

## **ORDINARY COUNCIL - 9 July 2026 Attachments**

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**From:** "Robin Mark Smith" <robinmarksmith@hotmail.com>  
**Sent:** Wed, 1 Jul 2026 23:22:50 +1000  
**To:** "Contact Us" <contactus@launceston.tas.gov.au>  
**Subject:** QON

Dear Sir/Madam,

Reference - Public Questions-On-Notice for Council General Meeting of 9th July 2026

Please find attached the following questions around Public Safety Incidents at the St John Street Bus Interchange for consideration at the next available meeting:

**Question 1.**

Would council provide the details of noteworthy incidents as recorded by council employed security officers at the St John Street bus interchange between March and the present day?

Please indicate (i) at which bus stop at the interchange (or side of St. John Street), (ii) number of recorded incidents and, (iii) the nature be it anti-social behaviour, disturbance, aggression, alcohol or drug abuse, violence, vandalism, etc.

**Question 2.**

From the above, please provide numbers of:

1. • such incidents for which Tasmania Police were contacted,
2. • threats made against security personnel,
3. • incidents relating to surrounding businesses or Metro Tasmania staff.

Thank you,

Yours faithfully,  
Robin Smith

**From:** [REDACTED]  
**Sent:** Wed, 1 Jul 2026 23:53:48 +1000  
**To:** "Contact Us" <contactus@launceston.tas.gov.au>  
**Subject:** QON

Dear Sir/Madam,  
Please accept Questions-On-Notice for the next General Council Meeting.

**Question 1.**

What was the process in deciding to make the first hour of parking free at the Elizabeth Street, CH Smith, Paterson Street East, and Paterson Street West multi-story carparks?

**Question 2.**

What is the total annual revenue forgone in giving the first hour free?

Thank you,  
Yours faithfully,  
Robin Smith

**TITLE:** DA0202/2026 - Business and Professional Services - Change of use to consulting rooms, including associated works, at 160-172A Bathurst Street, Launceston

**FILE NO:** DA0202/2026

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

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

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**ATTACHMENT ONE:**

**3. PLANNING SCHEME REQUIREMENTS**

**3.1 Zone Purpose**

**17.0 Commercial Zone**

The purpose of the Commercial Zone is:

17.0.1 To provide for retailing, service industries, storage and warehousing that require:

- (a) large floor or outdoor areas for the sale of goods or operational requirements; and
- (b) high levels of vehicle access and parking for customers.

17.0.2 To provide for a mix of use and development that supports and does not compromise or distort the role of other activity centres in the activity centre hierarchy.

**Consistent**

The site has limited opportunity for uses that are specified in Purpose Statement 17.1.1 and included as permitted in 17.2 Use Table, there is also limited space on the site to provide both for a large floor area and a high level of parking.

In response to 17.1.2, the proposal provides for a mix of use and development that is consistent with its proximity to Launceston as the Principal Activity Centre. The proposal is considered to be consistent with the purpose of the Commercial Zone.

**17.3.1 All uses**

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

**Consistent**

The proposed use does not cause an unreasonable loss of residential amenity to residential zones.

A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living 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.

**Relies on Performance Criteria**

The proposed hours of operation are from 6.00am on weekdays and 7.00am on weekends, closing at 8.30pm. As the site is within 50m of the Inner Residential Zone the application is required to be assessed in response to the Performance Criteria.

P1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General

Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to:

- (a) the timing, duration or extent of vehicle movements; and
- (b) noise, lighting or other emissions.

**Complies**

The criteria requires that there is no unreasonable loss of amenity to the nearby residential zones.

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'*

Unreasonable is considered to be immoderate or exorbitant. The proposed hours are one hour more than what is permissible under the Acceptable Solution.

This specific area can be considered inner city within the context of Launceston. The subject site and properties to the west and long Frankland Street are zoned Commercial. To the south-west over Bathurst and Wellington Streets, and less than 50m the north along Bathurst Street is more commercially zoned land. Further around is inner residential land. The amenity is not that of straight residential uses noting the mixed commercial nature within the immediate vicinity.

The applicant provided a traffic impact assessment by a qualified traffic expert. The report is further considered in subsequent provisions of the scheme assessment. For the purpose of compliance with this clause, the use will generate up to 580 vehicle movements per day, dispersed within business operating times.

Vehicle accesses would be predominantly accessing the site through the Commercial Zone on Frankland Street and Crown Street. Egress will be available via Crown Street, either south towards Frankland Street, or north following Crown or turning onto Twining Street, and further onto Bathurst or Margaret Street. Ultimately, some residential streets will disperse traffic associated with the proposal.

