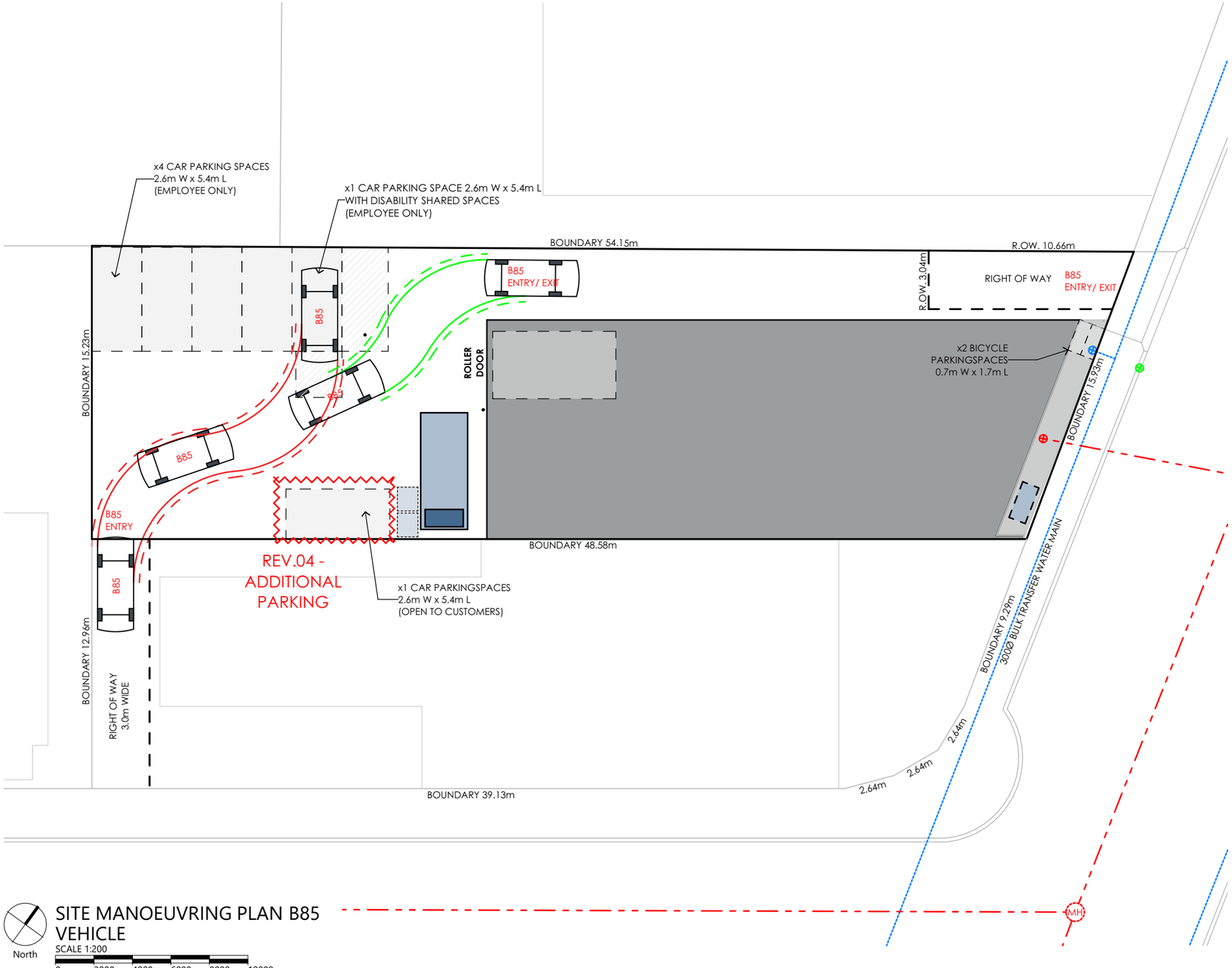
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DRAWING No: A02 3 of 13
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REV: 04



PARKING CALCULATIONS:

USE: RESOURCE PROCESSING

CAR SPACES:
- 2 SPACES PER 3 EMPLOYEES = 0.66 SPACES PER EMPLOYEE

- 7 EMPLOYEES = 4.62 SPACES REQUIRED; ROUND UP TO 5 SPACES

BICYCLE SPACES:
- 1 SPACE PER 5 EMPLOYEES = 0.2 SPACES PER EMPLOYEE

- 7 EMPLOYEES = 1.4 SPACES REQUIRED; ROUND UP TO 2 SPACES

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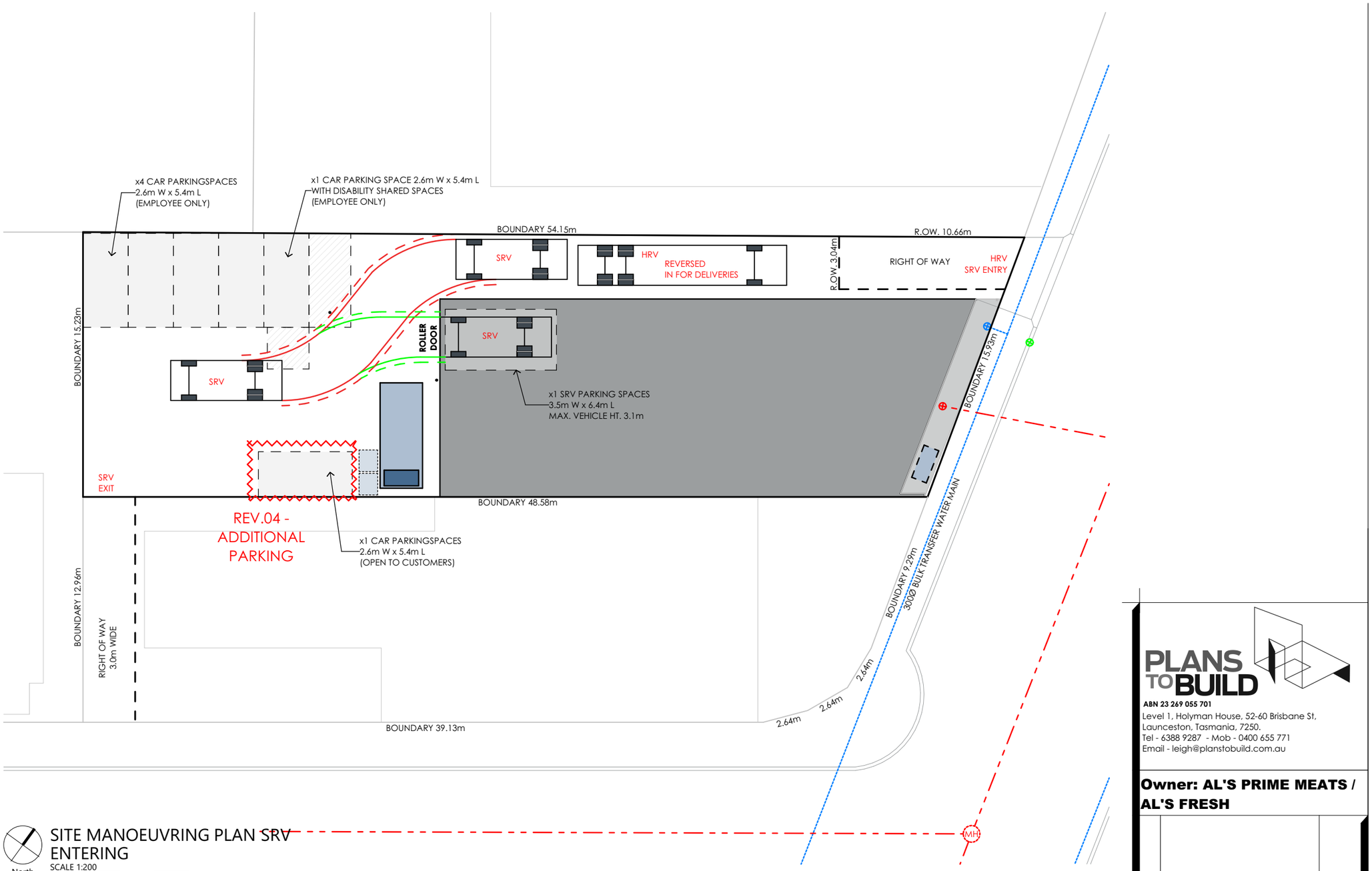
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Launceston, Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au

Owner: AL'S PRIME MEATS / AL'S FRESH

rev.	Amendment	Date
04	ADDITIONAL PARKING	09.11.26
03	CONTAINER MODIFICATIONS	29.10.26
02	REV. 02 RESPONSE TO RFI#1	28.09.26
01	PREPARED FOR DA	21.09.26

DRAWING No: A03 4 of 13
ISSUE: APPROVAL
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SITE MANOEUVRING PLAN SRV ENTERING

ALTERATIONS/ADDITIONS & CHANGE OF USE

217 INVERMAY ROAD, INVERMAY TAS 7248

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND OR PERMIT AUTHORITY.

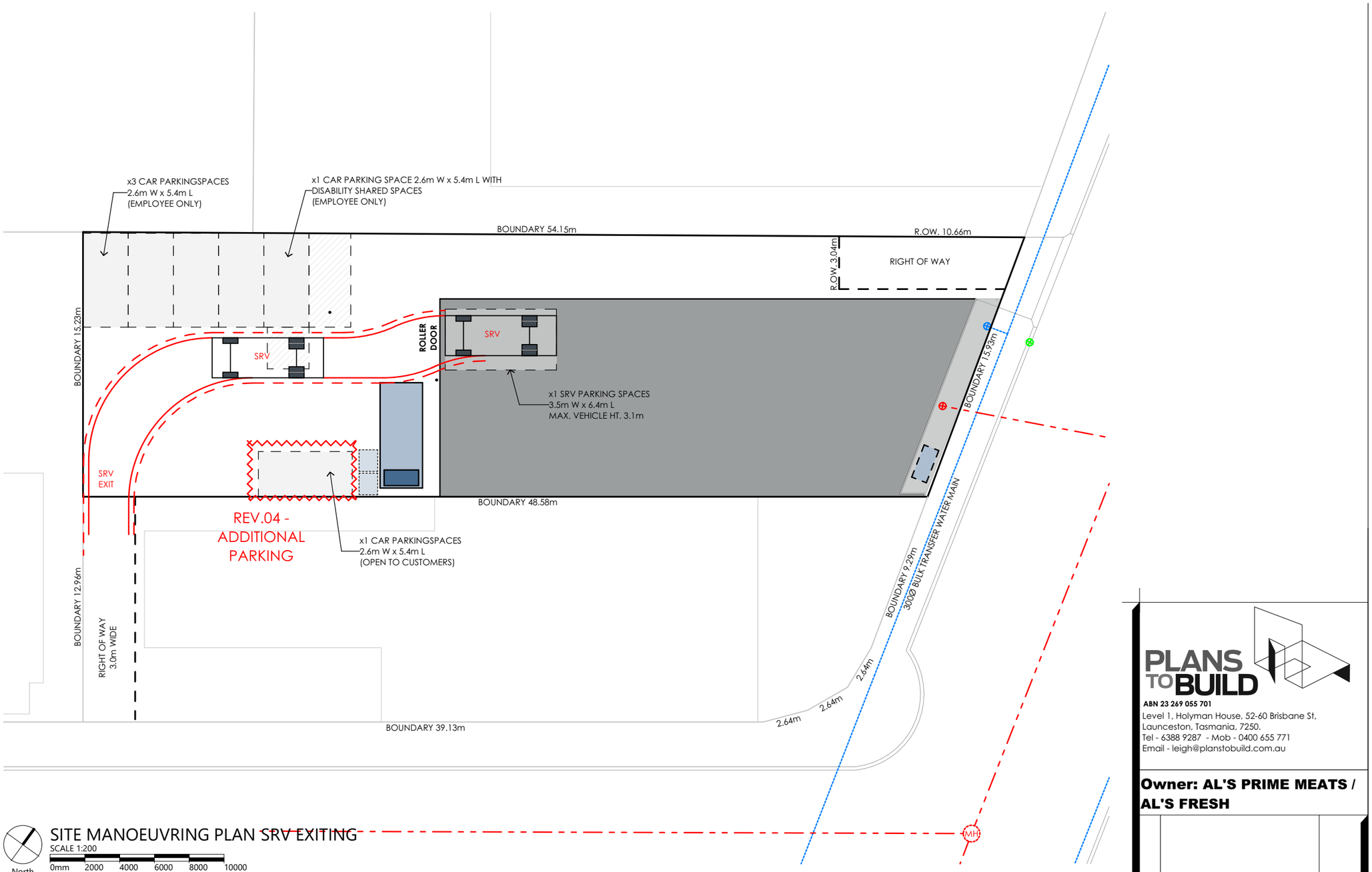
PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:
26124	SCALE @ A3	9/11/2026

PLANS TO BUILD
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DRAWING No: A04 5 of 13 | ISSUE: APPROVAL | REV: 04



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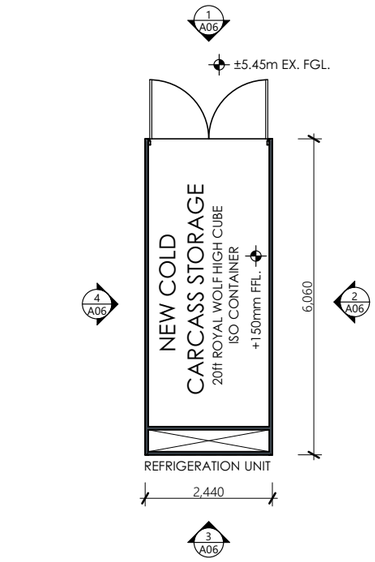
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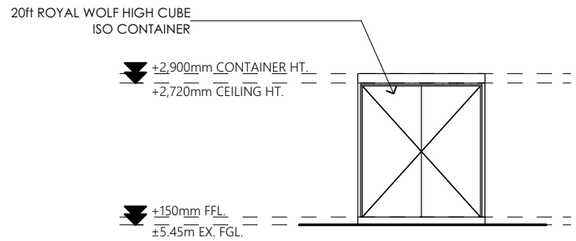
DRAWING No: A05 6 of 13 | ISSUE: APPROVAL | REV: 04



Project North

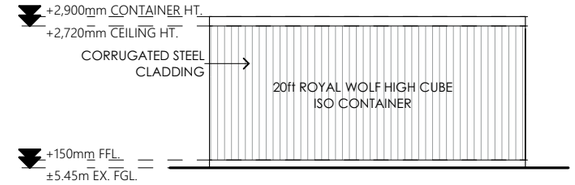
CONTAINERS FLOOR PLAN
SCALE 1:100

0mm 1000 2000 3000 4000 5000



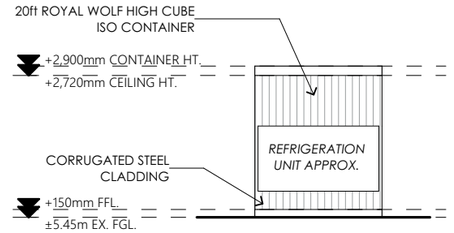
1 / - CONTAINERS NORTHERN ELEVATION
SCALE 1:100

0mm 1000 2000 3000 4000 5000



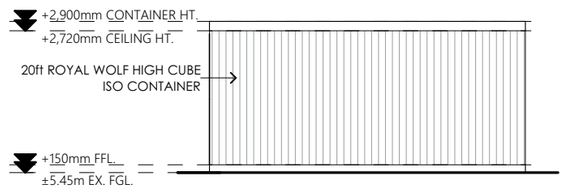
2 / - CONTAINERS EASTERN ELEVATION
SCALE 1:100

0mm 1000 2000 3000 4000 5000



3 / - CONTAINERS SOUTHERN ELEVATION
SCALE 1:100

0mm 1000 2000 3000 4000 5000



4 / - COTNAINERS WESTERN ELEVATION
SCALE 1:100

0mm 1000 2000 3000 4000 5000

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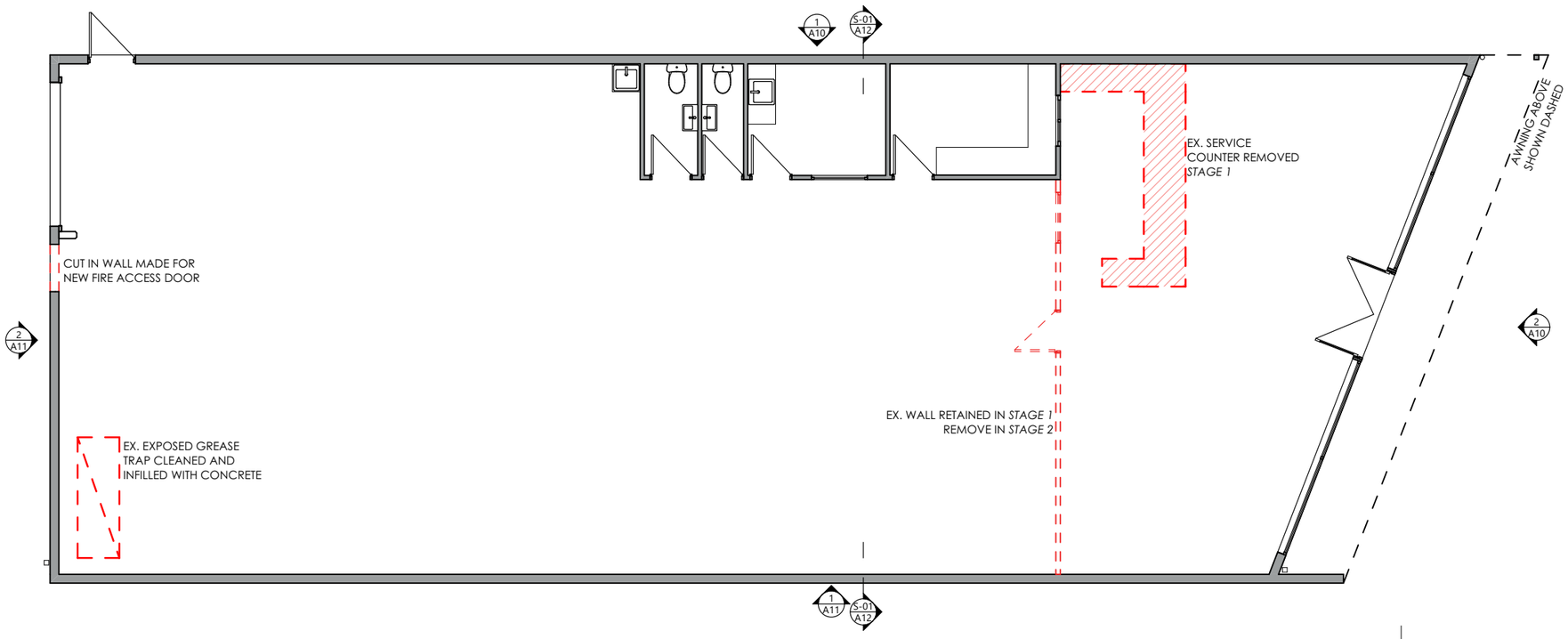
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ALTERATIONS/ADDITIONS & CHANGE OF USE
217 INVERMAY ROAD, INVERMAY TAS 7248

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26124	SCALE @ A3	9/11/2026	A06 7 of 13	REV: 04



Project North

DEMOLITION FLOOR PLAN

SCALE 1:100

0mm 1000 2000 3000 4000 5000

DEMOLITON LEGEND

WALLS, WINDOWS DOORS AND JOINERY SHOWN DOTTED IS TO BE DEMOLISHED AND REMOVED

EXISTING WALLS RETAINED

THE CONTRACTOR SHALL CARRY OUT THE REQUIRED DEMOLITON OF THE EXISTING BUILDING ELEMENTS NOMINATED ON THIS PLAN IN STRICT ACCORDANCE WITH THE DOCUMENTATION & AS2601 - THE DEMOLITION OF STRUCTURES.

DEMOLITION WORKS SHALL BE UNDERTAKEN IN A SAFE & ENVIRONMENTALLY ACCEPTABLE MANNER. CONTRACTOR SHALL MAKE ALL ALLOWANCES AS REQUIRED FOR DEMOLITION, REMOVALS & RELOCATIONS TO SUIT THE NEW WORKS.

ALL ITEMS TO BE DEMOLISHED SHOWN DOTTED TYPICALLY. CONTACT DIAL BEFORE YOU DIG PRIOR TO ANY EXCAVATION WORKS. THE EXISTING RESIDENCE MAY CONTAIN ASBESTOS. ANY ASBESTOS SHALL BE REMOVED IN ACCORDANCE WITH WORK SAFE TASMANIA CODE OF PRACTICE CP113 & STATUTORY REGULATIONS

ALTERATIONS/ADDITIONS & CHANGE OF USE

217 INVERMAY ROAD, INVERMAY TAS 7248

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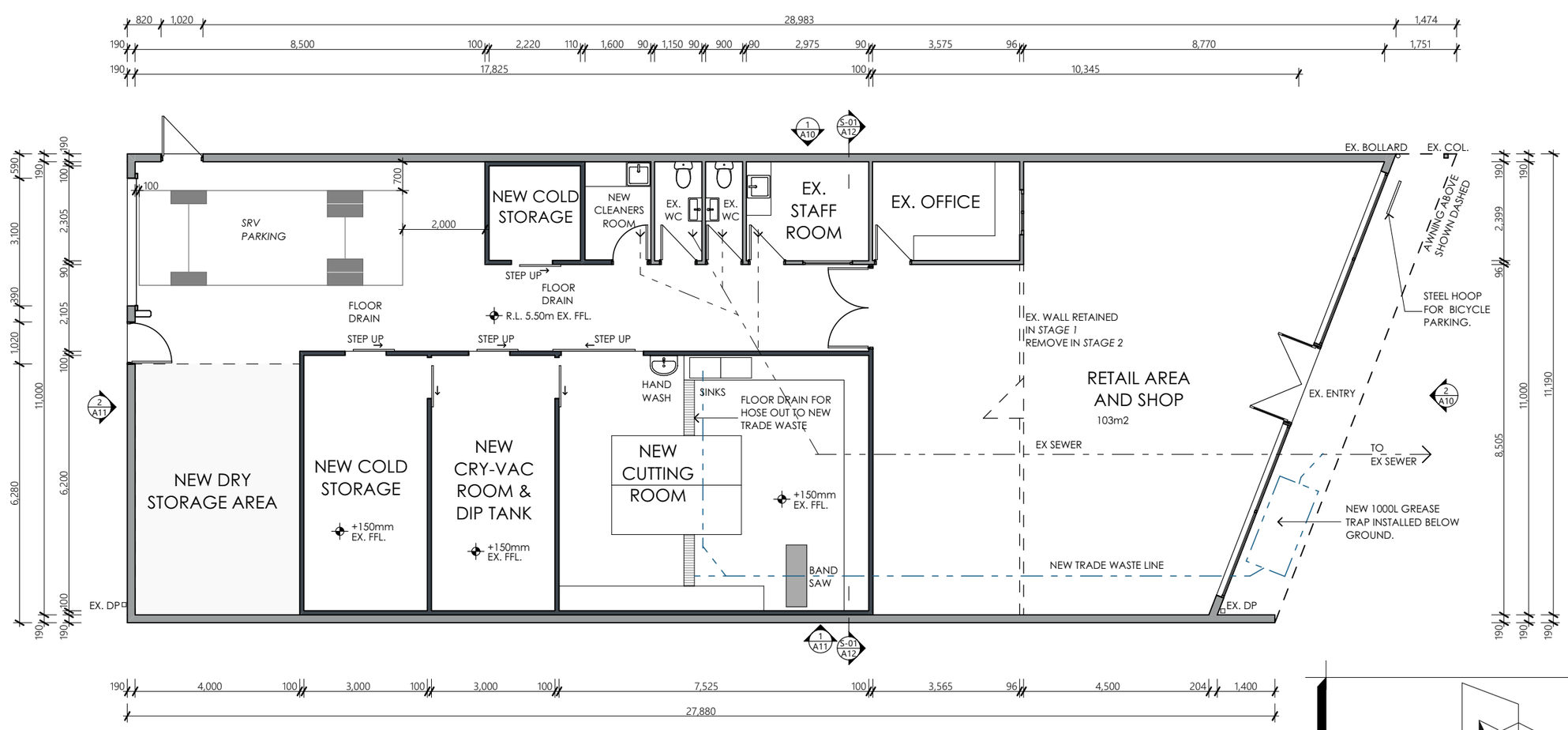
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DRAWING No: A07 8 of 13

ISSUE: APPROVAL

REV: 04



FLOOR PLAN
SCALE 1:100
Project North
0mm 1000 2000 3000 4000 5000

FLOOR PLAN LEGEND

- NEW OR INFILL WALLS
- EXISTING WALLS RETAINED
- NEW PAINT GRADE HOLLOW CORE INTERIOR SWING DOOR WITH ARCHITRAVES, JAMBS AND STOPS. PAINT FINISH
- EX. DOORS RETAINED
- NEW PAINT GRADE HOLLOW CORE **(SOLID IN WETAREAS)** INTERIOR CAVITY SLIDING DOOR WITH ARCHITRAVES AND JAMBS. PAINT FINISH (SOLID OPENING ARROW)
- EX. SLIDING DOORS RETAINED (NO OPENING ARROW)
- W## POWDERCOATED ALUMINIUM FRAMED GLAZED WINDOWS

ALTERATIONS/ADDITIONS & CHANGE OF USE

217 INVERMAY ROAD, INVERMAY TAS 7248

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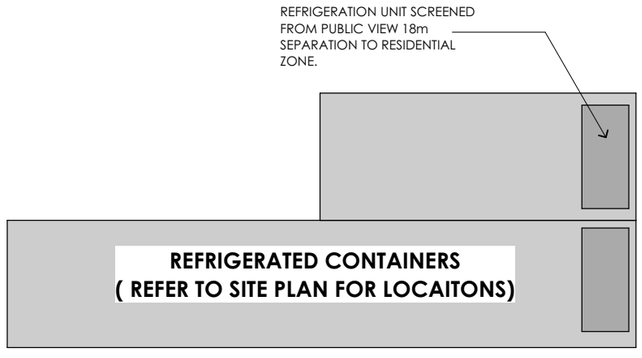
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DRAWING No: A08 9 of 13
ISSUE: APPROVAL
REV: 04





ROOF PLAN
SCALE 1:100
Project North 0mm 1000 2000 3000 4000 5000

ALTERATIONS/ADDITIONS & CHANGE OF USE

217 INVERMAY ROAD, INVERMAY TAS 7248

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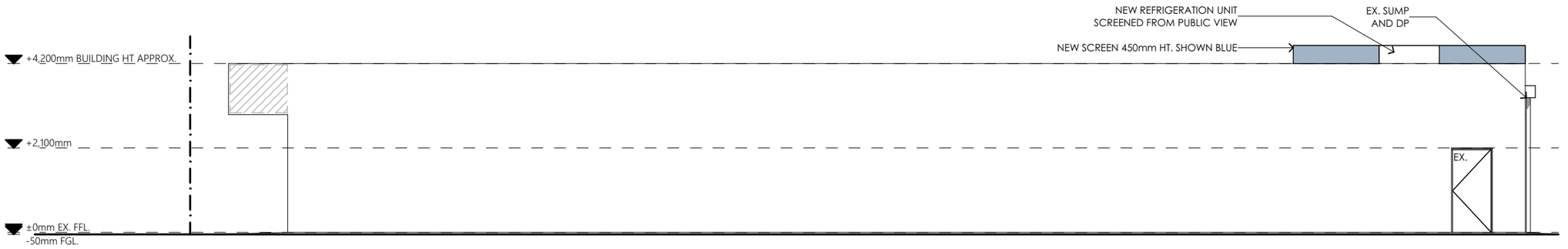
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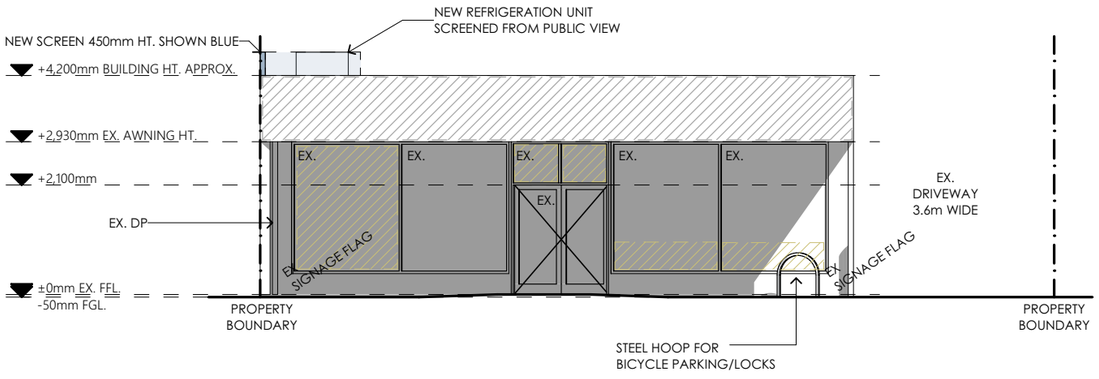
DRAWING No: A09 10 of 13
ISSUE: APPROVAL
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1 / - NORTHERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



CURRENT STREET VIEW IMAGE



2 / - EASTERN ELEVATION - INVERMAY ROAD
SCALE 1:100
0mm 1000 2000 3000 4000 5000

ELEVATION LEGEND

PREVIOUSLY APPROVED SIGNAGE
TO BE CHANGED IN FUTURE APPLICATION

NEW SIGNAGE TO BE APPLIED
FOR IN FUTURE APPLICATION

ALTERATIONS/ADDITIONS & CHANGE OF USE

217 INVERMAY ROAD, INVERMAY TAS 7248

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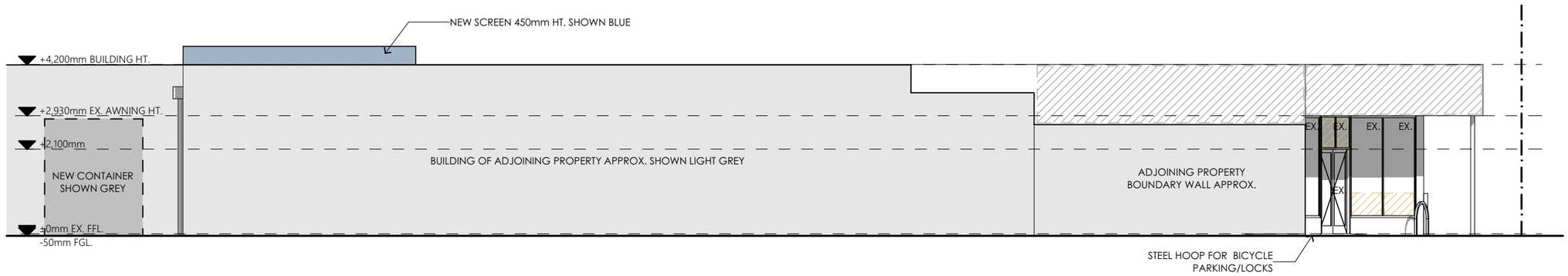
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DRAWING No: A10 11 of 13
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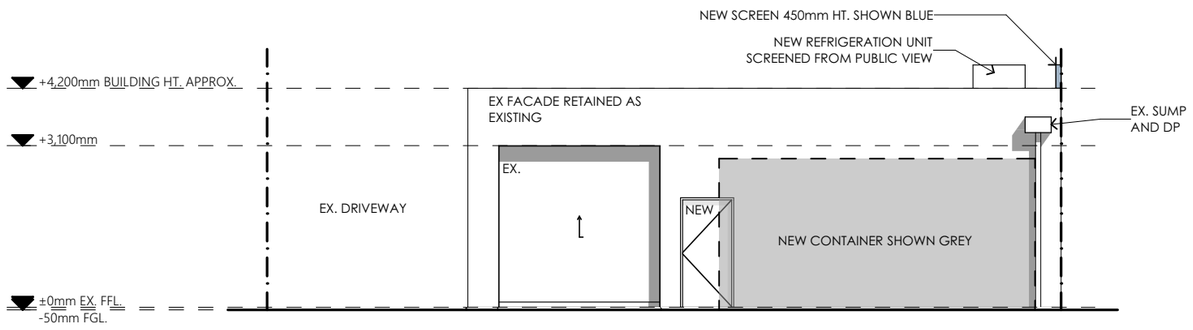


1 / - SOUTHERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

ELEVATION LEGEND

PREVIOUSLY APPROVED SIGNAGE TO BE CHANGED IN FUTURE APPLICATION

NEW SIGNAGE TO BE APPLIED FOR IN FUTURE APPLICATION



2 / - WESTERN ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

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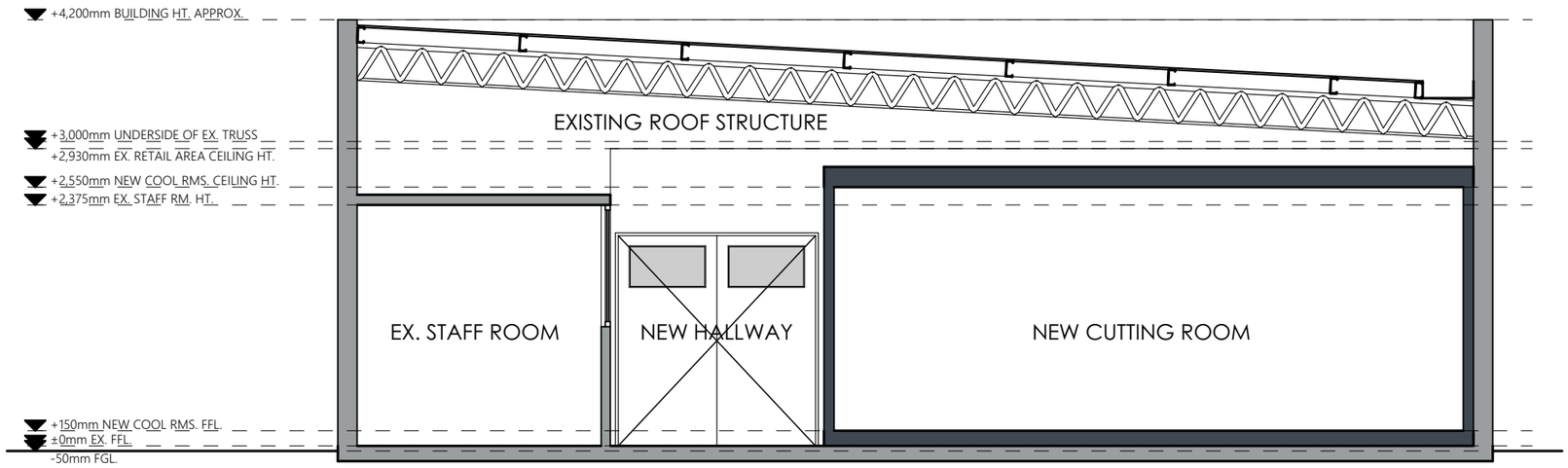
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ALTERATIONS/ADDITIONS & CHANGE OF USE

217 INVERMAY ROAD, INVERMAY TAS 7248

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26124	SCALE @ A3	9/11/2026	A11 12 of 13	REV: 04



1 / - SECTION AA
SCALE 1:50
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ALTERATIONS/ADDITIONS & CHANGE OF USE

217 INVERMAY ROAD, INVERMAY TAS 7248

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DRAWING No: A12 13 of 13
ISSUE: APPROVAL
REV: 04

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA0412/2026
Council notice date	30/09/2026
TasWater Reference No.	TWDA 2026/01281-LCC
Date of response	16/10/2026
TasWater Contact	Timothy Carr
Phone No.	0419 306 130

Response issued to

Council name	CITY OF LAUNCESTON
Contact details	Planning.Admin@launceston.tas.gov.au
Development details	
Address	217 INVERMAY RD, INVERMAY
Property ID (PID)	7146504
Description of development	Alterations & Additions & Change of Use to a Butchery

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Plans To Build	Site Plan & Site Drainage Plan – A01 & A02	01	21.09.26

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with a metered connection and sewerage system and connection(s) to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction of the development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

Trade Waste

4. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.

Tasmanian Water & Sewerage Corporation Pty Ltd
GPO Box 1393 Hobart, TAS 7001
development@taswater.com.au
ABN: 47 162 220 653

Document Set ID: 5432638
Version: 1, Version Date: 19/10/2026

5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.
6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent

HEADWORK CHARGES

7. Before TasWater issues Certificate(s) for Certifiable Work (Building and/or Plumbing), the applicant or landowner (as applicable) may have to pay a headworks charge for water and sewerage, if the water connection size is increasing.

   The charge is determined by TasWater based on connection size, in accordance with:

   - the pricing approved by the Tasmanian Economic Regulator in its price determination in respect of regulated services for the period 1 July 2026to 2030; and
   - the methodology set out in TasWater's Developer Charges Policy.

   The charge is subject to indexation, as approved by the Tasmanian Economic Regulator, from the date of this Submission to Planning Authority Notice until the date of payment.

   Advice: Please see TasWater's Developer Charges Guideline for more detail on how the Headworks Charge has been calculated.

Advice

General
For information on TasWater development standards, please visit
https://www.taswater.com.au/building-and-development/technical-standards
For application forms please visit
https://www.taswater.com.au/building-and-development/application-information/application-for-development-services-form

Assessment Fees
A development assessment fee will be payable to TasWater in connection with this development. The applicable fee will be determined by TasWater at the relevant design approval stage in accordance with the fees approved by the Economic Regulator and in effect at that time. Applicants are encouraged to refer to the Fees and Charges section of the TasWater website for information on current fees and charges that may apply.

Important Notice Regarding Plumbing Plans and Associated Costs
The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.
TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.
Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.
Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

Developer Charges

Document Set ID: 5432638
Version: 1, Version Date: 19/10/2026

For information on Developer Charges please visit the following webpage - https://www.taswater.com.au/building-and-development/developer-charges

Trade Waste

Prior to any Building and/or Plumbing work being undertaken, the applicant will require a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:

Location of all pre-treatment devices (i.e Grease Arrestor/Dry Basket Arrestors/Oil Water Separator)

Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design;

Location of an accessible sampling point in accordance with the TasWater Trade Waste Sampling Specifications for sampling discharge.

At the time of submitting an application for Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is required.

If the nature of the business changes or the business is sold, TasWater is to be informed in order that pre-treatment may be reassessed

The application forms are available at http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Document Set ID: 5432638
Version: 1, Version Date: 19/10/2026

East Launceston Croquet Club
PO Box 363
Newstead
Tas 7250
26 October 2026

Mayor Matthew Garwood
Launceston City Council

Dear Matthew

As you will recall we received a grant to construct an ambulant toilet at the club. Unfortunately, when the engineers' plans were drawn up for the foundations it added over $20,000 to our original estimate.

We have since commissioned a new, smaller design that no longer requires us to demolish part of the concrete outdoor structure nor remove the asbestos lining. While it expected the build will now come in within budget it has obviously incurred extra expense to pay the architect to draw new plans and a redesign by the engineer.

We also had to apply for approval for an amendment to the plans which has incurred a fee of $390.60 from Council.

Council members generously approved that all fees involved in the development process be waived at a previous meeting and we would appreciate it if this extra fee could also be treated the same.

Once again, we appreciate your consideration of our request.

Regards
Paul Godard (President)

eastlcc@gmail.com

Quarterly Report - July to September 2026

In accordance with Rule 26 of the *Launceston Flood Authority Rules, April 2020* the Authority must submit a report to Council for the periods ending March, June, September and December. This report is for the period ending 30 September 2026.

Key priorities for the coming quarter

- Implementation of forward works program
- Undertaking flood gate closure exercises
- Quarterly levee inspections

Operational and Compliance Activities

The five-year comprehensive inspection report submitted to the Regulator on 25 June 2026 were accepted as compliant with the applicable standards on 10 September 2026. While defects were identified, they were not considered sufficiently severe to raise serious concerns regarding the performance of the Flood Protection System. The identified defects continue to be assessed and addressed in order of priority.

Quarterly levee inspections were undertaken between late August and early September 2026. The inspections also provided practical training for Flood Levee Patrollers, increasing their familiarity with inspection routes and key assets.

Current Works

Hart Street Floodgate (NG1) Road Surface Works

A closure exercise was successfully completed at the Hart Street Floodgate in July 2026, following replacement of the road surface with concrete in March. The exercise confirmed that the new surface improved the fit of the gate and reduced gaps along its base, while also providing practical training for the gate closure crew (Figure 1).



Figure 1: Hart St Gate (NG1) closure exercise, July 2026

Home St Stormwater line on the Mowbray Levee

Construction of a stormwater line adjacent to, and through part of, the Mowbray Levee at Home Street commenced on 27 April 2026, with the primary works affecting the levee completed in June.

Final as-constructed documentation and top-dressing of the disturbed area remain outstanding and are expected to be completed in the coming months. The site will continue to be monitored to confirm that the disturbed area is appropriately reinstated.

East Launceston Gate (EG1) Upgrade

Following the identification of safety concerns at East Launceston Gate 1, design drawings were completed during the quarter for upgrades. The proposed modifications to the stop logs, clamping arms and guide plates are intended to improve closure reliability and reduce risks to staff during installation.

The drawings were prepared for fabrication, with installation targeted for completion by December 2026.

Sediment management

Preparations commenced for the post-winter bathymetric survey of the river confluence and upper Kanamaluka/Tamar Estuary. The survey was scheduled for October 2026 and will be compared with the pre-winter survey completed in April 2026 to monitor changes in sediment volume and distribution.

Shipping containers on the Newstead Levee

In late July 2025, Council officers became aware that shipping containers and an associated rock base were being installed on the Newstead Levee.

Following negotiations, the shipping containers and associated rock base were relocated from the Newstead Levee to an approved alternative location in August 2026.

The relocation restored access along the levee and provided a clear route to Penstock NP4 for inspection, maintenance and flood response activities.

Vegetation Management

A procurement process was completed during the quarter for vegetation management services across the levee system and silt ponds. A contract was awarded for an initial three-year term, with an option for a further three-year extension.

The arrangement will support consistent vegetation management and maintain access, visibility and protective grass cover across the Flood Protection System.

Tamar Estuary River Health Action Plan (TERHAP)

Works associated with the Tamar Estuary River Health Action Plan continued during the quarter. TasWater's contractor completed remediation of the batter slope adjacent to the Paterson Levee and reinstatement works at Kings Park near the Margaret Street Pump Station.

These reinstatement works were completed in early September 2026, with temporary fencing retained in place to support initial establishment of the landscaped areas.

Tamar Estuary Management Taskforce Trial Wetland Restoration Project and Flood Study

NRM North and Building Tasmania continued planning for a trial wetland restoration project on the eastern bank of the North Esk River between Henry Street and Distillery Creek. The project aims to increase the tidal prism and improve estuary health.

Council officers contributed to the scope of an associated flood study, including consideration of potential changes to sediment movement and scour near Council assets and the Flood Protection System. The study will help identify any asset protection measures required as the project progresses.

Further information is available from the NRM North website.

Emergency Management

Levee Patroller Training

Ten new Flood Levee Patrollers completed initial induction training in August 2026. Patrollers also participated in the quarterly inspection program to increase their familiarity with assigned routes, key assets and inspection responsibilities.

The training increased the number of officers available for deployment during flood events, improving roster capacity and operational redundancy.

Disaster Ready Fund - Flood Intelligence & Early Warning Detection

The Flood Intelligence and Early Warning Detection Project continued during the quarter. The first two of four stages had been completed, delivering improvements to flood modelling assurance, real-time monitoring and sensor redundancy.

Stage 3, involving a review of the Corra Linn rating curve, also progressed. This work aims to improve flow estimates and strengthen the reliability of information used for flood forecasting and emergency management.

Development of the flood forecasting platform continued under Stage 4, with the internal platform nearing completion at the end of the quarter. Work also progressed on an external portal to improve the communication of flood risk information to the community. This is planned to launch November 2026.

Flood Recovery Planning Project

The Flood Recovery Planning Project is progressing to strengthen Council preparedness for post-flood recovery. The project focuses on improving coordination, clarifying roles and responsibilities, and supporting the transition from response to recovery through the development of a comprehensive flood recovery framework.

A consultant has been appointed, commencing stakeholder engagement and a review of existing recovery arrangements. The project will identify opportunities to enhance Council's recovery capability and establish a structured framework to support recovery across social, economic, built, and natural environments following a significant flood event.

Flood Warning Plan Update

Council's updated Flood Warning Plan was approved in August 2026. The revised plan incorporates updated flood intelligence, trigger points, escalation arrangements and consequence information to support decision-making before and during flood events.

The updated plan provides clearer guidance for Council officers and strengthens coordination with partner agencies involved in flood response.

Municipal Emergency Management Plan Review

The revised Municipal Emergency Management Plan was approved during the quarter following consultation with key stakeholders.

The updated plan reflects current legislative requirements and emergency management practices, while providing greater clarity regarding municipal roles, responsibilities and emergency management arrangements.

Capability Development and Preparedness Activities

Members of Council's Emergency Management Team attended the Australian Disaster Resilience Conference and AFAC Conference during the quarter. The conferences provided information on lessons from recent disasters, recovery practices and emerging approaches to emergency management.

Planning also commenced for organisation-wide emergency management awareness and training sessions. The program is intended to improve staff understanding of Council's emergency management arrangements and strengthen the organisation's response and recovery capability.

Members of Council's Emergency Management Team attended the Tasmania Police and City of Launceston Evacuation Centre Discussion Exercise in August. The exercise discussed a collaborative response to evacuation in response to a flooding incident.

Financial Position as at 30 September 2026

Revenue was broadly in line with budget, supported by state grant funding received under the Launceston Flood Risk Management agreement.

Expenditure was $23,538 favourable for the period, driven by the following key variances:

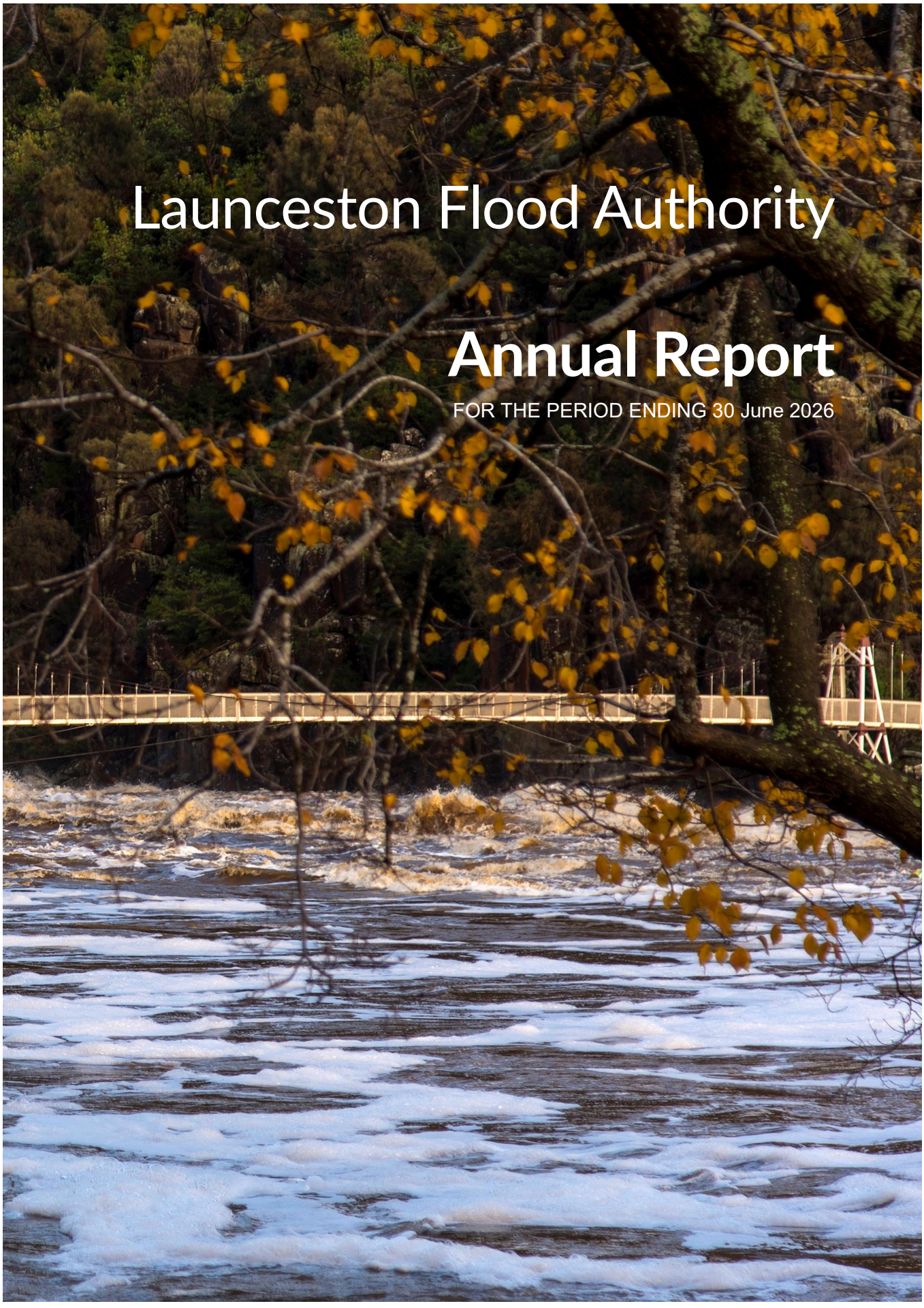
- Labour costs were $32,846 unfavourable due to higher-than-budgeted project labour expenditure.
- Materials and services were $56,384 favourable, primarily due to the timing of project-related service expenditure and savings in external contractor costs. This was partly offset by higher administration and audit fees during the period.

Including non-operating costs, the period ended with an overall favourable variance of $22,973 against budget.



Greg Preece, Chair

Launceston Flood Authority


Launceston Flood Authority
Annual Report
FOR THE PERIOD ENDING 30 June 2026

Front and rear cover image credit: Rob Burnett

LAUNCESTON
FLOOD AUTHORITY

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LAUNCESTON
FLOOD AUTHORITY

1. Introduction

The Launceston Flood Authority (LFA) was established by Launceston City Council as a single Authority pursuant to the provisions of Section 30 of the *Local Government Act 1993*.

The LFA performs independent high-level monitoring of the strategies employed to minimise flood impacts in Launceston's Flood Prone Area.

The LFA has achieved good progress in ensuring that the Launceston Flood Protection System continues to be maintained to a high standard and meets legislative compliance.

2. Launceston Flood Authority Board



Greg Preece
Chair



Robin McKendrick
Director



Ed Henty
Director



Sam Johnson OAM
CEO - City of Launceston

3. kanamaluka / River Tamar Estuary Governance

Since the establishment of the Launceston City Deal in 2017, the governance for the kanamaluka / River Tamar Estuary was altered with the creation of the Tamar Estuary Management Taskforce (TEMT).

In 2020, the Launceston Flood Authority, along with the Launceston Chamber of Commerce, joined the Taskforce.

LAUNCESTON
FLOOD AUTHORITY

4. Chairman's Report



It is with pleasure that I present my annual Chairman's Report for the Launceston Flood Authority (Authority).

Regular quarterly meetings have been held throughout the year to conduct the business of the Authority and, from these meetings a quarterly report on the activities of the Authority have been provided to Council.

At these meetings, the City of Launceston staff provide reports on the inspection and maintenance program of the flood protection infrastructure as well as the progress of the capital works program, to ensure works have been completed as programmed and on budget. Throughout the year the Authority has provided recommendations to Council regarding planning applications for developments in the flood inundation zone, and on occasions this activity has required out of session meetings and sharing of documents to meet the statutory timeframes for approval of applications by Council.

I have participated and attended all the Tamar Estuary Management Taskforce (TEMT) meetings to ensure the Authority was kept informed of their projects and activities.

The Authority has continued to work with TEMT on sedimentation management by continuing to undertake bathymetry surveys at six monthly periods, with this information being used in the Wetland Restoration Trial on the North Esk River.

Some of the key projects completed or commenced during the year were:

- Ensured that quarterly and annual visual inspections were completed in accordance with the scheduled maintenance program and testing was also undertaken on floodgates, penstocks, tide flaps and other backflow – prevention structures.
- In conjunction with the State Government continued the review of the LFA Rules, however this was delayed due to State Government restructuring.
- Carried out rectification works on the Kings Wharf wing wall and concrete repairs to the City and Paterson levees.
- Undertook the replacement of a damaged tide flap at Hope Street and correction works to the road seal at the Hart Street floodgate.
- Commenced design work to improve the safety and reliability of East Launceston Gate 1.

- Conducted a closure exercise involving the Invermay and City floodgates at Charles Street Bridge on 15 October 2025 to check the gates and provide training for operational staff.
- The emergency clay stockpile at Heritage Forest was reviewed and increased to 250m^3.

There were no significant flood emergencies this year, however the Bureau of Meteorology did contact the Council on 22 October 2025 to advise of potential flooding that ultimately did not eventuate.

Finally, I would like to thank my fellow directors Robin, Ed and Sam for their commitment, input and support throughout the year. A special thanks also to our Council support team for their assistance during the year and acknowledge the efforts of all Council staff, both in the office and the field in providing an effective and operational levee system.



Greg Preece

Chairman, Launceston Flood Authority

LAUNCESTON
FLOOD AUTHORITY

5. Compliance Matters

As part of the State's integrated resource management and planning system, the Water Management Act 1999 requires dam owners to conduct mandatory comprehensive surveillance inspections every five years for 'significant and higher' consequence category dams. The report from these inspections must be submitted for review by the state dam regulating authority, being the Department of Natural Resources and Environment Tasmania (NRE Tas).

Under ANCOLD and Regulator guidelines, the Launceston Flood Protection System's High A consequence category classification carries mandatory surveillance and reporting obligations. These obligations also require the LFA, as the dam owner, to notify NRE Tas of works to the levee system and provide Work-As-Executed Reports once the works are complete.

Physical inspections of the levees were completed in October 2025 and between February and March 2026. The inspections supported ongoing condition monitoring and provided valuable practical training for levee patrollers deployed during flood events.

The inspections built on the five-year comprehensive assessment completed in 2024 and subsequently reported to the Regulator. Defects identified through the comprehensive and quarterly inspection programs were reviewed and prioritised, with rectification works progressing during the year.

6. Inspections, Monitoring and Minor Maintenance

Quarterly and annual visual inspections were completed in accordance with the scheduled maintenance program. Testing was also undertaken on floodgates, penstocks, tide flaps and other backflow-prevention structures. Inspection findings were documented through internal reporting, with identified defects assessed and rectified where required.

Key maintenance and rectification activities completed during the year included:

- temporary stabilisation of the Kings Wharf wing wall;
- completion of the Invermay Levee post-construction stability review;
- concrete remediation of the City Levee adjacent to Seaport, prior to installation of a public art mural;
- replacement of the Hope Street tide flap associated with the Mowbray Levee;
- replacement of the road surface beneath the Hart Street Floodgate and minor adjustments to the gate posts; and
- concrete repairs to the City and Paterson Levees, including repairs to the City Levee retaining wall.

7. Completed Projects

7.1. Kings Wharf Wing Wall Rectification

Movement and rotation were identified in a wing wall at Kings Wharf, creating a risk of further deterioration. Following consultation with consultants, a temporary stabilisation measure was developed to restrain the wall while options for a longer-term solution were considered.

Four steel cleats were fabricated and installed using threaded rods in early October 2025 (Figure 1). The works reduced the risk of further rotation and stabilised the wall pending development and funding of a permanent solution.



Figure 1 Kings Wharf wing wall with four restraining cleats installed using threaded rods

7.2. Invermay Levee Post-Construction Stability Review

Following completion of the Invermay Levee reinstatement project, a review was required to assess post-construction settlement and confirm the ongoing stability of the levee between Charles Street Bridge and Victoria Bridge.

As the designers of the reinstatement, pitt&sherry was engaged to interpret settlement monitoring data and prepare a Geotechnical Interpretive Report. The review was completed in late October 2025 and provided updated settlement

predictions and calibrated design parameters for subsequent modelling and stability assessment.

The assessment indicated that the design elevation of 4.85 metres was expected to be reached approximately seven to ten years after construction. The report recommended undertaking additional level surveys at different stages of the tidal cycle to better understand the influence of tidal fluctuations on measured elevations. While this recommendation has not yet been fully implemented, surveys are being undertaken at a consistent stage of the tidal cycle to provide comparable results.

7.3. City Levee at Seaport and Public Art Mural

Prior to installation of a public art mural on the dry-side concrete wall of the City Levee adjacent to Seaport, inspections identified cracking, exposed reinforcement, deteriorated joint seals and localised surface defects (Figure 2). Repairing these defects before the wall was painted reduced the likelihood that further remediation would be required in the near term.

Although an initial condition assessment had been completed, additional defects became evident once works commenced, and the scope was expanded accordingly. Concrete repairs were undertaken from 5 to 27 January 2026, extending the original program by approximately one week.

The completed works treated the identified defects and provided a sound, uniform surface for the mural. Mural installation commenced on 27 January following completion of the repairs (Figure 3).



Figure 2 Concrete cracking and joint repairs before, during and after remediation



Figure 3 Completed mural on the dry-side concrete wall of the City Levee

7.4. Hope Street Tide Flap Replacement

Routine inspections identified that the Hope Street tide flap had a broken hinge and was being held open by accumulated sediment (Figure 4). This prevented the flap from operating effectively and increased the potential for tidal backflow into the stormwater network at the toe of the Mowbray Levee.

In February 2026, the existing tide flap was removed, the outlet pipe cleaned and a custom WaStop in-pipe valve was installed (Figure 5). Post-installation observations confirmed that the new valve was operating as intended and effectively preventing tidal backflow.



Figure 4 Drone inspection showing the damaged Hope Street tide flap



Figure 5 Hope Street outfall before and after installation of the WaStop valve

7.5. Hart Street Floodgate (NG1) Road Surface Works

The Hart Street Floodgate (NG1) was constructed in 2017. Subsequent resurfacing of Hart Street altered the road profile beneath the gate, resulting in a poor seal between the gate and road surface. This was considered likely to have contributed to leakage observed during the October 2022 flood event.

To address the issue, the asphalt surface beneath and adjacent to the gate was replaced in March 2026 with concrete formed to match the floodgate profile (Figure 6). Minor adjustments were also made to the gate posts.

The works improved the seal achieved during closure and reduced the likelihood that future road resurfacing would affect the gate's performance.



Figure 6 Hart Street Floodgate road surface before and after replacement

7.6. Concrete Repairs to the City and Paterson Levees

Routine inspections identified several concrete defects across the City and Paterson Levees. These included deterioration and exposed reinforcement at a City Levee floodgate support (Figure 7), damaged blockwork and a broken fence attachment at a City Levee retaining wall (Figure 8), and spalling and cracking at a concrete joint on the Paterson Levee (Figure 9).

An external contractor completed the repairs in April 2026. The works included treatment of exposed reinforcement, reconstruction of damaged concrete sections, repair of retaining wall blockwork and sealing of the repaired joint.

All identified defects were rectified, restoring the affected sections and reducing the risk of further deterioration.



Figure 7 City Levee floodgate support before and after repair of the damaged concrete and exposed reinforcement



Figure 8 City Levee retaining wall and fence attachment before and after repair



Figure 9 Paterson Levee concrete joint before and after repair

8. Projects Underway

8.1. East Launceston Gate 1 (EG1) Upgrades

Design work progressed during the year to improve the safety and reliability of East Launceston Gate 1 (EG1).

Issues identified during a previous closure exercise included risks to operators, movement of the gate away from its intended alignment during closure, and limitations in the existing sealing and clamping arrangements (see Figure 10 for an example). The site was surveyed and preliminary designs were prepared for modifications to the stop logs, clamping arms and guide plates.

The proposed modifications were intended to reduce manual handling risks, maintain the alignment of the stop logs during installation and improve the reliability of the completed closure.



Figure 10 Existing 6.6m long stop log at East Launceston Gate 1 poses a safety risk to staff

8.2. Tamar Estuary River Health Action Plan (TERHAP)

Works associated with the Tamar Estuary River Health Action Plan continued during the year.

In June 2026, TasWater's contractor commenced remediation of the batter slope adjacent to the Paterson Levee and near the Margaret Street Pump Station works. Earthworks associated with the reinstatement of Kings Park were also nearing completion at the end of the reporting period.

Council officers continued to monitor the interface between the project works and nearby flood protection assets.

9. Emergency Preparedness

9.1. Incident Management Planning

Council continued to maintain and enhance its flood preparedness arrangements throughout 2025-26. Activities focused on ensuring staff, systems and resources remained ready to support an effective response to flood emergencies affecting Greater Launceston.

Key preparedness activities included the ongoing review of flood response plans, procedures and operational documentation to ensure they reflected current arrangements and lessons identified from previous incidents and exercises. Flood response equipment and resources were maintained and inspected to ensure operational readiness.

Preparedness activities were supported through training, exercising and participation in emergency management activities with partner agencies. These activities provided opportunities to test procedures, validate operational arrangements and build the capability of personnel who may be required to perform roles during a flood event.

Minor weather and flood-related events occurring throughout the year also provided valuable opportunities to apply and test elements of incident management arrangements in an operational environment. Lessons identified from these activities were used to inform continual improvement of plans, procedures and response capability.

9.2. Clay Stockpile

The emergency clay stockpile at Heritage Forest was reviewed and increased from approximately 126 m^3 to 250 m^3 in September 2025. The additional material strengthened Council's capacity to undertake temporary floodgate closures and other emergency works. The stockpile was also treated to help preserve the clay and limit vegetation growth.

9.3. Launceston Flood Mitigation Project

Council appointed a Flood Mitigation Advisor, who commenced in the role on 27 October 2025.

The role was established to lead development of a strategic roadmap and detailed project plan for the Launceston Flood Mitigation Framework. Initial

work focused on engagement with internal teams, external stakeholders and technical specialists, together with the identification of priority investigations, information requirements and governance arrangements.

This work supported the development of a coordinated, whole-of-catchment approach to understanding flood risk and assessing potential mitigation measures for Launceston.

9.4. Charles Street Bridge Closure Exercise

A closure exercise involving the Invermay and City floodgates at Charles Street Bridge was undertaken on 15 October 2025 (Figure 11).

The exercise formed part of the biennial testing program and provided an opportunity to inspect and maintain the gates, identify operational issues and train new staff. Following establishment of traffic control and isolation of the work area, the two gate sections were installed and removed in approximately one hour and ten minutes.

The exercise confirmed the operability of the gates and increased the number of staff familiar with the closure process.





Figure 11 Charles Street Bridge closure IG1/CG2, 15 October, 2025

9.5. Disaster Ready Fund: Flood intelligence and Early Warning Detection

The Flood Intelligence and Early Warning Detection Project progressed through four coordinated stages designed to strengthen Council's flood modelling, monitoring, intelligence and forecasting capability.

Two stages were completed during the year with the installation of real-time surveillance cameras and additional river levels sensors. These aim to improve assurance around Council's flood modelling, strengthen real-time monitoring and provide sensor redundancy.

Work also progressed on the Corra Linn rating curve review in collaboration with the Bureau of Meteorology. The review aimed to improve river flow estimates and the reliability of information used for flood forecasting and emergency management. Completion remained dependent on suitable river flow events to support calibration and validation.

Development of the flood forecasting platform also commenced. The preferred supplier demonstrated the platform to Council officers and sought feedback to inform its configuration and customisation.

9.6. Flood Warning Plan Review

A review of the Flood Warning Plan commenced during the year. The review considered updated flood intelligence, warning triggers, escalation arrangements and consequence information to better support operational decisions before and during flood events.

9.7. Flood Recovery Planning Project

The Flood Recovery Planning Project progressed during the year to strengthen Council's preparedness for, and coordination of, recovery following a significant flood event.

The project was established to develop a framework covering recovery across the social, economic, built and natural environments. Planning activities included stakeholder engagement and development of the project requirements. By 30 June 2026, the project had progressed to the Request for Quotation stage, with procurement underway to engage specialist support.

The project will assist Council in enhancing its capability to support communities, businesses and the environment to recover from future flood events in a coordinated and effective manner.

10. Emergency Response

10.1. October 2025 Wet Weather Event

A small Incident Management Team was activated in response to a minor flood forecast for 22 October 2025. The forecast rainfall did not eventuate, and river levels remained below the minor flood threshold. The team was stood down the following day, and an event debrief was completed.

While the event did not develop as forecast, the activation tested Council's incident management arrangements and provided practical experience for less experienced staff working alongside experienced officers.

11. Sediment Management

The Authority continued to work with the Tamar Estuary Management Taskforce on long-term planning for the Kanamaluka/Tamar Estuary and implementation of the agreed estuary vision.

Bathymetric surveys of the upper estuary were undertaken at approximately six-monthly intervals to monitor changes in sediment volume and distribution. Comparison of the post-winter 2025 and pre-winter 2026 surveys identified seasonal changes consistent with established sediment movement patterns.

The monitoring program provided a consistent record of sediment movement and contributed to a longer-term understanding of conditions in the upper estuary.

12. Independent Auditor's Report and Financial Statements as at 30 June 2026



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Email: admin@audit.tas.gov.au
Web: www.audit.tas.gov.au

22 September 2026

Chairman
Launceston Flood Authority

Issued by email only

Launceston Flood Authority – Audit opinion – Audit of Financial Report for the Year Ended 30 June 2026

The audit of the financial report Launceston Flood Authority (the Authority) has been completed in accordance with the agreed financial audit strategy. I have issued my audit report on the financial report, a copy of which is enclosed.

I have prepared this letter solely for the use of the Authority. As you know, this letter forms part of a continuing dialogue between the Authority and the Auditor-General and, therefore, it is not intended to include every matter, whether large or small, that has come to my attention. For this reason I believe that it would be inappropriate for this letter to be made available to third parties and, if such a third party were to obtain a copy without my prior written consent, I would not accept any responsibility for any reliance that they might place on it.

Audit findings

The audit was completed with no significant findings.

You will appreciate that my normal audit procedures are designed primarily to enable me to form an opinion on the financial report as a whole and therefore do not necessarily bring to light at each audit all the weaknesses in internal control or accounting practice which a special investigation might do.

Review of the annual report

Please will you forward to me a copy of the final draft of the Authority's annual report for review by my staff prior to its publication. This review will be conducted in accordance with Auditing Standard ASA 720 *The Auditor's Responsibilities Relating to Other Information in Documents Containing Audited Financial Report* to identify any material inconsistencies between the financial report and other information disclosed in the annual report.

Appreciation for assistance and co-operation

Appreciation is expressed for the assistance and co-operation provided to my staff during the course of the audit.



Please note that a copy of this letter together with the auditor's report, signed financial statements will be provided to the Minister for Local Government in accordance with section 19(2) of the *Audit Act 2008* at the end of the audit cycle.

If you have any queries regarding the audit or any other matters, please contact myself or Oluwadara Oyesanmi on (03) 6173 0900.

Yours sincerely

CBells

Chloe Bellchambers

Director, Financial and Sustainability Audit

Encl.

Copy for:
Sam Johnson, Chief Executive Officer
Nathan Williams, Executive Leader Delivery & Performance

Audit Tasmania

Independent Auditor's Report

To the Directors of the Launceston Flood Authority

Report on the Audit of the Financial Report

Opinion

I have audited the financial report of the Launceston Flood Authority (the Authority), which comprises the statement of comprehensive income for the year then ended at 30 June 2026 and notes to the financial statement, including a summary of significant accounting policies and the statement of certification signed by the Chairman.

In my opinion, the accompanying financial report:

(a) present fairly, in all material respects, the financial position of the Authority as at 30 June 2026 and its financial performance and its cash flows for the year then ended

(b) is in accordance with the Section 36A of *the Local Government Act 1993*, the Authority's Rules and Australian Accounting Standards.

Basis for Opinion

I conducted the audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report. I am independent of the Authority in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code.

The *Audit Act 2008* further promotes the independence of the Auditor-General. The Auditor-General is the auditor of all Tasmanian public sector entities and can only be removed by Parliament. The Auditor-General may conduct an audit in any way considered appropriate and is not subject to direction by any person about the way in which audit powers are to be exercised. The Auditor-General has for the purposes of conducting an audit, access to all documents and property and can report to Parliament matters which in the Auditor-General's opinion are significant.

My audit is not designed to provide assurance on the accuracy and appropriateness of the budget information included in the financial report.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Responsibilities of Directors for the Financial Report

The Directors are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards and the financial reporting requirements of the *Section 36A of the Local Government Act 1993* and for such internal control as determined necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, directors are responsible for assessing the Authority's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intends to liquidate the Authority or to cease operations, or has no realistic alternative but to do so.

The directors are responsible for overseeing Authority's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of 's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by directors.
- Conclude on the appropriateness of directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Authority 's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusion is based on the audit evidence obtained up to the

date of my auditor's report. However, future events or conditions may cause the Authority to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

CBells

Chloe Bellchambers
Director, Financial and Sustainability Audit
Delegate of the Auditor-General

22 September 2026
Hobart

Launceston Flood Authority

ANNUAL FINANCIAL REPORT
For the Year Ended 30 June 2026

Statement of Comprehensive Income
For the Year Ended 30 June 2026

	Note	Budget 2026 $	Actual 2026 $	Actual 2025 $
Income from continuing operations				
Recurrent income				
State Government Grants	2.1	656,000	658,333	650,984
Launceston City Council Contributions	2.2	181,805	181,805	188,168
Other Income	2.3	-	6,025	32,730
Total income from continuing operations		837,805	846,163	871,882
Expenses from continuing operations				
Employee Benefits	3.1	48,833	122,012	108,396
Materials and Services	3.2	398,141	386,937	419,132
Depreciation and Amortisation	3.3	671,759	737,329	656,199
Other Expenses	3.4	22,190	21,910	20,772
Total expenses from continuing operations		1,140,923	1,268,188	1,204,500
Result from continuing operations		(303,118)	(422,025)	(332,618)
Net result for the year		(303,118)	(422,025)	(332,618)

LAUNCESTON
FLOOD AUTHORITY

Note 1 Overview

1.1 Reporting Entity

(a) The Launceston Flood Authority (the Authority) is wholly owned by the Launceston City Council.
The Authority is a Single Authority set up under section 30 of the *Local Government Act 1993*. It was formed by Council resolution on 1 September 2008 and was established by gazettal on 10 September 2008.

(b) The function of the Authority is to:
"...perform all tasks necessary for the construction and maintenance of flood levees, to initiate and manage effective emergency management procedures and to take all necessary measures, so as to address the flood risk to the 'flood risk' area".

1.2 Basis of Accounting

These financial statements are a general purpose financial report that consists of a Statement of Comprehensive Income and notes accompanying the financial statement.
The general purpose financial report complies with Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board, and the *Local Government Act 1993 (LGA1993) (as amended)*. The Authority has determined that it does not have profit generation as a prime objective.
Consequently, where appropriate, the Authority has elected to apply options and exemptions within accounting standards that are applicable to not-for-profit entities.
This financial report has been prepared on the accrual and going concern basis.
All amounts are presented in Australian dollars and unless stated, have been rounded to the nearest thousand dollars.
This financial report has been prepared under the historical cost convention.
Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

1.3 Use of Judgements and Estimates

Judgements and Assumptions
As an Authority of Launceston City Council the Authority does not own any assets, incur any liabilities or employ any staff in its own name.
Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

	2026 $	2025 $
Note 2 Revenue		
Note 2.1 State Government Grants		
State Government Grant	658,333	650,984
Total State Grants	**658,333**	**650,984**

Accounting policy
The Authority recognises untied grant revenue and those without performance obligations when received. In cases where there is an enforceable agreement which contains sufficiently specific performance obligations, revenue is recognised as or when control of each performance obligations is satisfied (i.e. when it transfers control of a product or provides a service).
Each performance obligation is considered to ensure that the revenue recognition reflects the transfer of control. Within grant agreements there may be some performance obligations where control transfers at a point in time and others which have a continuous transfer of control over the life of the contract. Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

Note 2.2 Launceston City Council Contributions		
Council Contributions	181,805	188,168
Total Council Contributions	**181,805**	**188,168**

Accounting policy
The Authority recognises contributions without performance obligations when received.

Note 2.3 Other Income		
External Services	6,025	32,730
Total Other Income	**6,025**	**32,730**

Accounting policy
The Authority recognises external income when an invoice is raised.

Note 3 Expenses	2026	2025
Note 3.1 Employee Benefits	$	$
Wages and Salaries	121,463	107,847
Payroll Tax	549	549
Total Employee Benefits	**122,012**	**108,396**

Accounting policy
The Authority does not have any employees in it's own right. Expenses are recognised in the Statement of Comprehensive Income when an employee of the Launceston City Council performs work specifically on Launceston Flood Authority activities.

Note 3.2 Materials and Services		
Contract Services	371,713	403,983
Insurance	11,350	11,350
Administration	3,874	3,800
Total Materials and Services	**386,937**	**419,132**

Accounting policy
Expenses are recognised in the Statement of Comprehensive Income when incurred and can be measured reliably.
Routine maintenance, repair costs, and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised by the Launceston City Council and depreciated. The carrying value of the replaced asset is expensed.

Note 3.3 Depreciation		
Flood Assets	649,124	581,375
Other Assets	88,204	74,824
Total Depreciation	**737,329**	**656,199**

Assets Managed on behalf of Launceston City Council

	2026	2025
Assets at Written down Value	**$,000**	**$,000**
Equipment	181	206
Flood Gate Aluminium	1,976	1,955
Flood Gate Steel	7,257	7,026
Levee Concrete	22,819	22,038
Levee Earth	23,255	22,190
Node	53	2
Penstock Chamber	590	569
Penstock Gates	234	241
	56,365	54,227

Note 3.3 Depreciation Cont.

Accounting policy
The Launceston Flood Authority does not own any assets in its own right. The deprecation expense on assets owned by the Launceston City Council and used in the construction and maintenance of flood mitigation assets is attributed to the Authority.
Expenses are recognised in the Statement of Comprehensive Income when incurred and can be measured reliably.
Buildings, land improvements, plant and equipment, infrastructure and other assets having limited useful lives are systematically depreciated over their useful lives to the Launceston City Council in a manner which reflects consumption of the service potential embodied in those assets.
Depreciation rates and methods are reviewed annually.
Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and remaining values and a separate depreciation rate is determined for each component.
Land assets are not depreciated on the basis that they are assessed as not having a limited useful life.
Straight line depreciation is charged based on the residual useful life as determined each year.
Major depreciation periods used are listed below and are consistent with the prior year unless stated:

	2026 Period	2025 Period
Flood Levees	100 - 200	100 - 200
Flood Gates	30 - 100	30 - 100
Other Assets	10 - 100	10 - 100

Note 3.4 Other Expenses	2026 $	2025 $
External Auditors (Audit Tasmania)	7,000	6,300
Full Cost Attribution	14,910	14,472
Total Other Expenses	**21,910**	**20,772**

Accounting policy
Expenses are recognised in the Statement of Comprehensive Income when incurred and can be measured reliably.

Note 4 Events After Balance Date
There were no events after the balance date that would materially effect the disclosures in these accounts.

Note 5 Related Party Transactions

AASB 124 Related Party Disclosures

AASB 124 requires the disclosure of related party relationships, transactions and outstanding balances, including commitments.

Related Parties

The Authorities Related Parties would be those that it controls or can exert significant influence over.

For the reporting year the Authority has no Related Parties that it controls or can exert significant influence over.

Key Management Personnel

As the Authority does not directly employ any staff the Key Management Personnel are determined as the board members.

The Launceston City Council General Manger, is also a board member of the Authority. He is remunerated by the Launceston City Council and any remuneration he receives is disclosed in the Council's accounts.

	2026 $	2025 $
Key Management Personnel Compensation		
Board Members		
Short Term Benefits (Honorariums and Sitting Fees)	12,000	12,000

Note 6 Other Significant Accounting Policies and Pending Accounting Standards

(a) Taxation

The Launceston City Council, and therefore the Launceston Flood Authority, is exempt from all forms of taxation except Fringe Benefits Tax, Payroll Tax, Land Tax and the Goods and Services Tax.

Goods and services tax (GST)

Revenue and expenses are recognised net of goods and services tax.

(b) Budget

The estimated revenue and expense amounts in the Statement of Comprehensive Income represent revised budget amounts and are not audited.

(c) Adoption of new and amended accounting standards

In the current year, the Authority has adopted all of the new and revised standards and interpretations issued by the Australian Accounting Standards Board (AASB) that are relevant to its operations and effective for the current annual reporting period.