It is not unusual that a commercial zone would have a tenancy that generates vehicle movements. Whilst the traffic generation may at surface level appear significant, due to the access/egress of the site, and its location to allow easy access to main roads, the majority of traffic will not unreasonably disrupt the amenity of surrounding residential uses. This is further supported with the vehicle movements being dispersed over the course of 14.5 hours, and the existing busy nature of Frankland Street, Margaret Street, and Bathurst Street. Ultimately, the timing, duration, and extent of traffic movements is appropriate for a commercial site in this location, as not to cause an unreasonable loss of amenity to nearby residential zones.

Furthermore, no amplified music is proposed, with acoustic insulation proposed. Lighting will be contained for security purposes only, and no other emissions that may effect surrounding residential zones proposed.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| Hours of operation have been considered and conditioned to allow the proposed increase in times, including up until specified times within the Acceptable Solution, ensuring no unreasonable loss of amenity.                                                                                                                                                                                                                                                                            |
| The proposal complies with the performance criteria.                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>A2 External lighting for a use, excluding Natural and Cultural Values Management or Passive Recreation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must:</p> <p>(a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and</p> <p>(b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.</p> |
| <p><b>Complies</b></p> <p>The site is within 50m of the Inner Residential Zone. An external lighting plan has not been provided, however illuminated signage has been proposed. Conditions are imposed ensuring lighting will only operate in accordance with the standard, and any security lighting is baffled. These conditions will ensure compliance with the Acceptable Solution.</p>                                                                                              |
| <p>A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must be within the hours of:</p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>                                                                            |
| <p><b>Complies</b></p> <p>The site is within 50m of the Inner Residential Zone. The use does not require commercial vehicles, however if any are occasionally required the hours of operation are capable of being conditioned to allow for commercial vehicles complying with the Acceptable Solution.</p>                                                                                                                                                                              |

### 17.3.2 Discretionary uses

|                                                                                                                                                                                                                                                                                                                                                                                                 |
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| That uses listed as Discretionary do not compromise or distort the activity centre hierarchy.                                                                                                                                                                                                                                                                                                   |
| <p><b>Consistent</b></p> <p>The proposed use is for a partial change of use to Business and Professional Services, which is discretionary in the zone. The proposal is not considered to compromise the activity centre hierarchy as it is located on the edge of the Launceston Central Area and contributes to the function of Launceston as the Principal Activity Centre.</p>               |
| A1 No Acceptable Solution.                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Relies on Performance Criteria</b>                                                                                                                                                                                                                                                                                                                                                           |
| <p>P1 A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the size and scale of the proposed use;</p> <p>(c) the functions of the activity centre and the surrounding activity centres; and</p> <p>(d) the extent that the proposed use impacts on other activity centres.</p> |
| <p><b>Complies</b></p> <p>The proposed use is described in the application as Business and Professional Services use class for consulting rooms with associated training area. The proposal</p>                                                                                                                                                                                                 |

includes a large open shell space, which retain the existing use of the site as service industry.

The proposal is considered for its impacts on the activity centre hierarchy in response to the criteria in consideration of the definition of 'activity centre hierarchy' as follows:

*means the activity centre network or hierarchy referred to in a relevant regional land use strategy.*

Where the Northern Tasmanian Regional Land Use Strategy (RLUS) identifies the site as on the edge of the Launceston Central Area, the principal activity centre in the region. The RLUS defines the role of the Principal Activity Centre to be as follows:

- *The primary hub for Northern Tasmania, the region and the Greater Launceston Area in terms of business, government administration, leisure, entertainment and tourism services providing a comprehensive range of services and facilities including public transport.*
- *Provides high level of public amenity and quality urban design in both building design and provision of public spaces.*

The following responses are provided in response to the criteria.

- a) The characteristic of the site is that the existing building form is developed for commercial activities, with limited parking provided. There is potential contamination of the land, and, while not heritage listed, the land has been identified as having local heritage values for its industrial form. The site is in close proximity to the hospital, and various other commercial uses, with boundaries to residential development. The inner city site is well connected to the city with its location on Bathurst Street.

The existing use on the site includes an activity that would be considered with respect to C9.0 Attenuation Code for activities with the potential to cause emissions.

Particularly as the site adjoins sensitive uses. The proposed use does not require assessment as an activity with potential to cause emissions.

- b) The large floor plan and open scale of the existing building is appropriate to the proposed use that requires a large open floor plan to accommodate physiotherapy equipment.
- c) The site is on the edge of the Launceston Central Area, the function of which is described in the role above. The use would contribute to the role of Launceston as the Principal Activity Centre. As Launceston is the Principal Activity Centre all others are considered to function as subsidiary activity centres.

The retention of the building is considered positive to the Council's cultural heritage, and as such contributes to building design consistent with the role of the activity centre.

- d) The proposal is not considered likely to impact on other Activity Centres. In considering these criteria, rather than compromising or distorting the Activity Centre Hierarchy, the proposal demonstrates that it consolidates and positively reinforces the role of Launceston as the Principal Activity Centre. The proposal complies with the Performance Criteria.