(d) Pending Accounting Standards

Certain new Australian Accounting Standards and interpretations have been published that are not mandatory for the 30 June 2026 reporting period. The Authority assesses the impact of these new standards. As at 30 June 2026 there were no new accounting standards or interpretations issued by the AASB which are applicable for the year ending 30 June 2026 that are expected to impact the Authority.

Certification of the Financial Report

The accompanying financial statements of the Launceston Flood Authority are in agreement with the relevant accounts and records and have been prepared in compliance with:

- Australian Accounting Standards and other authoritative pronouncements
- the *Local Government Act 1993*

We certify that in all material respects, the financial statement presents a view which is consistent with our understanding of Authorities operations for the year ended 30 June 2026.

At the date of signing this certification, we are not aware of any circumstances which would render the particulars included in the financial statements misleading or inaccurate.

Greg Preece
Chairman
Launceston Flood Authority

Sam Johnson
Chief Executive Officer
City of Launceston

LAUNCESTON
FLOOD AUTHORITY



Planning Authority Committee Terms of Reference

Type	Network	Responsible Officer	Adopted	Review Date
Council	Delivery and Performance	Governance Officer		

Purpose

The Planning Authority Committee (Committee) is established pursuant to section 23 of the *Local Government Act 1993* (Tas) (the 'Act') to assist the Council in carrying out its functions. The Committee purpose is to determine planning applications and other matters delegated to the Committee in a fair, consistent and transparent manner, ensuring decisions are made in accordance with the *Land Use Planning and Approvals Act 1993*, the applicable planning scheme, and the principles of sound strategic planning in the public interest.

Objectives

The Planning Authority Committee provides a forum for the consideration and determination of planning matters delegated by Council. The Committee seeks to:

- make timely and legally compliant decisions on planning applications and related statutory matters
- apply the provisions of the Tasmanian Planning Scheme consistently and impartially
- balance the interests of applicants, affected landowners, and the broader community
- promote transparency and public confidence in planning decision-making
- support the orderly and sustainable use and development of land
- ensure planning decisions are based on relevant planning considerations and sound planning principles.

Definitions

Term	Definition
Absent Committee Member	A Committee Member who has not been granted a leave of absence for the relevant meeting and who is not present at a meeting: (i) immediately prior to the scheduled commencement time of the meeting; (ii) or due to the Appointed Member leaving a meeting, resulting in the Chair adjourning the meeting due to the required quorum no longer being present
Committee Member	An Elected Member of the City of Launceston and a member of the Committee appointed by the Council pursuant to section 23 of the *Local Government Act 1993* (Tas).

Chief Executive Officer	means the Council's General Manager appointed by the Council pursuant to section 61 of the *Local Government Act 1993* (Tas).
Committee	Planning Authority Committee

Committee Membership

1. Membership

1.1. The Committee is to comprise of all Elected Members of the City of Launceston.

2. Leave and Vacancies

2.1. The Planning Authority Committee is established as a Council Committee pursuant to section 23 of the Act, therefore it is governed by the *Local Government (Meeting Procedures) Regulations 2025* (the 'Meeting Procedures').

2.2. Committee Members are expected to attend all meetings unless a leave of absence has been obtained and approved by the Council.

2.3. If a Committee Member wishes to take a leave of absence in respect of one or more meetings of the Committee, they may request that leave of absence in advance in accordance with the Meeting Procedures.

2.4. If a Committee Member is absent without leave from three consecutive meetings of the Committee, their office as a member of the Committee is vacated.

3. Quorum

3.1. Quorum of the Committee is five (5) Elected Members.

4. Chair

4.1. The Chairperson will be a Committee Member nominated by the Committee.

Committee Meetings

5. Conduct of Meetings

5.1. Committee meetings are to be conducted in accordance with the Meeting Procedures and 14-Plx-044 Council and Annual General Meeting Policy**.**

6. Frequency and Location of Meetings

6.1. Meetings will be held on the second Tuesday of each month in the Council Chambers.

6.2. Meetings are open to the public, except when the meeting is closed pursuant to regulation 17 of the Meeting Procedures.

7. Agendas

7.1. The agenda and any associated reports and documents for a meeting of the Committee will be provided to each Committee Member in accordance with the Meeting Procedures.

7.2. The agenda is to provide for, but is not limited to, the following items:

- Attendance and apologies;
- Confirmation of the minutes;
- Applications for leave of absence;
- Declarations of any pecuniary interest of a member or close associate;
- Any reports to be received; and
- Any matter to be discussed at the meeting.

8. Deferral of an agenda item

8.1. A matter on the agenda for a meeting of the Committee will be automatically deferred to the next available ordinary meeting of the Council or the next meeting of the Planning Authority Committee as determined by the Chief Executive Officer if:

8.1.1. There is a tied vote at the meeting which results in a failure by the Committee to make a decision on the matter; or

8.1.2. There is an adjournment of the meeting due to a lack of quorum;

8.1.3. Where, after the debate on a matter;

(i) The Committee decides to defer a matter; and
(ii) There is sufficient statutory time for the matter to be deferred.

9. Delegations

9.1. The Council delegates all of its functions and powers as the planning authority under the *Land Use Planning and Approvals Act 1993* (Tas) to the Committee, other than its power of delegation. The Committee has full power to make planning decisions on behalf of the Council.

9.2. Notwithstanding the delegation in clause 9.1:

9.2.1. the Council may delegate some or all of its functions or powers as the planning authority to the Chief Executive Officer or Council employee from time to time; and

9.2.2. the Council may continue to perform and exercise all or any of its delegated functions and powers as the planning authority.

Values



Strategic Plan Reference

Council's consideration of this matter supports delivery of a core service or function.

References

Type	Title
Related Legislation	*Land Use Planning and Approvals Act 1993* *Local Government Act 1993* (Tas)
Internal Documents	14-Plx-044 Council and Annual General Meeting Policy

Implementation & Review

The Terms of Reference for Council Committees are reviewed following each ordinary election.

Version	Action Officer	Reason for change
<<DD/MM/YYYY>>	<<Position Title>>	<<Enter the updates made to this version>>

Office Use Only		
Internal Communication		Organisation wide
External Communication		N/A
Online Locations:	✔	Website
	✔	Intranet
Accessible Versions		N/A
Key Words: planning authority committee terms of reference		
Internal Reference: 14-ToR-XXX		

Remission of Fees and Charges Policy

Policy Type	Network	Responsible Officer	Adopted	Review Date
Council	Delivery and Performance	Senior Leader People Governance and Safety		

Purpose

City of Launceston's (Council) fees and charges are set annually by Council in accordance with the provisions outlined in Division 7 of the *Local Government Act 1993* ("the Act"). Section 207 of the Act provides that "*A council may remit all or part of any fee or charge paid or payable under this Division.*"

The purpose of this Remission of Fees and Charges Policy is to define the conditions under which Council may consider refunding, exempting or reducing fees and charges on a case-by-case basis. This policy ensures that decisions are fair, equitable, transparent and consistent across all Council services.

Scope

This policy **only** applies to:

- fees and charges set by Council in accordance with section 205 of the Act and as detailed in the annually approved list of Fees and Charges published on Council's website; and/or
- requests for full or partial remission, waiver, reduction or refund of fees and charges, whether initiated by application or by Council.
- requests that are within the conditions of delegation.

This policy **does not** apply to:

- the remission of general rates and charges as set under Part 9 of the Act;
- fines or infringement notices;
- contributions required in association with development applications (for example, in relation to public open space or in lieu of carparking); or
- any fees, charges or penalties levied by Council on behalf of or set by other State Government entities or agencies.

Definitions

Term	Definition
Remission	The full or partial exemption, waiver, reduction or refund of a fee or charge imposed by Council.
Contra Agreement	An arrangement where Council receives goods, services or other value in exchange for all or part of a fee or charge.

Community Benefit	A demonstrable benefit to the Launceston community, including social, cultural, environmental, educational, recreational or wellbeing outcomes.
Fee or Charge	A fee or charge imposed by Council under section 205 of the Local Government Act 1993 and included in Council's adopted Fees and Charges schedule.

Roles and Responsibilities

Role	Responsibility
Chief Executive Officer (CEO)	Chief Executive Officer means the General Manager as defined by the *Local Government Act 1993* and includes a person performing the role of Chief Executive Officer.
Executive Leader	Executive Leader includes a person performing the role of Executive Leader.
Senior Leader	Senior Leader includes a person performing the role of Senior Leader.
Delegated Officer	Council Officers that hold a delegation under section 207 of the *Local Government Act 1993,* subject to the respective conditions of delegation.

Policy

1. ***Legislative Context***

   Under section 205 of the Act, Council has the authority to impose fees and charges in respect of a number of matters including the use of its property, the services it provides, applications made to it, and the granting of licences, permits, registrations, or other authorisations.

   Fees and charges are an important source of revenue for Council and support the delivery of services to the community. Council adopts a list of Fees and Charges for each financial year; these fees and charges are published on the Council's website.

   Given the importance of fees and charges to Council's financial position, any decision to exempt, waive, reduce or refund a fee or charge must be reasonable, justified and consistent with this policy.

2. ***Circumstances for Remission***

   Council and Delegated Officers may consider exempting, waiving, reducing or refunding fees and charges on a case-by-case basis, in the following instances:

   - The fee relates to activities undertaken by an Australian Charities and Not-for-profits Commission (ACNC) registered charity operating within the Launceston Municipal Area, which can demonstrate a community benefit arising from the request for a fee waiver or reduction.
   - A contra agreement applies.
   - Special offers for commercial operations of Council.
   - An application for a permit is withdrawn before any substantive work is performed; or

- Extenuating circumstances apply that would make the payment of a fee or charge unreasonable in the circumstances.

3. Application and Assessment Process

- To request a fee exemption or reduction, the Remission of Fees and Charges Application Form must be completed, signed off by a Senior Leader and submitted to a Delegated Officer for consideration.
- A response to the application will be provided in writing by the relevant Delegated Officer, detailing the basis on which the request is approved or denied, and will be recorded within Council's records management system.
- Pursuant to section 77 of the Act, the details of all fees and charges that are either waived or reduced will be included in quarterly reporting to Council and subsequently in Council's Annual Report.

Principles

Decisions on whether to remit all or part of a fee or charge are to be made in line with Council's legislated functions as provided for in section 20 of the Act.

The principles of good governance apply. Of particular relevance, good governance is accountable, transparent, law-abiding, responsive and equitable.

Values



Strategic Plan Reference

Not applicable:

Council's consideration of this matter supports delivery of a core service or function.

References

Type	Title
Related Legislation	*Local Government Act 1993* (Tas)
Internal Documents	12-Fm-150 - Remission of Fee and Charge Application Form
External Documents	Good Governance Guide for Local Government in Tasmania, Department of Premier and Cabinet, Local Government Division, available at Good Governance Guide (dpac.tas.gov.au)

Implementation & Review

This policy will be reviewed by *[date]* or earlier if required due to legislative, operational, or organisational change.

Version	Action Officer	Reason for change
18/08/2022		Initial
12/10/2026		Regular Review

Office Use Only		
Internal Communication		Organisation Wide
External Communication		Not Applicable
Online Locations:	**Y**	Website
	Y	Intranet
Accessible Versions		Not applicable
Key Words: fees, charges, remission, waiver, reduction, refund, fee waiver, community benefit, charity, ACNC, contra agreement		
Internal Reference: 12-Plx-029		

Policies for redundancy

Policy Name	Policy Purpose	Notes - Recommendation for Redundancy	Applicable Legislation
04-Pl-003 Volunteers Recognition Policy	Council will provide annual awards to recognise the contributions of local volunteers and voluntary organisations.	This policy was last approved by Council in April 2009 and has not been used since May 2023. It does not relate to volunteers engaged by the Council.	None
04-Pl-006 Youth Engagement Policy	To ensure the needs, issues and rights of young people are heard, considered, acted upon and upheld	Policy existed to put credence and weight into Youth Framework which exists as its own external document, so is a duplication and not required.	None
04-Plx-001 Access Policy	This Policy was the terms of reference for the now retired Access Advisory Committee	The Access Advisory Committee was dissolved by Council in April 2025; therefore this policy is redundant.	Disability Discrimination Act 1992, Disability Access to Premises - Buildings Standards 2010, Building Act 2000, Building Regulations 2004, National Construction Code
05-Pl-013 Conferences Conventions and Championships Incentives Policy	To provide an incentive to encourage hosting of conferences, conventions or championships within the Launceston municipality during the tourism off-peak and shoulder seasons.	Incorporated into 05-Plx-026 Outgoing Grants Policy.	None
07-Pl-006-Museum Research Committee Policy	To set out the role, structure and processes of the Museum Research Committee of the Queen Victoria Museum and Art Gallery (QVMAG)	The Museum Research Committee has not existed for many years and there are no plans to re-establish it in the format described. Last approved by Council in 2015.	None
07-Pl-009 Arts and Cultural Development Policy	To enable, support, enhance and promote Launceston's practice and enjoyment of our unique arts and cultural landscape.	An old aspirational style document that does not contain a lot of policy direction and has not been utilised since.	None
07-Plx-012 QVMAG Sponsorship Policy	In 2012 the City of Launceston adopted a strategic plan for the Queen Victoria Museum and Art Gallery (QVMAG) for the five-year period 2012–2017.	This policy was set for a defined period (2012-2017) as a strategic plan and has not been referred to or used as a policy framework since it lapsed.	None
10-Pl-005 Zoning of the City for Air Quality	This policy is to establish a system of zonings for the purpose of enabling management of the	Replaced by the Launceston Domestic Wood Smoke Plan	Environmental Management & Pollution Control Act 1994 National Environmental

Policy Name	Policy Purpose	Notes - Recommendation for Redundancy	Applicable Legislation
Improvement Purposes Policy	emissions of particulate matter into the Launceston/Tamar Valley airshed.		Protection Measure (Ambient Air Quality) 1998
10-Plx-001 - No Smoking Policy - Community	pending consultation and ability to include no smoking requirements in permits, agreements, leases & licences	No smoking requirements exist in legislation, permits, agreements, leases & licences. This is an older policy that predates these and is no longer required.	Public Health Act 1997
14-Pl-002 Title of Elected Representatives Policy	Naming conventions applied to elected representatives for the City of Launceston.	Legislative change means this is now a duplicate of legislation and is no longer required.	Local Government Act 1993 - S.25(2)
14-Pl-012 Strategic Planning and Policy Committee Policy	To set out the role, responsibilities, structure and processes of the Strategic Planning and Policy Committee.	The Strategic Planning and Policy Committee was disbanded by Council in December 2017.	None
14-Pl-015 York Park and Inveresk Precinct Authority Rules	To set out the role, responsibilities and structure of the York Park and Inveresk Precinct Authority	The Authority was disbanded in 2017 & the stadium was transferred to the State Government in 2024.	None
18-Pl-002 Application of Restrictive Covenants Policy	A policy to control the use of Restricted Covenants as part of the Subdivision Approval Process. The policy will apply to any application for subdivision under the Launceston Planning Scheme 1996, effective from the date (28 June 2004) of Council approval of this policy.	Restrictive covenants are private legal instruments and are not monitored or enforced by Council	Land Use Planning Approvals Act 1993
18-Pl-005 Fencing Requirements - Multiple Dwelling Policy	To establish Fencing Requirements for Multiple Dwelling Developments.	This policy was last approved by Council in July 2007 & duplicates legislation.	*Boundary Fences Act 1908*.
18-Pl-006 Neighbourhood Notification of Discretionary	To establish neighbourhood notification for development applications and Section 43 (a) applications	This policy has lapsed and duplicates legislation so is not required.	Land Use Planning & Approvals Regulations 262 of 1993

Policy Name	Policy Purpose	Notes - Recommendation for Redundancy	Applicable Legislation
Development and Section 43(a) Applications Policy	.		
18-Pl-007 Notification of Proposed Recommendation to Council Policy	To establish a policy to advise notification of Council recommendations.	This policy was last approved by Council in July 2009 and is no longer required as recommendations are published in Council meeting agendas at least four working days before the meeting.	Land Use Planning & Approvals Act 1993, Land Use Planning & Approvals Regulations 1994
18-Pl-013 Engaging Representation on RMPAT and Commission Matters	To keep elected members aware of RMPAT & Commission decisions and trends in planning matters.	This policy was last approved by Council in July 2009. Matters previously addressed by this policy are now managed through contemporary legal practices.	Land Use Planning and Approvals Act 1993 Lands Titles Act 1979
26-Pl-007 Council Halls and Venues Management Policy	To set the direction for the ongoing operation and management of Launceston City Council's Halls and Venues.	This policy was last approved by Council in July 2009. Halls and venues are managed directly under the conditions of their lease.	Local Government Act 1993, Workplace Health & Safety Act 1995 and Regulations 1998
26-Pl-004 Playground Infrastructure Policy	To set the broad direction for the ongoing levels of service, operation and management of the infrastructure in the City of Launceston playgrounds.	No longer needed as a standalone policy, as its key objectives are already covered through existing Council plans, guidelines and operational practices	Work Health & Safety Act 2012 and Regulations 2012
30-Plx-007 Accelerated Capital Works Program Policy	The purpose of this Policy is to establish the principles to select projects that are delivered through Council's Accelerated Capital Works Program.	This policy specifically related to the 2020/2021 Capital Works Program, therefore this policy is redundant.	None

TechnologyOne ECM Document Summary
Printed On 16-Nov-2026

Class	Description	Doc Set Id / Note Id	Version	Date
MgmtSys	04-Pl-003 Volunteers Recognition Policy	185487	16	25-Aug-2025
MgmtSys	04-Pl-006 Youth Engagement Policy	3363598	2	17-Jan-2017
MgmtSys	04-Plx-001 Access Policy	193086	31	31-Oct-2023
MgmtSys	05-Pl-013 Conferences Conventions and Championships Incentives Policy	1460253	14	13-Nov-2026
GenInw	07-Pl-006-Museum Research Committee Policy FINAL 15062015	3048539	1	15-Jun-2015
MgmtSys	07-Pl-009 Arts and Cultural Development Policy	2106859	5	25-Aug-2025
MgmtSys	07-Plx-012 Sponsorship Policy	2974636	6	19-Sep-2025
MgmtSys	10-Pl-005 Zoning of the City for Air Quality Improvement Purposes Policy	827677	6	20-Dec-2007
MgmtSys	10-Plx-001 No Smoking Policy - Community	3130150	5	19-Feb-2016
MgmtSys	14-Pl-002 Title of Elected Representatives Policy	182658	18	10-Dec-2018
MgmtSys	14-Pl-012 Strategic Planning and Policy Committee Policy	277843	21	01-Nov-2023
MgmtSys	18-Pl-002 Application of Restrictive Covenants Policy	671249	7	19-Aug-2025
MgmtSys	18-Pl-005 Fencing Requirements - Multiple Dwelling Policy	528778	16	26-Nov-2007
MgmtSys	18-Pl-006 Neighbourhood Notification of Discretionary Development and Section 43(a) Applications Policy	528804	14	25-Aug-2025

MgmtSys	18-Pl-013 Engaging Representation on RMPAT and Commission Matters	1049227	7	25-Aug-2025
MgmtSys	26-Pl-007 Council Halls and Venues Management Policy	730937	12	25-Aug-2025
MgmtSys	26-Pl-004 Playground Infrastructure Policy	516241	12	13-Apr-2018
MgmtSys	30-Plx-007 Accelerated Capital Works Program Policy	4276139	4	10-Jun-2020

Launceston City Council
Reference No. 04-PI-003
Version: 20/04/2009
Approved By: Council

Volunteers Recognition Policy

PURPOSE:

To support volunteers in the community.

SCOPE:

Volunteers.

POLICY:

Council will provide annual awards to recognise the contributions of local volunteers and voluntary organisations.

PRINCIPLES:

The Council's Organisational Values apply to all activities.

RELATED POLICIES & PROCEDURES:

N/A.

RELATED LEGISLATION:

N/A.

REFERENCES:

N/A.

DEFINITIONS:

N/A.

REVIEW:

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

Launceston City Council
Reference No. 04-PI-003
Version: 20/04/2009
Approved By: Council

Volunteers Recognition Policy

DOCUMENT INFORMATION:

Reference Number.	04-PI-003
Version:	20/04/2009
Review:	20/04/2014
Key Function:	Community Development
System:	
Document Type:	Policy
Responsible Directorate:	Development Services
Approved by:	Council
Action Officer:	Leanne Hurst
Text Search Key Words	Volunteer Awards Recognition

To be Communicated To: *(To be identified by Action Officer or Approver)* (Insert ✓ in relevant row)		Department/Area only
		Directorate via Director and Managers
		Specific Areas: •
	✓	Council-wide
		Council Website

Hard Copy Distribution	General Manager Director Corporate Services

Youth Engagement policy

PURPOSE:

To provide a policy for how Council will demonstrate commitment to vision of the Youth Engagement Framework. To ensure the needs, issues and rights of young people are heard, considered, acted upon and upheld in order to create an equitable, cohesive, creative, caring and sustainable community that recognises and values the positive contribution young people make to the City of Launceston.

SCOPE:

Young people aged 12-25 years old who live, visit, study and work in the Launceston municipality.

POLICY:

Council will work with young people, the local community and relevant agencies to support and enable young people to participate in, contribute to and provide active leadership in the social, cultural, environmental and economic wellbeing of the Launceston community.

The Aim:
Council will work with to engage young people in active citizenship so that they are enabled and empowered to voice their ideas and concerns, and take ownership over action and change for a positive future.

The Values:
Council will adhere to the following values for young people; equity and the right to be heard, respect and the right to participate, and leadership and the right to youth-led and shared decision-making.

Council is committed to:

Goal 1:
- Young people as leaders in shared decision-making with the City of Launceston and other agencies

Goal 2:
- A diverse and inclusive youth voice into and out of the City of Launceston

Goal 3:
- Young people have access to opportunities, resources and support

Goal 4:
- Young people with a sense of social connectedness

Goal 5:
- Young people with a sense of civic pride and an active interest in the local affairs of the municipality

Goal 6
- The City of Launceston enables leading-edge youth engagement opportunities

PRINCIPLES:

The Council's Organisational Values apply to all activities.

RELATED POLICIES & PROCEDURES:

Northern Youth Coordinating Committee Terms of Reference 2015
Youth Engagement Framework

RELATED LEGISLATION:

N/A

REFERENCES:

City of Launceston Strategic Plan 2014-2024
Greater Launceston Plan
Youth Engagement Framework 2016-2019

DEFINITIONS:

N/A

REVIEW:

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

Document Set ID: 3363598
Version: 2, Version Date: 17/01/2017
Print Date: 16 November 2026, 7:24 AM

CITY OF LAUNCESTON - **Youth Engagement policy**

DOCUMENT INFORMATION

Reference number	04-PI-006
Version	26/09/2016
Review	26/09/2021
Key function	Community Development
System	
Document type	Policy
Responsible Directorate	Development Services
Approved by	Council
Action Officer	Claudia Garwood
Text search key words	youth engagement

To be communicated to *(To be identified by Approver)* (Insert ✓ in relevant row)		Department/Area only
		Directorate via Director and Managers
		Specific Areas: •
	✓	Organisation-wide
		Website
		Intranet (via a link)

Hard copy distribution	NA

Access Policy

PURPOSE

Council recognises its social, moral and statutory obligations to the ongoing development of a city that is accessible to all.

SCOPE

This policy applies to all Council owned facilities and services.

POLICY

Council will:

- Consult with the community regarding the Council's activities and how they impact on the diverse needs of people within the municipality.
- Engage with the wider community with an access for all survey to be conducted every two years.
- Ensure that people with a disability accessing the Council's services and facilities are treated in a manner that enhances dignity, independence and equality of service.
- Aim to ensure that all new and existing Council facilities, i.e. parks, buildings, paths and roads meets the requirements of the Disability Discrimination Act 1992, the Disability Access to Premises-Buildings Standards 2010 (Premises Standards), the Building Act 2000, Building Regulations 2004 and the National Construction Code (incorporating the Building Code of Australia Volume 1 and Volume 2. Continue to maintain and update an Action Plan in accordance with Sections 60 of the Disability Discrimination Act (1992).
- Adhere to information standards so that printed documents are accessible in appropriate formats.
- The Launceston Access Advisory Committee will be used to support Council departments to deliver access friendly outcomes.
- The City of Launceston and the Launceston Access Advisory Committee promote to private and commercial operators the benefits of making their properties accessible in terms of the Disability Discrimination Act.
- The Access Advisory Committee be appointed to facilitate implementation of this policy under the following terms of reference:

Launceston Access Advisory Committee Terms of Reference

The Launceston Access Advisory Committee is a Special Committee of Council as defined under section 24 of the *Local Government Act (TAS) 1993.*

PURPOSE

- The primary purpose of the City of Launceston's Access Advisory Committee is to provide advice to the Council on matters relevant to access issues and to promote accessibility issues within the Municipality.
- Advice is to be given at the higher strategic level, rather than operational.

ROLE:

- To review on a regular basis (every five years) an Access Plan for the City
- Present any new Access Plan to Council for adoption
- To review up and coming capital projects from the aspect of accessibility
- To promote the benefits of being accessible to local businesses
- To provide advice to Council on specific matters relevant to Access
- Promote community participation in and awareness of Access activities

MEMBERSHIP:

The Launceston Access Advisory Committee will consist of the following positions:

- Two Alderman (one to be the Chair)
- A person representing School for Seniors
- A person representing Post-Polio Network of Tasmania
- A person representing Royal Guide Dogs Association
- A person representing integrated living (formerly Family Based Care)
- A person representing Child Health Association of Tasmania
- A person representing Tasmanian Deaf Society
- A person representing Independent Living Centre
- A person representing Tasmanian Amputee Society
- A person representing Tasmanians With Disabilities
- Relevant Officers of Council will attend meetings as necessary
- Two Community representatives with relevant Access skills, appointed by Council. Invitations for these positions are to be called for by public advertisement

  All positions to be for a two year period. Requests for membership at other times may be considered at the discretion of the Chairman, Deputy Chairman and Manager Community Development.

MEETINGS:

The Committee will meet twice per year and other times as required.

CODE OF CONDUCT:

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

HOW THE COMMITTEE WILL OPERATE:

The Committee will only be involved in Access at the higher level. It will not discuss individual issues or cases at length. There is a clear process for customers to raise matters through the Service Request Process.

The Officer servicing the Committee will note high level of Access issues raised. These matters will be reported back to the relevant Council Department for a report at the next or subsequent meeting.

Matters of a minor nature will be dealt with through the normal Council Service Request Process and it is the responsibility of those raising the matter to fill in the Service Request.

PROTOCOL:

Unless otherwise specified, the Meeting Procedure adopted by City of Launceston will prevail over the workings of this Committee.

RESOURCES:

Council will provide Officer resources to organise meetings, take minutes and distribute follow up actions to other Officers.

DOCUMENT INFORMATION

Reference number	04-Plx-001
Version	02/06/2015
Review	09/05/2020
Key function	Community Development
Document type	Policy
Responsible Network	Development Services
Approved by	Council
Action Officer	Wendy Newton
Text search key words	Access Disability Buildings Structure

To be communicated to *(To be identified by Approver)* (Insert ✓ in relevant row)		Department/Area only
		Networks via General Manager and Team Managers
		Specific Areas:
		•
	✓	Organisation-wide
		Website
		Intranet (via a link)
		External notification e.g. Department Premier and Cabinet, Director Public Health, Tasmania Police •

Hard copy distribution	Policy Manuals: General Manager Director Corporate Services

Launceston City Council
Reference No. 05-PI-013
Version: 12/03/2013
Approved By: Council

Conferences, Conventions & Championships Incentives Policy

PURPOSE:

To provide an incentive to encourage associations, corporate organisations and local/state government to host their conferences, conventions or championships within the Launceston municipality during the tourism off-peak and shoulder seasons.

SCOPE:

Does not include civic events, local community events or major public events.

POLICY:

All applications for conference incentive funds from Council will be assessed under this Policy against the guidelines below:

Eligibility

- The conference, or at least one major component of the conference, must be held in the Launceston municipality. There must be a minimum of 50 intrastate/interstate and/or international registered delegates/participants (not including partners and family members) who are staying a minimum of 2 nights in accredited accommodation;
- Only conferences, conventions and championships held in Launceston for the first time or those which have not been in Launceston within the last 3 years are eligible for funding under this program. Applications must be received no later than 90 days prior to the conference/convention or championship;
- The Launceston Travel & Information Centre must be utilised for information on accommodation, pre and post tours, partner programs or transport.

Amount available

01 May – 31 August: incentive of $20.00 per delegate up to a maximum of $15,000.

01 September - 30 September: incentive of $10.00 per delegate up to a maximum of $10,000.

No further payment or in-kind support (e.g. Event Sponsorship, Community Grant, road closure fees, hire of Council venues or Civic Receptions) will be provided beyond that detailed above.

Launceston City Council
Reference No. 05-PI-013
Version: 12/03/2013
Approved By: Council

Conferences, Conventions & Championships Incentives Policy

Available incentive funding in any given year will be subject to budget allocation by Council for that financial year.

PRINCIPLES:

Council's organisational values apply to all activities.

RELATED POLICIES & PROCEDURES:

05-PI-012 Events Sponsorship Policy
05-Fmx-007 Conferences, Conventions and Championships Incentives Guidelines

RELATED LEGISLATION:

N/A

REFERENCES:

N/A

DEFINITIONS:

N/A

REVIEW:

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

Launceston City Council
Reference No. 05-PI-013
Version: 12/03/2013
Approved By: Council

Conferences, Conventions & Championships Incentives Policy

DOCUMENT INFORMATION:

Reference Number:	05-PI-013
Version:	12/03/2013
Review:	12/03/2018
Key Function:	Community Relations
System:	
Document Type:	Policy
Responsible Directorate:	Development Services
Approved by:	Council
Action Officer:	Angie Walsh
Text Search Key Words	Conferences conventions championships incentives Launceston municipality

Hard Copy Distribution	Policy Manual: Director Corporate Services

City of Launceston
Reference No. 07-PI-006
Version: Draft 15/06/2015
Approved By: Council

Museum Research Committee Policy

PURPOSE:

To set out the role, structure and processes of the Museum Research Committee of the Queen Victoria Museum and Art Gallery (QVMAG).

SCOPE:

Applies to the assessment of gifts to the QVMAG for research to determine their status under the Income Tax Assessment Act 1997.

POLICY:

To state the role of the committee under section 24 of the Local Government Act known as the Museum Research Committee. The Committee meets the requirements of an approved Research Institute for the purposes of divisions 30 and 355 of the Income Tax Assessment Act 1997.

The role of the Committee is to assess proposed gifts under the Income Tax Assessment Act 1997 to the Museum for the purposes of scientific research in the field of natural or applied sciences.

The Committee will operate whilst the QVMAG maintains its status as an approved research institute.

The structure of the Committee will be:

- At least five members with the Director of the QVMAG as Chair.
- At least three members (a majority) who are suitably qualified for assessing the relevant area of research.
- Committee members will be selected by the Director of the Museum and approved by the relevant Approving Authority.
- The Committee will meet on an as needs basis with at least five members present.
- Committee meetings will be minuted with a written record of the reasons for the decisions made.
- The Chairman will liaise with the Finance Manager to ensure that appropriate financial records are maintained.

The responsibility of the Committee will be:

- To assess proposals fairly and in a timely manner;
- To comply with legislative requirements;
- To control the application of the money for research;
- To refuse proposals where the purpose of the research is outside the scope of QVMAG activities.

City of Launceston
Reference No. 07-PI-006
Version: Draft 15/06/2015
Approved By: Council

Museum Research Committee Policy

PRINCIPLES:

Council's Organisational Values apply to all activities.

RELATED POLICIES & PROCEDURES:

Governance Arrangements Policy 14-PI-004
Committee Details Procedure 14-HLPr-003

RELATED LEGISLATION:

Section 24 of Local Government Act
Divisions 30 and 355 of the Income Tax Assessment Act 1997

REFERENCES:

N/A.

DEFINITIONS:

Approving Authority - Usually the CSIRO

REVIEW:

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

City of Launceston
Reference No. 07-PI-006
Version: Draft 15/06/2015
Approved By: Council

Museum Research Committee Policy

DOCUMENT INFORMATION:

Reference Number:	07-PI-006
Version:	Draft 15/06/2015
Review:	Five years from date of approval
Key Function:	Cultural Development
System:	
Document Type:	Policy
Responsible Directorate:	QVMAG
Approved by:	Council
Action Officer:	Richard Mulvaney
Text Search Key Words	Gift tax deductible museum research

Hard Copy Distribution	Policy Manuals: General Manager Director Corporate Services Queen Victoria Museum & Art Gallery

Launceston City Council
Reference No. 07-PI-009
Version: 25/07/2011
Approved By: Council

Arts and Cultural Development Policy

PURPOSE:

To provide a framework for how Council will:

- enable, support, enhance and promote Launceston's practice and enjoyment of our unique arts and cultural landscape; and
- be recognised as a key contributor to local, regional, state and national culture.

SCOPE:

Council owned, initiated or commissioned programs, infrastructure and activities that support arts and cultural development in the Launceston municipality.

POLICY:

Council will work with the local community and relevant agencies to support and generate creative activities with social, environmental and economic benefits that enrich and enliven creativity, liveability and sense of place for all Launceston community members and visitors.

Council is committed to:

- Cultural democracy: Enabling equitable access for consumers and participants
- Cultural identity: Valuing local identity and building a sense of place while linking it with regional, national and international cultural experiences
- Cultural place management: Creating, preserving and enhancing our public spaces and the quality of life of our community
- Cultural tourism: Preserving and sharing our region's cultural heritage and developing a sustainable approach to promotion and development
- Cultural capacity: Enabling and supporting arts and cultural practice, programs and services that encourage civic engagement, development and participation
- Cultural collections: Preserving and promoting our arts, history, heritage and culture
- Cultural enterprise: Developing, supporting and promoting our creative economy
- Cultural diversity: A balanced approach to supporting and promoting 'high' and 'popular' art and culture
- Cultural regulation: Enabling transparent and 'plain English' processes that are easy for arts and cultural organisations to understand, comply with and manage

Launceston City Council
Reference No. 07-PI-009
Version: 25/07/2011
Approved By: Council

Arts and Cultural Development Policy

- Cultural innovation: Investing in technology and research, design and development practices
- Cultural leadership and learning: Creating a knowledge economy
- Cultural partnerships: Building creative teams that include all spheres of government, business, community, education and philanthropic organisations
- Cultural awareness: Creating an awareness of Council's role in supporting art practice and a range of quality arts and cultural facilities, activities and programs

PRINCIPLES:

The Council's Organisational Values apply to all activities

RELATED POLICIES & PROCEDURES:

26-PI-004 Playground Management Policy
26-PI-007 Council Halls and Venues Management Policy
26-PI-002 Cataract Gorge Reserve, First Basin Pool Policy
26-PI-005 Council Tree Management Policy
05-PI-010 Community Grants (Organisations) Policy
05-PI-012 Events Sponsorship Policy
05-PI-011 Individual/Team/Group Grants Policy
05-PI-013 Conferences, Conventions and Championships Incentives Policy
07-PI-002 Museum Acquisitions Policy
07-PI-003 Museum Deaccessioning Policy
07-PI-004 Friends of the Museum Policy
24-PI-001 Room Hire Council property Policy

RELATED LEGISLATION:

Local Government Act 1999
LUPPA 1993

REFERENCES:

Strategic Plan 2008-13
Vision 2020
Launceston Community Plan
Council item 13.4 Community Arts Development 13 December 2010
Australia Council Act 1975
Screen Australia Act 2008
Tasmania's Innovation Strategy 2010

REVIEW:

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

Launceston City Council
Reference No. 07-PI-009
Version: 25/07/2011
Approved By: Council

Arts and Cultural Development Policy

DOCUMENT INFORMATION:

Reference Number:	07-PI-009
Version:	25/07/2011
Review:	25/07/2016
Key Function:	Cultural Development
System:	N/A
Document Type:	Policy
Responsible Directorate:	Development Services
Approved by:	Council
Action Officer:	Director Development Services
Text Search Key Words	Arts, Cultural Development, Tourism

To be Communicated To: *(To be identified by Action Officer or Approver)* (Insert ✓ in relevant row)		Department/Area only
		Directorate via Director and Managers
		Specific Areas: •
	✓	Council-wide
	✓	Council Website

Hard Copy Distribution	N/A

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City of Launceston
Reference No. 07-PLx-12
Version: 20/06/2015
Approved By: Council

QVMAG Sponsorship Policy

PURPOSE:

In 2012 the City of Launceston adopted a strategic plan for the Queen Victoria Museum and Art Gallery (QVMAG) for the five-year period 2012–2017, which contained the following strategic direction:

> *…to create opportunities through its collections and programs for enhancing, understanding, enjoyment and engagement with the visual arts, history and science of the local community and wider public.*

Because of limited and shrinking government funding, the QVMAG is required to seek outside sources of funding for many of its activities.

SCOPE:

The Policy applies to external sponsorships sought by or offered to the QVMAG.

POLICY:

Sponsorship is part of an overall financial strategy for the QVMAG and cannot be entered into on an ad hoc basis.

Sponsorship activities must always serve the aims of the QVMAG and, where possible, enhance the quality of the QVMAG services.

All sponsorship must be approached through the Director in order to ensure that the long-term aims of the QVMAG are satisfied and are not compromised. Badly handled sponsorship can damage the reputation of the QVMAG and make it extremely difficult to obtain other sponsorship.

The Director should also be involved in the initial stages of planning for exhibitions, projects, etc., in order to ensure that potential sponsorship opportunities are not missed.

All sponsorship agreements must be in writing, signed by the Director or the Marketing & Communications Coordinator.

Final approval of any sponsorship contract rests with the Director.

Many of the smaller sponsorships into which QVMAG enters are designed with a long-term aim to develop into major sponsorships. Sponsorship is much more easily obtained when a successful relationship has already been established. Sponsorship not only provides cash and kind but also encourages the business community to feel ownership of the QVMAG and its activities.

City of Launceston
Reference No. 07-PLx-12
Version: 20/06/2015
Approved By: Council

QVMAG Sponsorship Policy

Any sponsorship associated with the QVMAG will reflect positively on the QVMAG and its reputation and must therefore respect the integrity of the QVMAG and its collections. Sponsorship of a QVMAG activity implies QVMAG support of the sponsor to the public. It is therefore necessary that sponsorship is restricted to organisations which do not compromise the QVMAG in any way.