#### **17.4.1 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.                                                                                                                                                |
| <b>Consistent</b><br>The proposal is consistent with the objective through compliance with the Acceptable Solution.                                                                                                               |
| A1 Building height must be not more than 12m.                                                                                                                                                                                     |
| <b>Complies</b><br>The proposal includes additional plant on the site to a height of 9.3m, which is less than the height of the existing development and complies with the standard.                                              |
| A2 Building height:                                                                                                                                                                                                               |
| (a) within 10m of a General Residential Zone, Low Density Residential Zone or Rural Living Zone must be not more than 8.5m; or                                                                                                    |
| (b) within 10m of an Inner Residential Zone must be not more than 9.5m.                                                                                                                                                           |
| <b>Complies</b><br>The proposal includes additional plant on the site to a height of 9.3m, complying with the standard.                                                                                                           |
| <b>17.4.2 Setbacks</b>                                                                                                                                                                                                            |
| That building setback:                                                                                                                                                                                                            |
| (a) is compatible with the streetscape; and                                                                                                                                                                                       |
| (b) does not cause an unreasonable loss of amenity to adjoining residential zones.                                                                                                                                                |
| <b>Consistent</b><br>The proposed development does not change the existing building setbacks.                                                                                                                                     |
| A3 Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone. |
| <b>Complies</b><br>The proposed plant on the roof of the building would be setback in excess of 10m from the Inner Residential Zone.                                                                                              |
| <b>17.4.3 Design</b>                                                                                                                                                                                                              |
| That building design is compatible with the streetscape.                                                                                                                                                                          |
| <b>Consistent</b><br>The proposal is consistent with the objective through compliance with the Acceptable Solution.                                                                                                               |
| A1 Buildings must be designed to satisfy all the following:                                                                                                                                                                       |
| (a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site;                                                                                                         |
| (b) 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;                          |
| (c) roof-top mechanical plant and service infrastructure, excluding lift structures, must be contained within the roof or screened from public spaces and adjoining properties;                                                   |
| (d) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places;                                                                                                        |
| (e) provide awnings over a public footpath if existing on the site or on adjoining properties; and                                                                                                                                |
| (f) provide external lighting to illuminate external vehicle parking areas and pathways.                                                                                                                                          |
| <b>Complies</b>                                                                                                                                                                                                                   |

The pedestrian access to the building is clearly located on the Frankland Street frontage of the site. Mechanical plant is proposed on the roof of the building and will be screened.. The proposal does not include any security shutters or grilles and there are no awnings over adjoining public footpaths and so therefore it is not required for the proposal. A condition is considered appropriate to ensure that lighting is provided to the external vehicle parking areas.  
The proposed building satisfies the standard and complies with the Acceptable Solution.

#### 17.4.6 Landscaping

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

##### **Consistent**

The proposal is consistent with the objective through compliance with the Acceptable Solution.

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

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

##### **Complies**

No change is proposed to the existing setbacks of the building, which includes development to the frontage on both Frankland Street and Crown Street in compliance with the standard.

#### C1.0 Signs Code

The purpose of the Signs Code is:

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

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

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

##### **Consistent**

The proposal includes three (3) internally illuminated wall signs as follows:

1. Frankland Street, South Elevation - 5.8m wide x 2.1m high.
2. Bathurst Street, East Elevation - 7.7m wide x 1.2m high.
3. Crown Street, West Elevation - 7.7m wide x 1.2m high.

The proposed signs are considered to be consistent with the purpose of the signs code.

#### 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.

##### **Consistent**

The proposed signs are well designed and result in an overall reduction in the number of signs

A1 A sign must:



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <p>(a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and</p> <p>(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:</p> <ul style="list-style-type: none"> <li>(i) roof sign;</li> <li>(ii) sky sign; and</li> <li>(iii) billboard.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p><b>Relies on Performance Criteria</b></p> <p>All proposed signs are wall signs, which are in the applicable zone in Table C1.6. The proposed signs are assessed in response to the requirements as follows:</p> <p>(a) None of the signs would extend beyond the wall.</p> <p>(b) All three signs would have an area exceeding 4.5m<sup>2</sup>, requiring assessment in response to the Performance Criteria.</p> <p>(c) None of the signs would exceed 25% of the wall area.</p> <p>A response is required to the Performance Criteria.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>P1.1 A sign must:</b></p> <p>(a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and</p> <p>(b) be compatible with the streetscape or landscape, having regard to:</p> <ul style="list-style-type: none"> <li>(i) the size and dimensions of the sign;</li> <li>(ii) the size and scale of the building upon which the sign is proposed;</li> <li>(iii) the amenity of surrounding properties;</li> <li>(iv) the repetition of messages or information;</li> <li>(v) the number and density of signs on the site and on adjacent properties; and</li> <li>(vi) the impact on the safe and efficient movement of vehicles and pedestrians.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>Complies</b></p> <p>The proposed signs all exceed the dimensions specified in Table C1.6 and are considered in response to the criteria as follows.</p> <p>All proposed signs are wall signs, which are in the applicable zone in Table C1.6. The proposed signs are considered as follows:</p> <ul style="list-style-type: none"> <li>• Sign 1 - 5.8m wide x 2.1m high, area = 6.96m<sup>2</sup>; this is smaller than the existing sign on Frankland Street, which has an area of 55m<sup>2</sup></li> <li>• Sign 2 - 7.7m wide x 1.2m high, area = 9.24m<sup>2</sup>; this is marginally larger than the existing approved sign on Crown Street, which has an area of 9m<sup>2</sup>.</li> <li>• Sign 3 - 7.7m wide x 1.2m high, area = 9.24m<sup>2</sup>.</li> </ul> <p>The building is a substantial sized industrial building and the size of signage is considered appropriate to this scale. The signs face non-residential zones and would not impact on the amenity of surrounding properties. There would be a single sign on each elevation, which is not considered to be unnecessary repetition. The proposal would result in less signs on the Frankland Street elevation than there is for the existing development. The site is in an established urban area with various signage on surrounding commercial buildings. The signs will not impact on safe and efficient movement of vehicles.</p> <p>In considering the responses to the criteria the signs are compatible with the existing signs and streetscape. The proposal complies with the Performance Criteria.</p> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| 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.                                                                                                                                                                                                                                            |
| <b>Complies</b><br>The proposed signs are in excess of 2m from the Inner Residential Zone.                                                                                                                                                                                                                                                                                                                                                          |
| A3 The number of signs for each business or tenancy on a road frontage of a building must be no more than:<br>(a) 1 of each sign type, unless otherwise stated in Table C1.6;<br>(b) 1 window sign for each window;<br>(c) 3 if the street frontage is less than 20m in length; and<br>(d) 6 if the street frontage is 20m or more, excluding the following sign types, for which there is no limit:<br>(i) name plate; and<br>(ii) temporary sign. |
| <b>Complies</b><br>There would be no change to the number of wall signs on Frankland and Crown Street. There are no existing wall signs on Bathurst Street.<br><br>The proposal reduces the number of signs on Frankland and Crown Street. The number of signs facing Bathurst Street do not exceed 6. The proposal complies with the standard.                                                                                                     |

#### **C1.6.2 Illuminated signs**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| That:<br>(a) illuminated signs are compatible with the streetscape;<br>(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<br>(c) any potential negative impacts of illuminated signs on road safety and pedestrian movement are minimised.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Consistent</b><br>The proposed signs are considered to be consistent with the existing established streetscape.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| A1 No Acceptable Solution.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Relies on Performance Criteria</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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:<br>(a) the location of the sign;<br>(b) the size of the sign;<br>(c) the intensity of the lighting;<br>(d) the hours of operation of the sign;<br>(e) the purpose of the sign;<br>(f) the sensitivity of the area in terms of view corridors, the natural environment and adjacent residential amenity;<br>(g) the intended purpose of the changing message of the sign;<br>(h) the percentage of the sign that is illuminated with changing messages;<br>(i) proposed dwell time; and<br>(j) whether the sign is visible from the road and if so the proximity to and impact on an electronic traffic control device. |
| <b>Complies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

The proposed signs are all to be internally illuminated and are considered to not unreasonable impact the amenity of adjacent properties nor effect the safety of the roads.

The signs will face Frankland Street, Crown Street, and Bathurst Street. The signs are of an appropriate size for the use and location, noting the large commercial nature of the site and surrounds.

All signs are proposed to be internally illuminated, the intensity can be conditioned to manage potential impacts. The hours of the operation can be conditioned to align with the proposed opening hours. The purpose of the signs is to clearly advertise the activities of the proposed use.

The site is situated in an established commercial area with existing illuminated signs. The proposed signs are separated from adjoining residential properties and does not face them.

The signage locations are in similar positions are previous signage when considering their visibility from all roads.

In considering the responses to the criteria the illumination of signs are not considered to result in an unreasonable effect on the safety, appearance or efficiency of the road, and is considered to be consistent with the existing established streetscape. The proposal complies with the Performance Criteria.

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 proposed sign does not include flashing, animation or movement, a condition will be included on the permit for ongoing compliance.

**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**

The proposal is considered to provide appropriate parking consistent with the objectives of the code.