The QVMAG reserves the right to refuse to accept sponsorship from any organisation.

Sponsorships may be defined at a number of levels:
- Naming rights sponsor
- Sole sponsor
- Principal/major sponsor
- Associate sponsor (several at the same level)
- Minor sponsor (one of a number of small amounts)

The dollar value of each of these levels depends on the nature of the activity but is generally to be consistent as a percentage of budget.

All sponsors will be acknowledged; however, their names and logos must be less prominent than those of the QVMAG in all related promotional material.

The proposal must provide value for money for both the sponsor and the QVMAG.

Sponsorship should not be sought for activities that cannot happen without it.

Costs relating to servicing sponsorship, e.g. provision of graphics, hospitality, and organisation of special functions, must be included in any budget that requires sponsorship.

The standards, goals and integrity of the QVMAG must not be compromised by any sponsorship relationship.

The sponsor's objectives will be specific, tangible and measurable.

Commercial Support and Sponsorship
A museum using commercial support and sponsorship for its collections and activities must ensure that the standards, goals and integrity of the museum are not compromised by such a relationship. While commercial sponsors of a museum collection and its activities should be acknowledged, their names and logos should be less prominent than those of the museum in all related promotional material should.

City of Launceston
Reference No. 07-PLx-12
Version: 20/06/2015
Approved By: Council

QVMAG Sponsorship Policy

PRINCIPLES:
Council's Organisational Values apply to all activities

RELATED POLICIES & PROCEDURES:
QVMAG Strategic Plan 2012–2017
QVMAG follows the guidelines set in Museums Australia's *Code of Ethics* 1999.

RELATED LEGISLATION:
NA

REFERENCES:
NA

DEFINITIONS:
Sponsorship is an equal partnership for an exchange of services. The sponsor provides the cash or goods in kind; the QVMAG provides the product or activity, which will raise the community's awareness of the sponsor in an agreed manner.

Philanthropy / Charity / Fundraising is when no direct benefit is received or requested in exchange for the donation. Often the donors do not even wish to have their name attached to the donation.

REVIEW:
This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

City of Launceston
Reference No. 07-PLx-12
Version: 20/06/2015
Approved By: Council

QVMAG Sponsorship Policy

DOCUMENT INFORMATION:

Reference Number:	07-PLx-12
Version:	20/06/2015
Review:	Five years from date of approval
Key Function:	Cultural Development
Document Type:	Policy
Responsible Directorate:	QVMAG
Approved by:	Council
Action Officer:	Richard Mulvaney
Text Search Key Words	Sponsorship, fundraising and QVMAG

To be Communicated To: *(To be identified by Action Officer or Approver)* (Insert ✓ in relevant row)		Department/Area only
		Directorate via Director and Managers
		Specific Areas: • QVMAG Public Programs
	✓	Council-wide
	✓	Council Website
		Intranet

Hard Copy Distribution	

Launceston City Council
Reference No. 10-PI-005
Version 17/12/2007
Approved By: Council

Zoning of the City for Air Quality Improvement Purposes Policy

PURPOSE:

To establish a zoning system for air quality improvement purposes.

SCOPE:

The whole of the Launceston City Council area.

POLICY:

This policy is to establish a system of zonings for the purpose of enabling management of the emissions of particulate matter into the Launceston/Tamar Valley airshed.

Management zones are:

- ZONE 1A – the Launceston urban area;
- ZONE 1B – Lilydale, Nunamara and rural residential areas;
- ZONE 2B – Industrial and commercial areas within the Launceston urban area; and
- ZONE 3 – rural areas.

PRINCIPLES:

Council's Organisational Values apply to this activity. Public Consultation has been undertaken.

RELATED POLICIES & PROCEDURES:

N/A

RELATED LEGISLATION:

Environmental Management & Pollution Control Act 1994
National Environmental Protection Measure (Ambient Air Quality) 1998

REFERENCES:

Air Quality Strategy – Tamar Valley Airshed – 2004
Tamar Valley Air Quality Strategy - Implementation Plan – 2005
State of Air Report (Department of Environmental & Heritage 2004)

DEFINITIONS:

Industrial & Commercial Area – includes land Zoned under the Launceston Planning Scheme as Industrial, Light Industrial, and Commercial.

Launceston City Council
Reference No. 10-PI-005
Version 17/12/2007
Approved By: Council

Zoning of the City for Air Quality Improvement Purposes Policy

Launceston Urban Area includes all built up sections of the City from Relbia in the south to Rocherlea in the north and Prospect in the west to Ravenswood/Waverley/St Leonards in the east.

Rural Residential Areas an area for housing development in a semi-rural environment.

REVIEW:

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands.

Launceston City Council
Reference No. 10-PI-005
Version 17/12/2007
Approved By: Council

Zoning of the City for Air Quality Improvement Purposes Policy

DOCUMENT INFORMATION:

Reference Number:	10-PI-005
Version:	17/12/2007
Review:	5 Years 17/12/2012
Key Function:	Environmental & Public Health
System:	Air Quality
Document Type:	Policy
Responsible Directorate:	Development Services
Approved by:	Council
Action Officer:	James Doherty
Text Search Key Words	Air Quality Improvement Zones

Hard Copy Distribution	Policy Manuals: General Manager Director Corporate Services

10-Plx-001 | Version 25/01/2016
Approved by: Council

NO SMOKING POLICY - COMMUNITY

PURPOSE

The purpose of this policy is to set out the Council's position on smoking in Council managed facilities and public places.

Significant health risks are posed by exposure to smoke from tobacco products smoked by other people. It is well established that second-hand smoke causes coronary heart disease and lung cancer in non-smokers. There is no level of exposure to second-hand smoke that is free of risk.

The City of Launceston is seeking to reduce the adverse health effects of smoking.

SCOPE

This policy applies to all Council owned facilities, public buildings and designated events, malls and public spaces managed by the City of Launceston. It also applies to the use and lease of Council buildings and facilities and events.

This policy applies to members of the public who are visiting Council premises.

POLICY

The City of Launceston will:

- Prohibit smoking in all Council owned, controlled and leased buildings;
- Regulate smoke-free areas pursuant to the *Public Health Act 1997*;
- Discourage smoking at all outside venues owned, controlled and leased by Council;
- Discourage smoking at all Council organised events;
- Unless otherwise prohibited by legislation, condition financial assistance for events with the requirement that smoking is actively discouraged;
- Install no smoking signage in accordance with the *Public Health Act 1997*. Signpost key sites to highlight Council's position in regard to no smoking;
- Prohibit smoking in on-street dining on Council owned land.

PRINCIPLES

That Council reinforce the legislative framework established under the *Public Health Act 1997*.

RELATED POLICIES & PROCEDURES

Workplace No Smoking Policy 21-Pl-001
Occupational Health and Safety Policy 21-Pl-002.
Events Sponsorship Policy 05-Pl-012

RELATED LEGISLATION

Public Health Act 1997

REFERENCES

Public Health Act 1997

DEFINITIONS

Under Section 67B of the *Public Health Act 1997* a "smoke free area" is any of the following:

(a) an enclosed public place;
(b) an enclosed workplace;
(c) any area, including, but not limited to including, a public street, that is not within private premises and is designed by the occupier of the area as a smoke-free area;
(d) at an outdoor sporting venue during an organised sporting event being held at that venue, anywhere within 20 metres of:
- any permanently or temporarily erected public seating; or
- any seating, marshalling area, warm-up area, podium or other part of the venue reserved for the use of competitors or officials; or
- any part of the venue used to conduct the actual organised sporting event;

(e) anywhere within 3 metres of an entrance to or an exit from any non-domestic building or multiple-use building;
(f) anywhere within 10 metres of any air intake for ventilation equipment on or in a multiple-use building or a non-domestic building
(g) anywhere within 10 metres of any play equipment erected at a children's playground in a public place;
(h) on a beach at which a surf-lifesaving organisation has temporarily erected a pair of red and yellow flags for the safety of beach users, the area "between the flags" (being the rectangular area bordered by the flags, the water's edge and the landward fringe of the beach);
(i) anywhere at a public swimming pool, including the curtilage of the public swimming pool;
(j) anywhere that the Director of Public Health, by public notice, designates as a smoke-free area in connection with a public event or class of public events specified in that public notice;
(k) anywhere in an outdoor dining area;
(l) anywhere within 3 metres of an outdoor dining area that is not surrounded by a screen, or other barrier, that is at least 2.1 metres high and impervious to smoke;
(m) a public street that the regulations declare to be a pedestrian mall;
(n) a public street that the regulations declare to be a bus mall;
(o) anywhere within 3 metres of a bus shelter on a public street.

REVIEW

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

CITY OF LAUNCESTON - NO **SMOKING POLICY - COMMUNITY**

DOCUMENT INFORMATION

Reference number	10-Plx-001
Version	25 January 2016
Review	25 January 2021
Key function	Environment & Public Health
System	N/A
Document type	Policy
Responsible Directorate	Development Services
Approved by	Council
Action Officer	Manager Environmental Services
Text search key words	No smoking, community

To be communicated to *(To be identified by Approver)* (Insert ✓ in relevant row)		Department/Area only
		Directorate via Director and Managers
		Specific Areas: •
	✓	Organisation-wide
	✓	Website
	✓	Intranet (via a link)

Hard copy distribution	N/A

Title of Elected Representatives Policy

PURPOSE:
To establish the title for elected representatives.

SCOPE:
Applies to elected representatives for the City of Launceston.

POLICY:
A person elected to the City of Launceston is to be known as a Councillor.

PRINCIPLES:
The Council's organisational values apply to all activities.

RELATED POLICIES & PROCEDURES:
N/A

RELATED LEGISLATION:
Local Government Act 1993 (Tas) - section 25(2)

REFERENCES:
N/A

DEFINITIONS:
N/A

REVIEW:
This policy will be reviewed after each Council election.

DOCUMENT INFORMATION

Reference number	14-PI-002
Version	06/12/2018
Review	06/12/2022
Key function	Governance
System	Policy/Policies, By-Laws, Delegations
Document type	Policy
Responsible Directorate	Corporate Services
Approved by	Council 06/12/2018 (Agenda Item 19.1)
Action Officer	Manager Corporate Strategy
Text search key words	elected representative title aldermen alderman councillor

To be communicated to *(To be identified by Approver)* (Insert ✓ in relevant row)		Department/Area only
		Directorate via Director and Managers
		Specific Areas: •
	✓	Organisation-wide
		Website
		Intranet (via a link)

Hard copy distribution	Councillors' Rooms

Strategic Planning and Policy Committee Policy

PURPOSE

To set out the role, responsibilities, structure and processes of the Strategic Planning and Policy Committee.

SCOPE

Applies to the development of policy and planning significant strategies for the Council.

POLICY

To form a special committee under section 24 of the *Local Government Act 1993* (the Act) known as the Strategic Planning and Policy Committee (the Committee).

The role of the Committee is to consider and discuss significant long-term policy matters and make recommendations to Council.

The responsibilities of the Committee will include:

- Budget preparation
- Preparation of the corporate and annual plan
- Review of achievement of Council plans
- Development of policy recommendations for Council
- Consideration of significant long term policy issues
- Receive deputations on relevant issues

The Committee has no delegated authority and its membership is all Aldermen.

Members of the Executive Management Committee attend the Committee meetings. Support to the Committee will be provided through the Corporate Services Directorate with the General Manager and Director Corporate Services being responsible officers.

Meetings will be held on the first and third Mondays of each month.

Notice of the meetings and the preparation and distribution of the Agendas and Minutes for these meetings will be in accordance with the following regulations in *Local Government (Meeting Procedures) Regulations 2005* (the Regulations):

Regulation 5. Relating to convening meetings of a council committee
Regulation 7(1)(a). Relating to providing notice of meetings to Aldermen
Regulation 8(1)(a). Relating to preparation of the Agenda
Regulation 8(1)(b)(ii). Relating to the timing for provision of Agendas to Aldermen

Regulations 35 and 36. Relating to the circulation, inspection and confirmation of Minutes.

Any notice periods referred to in the above regulations will be calculated in accordance with the relevant regulation.

The Committee Meetings will be open to the public unless dealing with matters in closed session in accordance with section 15 of the Regulations.

The Committee is convened under section 24 rather than section 23 of the Act for the following reasons:

- The meetings are structured to be informal to encourage discussion between the Aldermen and officers.
- Apart from the confirmation of Minutes no decisions are made at these meetings.

PRINCIPLES

The Council's Organisational Values apply to all activities.

RELATED POLICIES & PROCEDURES

Governance Arrangements Procedure 14-PI-004
Committee Representation Details 14-HLPr-003

RELATED LEGISLATION

Section 24 Local Government Act

REFERENCES

N/A

DEFINITIONS

N/A

REVIEW

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

DOCUMENT INFORMATION

Reference number	14-PI-012
Version	9/06/2015
Review	9/06/2020
Key function	Governance
Document type	Policy
Responsible Network	General Manager
Approved by	Council
Action Officer	Robert Dobrzynski
Text search key words	Committee Strategic Policy Planning

To be communicated to *(To be identified by Approver)* (Insert ✓ in relevant row)		Department/Area only
		Networks via General Manager and Team Managers
		Specific Areas:
		•
		Organisation-wide
		Website
		Intranet (via a link)

Hard copy distribution	Policy Manuals: General Manager Group Manager Corporate Services

Launceston City Council
Reference No. 18-PI-002
Version: 18/06/2007
Approved By: Council

Application of Restrictive Covenants Policy

PURPOSE:

A policy to control the use of Restricted Covenants as part of the Subdivision Approval Process.

SCOPE:

The policy will apply to any application for subdivision under the Launceston Planning Scheme 1996, effective from the date (28 June 2004) of Council approval of this policy.

POLICY:

Council will impose the following as a standard condition to apply to all subdivision approval permits:

Restrictive Covenants

Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision permitted by this permit either by transfer, by inclusion of such covenants in a Schedule of Easements or by registration of any instrument creating such covenants with the Recorder of Titles unless:

(a) Such covenants or controls are expressly authorized by the terms of this permit; or

(b) Such covenants or similar controls are expressly authorized by the consent in writing of the Council.

PRINCIPLES:

The underlying principles of this policy are to:

- Stop developers imposing restrictive covenants on their subdivision lots without the knowledge or approval of Council as the Planning Authority.
- Avoid confusion and provide fairness to both the Developer and the Purchaser by ensuring that restrictive covenants are only applied subject to a formal approval process by the Planning Authority (Council).
- Ensure that restrictive covenants will only be approved, where they are not contrary or counter productive to Council's own Planning Scheme.

RELATED POLICIES & PROCEDURES:

N/A.

RELATED LEGISLATION:

Land Use Planning Approvals Act 1993.

Launceston City Council
Reference No. 18-PI-002
Version: 18/06/2007
Approved By: Council

Application of Restrictive Covenants Policy

REFERENCES:

The legal opinion from Shaun McElwaine dated 27 May 2004 - Document No 653651.

DEFINITIONS:

"Council" means Launceston City Council
"Restrictive Covenants" means an agreement by which the Developer of land sets rules or restrictions on the use of that land by the purchaser or subsequent owner of that land. The agreement is usually presented as a restriction on the land title.

REVIEW:

This policy will be reviewed no more that 3 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

Launceston City Council
Reference No. 18-PI-002
Version: 18/06/2007
Approved By: Council

Application of Restrictive Covenants Policy

DOCUMENT INFORMATION:

Reference Number:	18-PI-002
Version:	18/06/2007
Review:	18/06/2010
Key Function:	Land Use and Development
System:	N/A
Document Type:	Policy
Responsible Directorate:	Development Services
Approved by:	Council
Action Officer:	Karin van Straten
Text Search Key Words	Restricted restrictive covenants subdivision approval process

Hard Copy Distribution	Policy Manual of: General Manager, Director Corporate Services and Manager Legal and Secretariat

Launceston City Council
Reference No. 18-PI-005
Version: 30/07/2007
Approved By: Council

Fencing Requirements - Multiple Dwelling Policy

PURPOSE:

To establish Fencing Requirements for Multiple Dwelling Developments.

SCOPE:

Applies to all Council representatives.

POLICY:

For all Multiple Dwelling Developments to contain a condition on Fencing Requirements.

PRINCIPLES:

Council's Organisational Values apply to all activities

The following conditions will apply to the requirements of Fencing:

- All side and rear boundaries behind the building line must be provided with a new solid (ie no gaps) fence to provide full privacy, between neighbours. The fence must be at least 1.8metres in height when measured from the highest finished level on either side of the common boundaries.

RELATED POLICIES & PROCEDURES:

N/A

RELATED LEGISLATION:

Launceston City Council Planning Scheme 1996

REFERENCES:

Nil

DEFINITIONS:

Boundaries - indicates bounds or limits.
Building Line - - a prescribed line across the site parallel to the front boundary which usually corresponds to the part of the front wall of the principal building closest to the front boundary.

REVIEW:

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

Launceston City Council
Reference No. 18-PI-005
Version: 30/07/2007
Approved By: Council

Fencing Requirements - Multiple Dwelling Policy

DOCUMENT INFORMATION:

Reference Number.	18-PI-005
Version:	30/07/2007
Review:	30/07/2012
Key Function:	Land Use and Development
System:	
Document Type:	Policy
Responsible Directorate:	Development Services
Approved by:	Council
Action Officer:	Karin van Straten
Text Search Key Words	Fencing conditions boundaries side rear developments multiple dwellings

Hard Copy Distribution	Policy Manual for the General Manager and Director Corporate Services

NOTE: Do not print and **store** a copy of this document.
Always use the Intranet copy to make sure that you have the latest version.
Printed: 11/11/2003

Document Set ID: 528778
Version: 16, Version Date: 26/11/2007
Print Date: 16 November 2026, 7:24 AM

Launceston City Council
Reference No. 18-PI-006
Version: 27/07/2009
Approved By: Council

Neighbourhood Notification of Discretionary Development and Section 43(a) Applications Policy

PURPOSE:

To establish neighbourhood notification for development applications and Section 43 (a) applications.

SCOPE:

Applies to all discretionary applications.

POLICY:

The following (as a minimum) to be notified in writing of the lodging of a Development Application:-

(i) All properties touching and opposite the development site;
(ii) Those next to those touching;
(iii) One property either side of the property next to the immediate property bordering the development site;
(iv) One property next to the immediate property opposite the development site.

The legal property description to be used to identify the site and where appropriate the site will be referred to by a name.

PRINCIPLES:

The Council's Organisational Values apply to all activities.

RELATED POLICIES & PROCEDURES:

Development Applications - External Assessment Policy 18-PI-004

RELATED LEGISLATION:

Land Use Planning & Approvals Regulations 262 of 1993

REFERENCES:

Launceston City Council Planning Scheme 1996

DEFINITIONS:

Nil

REVIEW:

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

Launceston City Council
Reference No. 18-PI-006
Version: 27/07/2009
Approved By: Council

Neighbourhood Notification of Discretionary Development and Section 43(a) Applications Policy

DOCUMENT INFORMATION:

Reference Number:	18-PI-006
Version:	27/07/2009
Review:	27/07/2014
Key Function:	Land Use and Development
System:	
Document Type:	Policy
Responsible Directorate:	Development Services
Approved by:	Council
Action Officer:	Ian Abernethy
Text Search Key Words	Neighbourhood notification development applications

To be Communicated To: *(To be identified by Action Officer or Approver)* (Insert ✓ in relevant row)		Department/Area only
		Directorate via Director and Managers
		Specific Areas: •
	✓	Council-wide
		Council Website

Hard Copy Distribution	General Manager Director Corporate Services

Launceston City Council
Reference No. 18-PI-013
Version: 27/07/2009
Approved By: Council

Engaging Representation on RMPAT & Commission Matters Policy

PURPOSE:

To defend Council's decisions over planning matters with the appropriate degree of legal and expert representation.

To keep elected members aware of RMPAT & Commission decisions and trends in planning matters.

SCOPE:

This will apply to all matters that are registered as appeals against a Council decision as planning authority and any subsequent appeal.

POLICY:

1. Council will engage the services of legal representation to defend its decisions at RMPAT & Commission where:-

   (a) Other parties engage similar representation; or
   (b) The matter is deemed by the council management to be of a legally complicated nature; or
   (c) The matter is considered by Council management to be particularly legally challenging

2. Council will engage the services of expert representation (other than legal) to defend its decisions at RMPAT Commission where: -

   (a) Other parties engage similar representation; or
   (b) The matter is deemed by the council management to be of a complicated nature; or
   (c) The resources are not available within Council staff numbers to defend the decision;
   (d) Council's decision could be compromised by not engaging such representation.

3. That copies of decisions of the RMPAT & Commission as they relate to Launceston matters will be distributed to elected members 7 days after receipt of that decision.

PRINCIPLES:

The Council's Organisational Values apply to all activities.

RELATED POLICIES & PROCEDURES:

N/A

RELATED LEGISLATION:

LUPA

Launceston City Council
Reference No. 18-PI-013
Version: 27/07/2009
Approved By: Council

Engaging Representation on RMPAT & Commission Matters Policy

REFERENCES:

Nil

DEFINITIONS:

Nil

REVIEW:

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

Launceston City Council
Reference No. 18-PI-013
Version: 27/07/2009
Approved By: Council

Engaging Representation on RMPAT & Commission Matters Policy

DOCUMENT INFORMATION:

Reference Number:	18-PI-013
Version:	27/07/2009
Review:	27/07/2014
Key Function:	Land Use and Development
System:	
Document Type:	Policy
Responsible Directorate:	Development Services
Approved by:	Council
Action Officer:	Ian Abernethy
Text Search Key Words	Preparing for dealings RMPAT

To be Communicated To: *(To be identified by Action Officer or Approver)* (Insert ✓ in relevant row)		Department/Area only
		Directorate via Director and Managers
		Specific Areas: •
	✓	Council-wide
		Council Website

Hard Copy Distribution	General Manager Director Corporate Services

Launceston City Council
Reference No. 26-PI-007
Version: 13/07/2009
Approved By: Council

Council Halls and Venues Management Policy

PURPOSE:

To set the direction for the ongoing operation and management of Launceston City Council's Halls and Venues.

SCOPE:

This policy applies to Launceston City Council's Halls and Venues listed within the policy.

POLICY:

Launceston City Council will continue to manage the operation of its community halls and venues by utilising a system of Venue Management Committees, Local Representatives or Council Officer Management, as appropriate to the particular level of community involvement in the local area.

PRINCIPLES:

Launceston City Council's Organisational Values apply to all activities.

The halls and venue operation and management criteria are:

- To enable venue management to move up or down between levels depending on local circumstances;
- To promote a sense of ownership of the venues by their representatives and committees;
- Recognise and cater for the voluntary capacity of representatives and committee members;
- Ensure that roles and responsibilities are clearly identified;
- Ensure compliance with statutory obligations;
- Accumulated proceeds from venue hire less expenses are to be used to maintain and further develop the facility;
- The hire fee structure is approved by Council; and
- Day-to-day operation of the venues is directed by the:
  - LCC Community Venue Management & Operation Manual (Venue Management Committee Edition) 26-Rf-003; or
  - LCC Community Venue Management & Operation Manual (Local Representative Edition) 26-Rf-005.

The classifications for the management of the venues at May 2009 follows:

Launceston City Council
Reference No. 26-PI-007
Version: 13/07/2009
Approved By: Council

Council Halls and Venues Management Policy

VENUE	VENUE MANAGEMENT COMMITTEE	LOCAL REPRESENT-ATIVE	COUNCIL OFFICER MANAGED
Blessington (North Esk Memorial Hall & Recreation Ground)	✓		
Karoola Hall & Recreation Ground	✓		
Lilydale Memorial Hall		✓	
Lilydale Recreation Ground	✓		
Lilydale Swimming Pool	✓		
Nunamara Hall	✓		
Lebrina Memorial Hall	✓		
Myrtle Park Memorial Hall& Recreation Ground	✓		
Ravenswood Memorial Hall	✓		
Dilston Memorial Hall		✓	
White Hills Memorial Hall		✓	
Ravenswood Community Centre			✓
Rocherlea Memorial Hall			✓
Soldiers Memorial Hall			✓
St Catherine's Hall			✓
Windmill Hill Memorial Hall			✓

Launceston City Council
Reference No. 26-PI-007
Version: 13/07/2009
Approved By: Council

Council Halls and Venues Management Policy

Key roles and responsibilities for the different levels of classifications of management:

ROLES / RESPONSIBILITY	VENUE MANAGEMENT COMMITTEE	LOCAL REPRESENT -ATIVE	COUNCIL OFFICER MANAGED
Preparation and presentation of a proposed fee structure to Parks & Recreation Department	**Yes**	**No Prepared by P&R Dept**	**Prepared by P&R Dept**
Collection of fees and taking of bookings	**Yes**	**Yes**	**LCC Customer Service Centre**
Operation of a bank account with LCC officers also as authorised signatures	**Yes**	**No – pay in capacity only**	**No - use LCC corporate system**
Agenda prepared, meetings conducted and minuted and copy of Minutes supplied to LCC	**Yes**	**No**	**N/A**
Responsibility for internal Hall cleaning	**Yes**	**No Managed by P&R Dept**	**Yes**
Responsibility for minor hall maintenance activities	**Yes**	**No Managed by P&R Dept**	**Yes**
Responsibility for major hall maintenance activities	**No – managed by P&R Dept.**	**No Managed by P&R Dept**	**Yes**
Election of office bearers	**Yes**	**Representative appointed Manager P& R**	**N/A**

RELATED POLICIES & PROCEDURES:

Governance Management & Operations Diagram 14-HLPr-001
LCC Community Venue Management & Operation Manual (Venue Management Committee Edition) 26-Rf-003
LCC Community Venue Management & Operation Manual (Local Representative Edition) 26-Rf-005

RELATED LEGISLATION:

Local Government Act 1993

Launceston City Council
Reference No. 26-PI-007
Version: 13/07/2009
Approved By: Council

Council Halls and Venues Management Policy

Workplace Health & Safety Act 1995 and Regulations 1998

REFERENCES:

N/A

DEFINITIONS:

Venue:
A Launceston City Council owned hall or recreation ground.

Council Halls:
Blessington (North Esk Memorial Hall & Recreation Ground), Dilston Memorial Hall, Karoola Hall & Recreation Ground, Lebrina Memorial Hall, Lilydale Memorial Hall, Lilydale Recreation Ground, Myrtle Park Memorial Hall & Recreation Ground, Nunamara Hall, Ravenswood Community Centre, Ravenswood Memorial Hall, Rocherlea Memorial Hall, Soldiers Memorial Hall, St Catherine's Memorial Hall, White Hills Memorial Hall, Windmill Hill Memorial Hall.

Venue Management Committee:
A statutory committee of Council – appointed and terminated under Section 24 of the Local Government Act.
Council appointed membership – minimum of 5 to a maximum of 11.
Positions become vacant annually or when Council appoints a new Committee.
The Committee elects or appoints the office bearers.

Local Representative:
Insufficient local interest to maintain a committee.
Bookings, collection and pay in of fees and key collection by a local community representative with the remainder operated by a Council officer determined by the Manager Parks and Recreation.

Council Officer Managed:
No direct community involvement.
No local representatives.
Operated by a Council officer determined by the Manager Parks and Recreation.

Launceston City Council
Reference No. 26-PI-007
Version: 13/07/2009
Approved By: Council

Council Halls and Venues Management Policy

REVIEW:

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

Launceston City Council
Reference No. 26-PI-007
Version: 13/07/2009
Approved By: Council

Council Halls and Venues Management Policy

DOCUMENT INFORMATION:

Reference Number:	26-PI-007
Version:	13/07/2009
Review:	13/07/2014
Key Function:	Recreation Services and Facilities
System:	Parks and Recreation
Document Type:	Policy
Responsible Directorate:	Resident and Leisure Services
Approved by:	Council
Action Officer:	Jill Lynd
Text Search Key Words	Halls committee special advisory local representative statutory fee governance community centre recreation memorial venue

To be Communicated To: *(To be identified by Action Officer or Approver)* (Insert ✓ in relevant row)	✓	Department/Area only
		Directorate via Director and Managers
		Specific Areas:
		Council-wide
		Council Website

Hard Copy Distribution	Policy Manuals: General Manager Director Corporate Services

Playground Infrastructure Policy

PURPOSE:

To set the broad direction for the ongoing levels of service, operation and management of the infrastructure in the City of Launceston playgrounds.

SCOPE:

This policy applies to all playgrounds that are managed by Infrastructure Services.

POLICY:

The City of Launceston's playground equipment and infrastructure will be managed and operated, within budget parameters, to provide a safe and enjoyable experience for the playground users.

PRINCIPLES:

Council's Organisation Values apply to all activities.

The playground operation and management criteria are:

- Carry out playground provision studies from time to time to ensure provision and distribution of playgrounds match the community profiles;
- Increase the variety and quality of existing equipment, rather than increasing the number of playgrounds;
- Ensure that public safety is maintained through regular maintenance, inspections and risk management assessments;
- Develop and implement a traceable playground management system to include all aspects of management such as playground inventory, suitability assessments and playground inspections, in accordance with current industry and Australian standards;
- Use condition ratings and asset life expectancies to guide the budget and capital replacement process;
- Develop playgrounds aimed at providing a range of playing experiences for different age ranges; and
- Endeavour to pursue best practice in playground design through innovation, community involvement and the use of multi-discipline teams in playground planning.

RELATED POLICIES & PROCEDURES:

30-PI-004 Risk Management Policy

RELATED LEGISLATION:

Work Health & Safety Act 2012 and Regulations 2012

REFERENCES:

- AS/NZS 4422: 2016 - Playground Surfacing - Specifications, requirements and test method.
- AS 2555:1982 Supervised Adventure Playgrounds - Guide to establishment and administration.
- AS/NZS ISO 31000:2009 - Risk Management - Principles and Guidelines.

City of LAUNCESTON

- AS 1470:1986 - Health and Safety at Work. - Principles and Practices.
- AS 4685.0: 2017 Playground Equipment and Surfacing - Part 0: Development, Installation, Inspection, Maintenance and Operation.
- AS 4685.1: 2014 Playground Equipment – Part 1: General Safety Requirements & Test Methods.
- AS 4685.2: 2014 Playground Equipment and Surfacing – Part 2: Additional Specific Safety Requirements & Test Methods for Swings.
- AS 4685.3: 2014Playground Equipment and Surfacing – Part 3: Additional Specific Safety Requirements & Test Methods for Slides.
- AS 4685.4: 2014Playground Equipment and Surfacing – Part 4: Additional Specific Safety Requirements & Test Methods for Runways.
- AS 4685.5: 2014Playground Equipment and Surfacing – Part 5: Additional Specific Safety Requirements & Test Methods for Carousels.
- AS 4685.6:2014Playground Equipment and Surfacing– Part 6: Additional Specific Safety Requirements & Test Methods for Rocking Equipment.
- AS 4685.11:2014 Playground Equipment and Surfacing - Part 11: Additional Specific Safety Requirements and Test Methods for Spatial networks.

DEFINITIONS:

"Council" means City of Launceston.

REVIEW:

This policy will be reviewed no more than 5 years after the date of approval (version) or more frequently, if dictated by operational demands and with Council's approval.

DOCUMENT INFORMATION

Reference number	26-PI-004
Version	05/02/2018
Review	05/02/2023
Key function	Recreation Services & Facilities
System	Natural Environment
Document type	Policy
Responsible Directorate	Infrastructure Services
Approved by	Executive Management Committee
Action Officer	Recreation Planning Officer
Text search key words	playground equipment inventory

To be communicated to *(To be identified by Approver)* (Insert ✓ in relevant row)		Department/Area only
		Directorate via Director and Managers
	✓	Specific Areas: • Natural Environment
		Organisation-wide
		Website
		Intranet (via a link)

Hard copy distribution	N/A

Accelerated Capital Works Program Policy

PURPOSE

The purpose of this Policy is to establish the principles to select projects that are delivered through Council's $40m Accelerated Capital Works Program.

SCOPE

This policy is to be adhered to for selection of projects and only applies to those projects being delivered through the $40m Accelerated Works Program.

POLICY

The Policy is required to ensure that the Accelerated Works Program:

- Supports financially sustainable investment that is consistent with our Strategic Asset Management Plan and Long Term Finance Plan.
- Provides an efficient and transparent approach to fast track capital projects.

PRINCIPLES

The following criteria applies to the selection of projects:

- Expenditure must be 80% asset renewal.*
- Expenditure by program should be in line with the Long Term Finance Plan of approximately:
  - 60% to 70% transportation
  - 4% to 10% drainage
  - 5 to 10% recreation
  - 3% to 8% buildings
  - 12% to 20% waste management
  - 0% to 5% other
- Projects are required to be delivered in the next four years (2021 - 2025) due to capacity, condition and / or compliance.
- Can be delivered to market by 30 April 2021.
- Roads to Recovery minimum expenditure is to be met.

* Rehabilitation and liner development expenditure at the Launceston Waste Centre and expansion of the ash placement area are considered renewal from an asset management perspective and in application of this criteria because they are a continuation of an existing service.

Reporting on compliance with the Policy and project status will be to Council on a 6 weekly schedule.

Adjustments to budgets and Statutory Estimate will occur in line with Council's current process.

RELATED POLICIES & PROCEDURES

Tender Review Committee Terms of Reference
Code for Tenders and Contracts

RELATED LEGISLATION

Local Government Act 1993 (Tas)
Local Government Tendering Regulations

REFERENCES

Not applicable

DEFINITIONS

Not applicable

REVIEW

This policy is only valid until the completion of the Accelerated Capital Works Program.

CITY OF LAUNCESTON - Accelerated **Capital Works Program Policy**

DOCUMENT INFORMATION

Reference number	30-Plx-007
Version	28/05/2020
Review	01/06/2021
Key function	Strategic Management
Document type	Policy
Responsible Network	Infrastructure & Assets
Approved by	Council
Action Officer	Shane Eberhardt
Text search key words	Policy Accelerated Capital Works Program

To be communicated to *(To be identified by Approver)* (Insert ✓ in relevant row)		Department/Area only
		Network via General Manager and Team Managers
		Specific Areas: •
	✓	Organisation-wide
		Website
		Intranet (via a link)
		External notification e.g. Department Premier and Cabinet, Director Public Health, Tasmania Police •

Hard copy distribution	Not applicable

CITY OF LAUNCESTON
Operating Statement
(Excluding Capital Program)
For Year to Date 31 October 2026

	Note	2025/26 YTD $ Actual Excl. Comittment	2026/27 YTD $ Actual Incl. Comittment	2026/27 YTD $ Budget	Variance YTD $ Fav/(Unfav)	2026/27 Full Year $ Budget
REVENUES						
Rates		31,450,654	32,104,162	32,178,282	(74,120)	99,133,459
User Fees and Charges	1	10,772,750	10,658,744	11,537,700	(878,956)	34,448,070
Statutory Fees & Charges	2	1,986,492	2,011,456	2,554,945	(543,489)	7,002,865
Capital Grants		5,122,107	998,237	70,028	928,209	15,905,888
Financial Assistance Grants		699,719	304,175	304,176	(1)	5,642,625
Other Operational Grants	3	326,313	923,859	398,967	524,893	3,999,712
Interest	4	1,073,216	1,380,136	1,026,419	353,717	3,145,386
Investment Revenue	5	749,100	817,200	1,021,500	(204,300)	4,086,000
Other Income		875,805	688,030	630,547	57,483	1,907,870
		53,056,157	49,885,999	49,722,563	163,436	175,271,874
EXPENSES						
Employee Benefits	6	18,801,711	20,604,736	20,685,646	80,910	60,303,954
Materials and Services	7	15,181,665	14,849,174	15,901,985	1,052,811	54,239,368
Impairment of Debts		-	-	10,333	10,333	31,000
Finance Costs		33,333	33,333	33,333	0	104,000
Depreciation		9,236,024	9,541,153	9,605,187	64,034	28,815,562
State Government Fire Service Levy		2,442,255	2,598,614	2,598,614	-	10,394,454
State Government Landfill Levy	8	738,457	1,947,795	2,500,000	552,205	7,500,000
Rate Remissions and Abatements		390,488	395,254	308,034	(87,220)	309,624
Loss on Disposal of Fixed Assets		195,892	9,353	-	(9,353)	500,000
Write Down of Assets Held For Sale		-	-	-	-	-
		47,019,824	49,979,412	51,643,132	1,663,720	162,197,961
Operating Result Surplus/(Deficit)		**6,036,332**	**(93,413)**	**(1,920,569)**	**1,827,156**	**13,073,913**
Loss on Disposal of Fixed Assets		(195,892)	(9,353)	-	(9,353)	(500,000)
Capital Grants		5,122,107	998,237	70,028	928,209	15,905,888
		4,926,216	988,884	70,028	918,856	15,405,888
Underlying Result Surplus/(Deficit)		**1,110,117**	**(1,082,297)**	**(1,990,597)**	**908,300**	**(2,331,975)**

Operating Statement

As at 31 October 2026, Council recorded an operating deficit of $93k compared with a budgeted deficit of $1.92m, representing a favourable variance of $1.83m. Excluding capital grants and loss on disposal of fixed assets, the underlying operating deficit was $1.08m compared with a budgeted deficit of $1.99m, resulting in a favourable variance of $908k.

Total revenue was $163k favourable to budget. This result includes capital grant revenue, timing differences associated with operational grant funding and the State Government Landfill Levy, where lower revenue is largely offset by a corresponding reduction in expenditure. After excluding these items, the underlying revenue variance was $709k unfavourable to budget. This was largely attributable to lower-than-budgeted user fees and charges and statutory fees and charges, together with lower investment revenue, partially offset by higher-than-budgeted interest revenue.

Operating expenditure was $1.66m favourable to budget. This favourable variance was largely attributable to Materials and Services expenditure, which was $1.05m below budget due to the timing of project delivery, scheduled maintenance and seasonal works yet to be undertaken. Expenditure is expected to increase as these activities progress, particularly as Council enters the busier summer period and seasonal maintenance increases.

Key variances are outlined below.

Variance Analysis

1. User Fees & Charges

User fees and charges are $879k unfavourable to budget year-to-date. This result is largely driven by the State Landfill Levy, which is $580k unfavourable due to lower landfill volumes than assumed in the budget. This reduction in revenue is offset by a corresponding reduction in expenditure, resulting in a minimal impact on Council's operational result.

Excluding the State Landfill Levy, user fees and charges are $299k unfavourable to budget. This is primarily due to trade waste revenue at the Launceston Waste Centre, which is $219k below budget and $366k lower than the same period last financial year.

Additional revenue of $61k was received through the Container Recycling Scheme during the period, partially offsetting the unfavourable result for Waste Fees.

Parking revenue is also unfavourable to budget due to lower revenue from off-street parking. Revenue from the Paterson Street East and Paterson Street West car parks is $70k below budget and $40k lower than the same period last financial year. In contrast, On-street parking revenue is in line with budget and $350k higher than the same period last financial year. A detailed review of parking behaviour and associated revenue is currently underway in the Parking Team - please refer to the section below for more information.

Revenue from the Launceston Aquatic Centre is in line with budget and comparable with the same period last financial year. Admission revenue increased during October compared to previously months due to higher patronage during the school holiday period, which was accounted for in the budget.

Council now moves into the traditionally busier summer period, when parking activity and patronage at the Launceston Aquatic Centre are expected to benefit from increased seasonal demand.

2. Statutory Fees & Charges

Statutory user fees and charges are $543k below budget year-to-date; however, revenue remains consistent with the same period last financial year, with the budget allowing for an increase that has not yet been reflected in actual revenue.

Infringement revenue is $229k below budget and $178k lower than the same period last financial year, reflecting a reduction in parking infringement revenue.

Section 132 and Section 337 certificate revenue is $84k below budget year-to-date. Despite the variance, revenue is tracking slightly ahead of the corresponding period in the prior financial year.

Planning revenue is $76k below budget, with lower subdivision fee revenue contributing to the variance.

Building fee revenue is $148k below budget, reflecting lower revenue from building review and extension fees.

4. Other Operational Grants

Other Operational Grants are tracking $524k favourable against budget. The favourable variance reflects the recognition of unspent grant funding carried forward from the prior financial year, relating to Emergency Management, Flood Mitigation and Lilydale Pool. These variances represent temporary timing differences between the recognition of carried-forward grant funding and the corresponding budget allocations.

5. Interest

Interest revenue is $353k favourable to budget, reflecting higher average cash balances and interest rates than those assumed in the budget. Revenue is also $88k higher than the same period last financial year.

6. Investment Revenue

Investment revenue is $204k unfavourable to budget as a result of the actual quarterly TasWater Dividend being $749k against a budget of $1.02m. This is reflective of updated changes to TasWater's Corporate Plan which was confirmed after budget estimates were finalised. The revised dividend will result in a full year unfavourable variance of $817k.

7. Employee Benefits

Employee benefits expenditure is $81k favourable to budget year-to-date. October expenditure includes costs associated with the organisational review undertaken during the month, including employee redundancies. The financial impact of the review will continue beyond October, with further associated costs expected to be reflected in the November results.

Reported staffing levels are 9.57 FTE above budget; however, this includes the vacancy allowance factored into the budget. Excluding this allowance, the number of filled positions remains below the budgeted level. Current vacancies are also concentrated at higher classification levels than those assumed in the budgeted vacancy allowance.

Part of the variance also reflects differences in the timing of budgeted project labour and employee salary expenses.

Page 6 provides a detailed breakdown of employee benefits.

8. Material & Services

Materials and Services expenditure was $1.05m below budget at year-to-date, primarily due to the timing of project delivery, scheduled maintenance activities, and seasonal maintenance works yet to be undertaken. This favourable variance is expected to reduce as planned projects and maintenance programs progress throughout the remainder of the financial year.

Partially offsetting these savings were higher-than-budgeted electricity costs, largely attributable to the increased operational use of Albert Hall following its reopening. In addition, expenditure on expert advice exceeded the year-to-date budget allocation.

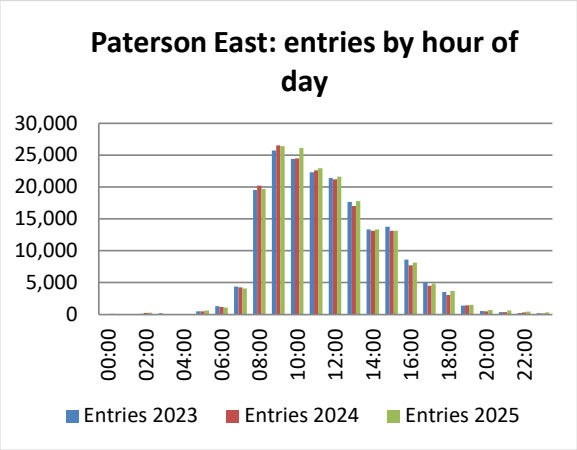
9. State Government Landfill Levy

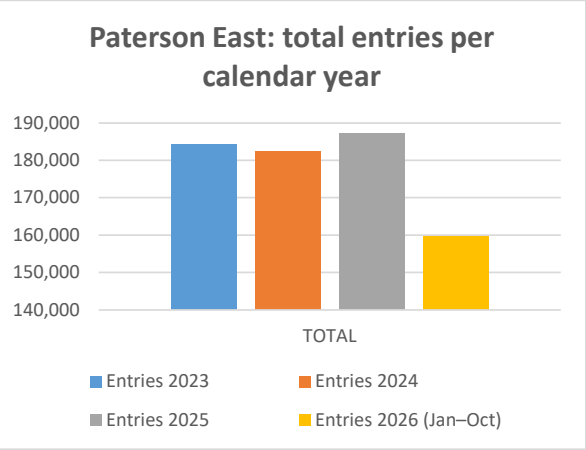
State Government Landfill Levy expenditure was $552k favourable year-to-date due to lower-than-budgeted waste volumes received at the Launceston Waste Centre. The associated decrease in landfill levy revenue largely offset this favourable expenditure variance, resulting in a minimal net impact on the year-to-date operating result.

Parking Behaviour and Revenue Analysis

A detailed analysis on the parking behaviours and associated revenue is currently underway in the Parking team. One anticipated benefit is improved budget accuracy, moving beyond the current approach of extrapolating prior-year trends and making adjustments for anticipated growth and changes to parking charges. The analysis is expected to provide a more informed basis for forecasting revenue and understanding the factors that influence parking demand.

As an example of some of the analysis currently being done, the two charts below show analysis on the number of entries to the Paterson East multistorey carpark from 2023 onwards.





Operating Statement by Network
(Excluding Capital Program)
For Year to Date 31 October 2026

	2026/27 YTD $ Actual	2026/27 VAR $ CORP	2026/27 VAR $ CEO	2026/27 VAR $ DPT	2026/27 VAR $ SIT	2026/27 VAR $ QVT	2026/27 VAR $ CLT	2026/27 VAR $ CDT	TOTAL VAR $ Fav/(Unfav)	2026/27 YTD $ Budget
REVENUES										
Rates	**32,104,162**	(74,120)	-	-	-	-	-	-	(74,120)	**32,178,282**
User Fees and Charges	**10,658,744**	-	-	(111,094)	(663,227)	(11,136)	(29,447)	(64,052)	(878,956)	**11,537,700**
Statutory Fees & Charges	**2,011,456**	-	-	(304,344)	-	-	1,523	(240,668)	(543,489)	**2,554,945**
Capital Grants	**998,237**	928,209	-	-	-	-	-	-	928,209	**70,028**
Financial Assistance Grants	**304,175**	(1)	-	-	-	-	-	-	(1)	**304,176**
Other Operational Grants	**923,859**	-	-	280,764	-	33,983	157,640	52,506	524,893	**398,967**
Interest	**1,380,136**	360,818	-	-	-	(7,101)	-	-	353,717	**1,026,419**
Investment Revenue	**817,200**	(204,300)	-	-	-	-	-	-	(204,300)	**1,021,500**
Other Income	**688,030**	-	13,292	36,991	958	17,847	11,258	(22,862)	57,483	**630,547**
	49,885,999	1,010,606	13,292	(97,683)	(662,269)	33,593	140,973	(275,076)	163,436	**49,722,563**
EXPENSES										
Employee Benefits	**20,604,736**	(1,875,784)	55,633	563,562	396,809	42,626	(14,571)	912,636	80,910	**20,685,646**
Materials and Services	**14,849,174**	56,861	5,838	49,665	(4,378)	9,454	149,029	786,342	1,052,811	**15,901,985**
Impairment of Debts	**-**	-	-	9,433	-	-	-	900	10,333	**10,333**
Finance Costs	**33,333**	-	-	-	-	-	-	0	0	**33,333**
Depreciation	**9,541,153**	(2,827)	(4)	(11,309)	-	18,441	93,629	(33,896)	64,034	**9,605,187**
State Government Fire Service Levy	**2,598,614**	-	-	-	-	-	-	-	-	**2,598,614**
State Government Landfill Levy	**1,947,795**	-	-	-	552,205	-	-	-	552,205	**2,500,000**
Rate Remissions and Abatements	**395,254**	(87,220)	-	-	-	-	-	-	(87,220)	**308,034**
Loss on Disposal of Fixed Assets	**9,353**	-	-	-	-	-	(9,353)	-	(9,353)	**-**
Write Down of Assets Held For Sale	**-**	-	-	-	-	-	-	-	-	**-**
	49,979,412	(1,908,970)	61,467	611,351	944,637	70,520	218,734	1,665,982	1,663,720	**51,643,132**
Operating Result Surplus/(Deficit)	**(93,413)**	**(898,364)**	**74,759**	**513,668**	**282,367**	**104,113**	**359,706**	**1,390,906**	**1,827,156**	**(1,920,569)**
Loss on Disposal of Fixed Assets	**(9,353)**	-	-	-	-	-	(9,353)	-	(9,353)	**-**
Capital Grants	**998,237**	928,209	-	-	-	-	-	-	928,209	**70,028**
	988,884	928,209	-	-	-	-	(9,353)	-	918,856	**70,028**
Underlying Result Surplus/(Deficit)	**(1,082,297)**	**(1,826,573)**	**74,759**	**513,668**	**282,367**	**104,113**	**369,059**	**1,390,906**	**908,300**	**(1,990,597)**

Corporate Account (CORP)

CORP recorded an unfavourable operating variance of $898k and an unfavourable underlying operating variance of $1.83m.

The unfavourable variances are primarily attributable to Employee Benefits, as this is where the budgeted vacancy allowance is allocated. The variance also reflects lower investment revenue due to reduced dividend payments from TasWater to Council, as well as higher-than-budgeted rate remissions provided to charitable organisations.

Interest revenue was $353k favourable to budget, reflecting higher average cash balances and interest rates than those assumed in the adopted budget.

Office of the Chief Executive (CEO)

The Office of the CEO recorded a favourable operating variance of $75k, primarily reflecting lower Employee Benefits expenditure due to differences in the timing of recruitment and actual staffing levels compared with the adopted budget, together with proceeds from the sale of a light vehicle.

Delivery and Performance (DPT)

DPT recorded a favourable operating variance of $514k against the adopted budget.

The favourable variance was largely driven by lower Employee Benefits expenditure and the recognition of operational grant funding carried forward from the previous financial year. Employee Benefits expenditure was below budget, reflecting differences between actual FTE during the period and budgeted FTE. The operational grant variance primarily reflects the recognition of unspent Emergency Management funding carried forward from the previous financial year, with a timing difference between the recognition of this funding and the allocated budget.

These favourable movements were partially offset by lower-than-budgeted revenue from parking, infringements and rate certificate information requests.

Strategy and Innovation (SIT)

SIT recorded a favourable operating variance of $282k.

The favourable result was largely attributable to employee benefit expenditure being below budget, reflecting the timing of recruitment and differences between budgeted and actual FTE levels.

The network also recorded favourable landfill levy expenditure due to lower waste volumes. However, this was largely offset by a corresponding reduction in landfill levy revenue, resulting in minimal net impact on the operating result.

QVMAG (QVT)

QVT recorded a favourable operating variance of $104k, primarily attributable to additional grant funding received for the Aboriginal Learning Facilitator position, together with savings in employee benefits. The employee benefit variance reflects the timing of recruitment and differences between budgeted and actual FTE levels. The grant funding received is offset by the associated expenditure recognised in employee benefits.

Connections and Liveability (CLT)

CLT recorded an unfavourable operating variance of $360k and an unfavourable underlying operating variance of $369k.

The result was primarily driven by variances in operational grants, employee benefits, materials and services, and depreciation. Operational grants reflected the recognition of unspent grant funding carried forward from the prior financial year relating to Lilydale Pool.

Employee benefits expenditure was $14k unfavourable to budget year-to-date. October expenditure included redundancy costs associated with the organisational review undertaken during the month.

Materials and services expenditure was below budget, primarily due to the timing of project delivery, scheduled maintenance activities and seasonal maintenance works yet to be undertaken.

Depreciation was $94k favourable to budget, reflecting differences in the timing of asset completion and capitalisation compared with the assumptions underpinning the depreciation budget.

Community Asset and Design (CAD)

CAD recorded a favourable operating variance of $1.39m, primarily driven by lower employee-related expenditure across the City Development, Greenspace and Precinct Services, and Facilities teams. Employee benefits expenditure also includes costs associated with employee redundancies arising from the organisational review.

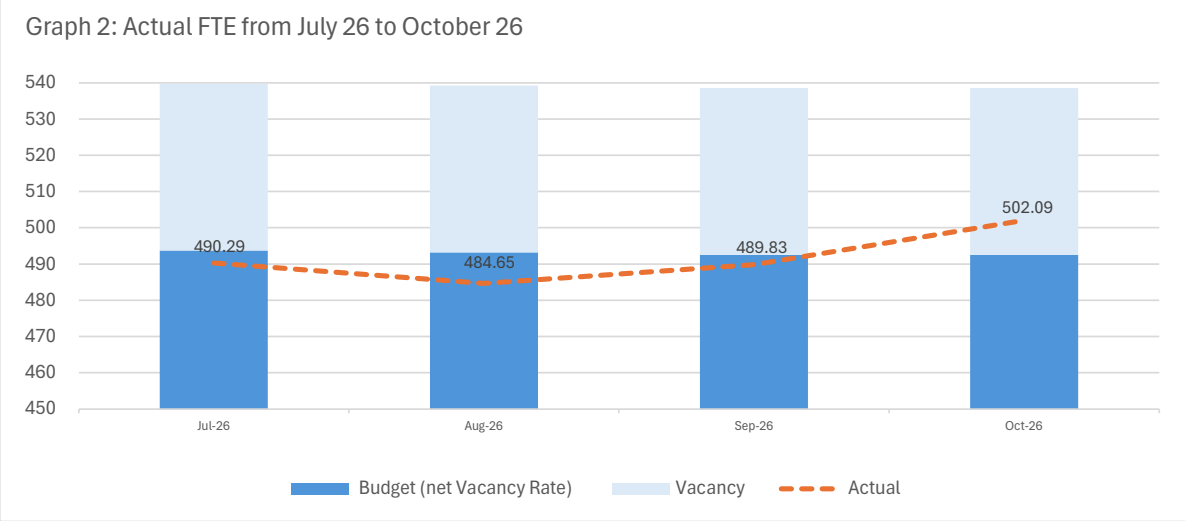
Materials and services expenditure within City Infrastructure was also below budget, primarily due to the seasonal timing of project delivery activities.

These favourable expenditure outcomes were partially offset by lower user fees and charges revenue, relating to building permit extensions and subdivision assessment fees.

Labour Analysis

The tables below outline the budgeted positions, inclusive of the budgeted vacancy rate adjustment. This includes all apprentices, casual positions, Senior Leaders and Executive Leaders.

SUMMARY	Budget FTE	Actual FTE	Variance FTE
Grade 1	32.82	35.38	- 2.56
Grade 2	75.59	75.17	0.42
Grade 3	113.53	104.43	9.10
Grade 4	83.13	78.18	4.95
Grade 5	89.69	78.63	11.06
Grade 6	75.26	65.45	9.81
Grade 7	42.00	37.04	4.96
Grade 8	7.00	6.81	0.19
Apprentices	1.00	3.00	- 2.00
All Other	18.50	18.00	0.50
Total excluding vacancy allowance	**538.52**	**502.09**	**36.43**
Vacancy Rate (Grade 3)	- 46.00	-	- 46.00
Total including vacancy allowance	**492.52**	**502.09**	**9.57**



Funds Available Analysis

		Oct
Cash	*1*	77,598
Cash Inflow	*2*	109,713
Cash Outflow		(90,757)
Net Cash Movement		18,956
Capital Program		
Capital Grants not yet received		15,202
Capital Projects - incl Carry Overs		
CoL Funded		(95,809)
External Funded		(15,906)
Capital Actual Expenditure		9,363
Net Capital Project Movement		(87,149)
Equity trusts and bequests	*3*	3,213
Liabilities		
Payroll Provision		(7,839)
Waste Centre Rehabilitation		(21,492)
		(29,331)
Total		(16,713)

Note:
1) Cash + Investment Balance

2) Based on the statuary estimate excluding Capital Grant

3) Restricted Fund

Capital Expenditure Report

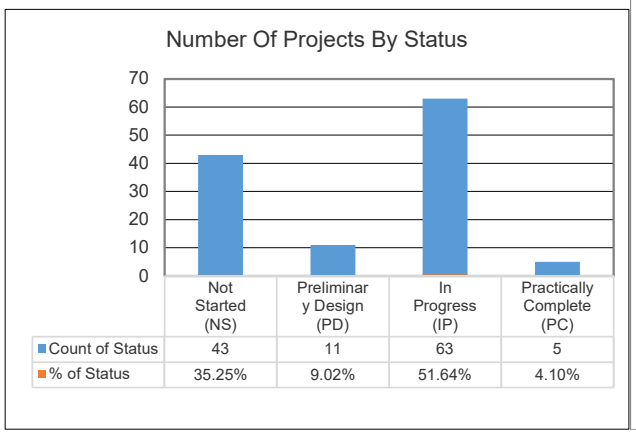
City of Launceston - Capital Expenditure Report

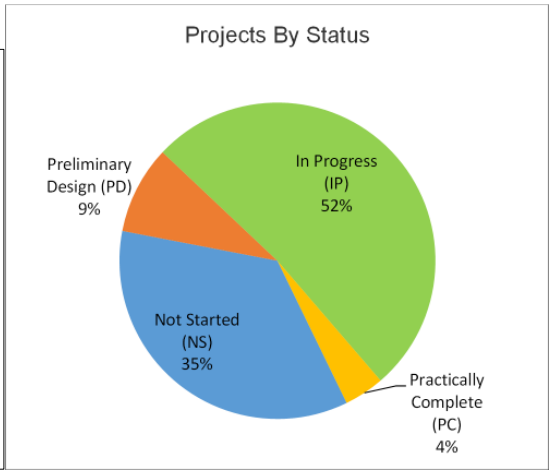
Summary by Network

For the Period to : 31 October 2026

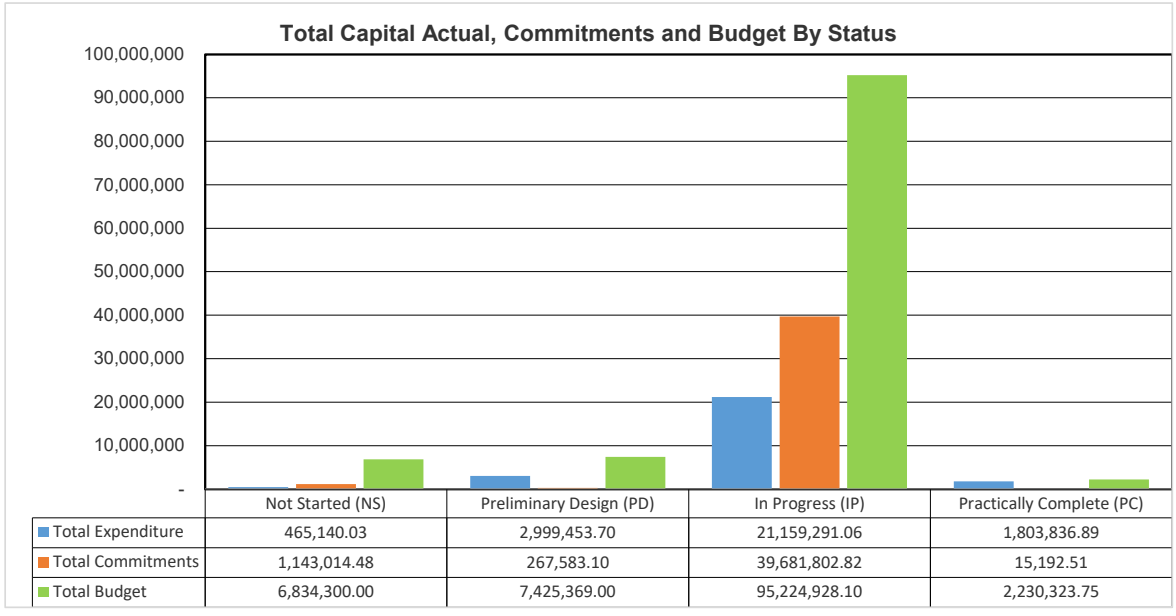
PROJECT DESCRIPTION	Funds	Actual Expenditure				Projected Expenditure			Variance	
	TOTAL ESTIMATE	W.I.P. JULY 1	ACCRUED ORDERS	YTD EXPEND.	TOTAL ACTUAL EXPEND.	COMMITTED COSTS	ACTUAL PLUS COMMITTED	PERCENT OF BUDGET	COMPLETED PROJECTS	POSSIBLE INCOMPLETE PROJECTS
	$	$	$	$	$	$	$	%	$	$
GRAND SUMMARY										
NETWORK										
Office of the Chief Executive	-	-	-	-	-	-	-	0%	-	-
Delivery and Performance	**7,050,016**	188,807	25,665	1,817,513	**2,031,985**	910,464	**2,942,449**	42%	-	-
Strategy and Innovation	**4,016,787**	1,344,090	128,189	386,221	**1,858,500**	558,461	**2,416,961**	60%	-	
Queen Victoria Museum and Art Gallery	**333,139**	46,676	-	76,412	**123,088**	98,457	**221,545**	67%	-	-
Connections and Liveability	**14,514,727**	5,865,633	-	1,705,772	**7,571,405**	2,685,283	**10,256,688**	71%	**105,902**	**105,902**
Community Assets and Design	**85,800,251**	9,206,153	259,143	5,365,573	**14,830,869**	36,854,928	**51,685,798**	60%	**305,392**	**305,392**
Land Sales (see analysis below)	-	-	-	11,875	**11,875**	-	**11,875**	0%	-	-
GRAND TOTAL	**111,714,921**	**16,651,359**	**412,997**	**9,363,365**	**26,427,722**	**41,107,593**	**67,535,315**	**60%**	**411,294**	**411,294**

Total capital expenditure budget for 2026/2027 is made up of carried forward budget funds of $45.50m, Current Year Council Funds of $50.31m and External Funding of $15.90m for a total budget of $111.71m.



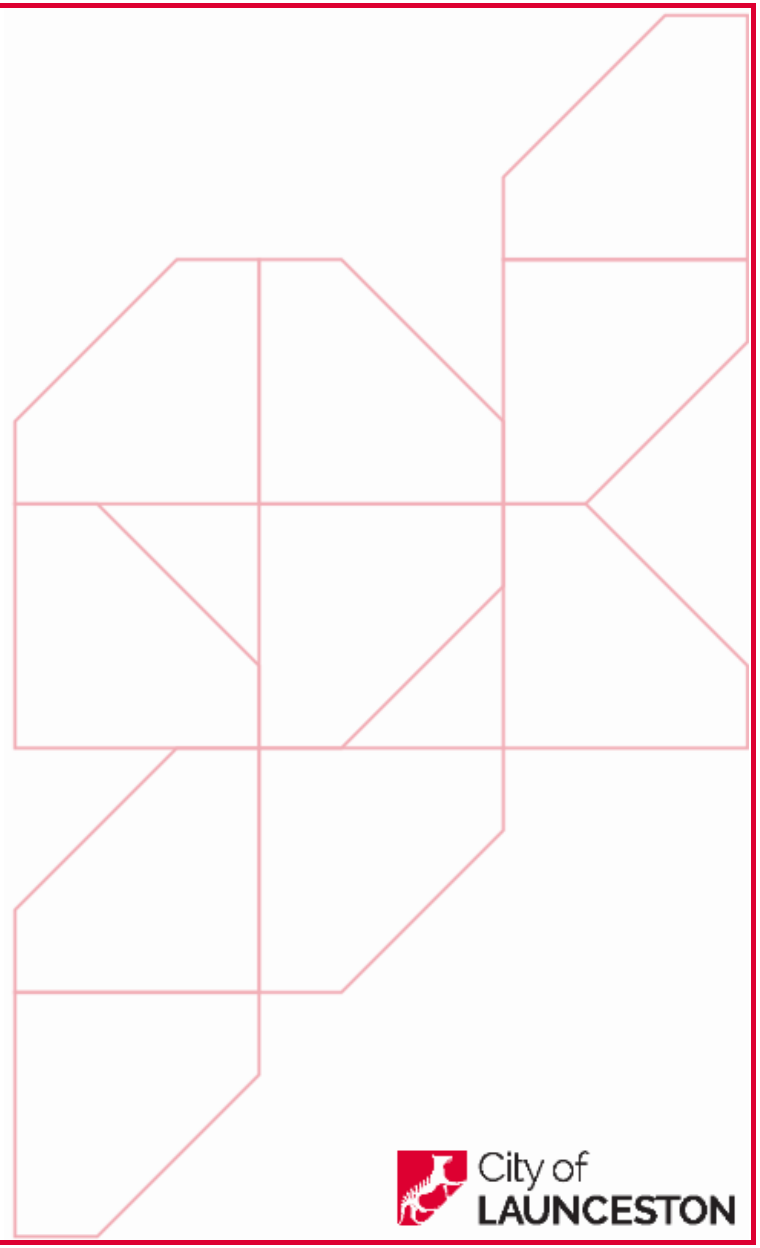


The Council currently has a total of 122 capital projects with 43 (35.25%) not started, 11 (9.02%) at the preliminary design stage, 63 (51.64%) in progress and 5 (4.10%) practically completed.



Annual Plan 2026/27 Quarterly Progress Report

Quarter 1 period:
1 July 2026 - 30 September 2026



Document Set ID: 5435570
Version: 2, Version Date: 28/10/2026

City of Launceston

Annual Plan 2026/27 Quarterly Progress Report

Quarter 1: 1 July 2026 - 30 September 2026

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How to read this report 2
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Strategic performance 3
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Exception Reporting 15
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Welcome to the City of Launceston's Annual Plan Quarterly Progress Report.
This report provides an update on the progress made towards delivering the action items set out in the Annual Plan 2026/2027 (Plan), providing a status as at the end of the first quarter of the Plan period (the financial year).

Progress of our Annual Plan 2026/2027 action items will be provided quarterly over the course of the Plan period, following the financial quarters:

Quarter 1 (Q1)	1 July 2026 - 30 September 2026
Quarter 2 (Q2)	1 October 2026 - 31 December 2026
Quarter 3 (Q3)	1 January 2027 - 31 March 2027
Quarter 4 (Q4)	1 April 2027 - 30 June 2027

Strategic Alignment

The Action Items reflected in the Annual Plan are directly linked to the three Strategic Pillars - *Prosperity*, *Place*, *People*, as outlined in the strategic plan *Shaping Futures: 2025 - 2035*. These also align to the objectives as stated in our Four-Year Delivery Plan 2026/27 - 2029/30.

The alignment of our action items to these overarching Pillars, and how these also carry-on from the Four-Year Delivery Plan can be found detailed within the Annual Plan 2026/27 itself.

Accessing a copy of the Annual Plan, Four-Year Delivery Plan, and Strategic Plan:

The current Plans are available on the City of Launceston website (https://www.launceston.tas.gov.au/Council-Region/Reports-Plans-and-Strategies/Annual-Plan-and-Budget)

A printed copy can be requested through the Customer Service Centre in-person, over the phone, or via submission to contactus@launceston.tas.gov.au

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How to read this report

The following status legend has been used to allocate the status of each action item in this progress report. Please refer to this legend to understand what these status categories mean and the progress they indicate for the actions.

Status Legend:

NOTE: Status is reflective of the outputs required for 2026/27 plan period only - not the overall project status if the action contributes to a multi-year project.

	Status					
Area	**On Schedule**	**Behind Schedule**	**On Hold**	**Complete**	**Deferred**	**Cancelled**
Icon	✅	⚠	⏸	✔	●	✖
Schedule	Up to 15% over schedule (including actions where outputs for 2026/27 have not yet started = in line with project schedule up to 15% over schedule)	15% - 30% over schedule (including actions where outputs for 2026/27 were due to start but have not yet commenced = sitting at 15-30% past start date)	More than 30% over schedule (including actions where outputs for 2026/27 were due to start but have not yet commenced = sitting at>30% past start date)	100% of the outputs listed in this year's Annual Plan have been completed	Actions that were initially scheduled for delivery in this annual plan period (2026/27) but have now been deferred to a later year **- that have been formally approved/endorsed to be deferred.**	Actions that were initially scheduled for delivery in this annual plan period (2026/27) but have been cancelled - **that have been formally approved/endorsed to be cancelled.**
Issues	No technical issues outstanding	Technical issues outstanding and being resolved or non-critical technical issues outstanding with no resolution identified	Critical technical issues(s) outstanding with no resolution identified	No technical issues outstanding	Issues that cannot be resolved for completion in this annual plan period (2026/27)	Issues that cannot be resolved for completion in this annual plan period (2026/27) or future years
Risk	Project is travelling well with risks managed	Project has risk issues that could impact completion date, budget and/or project quality	Project has critical risk issues that will impact completion date, budget and/or project quality	Outputs from this year's Annual Plan Action have been completed with risks managed	Risks may be a contributing factor to non-completion in this annual plan period (2026/27)	Risks may be a contributing factor to non-completion in this annual plan period (2026/27)

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Progress

The Annual Plan for the 2026/2027 financial year includes 62 action items across two categories of work:

- 48 Strategic Actions
  - The projects within this category of work are projects that deliver on the long-term strategic goals set out in the 10-year strategic plan *Shaping Futures: 2025 - 2035*. These projects are transformational in nature with a focus on growth, innovation, and emerging challenges. The alignment to the long-term objectives from the strategic plan is shown against each action item in this category.
- 14 Key Service Actions
  - The projects within this category of work are projects that deliver key services to the community that focus on operational activities such as maintenance, community events and services, and the internal processes required to carry out these activities.

This section of the report provides an update on the overall performance for delivery of the Annual Plan Action Items at the end of quarter one (30 September 2026).

Note: 2026/27 financial reporting is not reflected in this report. Separate progress reporting on the progress to the budget is completed by the Finance Team and presented to Council on a monthly basis. These financial reports can be accessed in the Council agenda papers published on the City of Launceston website.

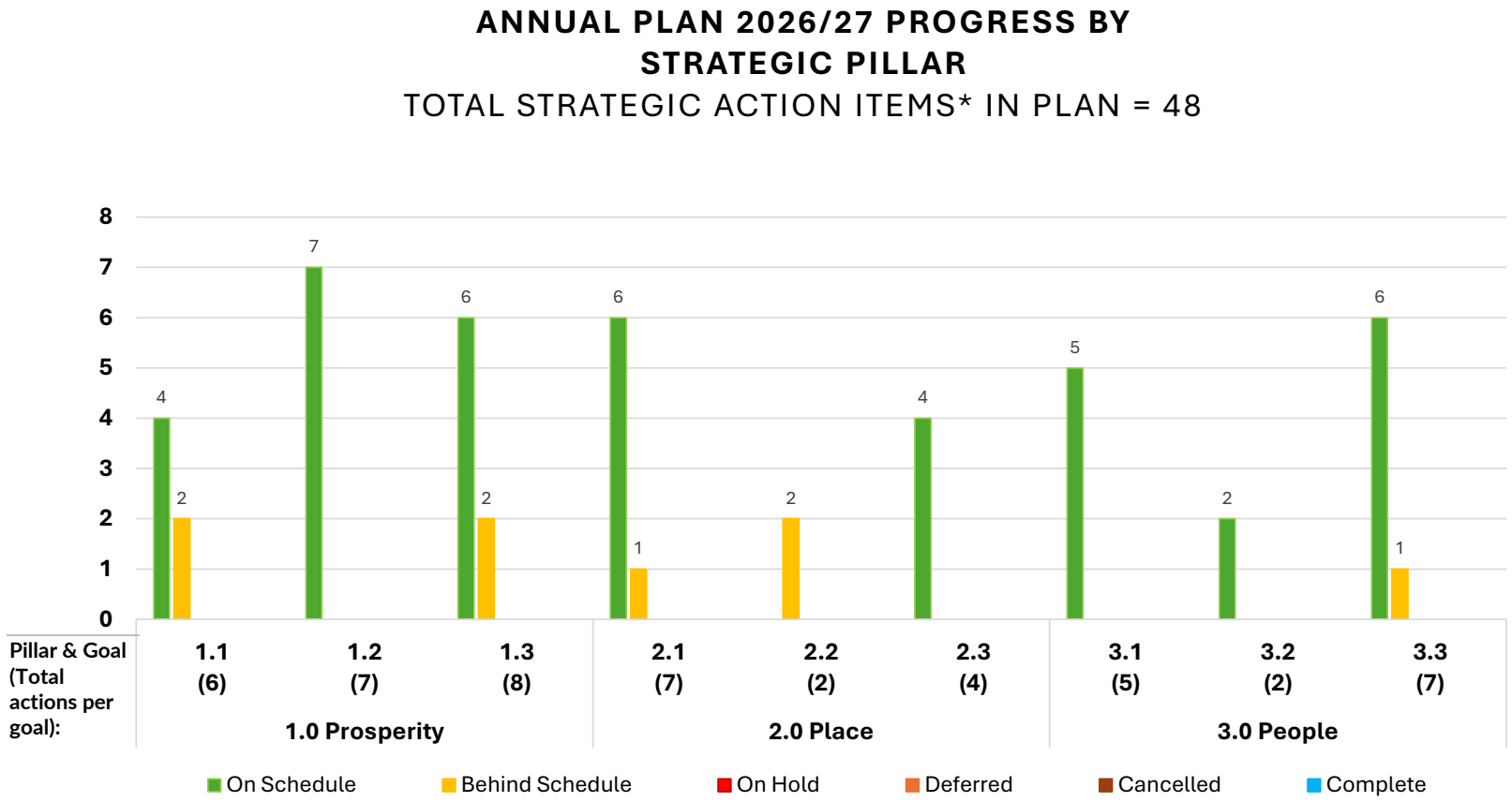
The Quarter at a Glance

Status		Number of Strategic Action Items	Number of Key Service Action Items	Total combined
✅	On Schedule	40	10	**50**
⚠	Behind Schedule	8	4	**12**
⏸	On Hold	0	0	0
✔	Complete	0	0	0
●	Deferred	0	0	0
✖	Cancelled	0	0	0

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Strategic Performance

A snapshot of how the Strategic Actions this year contribute to delivery of the strategic pillars as set out in the *Shaping Futures: 2025 - 2035* Strategic Plan:



***Note: Key Service Action Items not included in this graph as they do not contribute to an overarching Strategic Goal.**

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Status Register

This section provides the status of each Action Item at the end of the current reporting quarter. For this report, this shows the status as at the end of quarter 1 - 30 September 2026.
It should be noted that the status is representative of works scheduled for delivery within the current plan period only, not the overall status of the project where an action item contributes to a multi-year project.

For items that are *Behind Schedule*, *On Hold*, *Deferred*, or *Cancelled* refer to the 'Exception Report' section for further details.

For further details on the outputs for delivery under each action item, refer to the Annual Plan - https://www.launceston.tas.gov.au/Council-Region/Reports-Plans-and-Strategies/Annual-Plan-and-Budget

Refer to the status legend provided on page 2 under section *'How to read this report'* for the definition of each status.