**C2.5.1 Car parking numbers**

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Consistent</b><br/>Sufficient parking has been provided for the site.</p> <p>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:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</li> <li>(c) the site is subject to Clause C2.5.5; or</li> <li>(d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> <li>(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</li> <li>(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:<br/> <math display="block">N = A + (C - B)</math> <p>N = Number of on-site car parking spaces required<br/> A = Number of existing on site car parking spaces<br/> B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1<br/> C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p> </li> </ul> </li> </ul> |
| <p><b>Complies</b><br/>The proposal needs to consider the existing tenancies and the proposed tenancies, including the proposed vacant tenancy. Reliance on A1(d)(ii) is required. The clause utilises a formula to ascertain the number of car parking spaces available. The formula is a mechanism to allow for a shortfall in car parking spaces where a site is already limited.</p> $N = A + (C - B)$ <p>A = Number of existing on site car parking spaces. There are six known existing car parking spaces.</p> <p>B = Number of spaces for the existing use or development:</p> <ul style="list-style-type: none"> <li>1. Existing vacant (General Retail and Hire) - 480sqm <ul style="list-style-type: none"> <li>a. 1 space per 30sqm = 16</li> </ul> </li> <li>2. Existing vacant (Business and Professional Services) - 132sqm <ul style="list-style-type: none"> <li>a. 1 space per 30sqm = 4</li> </ul> </li> <li>3. Existing vacant (Service Industry) - 1,273sqm <ul style="list-style-type: none"> <li>a. 1 space per 80sqm = 16</li> </ul> </li> </ul> <p>Total: 36</p> <p>C = Spaces required for the proposed use:<br/> Keiser (Business and Professional Services) - 750sqm<br/> 1 space per 30sqm = 25<br/> Proposed vacant (Service Industry) - 523sqm</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

1 space per 80sqm = 7

$N = 6 + (32-36)$

$N = 6 + (-4)$

$N = 6 + -4$

$N = 2$

The total number of car parking spaces required is two. As 34 have been provided, the standard is met.

#### **C2.5.2 Bicycle parking numbers**

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

##### **Consistent**

Appropriate bicycle parking has been provided.

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 2 spaces per 8 practitioners. Based on 9 practitioners, 2 spaces are required and have been provided.

#### **C2.5.3 Motorcycle parking numbers**

That the appropriate level of motorcycle parking is provided to meet the needs of the use.

##### **Consistent**

The proposal is consistent with the standard through compliance with the Acceptable Solution.

A1 The number of on-site motorcycle parking spaces for all uses must:

- (a) be no less than the number specified in Table C2.4; and
- (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.

##### **Complies**

Table C2.4 requires that when providing 21-40 car parking spaces, 1 motorcycle space is required. As two have been provided, the standard is met.

#### **C2.6.1 Construction of parking areas**

That parking areas are constructed to an appropriate standard.

##### **Consistent**

The proposal is consistent with the standard through compliance with the Acceptable Solution.

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.                                                        |
| <b>Complies</b><br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Consistent</b><br>The proposal is consistent with the standard through compliance with the Acceptable Solution.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| A1.1 Parking, access ways, manoeuvring and circulation spaces must either:<br>(a) comply with the following:<br>(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;<br>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;<br>(iii) have an access width not less than the requirements in Table C2.2;<br>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;<br>(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;<br>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and<br>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or<br>(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6. |
| <b>Complies</b><br>The proposed driveway, parking spaces, access ways, manoeuvring, and circulation spaces will 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| A1.2 Parking spaces provided for use by persons with a disability must satisfy the following:<br>(a) be located as close as practicable to the main entry point to the building;<br>(b) be incorporated into the overall car park design; and<br>(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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Complies</b><br>The existing parking area accessed from Frankland Street is proposed to include a configuration that includes parking spaces for persons with a disability that complies with the standard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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

|       |
|-------|
| That: |
|-------|

|                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(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;</p> <p>(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and</p> <p>(c) the number of accesses minimise impacts on the streetscape.</p> |
| <p><b>Consistent</b><br/>The proposal is consistent with the standard through compliance with the Acceptable Solution.</p>                                                                                                                                                                                                                                                                                  |
| <p>A1 The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p> <p>(b) no more than the existing number of accesses, whichever is the greater.</p>                                                                                                                                                                                                                       |
| <p><b>Complies</b><br/>The proposal reduces the number of accesses on both Frankland Street and Crown Street from two to one in compliance with the standard.</p>                                                                                                                                                                                                                                           |

#### C2.6.5 Pedestrian access

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>That pedestrian access within parking areas is provided in a safe and convenient manner.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>Consistent</b><br/>Pedestrian access is safe and convenient.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>A1.1 Uses that require 10 or more car parking spaces must:</p> <p>(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:</p> <p>(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or</p> <p>(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and</p> <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.</p> |
| <p><b>Relies on Performance Criteria</b><br/>The proposed use requires 10 or more parking spaces. Footpaths on the lower ground floor are 1.2m wide and do not have separation or signage complying with the standard.</p> <p>Assessment is required in response to the Performance Criteria.</p>                                                                                                                                                                                                                                                                                         |
| <p>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.</p>                                                                                                                                                                                                                                                                                                                   |
| <p><b>Relies on Performance Criteria</b><br/>The parking area accessible from Frankland Street provides a parking space for a person with a disability, a footpath has not been provided for the space.</p> <p>Assessment is required in response to the Performance Criteria.</p>                                                                                                                                                                                                                                                                                                        |
| <p>P1 Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <p>(a) the characteristics of the site;</p> <p>(b) the nature of the use;</p> <p>(c) the number of parking spaces;</p> <p>(d) the frequency of vehicle movements;</p> <p>(e) the needs of persons with a disability;</p>                                                                                                                                                                                                                                                         |

- (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**

The proposed pedestrian circulation in the existing parking area accessed from Frankland Street does not comply with footpath requirements of the acceptable solution and no footpath has been provided for the parking space for a person with a disability.

The proposed pedestrian access has been considered in response to the criteria and deemed to be safe and convenient.

The proposal seeks to redevelop an existing building for a change of use where the existing parking configuration does not comply with the standard. The nature of the proposed use requires parking for longer appointments for staff and would not have the high pedestrian volumes of some other uses.

The proposal provides the required number of parking spaces in two parking areas to reduce the frequency of vehicle movements. As identified in provided Traffic Impact Assessment, the crash history does not indicate any systemic road safety deficiencies that would be exacerbated by the development.

There is no existing footpath for persons with a disability for approved uses. The proposed accessible space is an improvement on the existing parking configuration and provides for a safe pedestrian environment in the car park accessed from Crown Street.

The parking area accessed from Crown Street provides access ways and parking aisles, however the parking area is generally a traffic calmed environment servicing only the users of the site.

Footpaths in the parking area accessed from Crown Street are proposed to be marked with linework, structural columns and wheel stops will assist with separation for improved safety.

In considering the responses to the criteria, the proposed pedestrian access would be an improvement to the existing parking area and both parking areas would provide safe and convenient pedestrian access. The proposal complies with the Performance Criteria.

**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 proposal is consistent with the objective by protecting the safety and efficiency of the road network.

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



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>Consistent</b><br/>The proposed use and development are not considered to unreasonably effect the road network.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <ul style="list-style-type: none"> <li>(a) a new junction;</li> <li>(b) a new vehicle crossing; or</li> <li>(c) a new level crossing.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>Complies</b><br/>The proposal does not require new junctions onto a category 1 road.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <ul style="list-style-type: none"> <li>(a) the amounts in Table C3.1; or</li> <li>(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>Relies on Performance Criteria</b><br/>The proposed use would result in the number of vehicles using the existing vehicle crossing on Crown Street to exceed the amount in Table C3.1, as specified in (a). (b) is not applicable. Assessment is required in response to the Performance Criteria.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any increase in traffic caused by the use;</li> <li>(b) the nature of the traffic generated by the use;</li> <li>(c) the nature of the road;</li> <li>(d) the speed limit and traffic flow of the road;</li> <li>(e) any alternative access to a road;</li> <li>(f) the need for the use;</li> <li>(g) any traffic impact assessment; and</li> <li>(h) any advice received from the rail or road authority.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>Complies</b><br/>Relating to the assessment of this proposal in particular, the provision requires that vehicular traffic to and from the site must minimise adverse effects on the safety and efficiency of the road network having consideration of the criteria.</p> <p>The applicant provided a Traffic Impact Assessment prepared by a qualified traffic expert is assist in the assessment of the application.</p> <p>The proposed development will generate up to 580 vehicles per day, breaking down to an estimated 40 vehicle movements per hour. Such movements are considered low in the context of the surrounding road network, which can readily accommodate the increase. The use will generate light vehicles, staggered throughout the day. Crown Road, the dominant road with a 50km/h which traffic will access the site is a low traffic volume road, suitable for the use and proposed traffic. No alternative access exists for the site. The use will occupy a disused warehouse, and if a supportive use for the community.</p> |

Council's traffic engineering team have reviewed the proposal and offer no objections.

The proposal complies with the performance criteria.

**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**

The proposal ensures contamination is able to be managed appropriately.

**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.

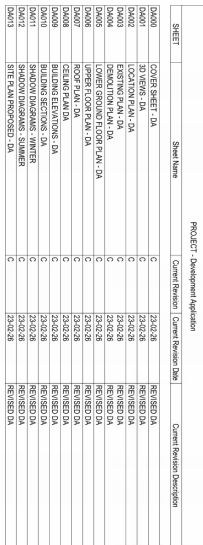
**Consistent**

The proposal is consistent with the objective through compliance with the Acceptable Solution.