**4YDP = Four-Year Delivery Plan*

Strategic Annual Plan Action Items

1.0 Prosperity

ID	Action	4YDP* Outcome alignment	4YDP* project delivery timeline				Status at end of current quarter Q1: 1 July - 30 September 2026
			Year 1 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	
S1	Deliver activities and events that contribute to the UNESCO Creative City of Gastronomy designation including marketing, events, food innovation, sustainability and security.	1.1(a)-1	✓	✓	✓		✅ On Schedule
S2	Coordinate and deliver a curated program of city-led events.	1.1(a)-1	✓				✅ On Schedule
S3	Administer Events funding in line with priorities and ambitions of the City of Launceston Events Framework.	1.1(b)-1	✓	✓	✓	✓	✅ On Schedule

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ID	Action	4YDP* Outcome alignment	4YDP* project delivery timeline				Status at end of current quarter Q1: 1 July - 30 September 2026
			Year 1 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	
S4	Develop a new destination website, aimed at attracting visitation, investment and talent, promoting creative storytelling and highlighting our city's gastronomy, heritage and environmental assets.	1.1(b)-1	✓				✅ On Schedule
S5	Upgrade the Princess Theatre, Earl Arts Theatre and adjacent streetscapes to enhance its function as a vibrant, contemporary performing arts venue integrated with its surroundings.	1.1(b)-1	✓	✓			⚠️ Behind Schedule
S6	Develop a feasibility and concept plan for Launceston Arts & Creative Communities Hub (LACCH), supporting local makers, creators, performers, community arts and heritage groups.	1.1(b)-2	✓	✓	✓	✓	⚠️ Behind Schedule
S7	Undertake a comprehensive, evidence-based Employment Lands Plan that identifies current and future employment land needs in Launceston. This will inform strategic land use planning and guide policy for industrial, commercial, and mixed-use employment zones as well as inform the city's updated Economic Development Plan.	1.1(c)-1	✓	✓	✓	✓	✅ On Schedule
S8	Foster strategic relationships with Launceston's innovative technology and education sectors through direct engagement and targeted collaboration, promoting Launceston as a thriving technology location, understanding industry challenges, and supporting solutions that enable business growth and community focused smart city outcomes.	1.2(a)-1	✓	✓	✓	✓	✅ On Schedule

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ID	Action	4YDP* Outcome alignment	4YDP* project delivery timeline				Status at end of current quarter Q1: 1 July - 30 September 2026
			Year 1 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	
S9	Pilot opportunities for undergraduates to work on Council innovation and technology projects to enhance skills and experience to support a pathway to the workforce.	1.2(b)-1	✓				✅ On Schedule
S10	Develop the Invest Launceston Program to identify different types of business investment attractions from start-ups through to emerging technologies, provide a resource for pathways, identify barriers to investment and define the Council's role.	1.2(b)-1	✓	✓			✅ On Schedule
S11	Engage with the Tasmanian Aboriginal Business Community and understand the current landscape and opportunities for Tasmanian Aboriginal businesses.	1.2(b)-1	✓	✓			✅ On Schedule
S12	Collaborate with external stakeholders to drive improvements in literacy in all its forms and facilitate targeted skill development initiatives that strengthen communities and workforce.	1.2(b)-2	✓	✓	✓	✓	✅ On Schedule
S13	Develop and deliver place-based initiatives in Launceston's Northern Suburbs that remove participation barriers and create culturally safe, low cost, and community led pathways that support social connection, capacity building and wellbeing.	1.2(c)-1	✓	✓	✓	✓	✅ On Schedule
S14	Complete a joint 'Come, Stay, Leave' study with tertiary academic provider and identified stakeholders and communities to identify drivers and barriers to attraction and retention of young professionals in Launceston.	1.2(c)-1	✓	✓			✅ On Schedule

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ID	Action	4YDP* Outcome alignment	4YDP* project delivery timeline				Status at end of current quarter Q1: 1 July - 30 September 2026
			Year 1 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	
S15	Identify workforce opportunities for young people at the City of Launceston as an employer of choice through the development of a Workforce Management Plan.	1.3(b)-1	✓	✓			✅ On Schedule
S16	In alignment with the endorsed Community Emissions Action Plan, identify and adapt proven community emissions reduction programs to the Launceston context and develop costed project plans to reduce community greenhouse gas emissions.	1.3(b)-1	✓	✓	✓	✓	✅ On Schedule
S17	Support the private sector to increase electric vehicle (EV) charging infrastructure.	1.3(c)-1	✓	✓	✓		✅ On Schedule
S18	Plan and implement small scale internal and external food organics and garden organics (FOGO) collections from businesses with a dedicated vehicle to increase organics diversion away from landfill.	1.3(c)-1	✓	✓			⚠️ Behind Schedule
S19	Increase residential FOGO collections through education and promotion.	1.3(c)-1	✓	✓	✓	✓	✅ On Schedule
S20	Investigate and develop an action plan for incentives and regulatory approaches in alignment with the Wood Smoke Plan.	1.3(c)-1	✓	✓	✓	✓	⚠️ Behind Schedule
S21	Regional collaboration via membership with Circular North to explore pathways and markets for recovered materials.	1.3(c)-1	✓	✓	✓	✓	✅ On Schedule
S22	Implement the St Leonards and Waverley Neighbourhood Plan including a Planning Scheme Amendment; developing place design guidance and marketing; and funding Council's shared infrastructure contributions.	1.3(c)-2	✓	✓	✓	✓	⚠️ Behind Schedule

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2.0 Place

ID	Action	4YDP* Outcome alignment	4YDP* project delivery timeline				Status at end of current quarter Q1: 1 July - 30 September 2026
			Year 1 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	
S23	Prepare and implement the Alanvale Neighbourhood Plan and Infrastructure Funding Framework, and associated Planning Scheme Amendment to enable effective delivery of the adopted Neighbourhood Plan and provide the statutory and funding mechanisms needed to realise its agreed directions.	2.1(a)-1	✓	✓	✓	✓	✅ On Schedule
S24	Prepare and implement the South Prospect Neighbourhood Plan and Infrastructure Funding Framework, and associated Planning Scheme Amendment to enable effective delivery of the adopted Neighbourhood Plan and provide the statutory and funding mechanisms needed to realise its agreed directions.	2.1(a)-1	✓	✓	✓	✓	✅ On Schedule
S25	Prepare a neighbourhood plan for Ravenswood, starting with investigations to understand the social and community infrastructure needs and scoping the neighbourhood plan project.	2.1(a)-1	✓	✓	✓	✓	✅ On Schedule
S26	Progress the Henry to Hoblers Link Road to facilitate housing growth and support sustainable development.	2.1(a)-1	✓	✓	✓	✓	✅ On Schedule
S27	Develop and implement actions from the Wood Smoke Plan, including investigate incentives to support the program through improvements in the energy performance of existing homes, supporting healthier homes.	2.1(a)-1	✓	✓	✓	✓	✅ On Schedule
S28	Develop the Cosy Homes Launceston Program with costed, prioritised actions and baseline data captured to inform case studies and further implementation.	2.1(b)-2	✓	✓			✅ On Schedule

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ID	Action	4YDP* Outcome alignment	4YDP* project delivery timeline				Status at end of current quarter Q1: 1 July - 30 September 2026
			Year 1 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	
S29	Review and update the Launceston Transport Plan to adopt modern, safety-first principles for all users, and support alternative modes to reduce reliance on costly, car-centric solutions, adopting a clear public transport advocacy position.	2.1(b)-2	✓				⚠ Behind Schedule
S30	Undertake and deliver the Safe Transport Assessment beginning in 2026/27 with Stage One: Safe School Crossings and Connections to identify and prioritise interventions to improve the safety of vulnerable road users in the first year.	2.2(b)-1	✓	✓	✓	✓	⚠ Behind Schedule
S31	Co-design and implement a Tasmanian Aboriginal Engagement Framework that ensures aboriginal voice is considered in Council-led place-based projects.	2.2(c)-2	✓	✓	✓	✓	✅ On Schedule
S32	Seek to strengthen heritage protections by progressing the inclusion of additional properties on the Local Heritage Register.	2.3(a)-1	✓	✓	✓	✓	✅ On Schedule
S33	Develop a Heritage Interpretation Plan in alignment with the Heritage Interpretation Framework.	2.3(b)-1	✓	✓	✓		✅ On Schedule
S34	Incorporate messaging at Housing Forums to promote the importance of heritage in design and promote the development of heritage buildings and share insights into best practice adaptive reuse.	2.3(b)-1	✓		✓		✅ On Schedule
S35	Design the upgrade of Waverley Lake Park to enhance accessibility, usability, and community activation through targeted infrastructure and public space improvements as part of the St Leonards and Waverley Neighbourhood Plan.	2.3(c)-1	✓	✓			✅ On Schedule

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3.0 People

ID	Action	4YDP* Outcome alignment	4YDP* project delivery timeline				Status at end of current quarter
			Year 1 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	Q1: 1 July - 30 September 2026
S36	Develop the St Leonards Sports Complex Master Plan to establish a long-term strategic framework that guides future development, identifies staged capital investment priorities, enhances functionality, and strengthens future grant funding opportunities for Council and tenant clubs.	3.1(a)-1	✓				✅ On Schedule
S37	Implement greening projects including planting of street trees, increasing vegetation in open space and through community giveaways in the Mayfield and Newnham Precinct Plans.	3.1(a)-1	✓	✓	✓	✓	✅ On Schedule
S38	Provide in-kind support to the Tamar Estuary Management Taskforce (TEMT) for the implementation of the Trial Wetlands Restoration Project and Foreshore Trial Revegetation Project on the North Esk River through advocacy, technical advice, data provision, and access to waste management services at the Remount Road Waste Management Centre.	3.1(a)-2	✓	✓	✓	✓	✅ On Schedule
S39	Deliver actions from the Youngtown Regional Reserve Waterway Master Plan beginning with the Jinglers Creek Waterway rehabilitation project in 2026/27.	3.1(b)-1	✓	✓	✓		✅ On Schedule
S40	Progress the North Tasmania Cricket Association (NTCA) Sports Complex Redevelopment project.	3.1(b)-1	✓	✓	✓	✓	✅ On Schedule
S41	Embed resident-led micro-projects with seed funding through community development grants that empower locals to design and deliver small scale, place-based initiatives responding directly to identified challenges, while strengthening community ownership, skills, and long-term sustainability.	3.2(a)-1	✓	✓	✓	✓	✅ On Schedule

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ID	Action	4YDP* Outcome alignment	4YDP* project delivery timeline				Status at end of current quarter
			Year 1 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	Q1: 1 July - 30 September 2026
S42	Promote a clear, shared city-centre vision through a creative program of interactive activities and provide opportunities to engage with and leverage government investment.	3.2(b)-1	✓	✓	✓	✓	✅ On Schedule
S43	Facilitate redevelopment of the Birchalls building to include provision for office, residential and food and beverage uses as well as retail space.	3.3(a)-1	✓	✓	✓		✅ On Schedule
S44	Construct a new play space in the Brisbane Street Mall.	3.3(a)-1	✓				✅ On Schedule
S45	Develop and implement a plan for intuitive wayfinding, including lighting, across the City Heart and linking to surrounding attractions (e.g, Seaport and Cataract Gorge).	3.3(b)-1	✓	✓	✓	✓	✅ On Schedule
S46	Develop and implement a new plan for off-street parking and on-street parking in the City Heart.	3.3(c)-1	✓	✓	✓	✓	⚠️ Behind Schedule
S47	Deliver an upgraded bus interchange to provide modern public transport facilities and reconstruct St John Street to meet asset renewal requirements and improve the streetscape.	3.3(c)-1	✓	✓	✓	✓	✅ On Schedule
S48	Develop the Cameron Street Master Plan with internal stakeholders to enhance amenity, accessibility and connectivity, establishing it as a key active transport and activity corridor.	3.3(c)-1	✓	✓	✓	✓	✅ On Schedule

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Key Service Annual Plan Action Items

ID	Action	4YDP* Outcome alignment	4YDP* project delivery timeline				Status at end of current quarter Q1: 1 July - 30 September 2026
			Year 1 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	
K1	Upgrade of Launceston Aquatic Centre changerooms.	4YKSP-1	✓				✅ On Schedule
K2	Footpath Upgrade Program 26/27.	4YKSP-2	✓				⚠️ Behind Schedule
K3	Kings Meadows Connector Shared Path.	4YKSP-3	✓				✅ On Schedule
K4	Innes St Reconstruction and Footpath.	4YKSP-4	✓				⚠️ Behind Schedule
K5	Visitation - RV Rest Stop 2026/27.	4YKSP-5	✓	✓			⚠️ Behind Schedule
K6	Teams Telephony and Contact Centre Solution.	4YKSP-6	✓				✅ On Schedule
K7	Project Ignite.	4YKSP-7	✓	✓	✓		✅ On Schedule
K8	Geographical Information Service (GIS) Reset Program.	4YKSP-8	✓	✓			✅ On Schedule
K9	Artificial Intelligence (AI) Foundations & Enablement Program.	4YKSP-9	✓	✓	✓		✅ On Schedule
K10	Flood Mitigation Planning Project.	4YKSP-10	✓	✓			✅ On Schedule
K11	Establish and Embed Service Management Program.	4YKSP-11	✓	✓	✓	✓	⚠️ Behind Schedule

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ID	Action	4YDP* Outcome alignment	4YDP* project delivery timeline				Status at end of current quarter
			Year 1 2026/27	Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	Q1: 1 July - 30 September 2026
K12	Develop Project Management Framework and project management tools.	4YKSP-12	✓	✓			✅ On Schedule
K13	Climate Controlled Collections Facility (Planning and Design Stage One).	4YKSP-13	✓				✅ On Schedule
K14	Continue delivery of the Launceston Flood Recovery focused emergency management planning project, including governance, engagement and development of a recovery framework.	4YKSP-14	✓				✅ On Schedule

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Exception Reporting

This section provides detailed commentary for any Action Item with a status of either:

- ⚠️ Behind Schedule
- ⏸ On Hold
- 🟠 Deferred
- ❌ Cancelled

Items that are *On Schedule* or *Complete* are considered on track or delivered so do not require further commentary.

Reminder: the status is reflective of delivery of the outputs stated in this year's Annual Plan only, not the overall lifespan of the project if it is a multi-year project.

Refer to the status legend provided on page 2 of this report for an explanation of the status categories.

S5 - Upgrade the Princess Theatre, Earl Arts Theatre and adjacent streetscapes to enhance its function as a vibrant, contemporary performing arts venue integrated with its surroundings.

Lead Team: City Infrastructure, Community Assets and Design

Overall Status at the end of this quarter: ⚠ **Behind Schedule**

Annual Plan Outputs:

Output	Due	Status
Demolition component of project completed, and structural elements of the build are well progressed.	Q1	Behind schedule
Construction activities continue. Public realm design is completed.	Q2	Not started - on schedule
Construction activities continue.	Q3	Not started - on schedule
Construction activities are nearing completion. Public realm works are tendered.	Q4	Not started - on schedule

Issue:
Construction progress has been restricted due to a combination of external resourcing constraints, complex geotechnical conditions, and the existing condition of the building.

Impact:
Forecast practical completion date for the construction phase of the project has been revised from mid-August 2027 to late 2027.

Response:
Refer to mitigation steps provided below.

Mitigation:
Council is working with contractors and consultants to continually revise the construction program. Ongoing engagement with Theatre North is occurring regarding construction progress and potential impact to Theatre programming.

S6 - Develop a feasibility and concept plan for Launceston Arts & Creative Communities Hub (LACCH), supporting local makers, creators, performers, community arts and heritage groups.

Lead Team: Community Place and Wellbeing, Connections and Liveability

Overall Status at the end of this quarter: ⚠ **Behind schedule**

Annual Plan Outputs:

Output	Due	Status
Establish a community working group and undertake targeted stakeholder engagement across the arts, creative and heritage sectors to inform project scope and priorities.	Q1	Behind schedule
Undertake analysis of operational model options and prepare a report for the Cultural Advisory Committee to support informed decision-making.	Q2	Not started - On schedule
Undertake Investment Logic Mapping and develop a concept brief for the Launceston Arts & Creative Communities Hub (LACCH) and identify potential funding opportunities, including external grants and partnership options.	Q3	Not started - On schedule
Support the community working group to develop an implementation pathway plan.	Q4	Not started - On schedule

Issue:

The project has no allocated budget and has been without dedicated staff resourcing. Vacancies in both the Arts and Culture Officer and Arts Project Officer roles delayed the Q1 work to establish an arts sector community working group and begin targeted stakeholder engagement. The Arts and Culture Officer within the Community Wellbeing team commenced in September and has started targeted engagement with arts professionals. The Arts Project Officer within the Community Place team role remains vacant, leaving the project under resourced, and there is no budget to support delivery.

Impact:

The working group and targeted engagement were not completed in Q1 as planned. Without budget, and with the Arts Project Officer role still vacant, the Q2 operational model analysis and report to the Cultural Advisory Committee are at risk of delay. Current capacity and budget limits how the project can progress.

Response:

The Arts and Culture Officer has been briefed on the project. We are working with Cultural Advisory Committee representatives to understand the project's background and planning, and to identify suitable members for the working group. This is being progressed within existing resources and without dedicated funding.

Mitigation:

Confirm the working group's scope and membership. Progress recruitment for the Arts Project Officer role and seek a budget allocation for the project. Review the Q2 milestones once that work is underway and adjust the delivery schedule to reflect available staff and funding.

S18 - Plan and implement small scale internal and external food organics and garden organics (FOGO) collections from businesses with a dedicated vehicle to increase organics diversion away from landfill.

Lead Team: Prosperity and Innovation, Strategy and Innovation

Overall Status at the end of this quarter: ⚠ **Behind Schedule**

Annual Plan Outputs:

Output	Due	Status
Develop project plan.	Q1	Complete
Secure ongoing operational cost, including resourcing and annual fleet costs.	Q1	Complete
Purchase rear compactor truck.	Q1	Behind Schedule
Wrap truck with promotional design.	Q1	Behind Schedule
Promote organics service to internal users	Q1	Complete
Purchase organics bins.	Q2	Not started - on schedule
Promote and open registrations for businesses.	Q2	Not started - on schedule
Design collection schedule.	Q2	Not started - on schedule
Commence commercial collections.	Q3	Not started - on schedule

Review the City of Launceston dedicated organics service.	Q4	Not started - on schedule

Issue:
The grant deed for funds has been signed. Now awaiting the funds to be received by the City of Launceston to enable the purchase of the organics truck and associated promotional wrap to proceed.

Impact:
Delay on purchase will mean purchase and delivery of the truck and promotional wrap will be delayed.

Response:
The delayed Q1 and projected Q2 milestones can still progress as we wait the imminent grant funds.

Mitigation:
Continue to work on Q1 and Q2 milestones concurrently.

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S20 - Investigate and develop an action plan for incentives and regulatory approaches in alignment with the Wood Smoke Plan.

Lead Team: Health and Regulations, Delivery and Performance

Overall Status at the end of this quarter: ⚠️ **Behind Schedule**

Annual Plan Outputs:

Output	Due	Status
Recruit required new positions to implement the Wood Smoke Plan.	Q1	Behind Schedule
Develop project scope and submit capital budget bids for community education programs and air monitoring initiatives.	Q2	Not started -On schedule
Identified regulatory measures in alignment with the Wood Smoke Plan.	Q3	Not started -On schedule
Commence implementation of regulatory measures in alignment with the Wood Smoke Plan.	Q4	Not started -On schedule

Issue:
The Domestic Wood Smoke Plan was formally endorsed by Council on 3rd September, with recruitment activity deferred until endorsement was secured to ensure the position scope, responsibilities and program priorities aligned with the approved strategic direction. As a result, commencement of implementation activities associated with the plan was dependent on Council's final decision and subsequent workforce planning processes.

Impact:
As Council endorsement was not obtained until the final month of the quarter, recruitment timeframes for the dedicated Environmental Officer – Clean Air position were delayed. While preparatory work has continued where possible, delivery of key plan actions remains contingent on securing the dedicated resourcing identified within the endorsed plan.

Response:
Following endorsement, recruitment processes have progressed, with the position description developed and currently undergoing final review and endorsement through SLT and ELT processes. The proposed Environmental Officer – Clean Air position has been designed to provide dedicated capacity to lead the implementation of the Domestic Wood Smoke Plan, coordinate clean air initiatives, undertake community education and behaviour change programs, strengthen partnerships with key stakeholders and support the delivery of evidence-based responses to air quality concerns across the municipality.

Mitigation:
To minimise further delays, preparatory planning and internal scoping activities have continued alongside the recruitment process to ensure implementation can commence as quickly as possible once the position is filled.

S22 - Implement the St Leonards and Waverley Neighbourhood Plan including a Planning Scheme Amendment; developing place design guidance and marketing; and funding Council's shared infrastructure contributions.

Lead Team: City Development, Community Assets and Design

Overall Status at the end of this quarter: ⚠ **Behind Schedule**

Annual Plan Outputs:

Output	Due	Status
Initiation of Planning Scheme Amendment.	Q1	Behind Schedule
Participation and advocacy through Tasmanian Planning Commission hearing process.	Q2	Not started - On schedule
Participation and advocacy through Tasmanian Planning Commission hearing process.	Q3	Not started - On schedule
Anticipated decision of Tasmanian Planning Commission.	Q4	Not started - On schedule

Issue:
Complex drafting requirements and further refinements to the Specific Area Plan have delayed initiation of the planning scheme amendment.

Impact:
Delay in initiation of the planning scheme amendment may impact the anticipated timing of the Tasmanian Planning Commission decision.

Response:
Preparation of scheme amendment is progressing, with anticipated initiation to now be considered by the newly elected Council in November/December 2026.

Mitigation:
Drafting requirements and refinements to the Specific Area Plan are being actively progressed to ensure the action is returned to 'on track' and the new initiation date in November/December 2026 is met.

S29 - Review and update the Launceston Transport Plan to adopt modern, safety-first principles for all users, and support alternative modes to reduce reliance on costly, car-centric solutions, adopting a clear public transport advocacy position.

Lead Team: City Infrastructure, Community Assets and Design

Overall Status at the end of this quarter: ⚠️ **Behind Schedule**

Annual Plan Outputs:

Output	Due	Status
Preparation of a project plan including baseline assessment and data gathering.	Q1	Behind Schedule
Internal and external stakeholder engagement to shape priorities and key themes. Engagement of consultants and traffic modelling.	Q2	Not started - On schedule
Development of draft Transport Plan update identifying focus areas and priorities.	Q3	Not started - On schedule
Undertake refinements, engagement, rationalisation of redundant plans and strategies and seek Council adoption.	Q4	Not started - On schedule

Issue:
The Strategic Transport Advisor role is vacant and has had six rounds of unsuccessful recruitment, which has delayed the project.

Impact:
The project is delayed and is pending a decision to outsource the work.

Response:
The project will be outsourced to consultants with transport planning qualifications and expertise.

Mitigation:
The Council can continue to work to the existing Transport Strategy 2020-2040 until the new Transport Plan is completed.

S30 - Undertake and deliver the Safe Transport Assessment beginning in 2026/27 with Stage One: Safe School Crossings and Connections to identify and prioritise interventions to improve the safety of vulnerable road users in the first year.

Lead Team: City Infrastructure, Community Assets and Design

Overall Status at the end of this quarter: ⚠️ **Behind Schedule**

Annual Plan Outputs:

Output	Due	Status
Prepare brief and engage consultant to undertake assessment.	Q1	Behind Schedule
Data collection and analysis by consultant.	Q2	Not started - On schedule
Review report and build prioritisation for sites.	Q3	Not started - On schedule
Financial bid preparation for implementation in future financial years.	Q4	Not started - On schedule

Issue:
Role vacancies are delaying the commencement of the project.

Impact:
Project has not commenced as scheduled.

Response:
Recruitment is underway.

Mitigation:
Once the Traffic Engineer role has been filled, the project will commence.

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S46 - Develop and implement a new plan for off-street parking and on-street parking in the City Heart.

Lead Team: City Infrastructure, Community Assets and Design

Overall Status at the end of this quarter: ⚠ **Behind Schedule**

Annual Plan Outputs:

Output	Due	Status
Commence scoping of review including data and gap analysis.	Q1	Behind Schedule
Engagement with key stakeholders and other Local Government Strategic Transport Planners.	Q2	Not started - On schedule
Development of draft plan.	Q3	Not started - On schedule
Update draft plan for endorsement.	Q4	Not started - On schedule

Issue:
Role vacancies are delaying the commencement or framework development.

Impact:
Project has not commenced as scheduled.

Response:
Recruitment is underway.

Mitigation:
Once the Senior Road Asset Engineer role has been filled, the project will commence.

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K2 - Footpath Upgrade Program 26/27.

Lead Team: City Infrastructure, Community Assets and Design

Overall Status at the end of this quarter: ⚠️ **Behind Schedule**

Annual Plan Outputs:

Output	Due	Status
5% of scheduled footpaths from the Upgrade Program for 2026/27 have been completed.	Q1	Behind Schedule
50% of scheduled footpaths from the Upgrade Program for 2026/27 have been completed.	Q2	Not started - On schedule
80% of scheduled footpaths from the Upgrade Program for 2026/27 have been completed.	Q3	Not started - On schedule
100% of scheduled footpaths from the Upgrade Program for 2026/27 have been completed.	Q4	Not started - On schedule

Issue:
With team vacancies and unsuccessful recruitments, the program is behind schedule.

Impact:
There will be a delay in the identification of priority projects and implementation of projects.

Response:
There is a risk that projects identified as priorities within this program may not be completed this financial year.

Mitigation:
Recruitment to vacancies is underway with one offer made and another expected to be made imminently; projects not completed this year will be prioritised next financial year.

K4 - Innes St Reconstruction and Footpath

Lead Team: City Infrastructure, Community Assets and Design

Overall Status at the end of this quarter: ⚠ **Behind Schedule**

Annual Plan Outputs:

Output	Due	Status
2% of scheduled works have been completed.	Q1	Behind Schedule
40% of scheduled works have been completed.	Q2	Not started - On schedule
80% of scheduled works have been completed.	Q3	Not started - On schedule
100% of scheduled works have been completed.	Q4	Not started - On schedule

Issue:
Role vacancies are delaying the project commencement.

Impact:
Project has not commenced as scheduled.

Response:
Traffic Engineer recruitment is underway.

Mitigation:
Once the Traffic Engineer role has been filled, the project will commence.

K5 - Visitation - RV Rest Stop 2026/27.

Lead Team: Stakeholder Experience, Connections and Liveability

Overall Status at the end of this quarter: ⚠ **Behind Schedule**

Annual Plan Outputs:

Output	Due	Status
Undertake planning scheme amendment investigation relating to the Northern Inveresk car park site.	Q1	Behind schedule
Develop concept design options and undertake stakeholder and community engagement to inform the proposal.	Q1	Behind schedule
Complete detailed feasibility assessment for the Northern Inveresk car park site.	Q2	Not started - On schedule
Prepare and lodge planning scheme amendment submission.	Q2	Not started - On schedule
Finalise concept design, including refined scope and cost estimates to support delivery readiness.	Q3	Not started - On schedule
Prepare all required approvals documentation and undertake procurement planning to enable project delivery and implementation.	Q4	Not started - On schedule

Undertake planning scheme amendment investigation relating to the Northern Inveresk car park site:

Issue: Progression of the planning scheme amendment investigation was delayed while Council worked with Building Tasmania to amend the funding deed. Under the original deed arrangements, the planning scheme amendment process and all permits and approvals (which could take up to 12 months) would need to be obtained before grant funding instalments could be accessed.

Impact:
The planning scheme amendment investigation for the Northern Inveresk site could not commence as originally scheduled, as Council would have been required to fund all upfront project costs and carry the risk that the site may ultimately not be deemed suitable for overnight RV accommodation.

Response:
Council sought a deed variation from Building Tasmania to enable the project to be delivered through two phases and reduce delivery risk. The revised deed has now been approved by Building Tasmania and forwarded to Council for execution, allowing the project to progress within the funding deed timeframe.

Mitigation:

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Once the revised deed is executed, investigations into the Northern Inveresk site can commence. Early planning and design work can now be undertaken using Council's contribution and counted towards the overall project budget, regardless of whether Northern Inveresk remains the preferred location.

Develop concept design options and undertake stakeholder and community engagement to inform the proposal:

Issue:

Concept design development and stakeholder engagement activities were delayed while Council negotiated a funding deed variation with Building Tasmania. Under the original deed, key RV infrastructure works, including public toilets, RV dump point facilities, designated parking, signage and visitor infrastructure, could not progress independently of the planning scheme amendment process for the proposed powered RV sites.

Impact:

Concept design options and community engagement activities did not commence within the original timeframe. The delay also prevented progression of broader RV infrastructure improvements across the city, including public amenities, RV servicing infrastructure, visitor wayfinding and designated RV parking upgrades.

Response:

Council sought a deed variation from Building Tasmania to separate the project into Phase 1 (broader RV infrastructure improvements) and Phase 2 (11 powered RV sites). The revised deed has been approved by Building Tasmania and enables delivery of key RV infrastructure upgrades independently of the planning scheme amendment process required for the overnight RV accommodation component.

Mitigation:

Following execution of the revised deed, concept drawings for the Northern Inveresk site will proceed and stakeholder engagement activities will be scheduled. The revised funding arrangements allow Council to progress design, investigation and delivery of broader RV infrastructure improvements while planning approvals for the powered RV sites are pursued in parallel, supporting project delivery within the funding timeframe.

Document Set ID: 5435570
Version: 2, Version Date: 28/10/2026

K11 - Establish and Embed Service Management Program.

Lead Team: Corporate Planning and Strategy, Strategy and Innovation

Overall Status at the end of this quarter: ⚠ **Behind Schedule**

Annual Plan Outputs:

Output	Due	Status
Analysis of Community Satisfaction Survey results and integration into service planning.	Q1	Complete
Commence Service Planning Foundational Activities to enable service review program: o Pilot team Levels of Service baseline identification and setting of target Levels of Service. o Socialise Service Management Accountabilities internally.	Q1	Behind Schedule
Build on Service Planning Foundational Activities to enable service review program: o Organisational Levels of Service baseline identified and Target Levels of Service set. o Pilot team performance reporting against target Levels of Service.	Q2	Not started - On schedule
Finalise Service Planning Foundational Activities to enable service review program: o Organisational performance reporting against target Levels of Service achieved. o Service cost reporting achieved.	Q3	Not started - On schedule
Draft 26/27 version of the Service Catalogue populated.	Q3	Not started - On schedule
Finalise 26/27 version of the Service Catalogue.	Q4	Not started - On schedule
Prioritise external 27/28 service reviews.	Q4	Not started - On schedule
Complete Terms of Reference for 27/28 Service Reviews.	Q4	Not started - On schedule

Issue:
Pilot underway and will conclude 25 October. Lessons learnt from the Pilot will inform final approach to socialising Service Management accountabilities internally.

Impact:
Shift in Pilot conclusion date to 25 October means Pilot Levels of Service Baseline will be set by 25 October and Service Management accountabilities will be communicated in November. Shifting outputs to early Quarter 2 rather than end Quarter 1 as planned. No impact to delivery of item outcome in 2026/27.

Response:
Minor adjustments to quarterly outputs in Quarter 2 and Quarter 3.

Mitigation:
Not required.

Appendices

Appendix 1: Quarterly status history

This section shows the status of each action item at the end of each quarter as the plan period (financial year) progresses; providing a quick view of the full years progress. *The status is reflective of delivery of the outputs stated in this year's Annual Plan only, not the overall lifespan of the project if it is a multi-year project.*

Status:	On Schedule	Behind Schedule	On Hold	Complete	Deferred	Cancelled
Icon:	✓	!	⏸	✓	●	✕

Strategic Action Items

Action ID	Quarter 1 status	Quarter 2 status	Quarter 3 status	Quarter 4 status	Action ID	Quarter 1 status	Quarter 2 status	Quarter 3 status	Quarter 4 status
S1	✓				S25	✓			
S2	✓				S26	✓			
S3	✓				S27	✓			
S4	✓				S28	✓			
S5	!				S29	!			
S6	!				S30	!			
S7	✓				S31	✓			
S8	✓				S32	✓			
S9	✓				S33	✓			
S10	✓				S34	✓			
S11	✓				S35	✓			
S12	✓				S36	✓			
S13	✓				S37	✓			
S14	✓				S38	✓			
S15	✓				S39	✓			
S16	✓				S40	✓			
S17	✓				S41	✓			
S18	!				S42	✓			
S19	✓				S43	✓			
S20	!				S44	✓			
S21	✓				S45	✓			
S22	!				S46	!			
S23	✓				S47	✓			
S24	✓				S48	✓			

Key Service Action Items

Action ID	Quarter 1 status	Quarter 2 status	Quarter 3 status	Quarter 4 status
K1	✓			
K2	!			
K3	✓			
K4	!			
K5	!			
K6	✓			
K7	✓			
K8	✓			
K9	✓			
K10	✓			
K11	!			
K12	✓			
K13	✓			
K14	✓			

Document Set ID: 5435570
Version: 2, Version Date: 28/10/2026

NTDC
Northern Tasmania
Development Corporation

NORTHERN TASMANIA DEVELOPMENT CORPORATION

Quarterly Report

JULY – SEPTEMBER 2026 / QUARTER ONE



One region. One voice. Shared prosperity.

A new strategy. A shared regional agenda. A clear account of NTDC's projects, milestones and regional progress.

Cover photograph: Cataract Gorge | Jarrad Seng.

NTDC
Northern Tasmania
Development Corporation

Chair's Introduction

The first quarter of the 2026–27 financial year marks an important new chapter for NTDC. Our new 2026–2029 Strategy builds on the success of our previous three years, with a collective ambition of being a connected, confident and thriving Northern Tasmania with one voice and shared prosperity. It sharpens NTDC's focus on the areas where regional collaboration can deliver the greatest value. Thank you to all of our mayors, councillors and general managers who took the time to participate in the creation of the strategy.

An important evolution for us is NTDC's movement from advocacy towards the practical task of identifying the priorities, partnerships and delivery pathways that will benefit the North. To help us achieve this, we are thrilled to welcome Michael Bailey OAM to the role of CEO and Chris de Bono as our Director of Major Projects. The NTDC team is now at full complement and we are seeing some great progress and initiatives being delivered. I would like to acknowledge our team and the way staff have worked together through this period of organisational renewal.

This report continues our transparent approach to sharing our progress. The Annual Work Plan dashboard identifies what we are doing, the main achievements of the quarter and the status of each key project. The accompanying stories provide context for the projects and partnerships that matter to our region.

We also welcomed Hans Van Pelt to the board this quarter. Hans' extensive experience in aviation and logistics has already proven invaluable to our team and members, and we look forward to exploring the benefits this can bring to the region more broadly. We will see more movement on the board in the next quarter as local government elections conclude and a new landscape of leaders emerge across the region. This will conclude Greg Keiser's term on our board and he will be greatly missed. Once the elections are finalized, we will set about filling one or two vacancies on the board to build a comprehensive skill set.

On the elections, we are already mobilised with induction packs and welcome events, as well as taking the time to thank our wonderful outgoing mayors and councillors. We look forward to building the next era of collaboration in partnership with all of our member councils.

On behalf of the Board, thank you to our member councils, government partners, industry and communities for their commitment to working collectively for Northern Tasmania.

Dr Allison Anderson | Chair

Our Strategy on a Page

NTDC Strategy 2026–2029 | Board-endorsed August 2026

Vision

A connected, confident and thriving Northern Tasmania where people, communities, culture, business and industry prosper.

Purpose

NTDC brings the region together to shape and advance shared priorities that strengthen Northern Tasmania's economic, social, community, cultural and environmental development.

Our values

Connected | Clear | Creative | Curious

Our four strategic priorities

STRATEGIC PRIORITY	INTENDED OUTCOME
1 Align and lead the region	A shared regional agenda and an influential, coordinated voice.
2 Build the evidence for better decisions	Trusted regional intelligence for policy, advocacy and investment.
3 Advance priorities into outcomes	A disciplined portfolio securing decisions, partnerships, funding and delivery.
4 Strengthen NTDC's capability and trust	A sustainable, well-governed and high-performing organisation.

Our 2029 ambition

By June 2029, NTDC is the recognised regional leadership body for Northern Tasmania — trusted by members and partners, influential with governments and investors, and demonstrably progressing focused region-shaping priorities.



Northern Tasmania community and heritage | supplied photograph

Annual Work Plan Update

Quarter at a glance | Reporting period ending 30 September 2026

The dashboard distinguishes completed milestones from work that is progressing against the current plan. A status of "On track" does not mean a project is complete. Project narratives explain scope, progress and what comes next.

PROJECT / INITIATIVE	KEY ACTIVITIES THIS QUARTER	STATUS
1 ALIGN AND LEAD THE REGION		
Northern Economic Plan	Regional advocacy and Government Plan release; began working with Council GMs on an operational regional strategy.	ON TRACK
Council/member engagement	Meetings across member councils to clarify local priorities and develop shared regional priorities.	ON TRACK
Regional workforce approach	Initial collaborative framework and scope under development; governance, funding and delivery model still to be settled.	IN DEVELOPMENT
2 BUILD THE EVIDENCE FOR BETTER DECISIONS		
Regional information repository	Website-based repository and improved Economy.id use commenced; indicators and source standards to be defined.	ON TRACK
Bell Bay / regional evidence	Evidence needs identified for industrial advocacy and regional data alignment; publication of analysis not verified.	IN DEVELOPMENT
3 ADVANCE PRIORITIES INTO OUTCOMES		
Northern Regional Land Use Strategy	NTDC's component completed; ongoing Regional Planners Meeting support planned.	MILESTONE MET
TRANSlink	Project/program management and business-case work continued against current delivery requirements.	ON TRACK
Gastronomy Northern Tasmania	Refreshed strategy developed; wider program continuing.	ON TRACK
AMC / Navy proposition	Maritime/defence proposition progressing at Coordinator-General level.	IN DEVELOPMENT
4 STRENGTHEN CAPABILITY AND TRUST		
Strategy and reporting	2026–2029 Strategy endorsed; new work-plan and Board performance reporting embedded.	MILESTONE MET

Financial and office operations	Financial position reported in line with expectations; fit-out completed within approved envelope.	ON TRACK
Cyber, people and communications	IT, records, compliance, workforce capability and communication improvements underway.	ON TRACK

Statuses are based on September Board reporting and require project-owner sign-off. "On track" does not indicate completion.

1 Align and Lead the Region

Northern Economic Plan: from advocacy to coordinated action

NTDC advocated for a dedicated Northern economic strategy and contributed to the Northern Tasmania Economic Summit attended by the Premier and Cabinet. The State Government subsequently released its Northern Economic Plan, identifying NTDC and local government among regional delivery partners.

The quarter's next phase involved working with Council General Managers on an operational regional strategy: priority actions, ownership, sequencing and decision pathways. That implementation framework was still being developed at quarter-end, rather than being a completed or funded delivery program.

Council collaboration

Direct meetings at council chambers helped clarify member priorities, strengthen relationships and connect individual local opportunities with the whole-of-region agenda. NTDC's role is to convene and coordinate where collective action creates value beyond municipal boundaries.

Regional workforce development

A coordinated regional workforce approach was being explored with Council General Managers. Further decisions are needed on the scope, governance, evidence requirements, funding and delivery responsibilities before the proposed work can be described as committed implementation.



Northern Tasmania river landscape | supplied photograph

2 Build the Evidence for Better Decisions

Regional intelligence and information portal

NTDC commenced work to bring regional information together through its website, improve practical access to Economy.id and create an accessible knowledge base for councils, governments, investors and the community. The next milestone is to agree core indicators, sources and standards for the first public-facing outputs.

Economic-impact evidence for Bell Bay and potential state-wide coordination remain relevant opportunities, but the available source material does not verify a completed July–September published report.



Regional agriculture and productive landscapes | supplied photograph

Evidence before advocacy

NTDC's regional information work is at foundation stage. Core measures, data ownership, publication standards and decision-useful outputs are the next steps; no completed quarterly evidence dashboard is claimed here.

3 Advance Priorities into Outcomes

Northern Regional Land Use Strategy

NTDC reported that its own component of the regional land use strategy process was complete during the quarter. Regional coordination and refinement will continue through the Regional Planners Meeting hosted by NTDC. This is not a statement that the entire strategy had been formally declared by government.

TRANSlink intermodal facility

NTDC continued its project and program-management role for this significant freight and infrastructure initiative. The September Board report assessed current delivery requirements as on track. The project brings together complex planning, business-case and stakeholder coordination work. A detailed public timeline and next deliverables should be inserted after project-owner verification.

Gastronomy Northern Tasmania

A refreshed Gastronomy Northern Tasmania strategy was developed during the quarter, providing a clearer foundation for program direction, partnerships and NTDC's delivery role. The wider program was assessed as on track. Gastronomy connects food and agriculture, cultural identity, tourism and the visitor economy.

Australian Maritime College / Navy proposition

NTDC progressed a strategic proposition to strengthen the Australian Maritime College and build connections to maritime, defence, research, innovation and advanced manufacturing opportunities. The proposal was being considered at Coordinator-General level at quarter-end; no approval, funding or final investment decision is claimed.



Northern Tasmanian seafood and regional industry | supplied photograph

4 Strengthen Capability and Trust

Strategic reset and performance reporting

The endorsed Strategy 2026–2029 and Annual Work Plan 2026–27 establish clearer priorities, roles and reporting expectations. The September CEO Board report assessed the work plan overall as on track, with evidence of progress in 13 of 19 workstreams. That is a management snapshot, not 13 completed projects or a full-year success rate.

Financial stewardship and organisational systems

Financial performance was reported as tracking in line with expectations and the office fit-out was completed within the approved budget envelope. Further work on cybersecurity, IT, records, compliance, people, capability and communications continued in accordance with the Annual Work Plan.

Quarter-end management assessment

AREA	QUARTER-END POSITION
Strategy and member relationships	On track; council and government engagement continuing.
Major project delivery	TRANSlink and Gastronomy on track; NTDC land-use milestone met.
Financial performance	In line with expectations in September CEO reporting.
Capability and governance	Improvements underway; maintain focused prioritisation.

What happens next: October–December 2026

- Agree practical Northern Economic Plan actions, owners and pathways with Council GMs.
- Define the region-shaping project portfolio and initial indicators for the knowledge portal.
- Develop the AMC/Navy proposition and confirm the next TRANSlink and Gastronomy milestones.
- Continue improvements to cyber, IT, records, people, communications and Board assurance.

Northern Tasmania: People, Places and Prosperity



Images: Low Head lighthouse (Chris Crerar), regional heritage and agriculture (supplied).

Acknowledgement of Country

Northern Tasmania Development Corporation acknowledges the palawa community of lutruwita/Tasmania, the custodians of Country. We pay our respects to Elders past and present.

Editorial and publication checks

For internal review only: Chair to approve introduction and names/titles; project owners to confirm statuses at 30 September 2026; confirm sensitive proposition wording, photography permissions and credits, public financial metrics, and corporate logo placement before external release.

Sources: NTDC Strategy 2026–2029, September 2026 CEO Board report, prior quarterly publications and supplied draft.


NTDC
Northern Tasmania
Development Corporation
FINDING TRUE NORTH
Navigating a sustainable future in Tasmania's North
Annual Report
JULY 2025 - JUNE 2026



ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Palawa community of Lutruwita/Tasmania, the custodians of our country, and their elders, past, present and emerging

This report has been prepared by NTDC.
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Image credits:
Front cover, Ben Lomond, Tourism Tasmania
Above Castle Rock, Flinders Island, Rob Mulally

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Northern Tasmania
Development Corporation

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FINDING TRUE NORTH

Navigating a sustainable future in Northern Tasmania

OUR VISION

Northern Tasmania is where people, ideas, businesses and industry thrive and grow

OUR PURPOSE

We grow Northern Tasmania by:

- Leading regional collaboration
- Achieving regional outcomes and strategic goals
- Advocating for Northern Tasmania
- Implementing regional development initiatives
- Championing regional leadership and local governance
- Creating an enabling environment for communities and industry development
- Understanding that our community benefits from sustainable regional development

OUR VALUES

Connected **Clear** **Creative** **Curious**

OUR STRATEGIC GOALS

Regional Development	Regional Collaboration	Organisational Strength
Guide regional development in Northern Tasmania by implementing and actioning agreed plans.	Work together to agree on and achieve regional outcomes and advocate for and advance regional priorities, strategies and policies.	Develop a robust organisation with a sustainable financial position, a nurtured team, and value for members, industry and community.

KEY PERFORMANCE INDICATORS

Strategic Leadership 100% Support	Project Management ≥ 95% OTAB	Engaged Membership ≥ 100% Retention	Project Delivery ≥ 12 Projects
Organisational Culture ≥ 95% Support	Continually Improve ≥ 80% Satisfaction	Enhanced Reputation ≥ 85% Positive	Diversified Revenue > 50% Non-council

Northern Regional Performance

Regional performance measures that NTDC monitored across the year include:

Population
The ABS estimated population for Northern Tasmania Region in 2024 was 156,249, reflecting growth of 0.13% from previous year, compared to Tasmania's growth rate of 0.31%. Within the working age population
there are more younger workers (15 to 44 years) than older workers (45 years and over) working in all industries.

Gross Regional Product
Northern Tasmania's GRP was $10.65 billion in the year ending June 2024, which constitutes 26.31% of Tasmania's Gross State Product (GSP), up 1.18% from the previous year. In the same period Tasmanian economic growth grew by just 1.0%.

Employment
There were 75,863 residents employed in the year ending June 2024, of which 52.0% worked full-time, and 36.4% worked part-time. Participation rate was 57.3% compared to Tasmania's 55.7%.

Weekly Income
The median weekly household income increased to $1,259 (up $244 compared to 2016 levels). Overall, 15.6% of the local workers earned a high income, and 15.3% earned a low income, compared with 17.3% and 14.6% respectively for Tasmania.

Housing
The 2021 census stated 67% of households in the region owned their home, 21.0% were renting privately, and 4.5% were in social housing.

SEIFA Index for Disadvantage
In Northern Tasmania the SEIFA index was 952, compared to Tasmania's 966 and Australia's 1,001.

This dashboard of measures illustrates many of the challenges and successes of the post-pandemic era.

*All data is sourced from Economy.id: www.economy.id.com.au



Chair's Report

It is my pleasure to present the NTDC Annual Report for FY 2025/26. This has been a year of evolution for NTDC, and an opportune time to reflect on what we have achieved, what we have learned and how we can continue to deliver the greatest value for Northern Tasmania.

This year marks the completion of our 2023–26 Strategic Plan. That Plan articulated a clear strategy and the values to guide how we worked: Connected, Clear, Creative and Curious. Those values have proven deeply valuable in helping us navigate priorities, make decisions and remain focused on where a regional organisation can make the greatest difference.

NTDC has now evolved from an organisation predominantly focused on advocacy and facilitating regional conversations into one increasingly capable of turning strategy into action and delivering complex regional projects. The TRANSlink Intermodal Freight Terminal is an exciting demonstration of that evolution. The progress made this year provides a strong foundation for an infrastructure opportunity of significance not only to the North, but to Tasmania. It also points to an important future role for NTDC. With our growing regional projects capability, we look forward to working with members to identify where shared expertise and project delivery can help progress opportunities that may be difficult for individual councils to deliver alone.

As we close this strategic period, I am very pleased to have renewed membership agreements with our members through to 2029. I see this not simply as funding certainty, but as an endorsement of the regional model we have collectively built and an obligation to continue making it better. When developing our last Strategic Plan, we explored at length what kind of regional governance model would best serve the North. We ultimately recognised the value of an independent, strategically focused regional organisation that works alongside our councils while bringing additional capability, perspectives and relationships to the table.

That independence remains important. It enables NTDC to take a long-term regional view, bring evidence and new thinking into regional conversations, advocate strongly for Northern Tasmania and complement the leadership of our member councils. I sincerely thank my fellow Directors for the considerable time, judgement and strategic insight they have contributed throughout a year of significant change.

An organisation is only as effective as the people within it, and I am deeply grateful to the NTDC team for navigating the changes of the past year with professionalism and commitment while continuing to deliver an ambitious program of work. This year we farewelled Chris Griffin at the conclusion of his three-year contract as CEO. Chris has played an important role in NTDC's evolution, delivering our Strategic Plan and strengthening our relationship with our members. On behalf of the Board, I sincerely thank Chris for his contribution to NTDC and Northern Tasmania.

As this reporting period closed, we were delighted to welcome Michael Bailey OAM as our new CEO. Michael joins NTDC at an exciting point in our evolution, with renewed member commitment, an increasingly capable team and significant opportunities ahead.

As we enter our next strategic period, our task is to take what we have learned, critically consider where NTDC can add the greatest value, and continue evolving to meet the needs and opportunities of the region. The foundations are strong, and I look forward to the next chapter for NTDC and Northern Tasmania.



Dr Allison Anderson
Chair



CEO's Report

This year has been one of significant progress for Northern Tasmania Development Corporation. Throughout the year our focus remained on delivering practical outcomes through collaboration, strengthening regional capability and positioning Northern Tasmania for long-term prosperity.

We reinforced the value of a regional organisation that brings together councils, industry and government to address challenges and opportunities that no single organisation can tackle alone. In an environment of constrained public finances, the need for clear regional priorities, evidence-based advocacy and collaborative leadership has never been greater.

Several major strategic initiatives reached significant milestones.

The Northern Regional Land Use Strategy (NTRLUS) progressed from regional strategic directions and community engagement into the drafting of a contemporary strategy that will guide future land use, infrastructure investment and sustainable growth across Northern Tasmania.

Our Population Program moved from strategy to action plan. Partnering with Flinders Council, NTDC piloted a population response approach to better identify and attract people most likely to establish lives on the island. The project also demonstrated NTDC's ability to help councils move such plans into practical implementation.

The TRANSlink Intermodal Freight Terminal project reached a significant stage. Progressing through investment logic mapping, business case development, functional design, site assessment and multi-criteria analysis. The project concluded the year having completed more than 80% of Stage Two of Infrastructure Australia's business case process, providing a robust evidence base to inform future freight and logistics investment in Northern Tasmania.

Collectively, these initiatives demonstrated NTDC's growing capability as a regional program delivery agency. What began as a strategic aspiration is now emerging as a genuine organisational strength.

During the year we also worked with member councils to develop a shared services model, positioning NTDC to provide greater specialist capability, project management and regional coordination on behalf of members.



Regional collaboration remained central to everything we do.

Through Tamar Leaders Lunches, industry roundtables and strategic stakeholder engagement, NTDC continued to convene the conversations that matter. Whether advocating for regional infrastructure, supporting the Bell Bay Response Team, facilitating discussions with NBN Co., or bringing together leaders around TRANSlink.

NTDC has continued to provide trusted regional leadership built on evidence, collaboration and shared purpose.

Our stewardship of Gastronomy Northern Tasmania also continued to mature. Securing ongoing funding for agriCULTURED, hosting the Australasian Creative Cities Network Conference, progressing Great2Go and convening Northern Tasmania's inaugural Gastronomy Forum strengthened our UNESCO Creative City of Gastronomy designation while reinforcing gastronomy as a driver of economic, cultural and community development.

Organisationally, this has been a defining year.

One of my greatest pleasures over the past nine months has been working with member councils to secure membership through to 30 June 2029. The strong endorsement from councils and councillors, together with Flinders Council's decision to extend its membership for the full three-year term, reflects continued confidence in the regional collaboration model NTDC has built.

With funding secured, we commenced co-design of NTDC's 2026–29 Strategic Plan with member councils and strategic partners. The process has reaffirmed our focus on delivering value through regional collaboration while recognising NTDC's evolution from facilitating conversations to delivering strategic programs, specialist expertise and practical regional solutions.

The year also marked an important leadership transition. Following the recruitment of a new Chief Executive Officer and Major Projects Manager, NTDC enters the new financial year with renewed leadership and a strong platform for continued success.
For me personally, this report concludes my final year as Chief Executive Officer.

It has been an enormous privilege to serve Northern Tasmania over the past three years alongside an outstanding Board, member councils, government partners, industry leaders and an exceptional NTDC team, all united by a commitment to the future of our region.
I leave knowing the organisation is well prepared for its next chapter. It has a clear strategic direction, strong member support, an increasingly diverse service offering and a capable team ready to continue delivering value for Northern Tasmania.

Finally, thank you to our Chair, Dr Allison Anderson, the Board of Directors, our member councils, funding partners and every member of the NTDC team for your trust, professionalism and commitment throughout my time as CEO. It has been an honour to lead this organisation and contribute, in some small way, to the future prosperity of Northern Tasmania.



Chris Griffin
Chief Executive Officer



Project Highlights 2025-2026

Strategic Priority: Regional Development

Regional Land Use Strategy Review

NTDC via grant funding from the State Planning Office has to continued the process of reviewing the Northern Tasmania Regional Land Use Strategy (NTRLUS), and commenced drafting of a new NTRLUS.

This year tasks completed included:

- Establishing and facilitating governance of the project through a Steering Committee consisting of representatives of all eight northern councils and State Government representatives.
- Defining and adopting new terms of reference for the NTRLUS Working Group
- Endorsing the Regional Strategic Directions (RDS) to guide the drafting process
- Facilitating community engagement process relating to RSDs
- Completing an Infrastructure Audit and Gap Analysis and integrating these into the NTRLUS drafting process
- NTRLUS drafting process resulting in final draft version to be endorsed by Steering committee (eaerly July)

A big heart felt thanks to all steering committee and working group members for the dogged determination and often candid investment in this multi-year process.

Population Response Plan



Following the review of the 2019 Population Taskforce Strategy, publishing of a Discussion Paper on the region's population challenges and opportunities, a draft Population Program 2025 was released for NTDC funding members to review.

Five priority recommendations include:

- Responding to both population attraction and retention barriers in localised ways (piloted with Flinders Island in 2026)
- Welcome Region/ Experience Program - to address new arrival integration into community
- Childcare and Aged care feasibility - advocating for where care services should be developed for social and economic returns
- Future workforce needs and intra-regional dependencies - mapping where people will work vs life into the future
- Council population network facilitation - supporting members respond to population collaboratively

Regional Development Continued:



TRANSlink Intermodal Facility

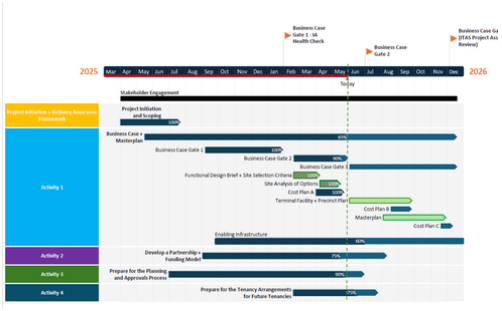
Guided by their Steering committee of; Northern Midlands Council Mayor, NTDC Chair (Chair of committee), The Coordinator General, TasRail and Infrastructure Tasmania, the TRANSlink Freight Terminal project has achieved every milestone.

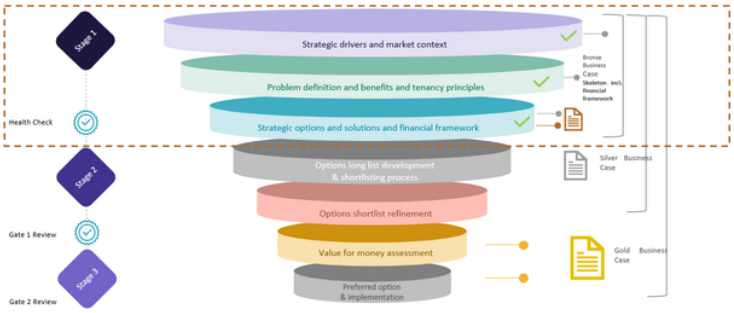
Led by NTDC's Director of Major Projects, Jade Kaye, and supported by the project team and adosry group, the following stages have been completed.

Key progress stages to date:

- Program Summary: 81% Completion.
- Functional Design Brief: review complete
- Site Selection: Shortlist options confirmed with project options confirmed with base case
- Infrastructure Australia Priority List Submission: staged submission strategy established
- Masterplan: Stage 2 Design Report complete along with Concept Plans
- Base Case: Design principals complete
- Stakeholder and Community Engagement: on-going with final inputs into business case due soon.

Thanks go to Northern Midlands Council for contracting NTDC's Project Management Office to undertake the work, Steering committee members, State Government through the Minister's office and participating senior executives, and to the Federal government for grant funding and direction provided by Infrastructure Australia.









Strategic Priority: Regional Collaboration

State Government Election Advocacy

NTDC's advocacy program for the 2026 started with responding to an early state election, where we continued to focused on:

- Collaboration with funding members and industry associations
- Published prospectus for both Bass & Lyons (North) electorates
- Letters to State MPs seeking a regional strategic partnership, and
- Local news media events with funding members

Although priority projects within Prospectus were consistent, a emphasis remains to form Strategic Regional Partnerships with the new State Government.

NBN Co, Telstra CEO Regional Roundtables

Across the year NTDC co-hosted separate forums with the CEOs of both major telecommunications, bringing together regional leaders to debate with NBN Co and Telstra on matters including; digital literacy, infrastructure aligned with settlement and industrial precinct investments; the currency and future of low earth orbit coverage and the needs of business owners.

Bell Bay Response Team

In response to a fluid series of circumstances facing the Bell Bay Industrial Precinct, NTDC was invited by the Minister of Business, Industry and Resources to join the Bell Bay Response Team. This group was setup to provide insights and advice to the State Government to inform a collective response to support regional communities and industry.

As recent events relating to Liberty Bell Bay's future operations have illustrated, it is more important than ever that the Response Team fulfills its role. Team members include: George Town Council, Bell Bay Advanced Manufacturing Zone, NTDC, Launceston Chamber of Commerce, Tasmanian Minerals and Energy Council, and State Govt agencies.

Regional Collaboration Continued:

Tamar Leaders Lunch Series

This calendar year NTDC continued its partnership with Launceston Chamber of Commerce across a number of initiatives to coordinate a regional voice on matters that matter. A hallmark of this partnership is the Tamar Leaders Lunch Series, quarterly events focusing on key topics that are catalysts for positive future change.

Lunch events this year included:

- Tamar River Masterplan - Pam Allen (chair of TEMPT) was joined by Louise Foster (CEO NRM North) and Andrew Truscott (TasWater) to explore the possibilities of a rejuvenating river estuary system
- Health Industry - we discussed the real challenges and opportunities with leaders: John Kirwan, Donna Bain and Dr Prashanth Reddy
- Bell Bay - Susie Bower (CEO of BBAMZ) and Minister's Felix Ellis debated the challenges facing the industrial precinct as well as the future prospect of new investment

Conference Speaking Opportunities

As NTDC's Major Project Management capacity grew this year with the evolution of the TRANSlink Intermodal Facility masterplanning, so did opportunitiews to speak at related conferences. This were crtical opportunities to not only represent the major developments of the region, but also to development networks and leads for future project managament opportunities.

1. *5th Tasmania Major Projects Conference*, Hobart. CEO Chris Griffin presented the commencement stages of TRANSlink
2. *Northern Tasmania Investment Conference.* Director Major Projects Jade Kaye facilitated a panel of experts exploring the real impact TRANSlink Freight Terminal will have on Tasmania as a whole.
   Panel members included: Ben Goodsir (Infrastructure Tasmania), Josh Marshall (TasRail), Irene Duckett (ireneinc), and Sam Tucker (landowner)

Flinders Population Response project

We were delighted to welcome Flinders Council back as a member of NTDC. This pro rata membership period allowed us to trial new services for all our members in the following:

Project Management support - with a focus on supporting Council's airport developments. This concluded with a council management workshop on best practice project management principles held on Friday 19 June.

Population Profiling - working with Council and Brand Tasmania to develop better ways attract and retain 'new islanders' who have a greater propensity to become long-term residents. Early results suggest a viable model for implementing in other municipalities.

Regional Collaboration continued:

Partnerships and Member Engagements

A key role of NTDC is to represent the interests and aspirations of Northern Tasmania to elected officials and engage with influencers and opinion leaders across the country. Key meetings, conferences and engagements this financial year included:







Partner and regional alignment

- RDA Tasmania Board
- Bell Bay Response Team
- Cradle Coast Authority - regional alignment
- Events Tasmania - agriCULTURED
- Hospitality Tasmania - Gastronomy
- City of Hobart – co-hosting of ACCN conference
- Brand Tasmania - population program partnership
- Dept State Growth - population program
- Infrastructure Tasmania - major projects
- Office of Coordinator General - major projects
- Minister of Infrastructure, Local Government & Planning
- Basslink Reference Group
- Launceston Institute - Internships
- Launceston Chamber of Commerce – Tamar Leaders Lunch series
- Tasmania Leaders Program - Panels and forums
- Property Council - Northern Urban Renewal Committee
- Telstra & NBN Co CEO round tables
- Tourism Tasmania - Tamar Valley Tourism Plan
- Basketball Tasmania - venues and facilities
- Cradle Coast Authority, RDA Tasmania, LGAT - joint meetings
- Northern regional agencies – collaboration and advocacy
- CRC Time Board - co-hosted visit

Funding member engagements

- Members Representative Meetings x3
- Shared Services interviews x7
- NTDC Members Strategy workshop (May)
- Councillor workshops 9
- Council CEO/GMs meetings 6
- Council meetings 2
- NTRLUS Steering Committee meetings 8
- NTRLUS Working Group meetings chaired 9





Regional Collaboration continued:



Conferences and Forums

A key role of NTDC is to represent the interests and aspirations of Northern Tasmania to elected officials and engage with influencers and opinion leaders across the country. Key meetings, conferences and engagements this financial year included:



Conferences attended/spoken at

- Tasmanian Major Projects Conference, Hobart
- LGAT Conference, Hobart
- Northern Tasmania Investment Conference, Launceston
- Tasmanian Freight & Logistics Forum
- ALGA Conference, Canberra



Forums hosted / co-hosted

- State Election Regional Priorities media event
- Tamar Valley Leaders Lunch - Tamar River Masterplan
- Tamar Valley Leaders Lunch - Health Industry leaders
- Tamar Valley Leaders Lunch - Bell Bay Precinct future
- ACCN Conference
- NBN Co CEO Roundtable
- MCA Analysis workshop TRANSlink
- Gastronomy Forum
- Flinders Community Leaders population workshop
- National Food Policy Forum



Forums sponsored / supported

- LGAT Population Forums
- LST Chamber members 'BOAGs' forum - 9 June
- Tamar Valley Tourism Roundtable
- Oz Harvest CEO Cook Off - 21 October
- VNT Champions of Tourism event - 30 October
- RDA Regional Development Champions - 13 November

















Gastronomy Northern Tasmania

NTDC provides governance, administration and communications support for regional food system goals. Program successes of the Gastronomy Northern Tasmania (GNT) committee this year included:

Forums and Conference Hosting
GNT committee hosted food systems forums and conferences here in Northern Tasmania. This knowledge sharing within and beyond our region stimulates innovation across the food system.

National Food Policy Forum - GNT convened this Forum with the aim of informing the Federal government's Feeding Australia National Food Security Strategy about key needs and priorities of Tasmania's food system.

Australasian Creative Cities Network Conference -GNT and Hobart City of Literature co-hosted the annual conference bringing together UNESCO Creative Cities from across Australasia to collaborate.

Gastronomy Forum - Tasmania's inaugural Gastronomy Forum was attended by 80 leaders of the region's food system. The purpose, to learn and explore the region's designation and what it means to the regional food system.

Great 2 Go
NTDC secured grant funding through Circular North and the Tasmanian Waste & Resource Reuse Board for this food waste pilot, aimed at promoting the reduction of plate left over' waste from our restaurants and cafes. Featuring a fully compostable container and information for safe consumption of food within.

Macao 2026
For the 4th year running, GNT accepted an invitation to be part of Macao's Gastronomy Carnival. Representing the North was chefs Danielle Lefrancios and Nick Graham of Hubert and Dan, cooking alongside chefs from 34 other Cities of Gastronomy. Our chefs conducted cooking demonstrations and were featured in globally syndicated promotions of the Carnival, including alive-to-air Macanese TV Talk show.

UNESCO Creative City representation
A core part of NTDC's support is liaising with the UNESCO Creative City Network, sharing knowledge between the nearly 60 City's of Gastronomy across the globe, and contributing to collective decision making of the network.

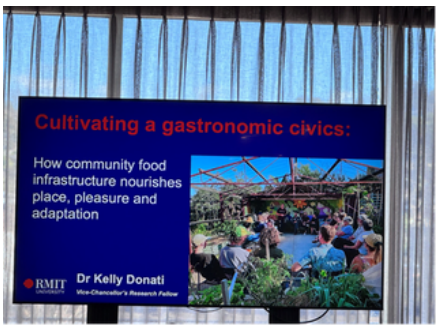
agriCULTURED

agriCULTURED 2025

In August NTDC held our annual celebration of gastronomy, agriCULTURED. In its fifrth year, agriCULTURED has grown into a must attend event for those serious about evolving local food systems across Australia.

As custodians of this Tasmanian Festival of Gastronomy, NTDC couldn't be more proud of the team delivering this year's event.

Talks, tastings, workshops, gatherings, curated dinners, shared knowledge, unexpected encounters: agriCULTURED brings together people working with land, food and culture, asking big questions, and sharing real stories.





Ferment HQ - launched at agriCULTURED

CEO Chris Griffin accompanied Chair of Ferment Tasmania, Kim Seagram in hosting VIP groups to tour FermentHQ facility prior to its official opening on 2 August as part of agriCULTURED. Groups from RDA Western Australia, Tourism Tasmania and the Broader Visitor Economy enjoyed a first hand look at the facility as well as Q&A over a gourmet lunch.

agriCULTURED 2026 - funded and in proudction

Informed by the outcomes of argiCULTURED 2025, the team applied for a three year funding agreement with Events Tasmania. Great news to end the calendar year upon was hearing that this agreement would be entered into, on similar terms to the preceding period. Complementing this funding as the generous support shown by City of Launceston Council in allocating additional funds.

agriCULTURED is set to be better than ever, as Tasmania's Festival of all things Gastronomy!



ferment hq
cultivating innovation





NTDC Board





Dr Allison Anderson
Chair

Alli Anderson has been on the NTDC board since 2020, and was appointed to the position of Chair in 2023. A tourism strategy consultant working across Australia, New Zealand and further afield, Alli has a PhD in Urban Design and Tourism, a Masters in Urban and Regional Planning and a Science Degree (honours), and is an associate of the University of Tasmania. When asked why NTDC, Alli said "Developing regions has always been my passion. NTDC brings us all the opportunity to live our values through our work with stakeholders to build a powerful, connected and aligned region, with outcomes for the entire community."



Shoshana Wall
Company Secretary

Shoshana Wall is the Chief Community Engagement Officer at St Lukes. Her career includes extensive experience in senior roles in ASX 200 and government organisations, focusing on community engagement and customer service. She is also Vice President of Meals on Wheels Tasmania and holds graduate certifications from the Australian Institute of Company Directors and the International Association for Public Participation.

Shoshana joined the NTDC Board in April 2025.



Mark Hogarth

Mark brings over two decades of expertise as a professional accountant, currently in his 13th year at Shaw Contracting, a leading Civil Construction firm. Mark's heart beats for Tasmania's future, with a keen interest in initiatives aimed at retaining and drawing in young talent to our State. With a fervour for sustainable industries and technologies, he believes strongly in environmental stewardship. Outside of work, you'll find him on his mountain bike, on camping adventures, on a run or at the Launceston Aquatic Centre swimming.

Mark resigned in February 2026

NTDC Board Continued:



Jonathan Harmey

Jonathan is the General Manager of Meander Valley Council in Tasmania, with more than 15 years of experience in local government leadership and financial management. Jonathan has held key roles including Director of Corporate Services and Senior Accountant, before being appointed General Manager in August 2023. Prior to his local government career, Jonathan worked as a Senior Accountant with KPMG in Launceston, he holds a Master of Business Administration from Charles Sturt University and a Bachelor of Commerce from the University of Tasmania.



Greg Kieser

Greg is the Mayor of George Town, having been first elected to the role in July 2019. Greg has an extensive professional background in information technology, project management, and client engagement with over 25 years' experience leading major projects for companies such as Cisco Systems, Novell Inc, IBM, Amazon, and Dropbox. He is now the Principal of his own carpentry and art company, Blacksheep Works. Greg holds qualifications and training in commerce and business administration from the University of Witwatersrand and Charles Sturt University. Greg is heavily engaged with community groups across the North of Tasmania.



Freya Griffin

Freya is local to the Northern Tasmanian region, raised on a thriving family-owned dairy farm in the Meander Valley and working in a range of industries from Launceston for much of her marketing communications career. Freya's focus is agricultural innovation, with a firm interest in enhancing health and wellbeing outcomes in regional and rural areas. Freya brings insights from leadership management, community engagement, stakeholder management and advocacy campaigns from her experience in entertainment and tourism sectors, media, finance, education, agrifood and healthcare.

Freya resigned in February 2026



David Midson

David is a Northern Tasmanian local, growing up in Bridport and Scottsdale. Joining the Royal Australian Navy, David's work took him around Australia and the world. David wants to support communities to use their strengths to grow into better places to live and work. He believes that the North of Tasmania is one of the best places in the world to live, and he works with NTDC because of its role in continuing to improve the region. David is currently the General Manager (Marine Resources) at NRE Tas where he has responsibility for commercial and recreational fishing, and aquaculture.

NTDC Board Continued:



Linda Kelly

Linda was the State Manager with the Australian Institute of Company Directors (AICD) and has worked in various sectors in policy combined with a career with a practical operational working knowledge of agriculture and food production, water utilities and waste recovery recycling operations. She has a Masters of Business Administration and has completed a Company Directors Course (GAICD). Linda was fortunate enough to grow up in Taroona, Hobart but has enjoyed furthering her education living and working on the mainland and has returned with a new appreciation of our bountiful and unique Northern Tasmania.

Linda resigned in March 2026



Douglas Hunt

Doug, joined the Board in February, with an extensive background in economic development across mainland States. He is an economist with expertise in economic research and evaluation and in undertaking benefit cost analysis. He has a PhD in Environmental and Resource Economics, Graduate Diploma of Education (SEC), Graduate Certificate of Religious Education, B.A (Honours) in Anthropology and a Bachelor of Business.

Doug accepted a role with City of Launceston Council in March, triggering his resignation

Gastronomy Northern Tasmania Members



Paul Seaman
Chair March 2025



Jane Bennett



Kim Seagram



Andrew Pitt
Gastronomy Coordinator



Sandra Murray



David Dunn



Caroline Brown



Ali Kemp

NTDC Team



CHRIS GRIFFIN
Chief Executive Officer



JADE KAYE
Major Projects Manager



STEPHANIE LODDER
Project Coordinator



STEPHANIE BRAKE
Regional
Planning Coordinator



KAMAL POKHREL
Administration &
Communications Assistant



DANIEL McWILLIAMS
Office Manager

NTDC's agriCULTURED Team



CAROLINE BROWN
agriCULTURED Chair



SARAH BLACKLOCK
Executive Producer



KIMBERLEY PEASE
Business Manager

Northern Tasmania Development Corporation Ltd
Statement of Comprehensive Income
Year Ended 30 June 2026

	Note	2026 $	2025 $
Income			
Council Operating Contributions		543,319	705,666
Grants	2	110,000	200,000
Translink Funding		1,552,401	67,154
agriCULTURED Funding		225,048	-
Interest Received		18,780	13,494
Other Revenue		29,026	43,100
Total Income		2,478,574	1,029,414
Expenses			
Administration Expenses		149,429	102,804
Board Expenses		86,541	67,863
Staff & Services Contracts			
- Employee Benefits Expense		687,792	498,721
- Contractors		21,036	176,037
Occupancy Expenses		7,932	14,572
Interest Expense		5,931	-
Project Expenses		1,917,988	130,717
Promotional Expenses		26,048	28,931
Provision for Doubtful Debts	6	(1,467)	-
Depreciation Expense		27,356	-
Total Expenses		2,928,586	1,019,645
Operating surplus/(deficit)		(450,012)	9,769
Equity contribution		-	207,017
Other comprehensive income		-	207,017
Total comprehensive income/(loss) for the year	2	(450,012)	216,786

The accompanying notes form part of these financial statements.

Northern Tasmania Development Corporation Ltd

Statement of Financial Position

as at 30 June 2026

	Note	2026 $	2025 $
Current Assets			
Cash and cash equivalents	3	1,055,638	609,445
Prepayments	5	62,556	47,457
Trade and other receivables	6	3,927	248,559
Investments	7	300,000	300,000
Total Current Assets		1,422,121	1,205,461
Non-current Assets			
Right of Use Assets	8	82,068	-
Total Non-current Assets		82,068	-
Total Assets		1,504,189	1,205,461
Current Liabilities			
Trade and other payables	9	244,478	119,574
Contract Liabilities	10	884,612	335,639
Provisions	11	8,033	16,205
Lease Liability	12	35,340	-
Total Current Liabilities		1,172,463	471,418
Non-current Liabilities			
Provisions	11	596	2,916
Lease Liability	12	50,015	-
Total Non-current Liabilities		50,611	2,916
Total Liabilities		1,223,074	474,334
Net Assets		281,115	731,127
Equity			
Accumulated Surplus		281,115	731,127
Total Equity		281,115	731,127

The accompanying notes form part of these financial statements.

Northern Tasmania Development Corporation Ltd

Statement of Changes in Equity

Year Ended 30 June 2026

	Accumulated Surplus $	Total $
Balance at 1 July 2024	514,341	514,341
Total comprehensive income/(loss) for the year	216,786	216,786
Balance at 30 June 2025	731,127	731,127
Total comprehensive income/(loss) for the year	(450,012)	(450,012)
Balance at 30 June 2026	281,115	281,115

The accompanying notes form part of these financial statements.

Northern Tasmania Development Corporation Ltd

Statement of Cash Flows

Year Ended 30 June 2026

	Note	2026	2025
		$	$
Cash Flows from Operating Activities			
Council contributions received		845,616	457,395
Grants received		121,000	418,000
Interest received		18,780	13,494
Other receipts		2,592,197	473,559
Payments to suppliers for goods and services		(2,341,600)	(473,606)
Payments to and on behalf of employees		(703,259)	(486,056)
Payments to board members		(86,541)	(67,863)
Net cash inflow/(outflow) from operating activities	4	446,193	334,923
Cash Flows from Investing Activities			
Investment in term deposit		-	-
Net cash inflow/(outflow) from investing activities		-	-
Net increase/(decrease) in cash held		446,193	334,923
Cash and cash equivalents - opening balance		609,445	274,522
Cash and cash equivalents - closing balance	3	1,055,638	609,445

The accompanying notes form part of these financial statements.

Northern Tasmania Development Corporation Ltd
Notes to the Financial Statements
Year Ended 30 June 2026

1 STATEMENT OF MATERIAL ACCOUNTING POLICIES

Basis of Preparation

The financial statements are general purpose financial statements that have been prepared in accordance with *Australian Accounting Standards* (including Australian Accounting Interpretations) of the Australian Accounting Standards Board and the *Corporations Act 2001*. The Company is a not-for-profit entity limited by guarantee. Australian Accounting Standards set out accounting policies that the AASB has concluded would result in financial statements containing relevant and reliable information about transactions, events and conditions. Material accounting policies adopted in the preparation of the financial statements are presented below and have been consistently applied unless otherwise stated.

The financial statements have been prepared on an accruals basis and are based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

a. **Cash and Cash Equivalents**
Cash and cash equivalents include cash on hand, deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or less.

b. **Provisions**
Provisions are recognised when the Company has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured. Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

c. **Employee Benefits**
Provision is made for the Company's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits that are expected to be settled within one year have been measured at the amounts expected to be paid when the liability is settled. Employee benefits payable later than one year have been measured at the present value of the estimated future cash outflows to be made for those benefits. In determining the liability, consideration is given to employee wage increases and the probability that the employees may not satisfy vesting requirements. These cash flows are discounted using market yields on national government bonds with terms to maturity that match the expected timing of cash flows.

Superannuation contributions

Employee benefits include superannuation contributions made on behalf of employees. The Company makes contributions to each employee's chosen accumulated benefit fund at the statutory rate prescribed by the *Superannuation Guarantee (Administration) Act 1992*. The Company does not have any obligations to provide defined benefits and therefore does not bear any risk for the performance of employee superannuation funds.

Classification of employee benefits

An employee benefit liability is classified as a current liability if the entity does not have an unconditional right to defer settlement of the liability for at least 12 months after the end of the period. This would include all annual leave and unconditional long service leave entitlements.

An employee benefit liability is classified as a non-current liability if the entity has a conditional right to defer settlement of the liability for at least 12 months after the end of the period.

Northern Tasmania Development Corporation Ltd
Notes to the Financial Statements
Year Ended 30 June 2026

d. **Trade and Other Receivables**

Trade receivables that do not contain a significant financing component are measured at amortised cost, which represents their transaction value. Impairment is recognised on an expected credit loss (ECL) basis. When determining whether the credit risk has increased significantly since initial recognition, and when estimating the ECL, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on the Company's historical experience, an informed credit assessment and forward-looking information. The Company has established a provision assessment process to facilitate the impairment assessment.
The Company writes off receivables when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery.

e. **Revenue and Other Income**

Revenue is measured at the fair value of the consideration received or receivable after taking into account any trade discounts and volume rebates allowed. Any consideration deferred is treated as the provision of finance and is discounted at a rate of interest that is generally accepted in the market for similar arrangements. The difference between the amount initially recognised and the amount ultimately received is interest revenue.

Interest revenue is recognised using the effective interest rate method, which for floating rate financial assets is the rate inherent in the instrument.

Revenue recognition relating to the provision of services is determined with reference to the stage of completion of the transaction at the end of the reporting period and where outcome of the contract can be estimated reliably. Stage of completion is determined with reference to the services performed to date as a percentage of total anticipated services to be performed. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent that related expenditure is recoverable.

Government Grants

Government Grants are assistance by the government in the form of transfers of resources to the Company in return for past or future compliance with certain conditions relating to the operating activities of the entity. Government grants include government assistance where there are no conditions specifically relating to the operating activities of the entity other than the requirement to operate in certain regions or industry sectors. The Company recognises grants without conditions or performance obligations when received.

For grants contracts with conditions the Company determines whether an enforceable agreement exists and whether the promises to transfer goods or services to the customer are 'sufficiently specific'. If an enforceable agreement exists and the promises are 'sufficiently specific' (to a transaction or part of a transaction), the Company applies the general *AASB15* principles to determine the appropriate revenue recognition.

In cases where there is an enforceable agreement which contains sufficiently specific performance obligations, revenue is recognised as or when control of each performance obligations is satisfied. (i.e. when it transfers control of a product or provides a service.) A contract liability is recognised for unspent funds received in advance and then recognised as income as obligations are fulfilled.

All revenue is stated net of the amount of goods and services tax (GST).

Northern Tasmania Development Corporation Ltd
Notes to the Financial Statements
Year Ended 30 June 2026

f. **Trade and Other Payables**

Trade and other payables represent the liability outstanding at the end of the reporting period for goods and services received by the Company during the reporting period which remains unpaid.