A1 Excavation, excluding on land subject to the Macquarie Point Development Corporation Act 2012, must involve less than 250m<sup>3</sup> of site disturbance.

**Complies**

The proposal is for the reuse of the existing buildings and does not involve excavation exceeding 250m<sup>3</sup>. The proposal complies with the standard.

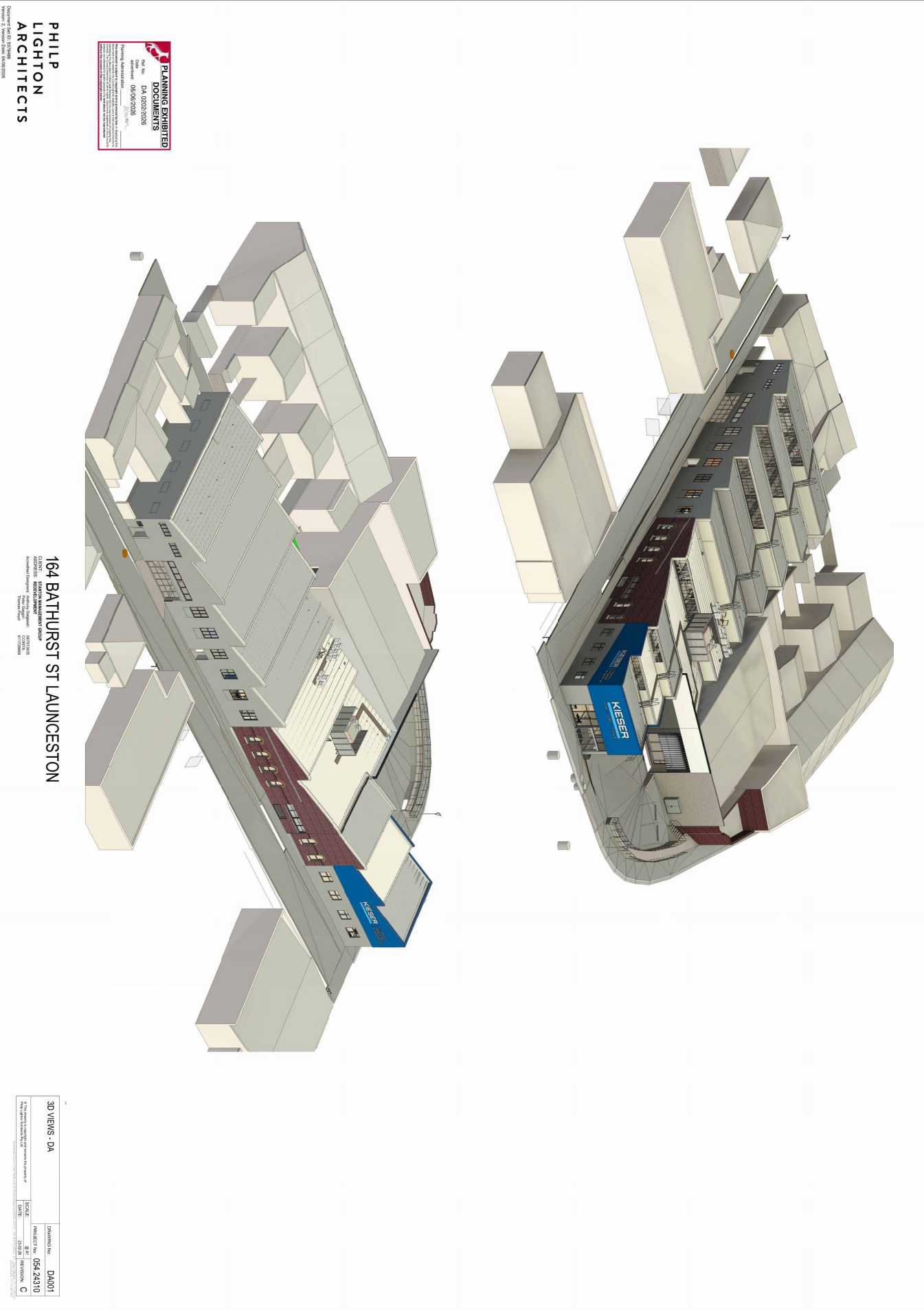


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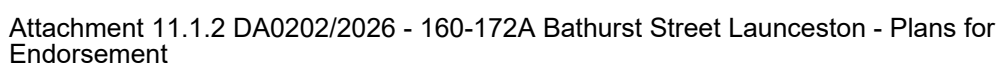
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| D0002 | COASTAL P.M., DA         | C | 25-02-26 | PERISHED DA |
| D0003 | EXPOSED P.M., DA         | C | 25-02-26 | PERISHED DA |
| D0004 | COASTAL P.M., DA         | C | 25-02-26 | PERISHED DA |
| D0005 | LOWER EXPOSED P.M., DA   | C | 25-02-26 | PERISHED DA |
| D0006 | UPPER CORNER P.M., DA    | C | 25-02-26 | PERISHED DA |
| D0007 | COASTAL P.M., DA         | C | 25-02-26 | PERISHED DA |