Liabilities are recognised for amounts to be paid in the future for goods and services provided to the Company as at balance date whether or not invoices have been received. General Creditors are unsecured, not subject to interest charges and are normally settled within 30 days of invoice receipt.

g. **Comparative Figures**

When required by Accounting Standards, comparative figures have been adjusted to conform to changes in presentation for the current financial year.

h. **Critical Accounting Estimates and Judgements**

The board of directors evaluate estimates and judgements incorporated into the financial statements based on historical knowledge and best available current information. Estimates assume a reasonable expectation of future events and are based on current trends and economic data, obtained both externally and within the Company.

Key Estimates - Impairment

The board of directors assesses impairment at the end of each reporting period by evaluation of conditions and events specific to the Company that may be indicative of impairment triggers. Recoverable amounts of relevant assets are reassessed using value-in-use calculations which incorporate various key assumptions.

Grant Revenue Recognition

AASB 15 outlines a five-step process for revenue recognition, with the core principle of the standard being for entities to recognise revenue to depict the transfer of goods or services to customers in amounts that reflect the consideration (that is, payment) to which the entity expects to be entitled in exchange for those goods or services.

Under this income recognition model applicable to not-for-profit entities, the Company determines whether an enforceable agreement exists and whether the promises to transfer goods or services to the customer are 'sufficiently specific'. If an enforceable agreement exists and the promises are 'sufficiently specific' (to a transaction or part of a transaction), the Company applies the general *AASB15* principles to determine the appropriate revenue recognition.

Northern Tasmania Development Corporation Ltd
Notes to the Financial Statements
Year Ended 30 June 2026

i. **Goods and Services Tax**

Revenues, expenses and assets are recognised net of the amount of goods and services tax (GST), except:

(i) Where the amount of GST incurred is not recoverable from the taxation authority, it is recognised as part of the cost of acquisition of an asset or as part of an item of expense; or

(ii) For receivables and payables which are recognised inclusive of GST.

The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables. Cash flows are included in the Statement of Cash Flows on a gross basis. The GST component of cash flow arising from investing and financing activities which is recoverable from, or payable to, the taxation authority is classified as operating cash flows.

j. **Income Tax**

The board of directors has self assessed the income tax status of the Company and has determined that it is exempt from income tax as it meets the Australian Taxation Office criteria in relation to its objects and wind up clauses.

k. **Leased assets and liabilities**

The Company recognises a right of use asset and associated lease liability for the lease term. Leases are recognised at an amount equal to the present value of the minimum lease payments determined at the inception of the lease or, initial recognition, the case of the first time application of AASB 16 Leases.
The right of use asset uses the cost model where the cost on initial recognition comprises the lease liability, initial direct costs, prepaid lease payments, less any lease incentives. The right of use asset is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of asset policy.

The lease liability is recognised as the present valuation of the remaining lease payments at the commencement of the lease. The Company has elected to apply the exceptions to lease accounting for both short-term leases (ie leases with a term less than or equal to 12 months) and leases of low-value assets.

l. **Contingent Liabilities and Contingent Assets**

Contingent liabilities and contingent assets are not recognised in the Statement of Financial Position but are reported in the relevant notes. They may arise from uncertainty as to the existence of a liability or asset or represent an existing liability or asset in respect of which the amount cannot be reliably measured. Contingent assets are disclosed when settlement is probable but not virtually certain, and contingent liabilities are disclosed when settlement is greater than remote.
The Company had no contingent liabilities as at 30 June 2026.

m. **Subsequent Events**

No matter or circumstance has arisen since 30 June 2026 that has significantly affected, or may significantly affect the Company's operations, the results of those operations, or the Company's state of affairs in future financial years.

n. **Distribution of income and capital**

Under the Company's constitution the income or capital of the Company cannot be distributed to its members. In the event of a wind up the remaining capital must be transferred to an organisation with similar objectives.

Northern Tasmania Development Corporation Ltd
Notes to the Financial Statements
Year Ended 30 June 2026

	2026 $	2025 $
2. Grants		
State Government Grants		
State Planning Office	100,000	200,000
Department of NRE	10,000	-
Total State Government Grant income	110,000	200,000
Total grant income	110,000	200,000
Comprehensive income comprises:		
Grant income as above	110,000	200,000
Grant related expenditure	-	-
Grant related surplus/(deficit) for the period	110,000	200,000
Surplus/(deficit) from all other activities	(560,012)	16,786
Total comprehensive income/(loss) for the period	(450,012)	216,786
3. Cash and Cash Equivalents		
Cash on Hand/At Bank	1,055,638	609,445
Total cash and cash equivalents	1,055,638	609,445
4. Cash Flow Information		
Reconciliation of Cash Flow from Operations with Net income:		
Operating surplus	(450,012)	216,786
Adjustments for non-cash items:		
Provision for Doubtful Debt	(16,142)	-
Provision for Long Service Leave	(2,320)	1,877
Changes in Assets & Liabilities:		
Decrease/(Increase) in Prepayments	(15,099)	(42,853)
Decrease/(Increase) in Trade and Other Receivables	260,774	(248,271)
Decrease/(Increase) in Right of Use Asset	(82,068)	-
Increase/(Decrease) in Trade and Other Payables	124,905	77,225
Increase/(Decrease) in Contract Liabilities	548,973	323,596
Increase/(Decrease) in Provisions	(8,172)	6,563
Increase/(Decrease) in Lease Liability	85,355	-
Net Cash Inflow/(Outflow) from Operating Activities	446,194	334,923
5. Prepayments		
Prepaid Insurance	15,651	4,407
Prepaid Expenses	46,905	43,050
Total Prepayments	62,556	47,457

Northern Tasmania Development Corporation Ltd
Notes to the Financial Statements
Year Ended 30 June 2026

6. Trade and Other Receivables

Security Deposit	3,333	-
Accounts Receivable	594	264,701
Total Trade and Other Receivables	3,927	264,701
Reconciliation of movement in expected credit loss		
Carrying amount at 1 July	16,142	16,142
Amounts written off during the year	-	-
Amounts recovered during the year	(11,000)	-
GST receivable adjustment	(3,675)	
Increase / (decrease) in provision recognised in profit or loss	(1,467)	-
Carrying amount at 30 June	-	16,142
Trade and Other Receivables (Net) at 30 June	3,927	248,559

7. Investments

Term Deposit	300,000	300,000
Total Investments	300,000	300,000

8. Right of Use Asset

Balance at 30 June 2025	-	-
Additions	109,424	
Less Depreciation	(27,356)	-
Right of Use Asset (Net) at 30 June	82,068	-

9. Trade and Other Payables

Current		
Trade Creditors	214,510	72,056
ATO Integrated Client Account	8,350	11,611
Superannuation Payable	-	4,975
Accrued expenses	11,488	16,139
GST payable/(receivable)	10,130	14,793
Total Trade and Other Payables	244,478	119,574

10. Contract Liabilities

Current		
NTWMG Circular Economy Grant	-	12,043
agriCULTURED	120,000	190,750
Translink Intermodel Funding	764,612	132,846
Total Contract Liabilities	884,612	335,639

Northern Tasmania Development Corporation Ltd
Notes to the Financial Statements
Year Ended 30 June 2026

11. Provisions

Current		
Provision for Annual Leave	8,033	16,205
Total Current Provisions	8,033	16,205
Non-Current		
Provision for Long Service Leave	596	2,916
Total Non-Current Provisions	596	2,916
Total Provisions	**8,629**	**19,121**

12. Lease Liability

Current		
Lease liability	35,340	-
Total Current Lease Liability	35,340	-
Non-Current		
Lease liability	50,015	-
Total Non-Current Lease Liability	50,015	-
Total Lease Liability	**85,355**	**-**

13. Remuneration and retirement benefits

Under the *Corporations Act 2001* and the entity's constitution the directors of the company have been paid remuneration that the company determined by resolution.

The board of directors determine the level of remuneration of the Executive Officer.

	2026	**2025**
	$	**$**
Key Management Personnel		
Short-term employee benefits	210,012	207,434
Post-employment benefits	25,331	23,023
	235,343	230,457

Northern Tasmania Development Corporation Ltd
Notes to the Financial Statements
Year Ended 30 June 2026

14. Related party disclosures

Key Management Personnel
Key management personnel comprise the members of the Board. Key management personnel compensation is disclosed in Note 12.

There were no other transactions with key management personnel or their related parties during the financial year (2025: $nil).

Shareholder councils
A related party relationship exists between the Company and its shareholder councils. Contributions and grants received from the shareholder councils are disclosed on the statement of comprehensive income.

15. Auditor's remuneration	2026 $	2025 $
The auditor's remuneration was as follows:		
Audit and review of financial statements	5,800	5,500

16. Business Details

The registered office and principal place of business is:

Northern Tasmania Development Corporation Ltd
Level 1
175 - 177 Charles Street
Launceston TAS 7250

The principal activities of the Company include:

To identify and facilitate economic and community development opportunities for the benefit of the residents of Northern Tasmania.

17. Economic Dependency

The normal trading activities of the Company depends to a significant degree on funding received from various sources including local, state and federal government.

The Members Agreement has been renewed until June 2029 with the exception of one member.

18. Members Guarantee

Under the Company's constitution, each member must contribute the Guarantee Amount of $10 if the Company is wound up whilst a Member is a member, or within twelve months of the Member ceasing to be a Member.

Northern Tasmania Development Corporation Ltd

Directors Declaration

Year Ended 30 June 2026

The directors of the company declare that:

1. the financial statements and notes, as set out in the financial report give a true and fair view of the company's financial position as at 30 June 2026 and its performance for the year ended on that date in accordance with the Corporations Act 2001 and Australian Accounting Standards (including Australian Accounting Interpretations); and

2. in the directors' opinion there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors pursuant to s 295(5) of the Corporations Act 2001.

Allison Anderson

BCDC0000-909D-3A1C-679E-08DF11EE7138

Allison Anderson
Chairperson

14/09/2026

BCDC0000-909D-3A1C-67A4-08DF11EE7138

Dated this……day of…….2026

Northern Tasmania Development Corporation Ltd
ACN 616 650 367
Directors Report
for the Year Ended 30 June 2026

Your directors present their report on the company for the financial year ended 30 June 2026.

The names of the directors in office at any time during or since the end of the year are:

Allison Anderson		Chairperson
Shoshana Wall	Appointed	Director from 1 July 2025
Greg Keiser		Director
Mark Hogarth	Resigned	Director to 12 February 2026
Freya Griffin	Resigned	Director to 12 February 2026
Linda Kelly	Resigned	Director to 5 March 2026
David Midson		Director
Jonathan Harmey		Director
Kristen Derbyshire		Director from 12 February 2026 to 20 March 2026
Douglas Hunt		Director from 12 February 2026 to 27 April 2026

There were 8 directors' meetings held during the financial year.

	Meetings held whilst director	Meetings attended
Allison Anderson	8	8
David Midson	8	8
Jonathan Harmey	8	8
Greg Keiser	8	5
Shoshana Wall	8	7
Mark Hogarth	5	3
Freya Griffin	5	3
Linda Kelly	5	4
Douglas Hunt	2	1
Kristen Derbyshire	1	1

The profit/(loss) of the company for the financial year amounted to ($450,012). (2025 $9,769)

A review of the operations of the company during the financial year and the results of those operations are as follows:

- The company's operations during the year performed as expected in the opinion of the directors.
- No significant changes in the company's state of affairs occurred during the financial year.

The principal activities of the company during the financial year were:

To identify and facilitate economic and community development opportunities for the benefit of the residents of Northern Tasmania.

No significant change in the nature of these activities occurred during the year.

A copy of the Auditor's Independence Declaration as required under s.307C of the *Corporations Act 2001* is included in the financial report and forms part of this Director's Report.

Northern Tasmania Development Corporation Ltd
ACN 616 650 367
Directors Report
for the Year Ended 30 June 2026

No matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the company, the results of those operations, or the state of affairs of the company in future financial years.

Likely developments in the operations of the company and the expected results of those operations in future financial years have not been included in this report as the inclusion of such information is likely to result in unreasonable prejudice to the company.

Dividends paid or declared since the start of the financial year are as follows.

a) There were no dividends paid during the year.

b) There were no dividends or distributions recommended or declared for payment to members during the year that have not been paid or credited to the member throughout the year.

No options over issued shares or interests in the company were granted during or since the end of the financial year and there were no options outstanding at the date of this report.

During the financial year, the company paid a premium in respect of a contract insuring the directors and executive officers of the company against a liability incurred as such a director or executive officer to the extent permitted by the *Corporations Act 2001*. The contract of insurance prohibits disclosure of the nature of the liability and the amount of the premium.

The company has not, during or since the financial year, indemnified or agreed to indemnify an officer or auditor of the company or of any related corporate body against a liability incurred by such an officer or auditor.

No person has applied for leave of Court to bring proceedings on behalf of the company or intervene in any proceedings to which the company is a party for the purpose of taking responsibility on behalf of the company for all or any part of those proceedings.
The company was not a party to any such proceedings during the year.

Signed in accordance with a resolution of the Board of Directors made pursuant to s 298(2) of the *Corporations Act 2001*:

Allison Anderson
BCDC0000-909D-3A1C-1BF8-08DF11EE7138

Allison Anderson
Chairperson

14/09/2026
BCDC0000-909D-3A1C-1C0E-08DF11EE7138

Dated this.....day of..... 2026

Auditor's Independence Declaration

To the Directors of Northern Tasmania Development Corporation Ltd

I declare that, to the best of my knowledge and belief, there have been:

(a) no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001*; and

(b) no contraventions of any applicable code of professional conduct

in relation to our audit for the year ended 30 June 2026.

Synectic Audit & Assurance Pty Ltd

Benjamin Coull
Director

Date: 16 September 2026

think outside the numbers

Synectic Audit & Assurance Pty Ltd
Authorised Audit Company 385720
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Independent Auditor's Report

To the Members of Northern Tasmania Development Corporation Ltd

Report on the Audit of the Financial Report

We have audited the financial report of Northern Tasmania Development Corporation Ltd (the Company), which comprises the statement of financial position as at 30 June 2026, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of material accounting policies, and the directors' declaration.

Opinion

In our opinion the accompanying financial report of Northern Tasmania Development Corporation Ltd is in accordance with the *Corporations Act 2001*, including:

(a) giving a true and fair view of the company's financial position as at 30 June 2026 and of its performance for the year ended on that date; and

(b) complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the company in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of the company, would be in the same terms if given to the directors as at the time of this auditor's report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of the Directors for the Financial Report

The directors of the company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of

Think outside the numbers

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the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company’s internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company’s ability to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

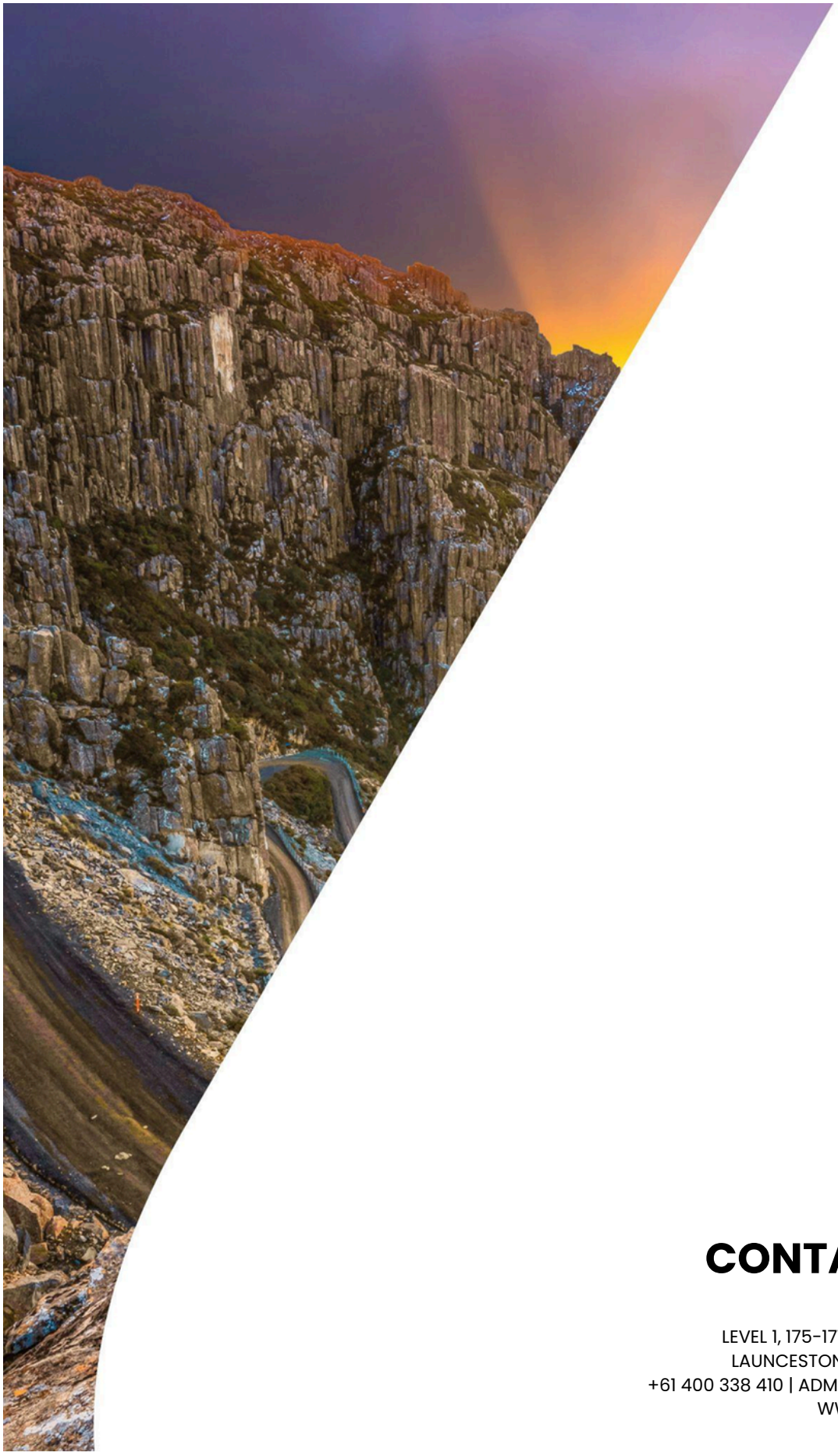
We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Synectic Audit & Assurance Pty Ltd

Benjamin Coull
Director

Date: 16 September 2026



CONTACT US

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WWW.NTDC.ORG.AU

NTDC
Northern Tasmania
Development Corporation

STRATEGY

2026-2029

One region. One voice. Shared prosperity.

Endorsed by NTDC Board
August 2026

Strategy at a glance

A focused three-year framework for regional leadership, evidence, collaboration and region-shaping outcomes.

Vision	A connected, confident and thriving Northern Tasmania where people, communities, culture, business and industry prosper.
Purpose	NTDC brings the region together to shape and advance shared priorities that strengthen Northern Tasmania's economic, social, community, cultural and environmental development.
2029 ambition	By June 2029, NTDC is the recognised regional leadership body for Northern Tasmania - trusted by its members and partners, influential with governments and investors, and demonstrably progressing a focused portfolio of region-shaping priorities.
Values	Connected | Clear | Creative | Curious

Our four strategic priorities

1 Align and lead the region A shared regional agenda and an influential, coordinated voice.	**2 Build the evidence for better decisions** Trusted regional intelligence that strengthens policy, advocacy and investment.
3 Advance priorities into outcomes A disciplined portfolio that secures decisions, partnerships, funding and delivery.	**4 Strengthen NTDC's capability and trust** A sustainable, well-governed and high-performing organisation.

Why NTDC exists

Northern Tasmania's future depends on connecting people, places, culture, communities and industry behind a shared agenda.

Northern Tasmania has strong industrial, educational, infrastructure, natural, cultural and community assets. The region's future prosperity and wellbeing depend on more than economic growth alone: they also depend on liveable communities, cultural vitality, inclusion, resilience and a strong sense of place. These outcomes require confident and collective leadership, aligned priorities and coordinated action.

NTDC exists to harness the power of a collective Northern Tasmania. It provides a regional platform through which member councils and partners can identify shared priorities, build evidence, advocate consistently and progress initiatives whose benefits extend beyond a single organisation or municipal boundary. NTDC fosters regional development through investment in economic, social, community, natural and cultural capital - where collective action creates greater value than organisations acting alone.

Our theory of change

When Northern Tasmania agrees on a focused set of priorities, supports them with credible evidence and advances them through disciplined leadership, advocacy and project development, the region is better able to influence decisions, attract investment, strengthen communities and culture, and deliver lasting regional value.

Our values

Connected	Clear	Creative	Curious
We bring people, places and perspectives together and build trust through collaboration.	We communicate openly, define priorities and roles, and make evidence-based decisions.	We find practical and innovative ways to turn regional opportunities into outcomes.	We listen, ask questions, test assumptions and keep learning.

Our strategic choices

Whole-of-region value

We focus on issues and opportunities that materially strengthen Northern Tasmania across economic, social, community, cultural or environmental outcomes.

Focused priorities, sustained action

We pursue a limited regional agenda consistently rather than allowing the strategy to become a growing list of activities.

Evidence before advocacy

Major positions and initiatives are supported by a clear problem definition, credible evidence, benefits and risks, and a realistic pathway forward.

A clear role and accountability

For each initiative NTDC defines its role, avoids unnecessary duplication, and reports what it directly delivers and what it materially influences.

Development is broader than economics

Prosperity includes liveability, resilient communities, culture, inclusion, skills, environmental sustainability and a strong sense of place.

NTDC Strategy 2026-2029

1 Align and lead the region

Outcome by June 2029

Member councils and key economic, community and cultural partners align around a focused set of shared priorities, and NTDC is recognised as the trusted, coordinated voice for Northern Tasmania on region-shaping issues.

Strategic commitments

- Build and maintain a shared regional agenda that reflects the priorities of members and regional partners.
- Provide trusted regional leadership and a coordinated voice on issues of regional significance.
- Strengthen the relationships and governance arrangements that enable the region to act collectively.

Three-year trajectory

2026-27 | Establish	2027-28 | Embed and advance	2028-29 | Demonstrate impact
Confirm the annual regional agenda; establish the Northern Tasmania Regional Collaboration Forum and project assessment criteria; refresh advocacy and member engagement arrangements.	Use the Regional Collaboration Forum to maintain a regionally agreed hierarchy of infrastructure and community projects; deepen cross-sector ownership and coordinate advocacy and funding engagement.	Demonstrate continuity and influence from sustained regional priorities; review regional leadership arrangements and inform the next strategy.

By 2029 we will see

- Stronger alignment around regional priorities.
- Consistent and credible regional advocacy.
- Durable relationships with governments and regional partners.
- High member confidence in NTDC's leadership and value.

2 Build the evidence for better decisions

Outcome by June 2029

NTDC is a trusted regional source of evidence and insight, enabling members, governments, investors and community partners to make better decisions about Northern Tasmania.

Strategic commitments

- Establish NTDC as a trusted source of regional data, research and insight.
- Build strategic partnerships that improve access to and use of regional evidence.
- Use evidence consistently to strengthen regional decisions, advocacy and investment propositions.

Three-year trajectory

2026-27 | Establish	2027-28 | Embed and advance	2028-29 | Demonstrate impact
Agree data and research priorities and partnerships; define the regional indicator framework; establish the knowledge portal and evidence standards.	Mature the regional data hub and publish the first Northern Tasmania Regional Outlook; expand decision-useful research and briefings.	Use trend analysis to shape future priorities; review the evidence partnership model and demonstrate how NTDC intelligence has informed decisions.

By 2029 we will see

- Members and partners routinely use NTDC evidence in decision making.
- Major regional positions are supported by credible analysis.
- Evidence gaps are identified early and addressed.
- Regional intelligence strengthens policy, investment and project decisions.

3 Advance priorities into outcomes

Outcome by June 2029

A focused portfolio of region-shaping initiatives progresses from opportunity to policy change, partnership, funding or delivery, creating economic, social, community, cultural and environmental value.

Strategic commitments

- Maintain a focused portfolio of initiatives that deliver significant whole-of-region value.
- Build the evidence, partnerships and propositions required to move regional priorities towards decisions and investment.
- Support delivery of initiatives where NTDC has a clear mandate, capability and value-adding role.

Three-year trajectory

2026-27 | Establish	2027-28 | Embed and advance	2028-29 | Demonstrate impact
Confirm the portfolio and project assessment process; progress regional strategic planning, workforce development, liveability, cultural and infrastructure priorities, applying population considerations across relevant initiatives.	Move viable initiatives through benefits cases, business cases, policy proposals, funding submissions and partnership decisions.	Secure and implement commitments for mature priorities; demonstrate benefits; transfer or close initiatives where NTDC's role is complete.

By 2029 we will see

- An agreed portfolio of initiatives with clear ownership and next steps.
- Priority propositions move through defined decision pathways.
- Formal policy, funding, partnership or delivery commitments are secured.
- NTDC delivery roles for agreed initiatives are funded, governed and demonstrably add value.

NTDC Strategy 2026-2029

4 Strengthen NTDC's capability and trust

Outcome by June 2029

NTDC is financially sustainable, well governed, adequately resourced and recognised as a high-performing, accountable and valued regional organisation.

Strategic commitments

- Maintain a financially sustainable, well-governed and accountable organisation.
- Build a capable, engaged and values-led team with the systems and resources required to deliver the strategy.
- Strengthen confidence in NTDC through clear communication, strong relationships and visible delivery.

Three-year trajectory

2026-27 | Establish	2027-28 | Embed and advance	2028-29 | Demonstrate impact
Secure member funding; reset planning, financial, risk and reporting systems; establish workforce and capability priorities.	Mature assurance, financial resilience, staff capability, systems and responsible digital/AI use; strengthen stakeholder communications.	Demonstrate organisational performance and trust; undertake an independent strategy review and prepare the 2029-32 strategy.

By 2029 we will see

- Clear Board oversight of strategy, finance, risk and delivery.
- Sustainable funding and disciplined financial management.
- A capable team that demonstrates Connected, Clear, Creative and Curious in practice.
- Members and partners understand NTDC's role and value its contribution.

Implementation, accountability and reporting

The strategy sets direction. The Annual Work Plan converts that direction into accountable delivery.

The core implementation principle

The Board approves a detailed Annual Work Plan each financial year. The work plan contains the tasks, milestones, timeframes, owners, budgets, risks and performance indicators that sit beneath the twelve strategic commitments.

Planning and reporting cycle

Strategy	Annual Work Plan	Quarterly dashboard	Annual report
Three-year direction, outcomes, choices and twelve commitments.	Tasks, milestones, owners, timeframes, budget, risks and agreed measures.	Progress, exceptions, decisions, risks, corrective action and upcoming milestones.	Public account of delivery, influence, value, lessons and regional context.

Board and management responsibilities

- The Board approves the strategy, Annual Work Plan, budget, risk appetite and material changes to strategic priorities.
- The CEO is accountable for implementation and for providing clear quarterly performance, financial and risk advice.
- The executive team owns work plan initiatives, milestones and measures with clear accountabilities and escalation points.
- The Member Representative Group helps shape the Strategy, Annual Work Plan and regional priorities, tests evidence and provides feedback on value and emerging issues.
- The Annual Work Plan is the primary basis for quarterly and annual performance reporting; the CEO report provides narrative and strategic context.

Approach to measurement

Detailed numerical targets are set through the Annual Work Plan once definitions, baselines and data sources are established. This keeps the strategy focused on direction while ensuring the Board has a practical, measurable performance system underneath it.

Strategic proposition

Northern Tasmania already has significant economic, community, cultural and natural strengths. NTDC's role over the next three years is to connect those strengths behind a shared agenda, support them with credible evidence and turn them into decisions, partnerships, investment and action that improve regional prosperity, wellbeing, resilience and cultural vitality.

City of Launceston - Efficiencies & Unbudgeted Costs Report - Quarter 1, 2026/27

The City of Launceston is committed to managing its resources responsibly, finding smarter ways of working and being transparent about how resources are used.

Published quarterly, this report provides an overview of some of the savings, efficiencies and new ideas being delivered across Council and the benefits they create for our community.

It also includes decisions made during the quarter that respond to emerging community needs and opportunities that were not included in the original adopted annual budget. This demonstrates where additional investment has been made, and how Council continues to balance these decisions through careful financial management and operational efficiencies.

As our approach develops, we are continuing to improve how we measure and report these outcomes. Some initiatives include early estimates and activity to date, and more detailed measures will be developed over future quarters.

What's Included

- Projects and initiatives aimed at improving services, reducing or avoiding costs and improving operational efficiency.
- Projects and initiatives that are approved or commenced during the quarter.
- Actual savings or unbudgeted costs incurred during the quarter.
- Explanations of the implications of each saving or cost increase.

What's Not Included?

- Unsubstantiated claims or savings.
- 'Savings' attributable to human resource decisions

Summary

In Quarter 1, 2026/27, Council reported nine efficiency initiatives. Three have quantified financial benefits: the Rating Framework amendment ($64,751 net benefit transferred to the Council Reserve), In-house Traffic Management (anticipated net saving of $69,900 for quarter 1) and Water Data Loggers (estimated quarter 1 savings, $2,011).

Organisation-wide capability is being developed for the use of AI, with staff reporting time efficiencies in areas such as supporting report drafting and business case development, allowing more time for higher-value work.

The remaining initiatives, including the Birchalls Play Space, BinSight, the Bin Level Sensor Trial, Internal Printing and the Irrigation Automation Trial, delivered operational improvements or cost avoidance that are yet to be fully quantified, with measures to be developed in future quarters.

No unbudgeted costs were incurred this quarter.

Efficiencies Report

The Efficiencies Report captures cost savings, efficiencies and new ideas being delivered across Council during the quarter and the benefits they create for our community.

Amendment to the 2026/27 Rating Framework

Council Meeting 3 September 2026. Agenda Item 19.3 - Amendment to the 2026/27 Rating Framework

Lead Network: All Networks

Description and service implication: Following Council's decision to cap increases in the general rate component at 20%, an organisation-wide review of the 2026/27 budget identified efficiencies, expenditure reductions and amounts that were no longer required. The savings were achieved across a range of operating budgets and projects, with adjustments selected to minimise impacts on core service delivery.

Benefit realised: $64,751 net benefit

How the saving was calculated and substantiated: The rate cap reduced forecast rates revenue by $413,889 and the subsequent budget review identified $478,640 in expenditure savings. This produced a net budget benefit of $64,751, which was transferred to the Council Reserve.

In-House Traffic Management Capability

Implemented July 2026 - Operational Saving Initiative

Lead Network: Community Assets and Design

Description and service implication: Establishing an in-house traffic management capability has reduced Council's reliance on external providers, giving Council greater control over the cost, availability and responsiveness of a service that supports the delivery of works across the city.

Benefit realised: Anticipated net saving of $69,900 for quarter 1.

How the saving was calculated and substantiated: In 2025/26, the average traffic management cost was $65,000 per month delivered by external contractors. In Q1 2026/27 the average cost was $41,700 per month delivered by internal teams.

Water Efficiency Program – Water Data Loggers

Expansion and upgrade water data loggers in June 2026 - Operational savings from 1 July 2026

Lead Network: Strategy and Innovation

Description and service implication: Monitoring of water usage across Council assets via water data loggers and web-based monitoring dashboard. Irregular usage spikes typically indicate a leak which previously would go undetected. Leaks were detected in Q1 at St

Leonards Sports Centre (several during Q1), Launceston Waste Centre and Elizabeth St Toilets.

Benefit realised: Estimated total $2,011 for quarter 1.
Breakdown:
St Leonards Sports Centre 18kL/day or $1,934 per quarter
Elizabeth St Toilets – not logged due to faulty pulse lead. Based on a typical infrastructure set up of this kind, savings are estimated to be 0.720kL/day or $77 per quarter

How the saving was calculated and substantiated: The Water Data Logger dashboard provides flow volumes for each meter at 15-minute intervals, along with associated costs in litres per minute, enabling early detection and intervention.

The methodology used by previous consultants assumes that, without the loggers, leaks could remain undetected for an extended period due to the size and complexity of Council's water network and the large number of assets managed across the municipality. Annualised savings are therefore calculated on the basis that a leak continues for up to 12 months before detection.

While some leaks may be detected through a quarterly bill review or a community report via Snap Send Solve, the resulting reduction in savings is offset by the loggers' ability to detect invisible leaks early, which would otherwise go unnoticed for a long time and often cause significant structural damage.

AI Enablement

Use of AI – Operational Saving

Lead Network: All Networks

Description and service implication: Council is building organisation-wide AI capability, with 402 employees completing AI learning modules and accessing support. AI is used as a tool to support staff, with people remaining responsible for the quality and accuracy of their work.

Benefit realised: Several staff have reported time savings across multiple areas, including the development of reports and business cases, allowing more time to be spent on high-value work and supporting better service outcomes for the community.

Birchalls Play Space – Footing Redesign

Operational Improvement and Cost Avoidance

Lead Network: Community Assets and Design

Description and service implication: Structural Engineer and Architect identified an opportunity to redesign footings for the main climbing structure for the Birchalls play space, substantially reducing the depth of the footings and associated excavation. There were no direct financial savings due to the contract already being awarded, however there is potential cost avoidance by reducing heavy excavation and interference with complex underground services, positive environmental impacts with reduced heavy vehicle usage, noise pollution,

concrete manufacture, and steel reinforcing manufacture, also engineered out some OH&S risk with deep excavations.

Benefit realised: Unquantified cost avoidance.

Internal Printing

Internal Administration Operational Improvement - implemented 29 June 2026

Lead Network: Delivery & Performance
Description and service implication: FollowMe printing is a secure print management feature that allows users to send print jobs to a centralised virtual print queue rather than selecting a specific printer. Users can then release their print jobs from any compatible network printer by authenticating with their credentials or access card. This provides flexibility, improves document security, reduces unnecessary printing and helps minimise printing costs and waste.

Benefit realised: While cost savings may not directly be incurred, improvement measures will be reported at the end of the financial year which include:

- Eliminates uncollected print waste (traditionally up to 30% of standard print jobs are never picked up).
- Estimated reduction in paper consumption by 10% to 20% through mandatory rules like duplex or forced monochrome printing.

Irrigation Automation Trial

Operational Improvement & Operational Saving

Lead Network: Strategy and Innovation & Community Assets and Design

Description and service implication: A trial of irrigation automation using real time weather data has been initiated during the first quarter of the 2026/27 financial year. The trial covers six Council sites including playgrounds, sports fields, civic spaces and general public open spaces. Water usage, time savings, fault reporting and other aspects will be measured over a 12-month period to inform whether the technology should be expanded further.

Benefit realised: To be assessed in Q4 2026/27. Financial savings are expected with a reduction in the amount of water used. Initial observations also indicate that there will likely be significant time savings as well as improved grass surfaces.

Recycling Contamination Data Platform

Operational Improvement

Lead Network: Strategy and Innovation

Description and service implication: As part of Annual Plan Action S9, *Pilot opportunities for undergraduates to work on Council innovation and technology projects*, the City of Launceston partnered with the University of Tasmania's School of Information and Communication Technology to provide final year students with a real-world Council challenge.

The students were asked to explore ways to better understand and reduce contamination in recycling and FOGO collections. Working closely with Officers and drawing on operational insights and industry experience from Veolia, the students developed BinSight, an award winning data analytics platform that brings together waste data, interactive dashboards and community education tools to support improved recycling outcomes.

Benefit realised: A key operational benefit for Council is the ability for the Waste Team to quickly and accurately identify where recycling contamination is occurring, allowing resources and community education efforts to be targeted where they are most needed.
The platform also provides a practical way to measure the effectiveness of education initiatives over time, helping Council understand what is working and where further intervention may be required.

Bin Level Sensor Trial

Operational Improvement

Lead Network: Strategy and Innovation & Community Assets and Design

Description and service implication: Council recently completed a 12-month trial of smart bin level sensors, with nine sensors installed across a range of public locations to test whether real-time fill data could improve waste collection efficiency.

The trial found the technology to be reliable, low cost and easy to deploy, with the highest value at remote and irregularly used locations where staff would otherwise need to physically inspect bins.

Benefit realised: The review identified approximately 70 hours of operational time savings during the trial. Benefit was limited at high-use sites such as Riverbend Park and the CBD, which already require frequent servicing. These findings will help Council identify the sites where future sensor deployments are likely to have the greatest impact.

Unbudgeted Costs Report

This section reports costs incurred in quarter 1 that were not included in the original adopted annual budget, including those that responded to emerging community needs and opportunities. It shows where Council has invested additional funds and how these decisions are balanced through careful financial management and operational savings.

Unbudgeted costs this quarter: Nil to report
There were no Council decisions incurring unbudgeted costs in Q1.

Tasmanian Electoral Commission

2026 LOCAL GOVERNMENT ELECTIONS

Certificate of Election

Launceston City Council

In accordance with the Local Government Act 1993 I have declared the following candidates elected to the positions shown below.

9 Councillors

Elected for a period of 4 years

Matthew GARWOOD
Joe PENTRIDGE
Susie CAI
Andrew PALMER
Tim WALKER
Kyle BARRETT
Rose DIAMOND
Alex BRITTON
Melissa ANDERSON

Mayor

Elected for a period of 4 years

Matthew GARWOOD

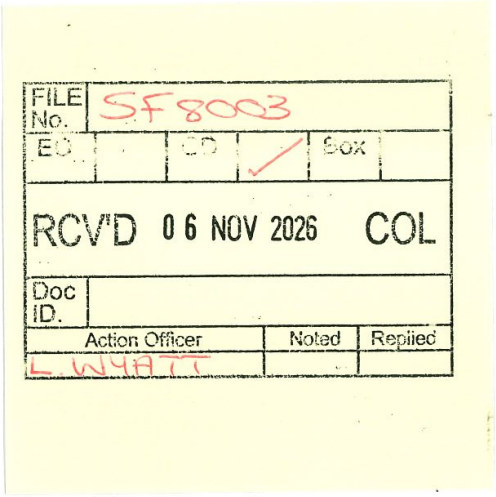
Deputy Mayor

Elected for a period of 4 years

Susie CAI

Michael Leyden RETURNING OFFICER

4 November 2026


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Doc ID.
Action Officer
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Replied
L WYATT