| D0008 | COASTAL P.M., DA         | C | 25-02-26 | PERISHED DA |
| D0009 | BUILDING ELEVATIONS, DA  | C | 25-02-26 | PERISHED DA |
| D0010 | BUILDING SECTIONS, DA    | C | 25-02-26 | PERISHED DA |
| D0011 | INTERIOR PHOTOGRAPHS, DA | C | 25-02-26 | PERISHED DA |
| D0012 | SHADOW PICTURES, SUMMER  | C | 25-02-26 | PERISHED DA |
| D0013 | SHUTTER PICTURES, SUMMER | C | 25-02-26 | PERISHED DA |

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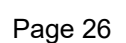








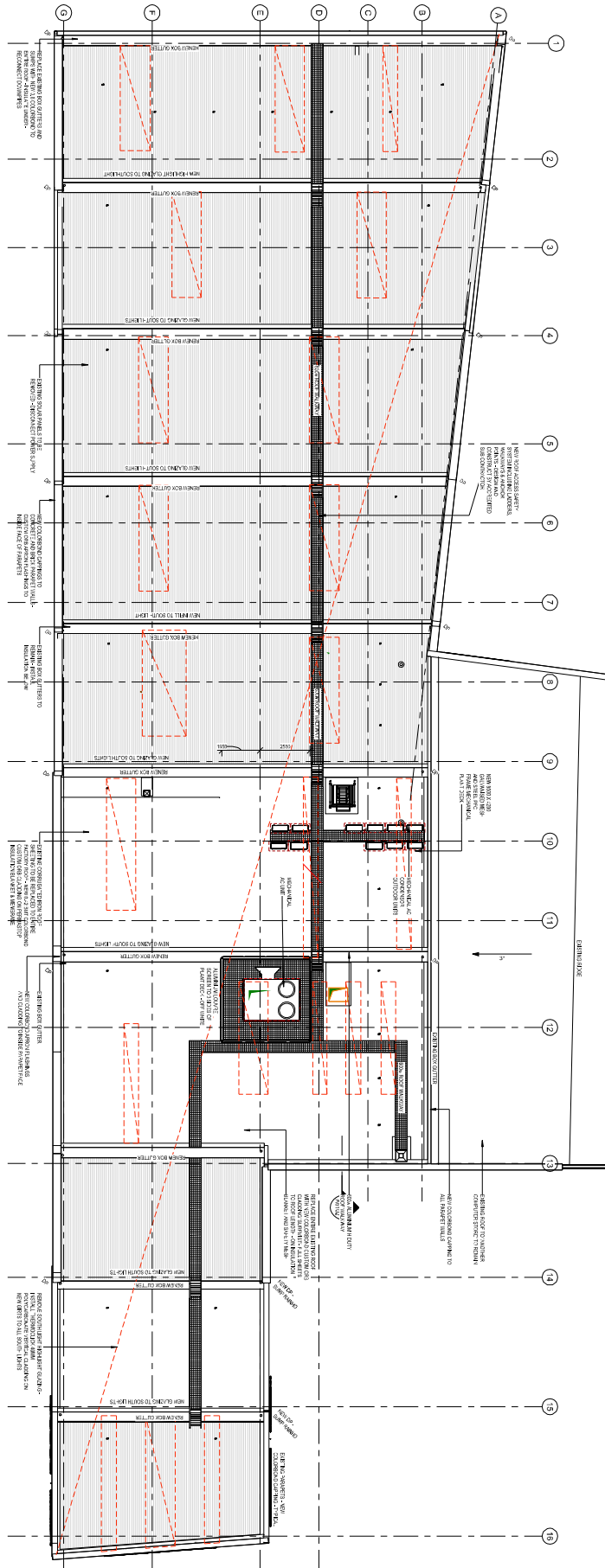








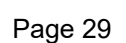
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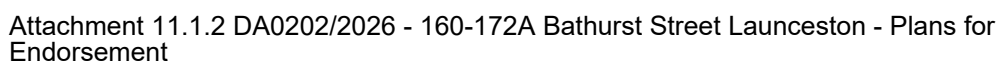
164 BATHURST ST LAUNCESTON  
CLINT STATION MANAGEMENT CO PTY LTD

**ADDRESS: RECEIVABLE**  
Accounted Designs: Anthony D'Amato  
Peter Gagliardi  
Thomas Ryz  
5670 5385  
C3667A  
611720888

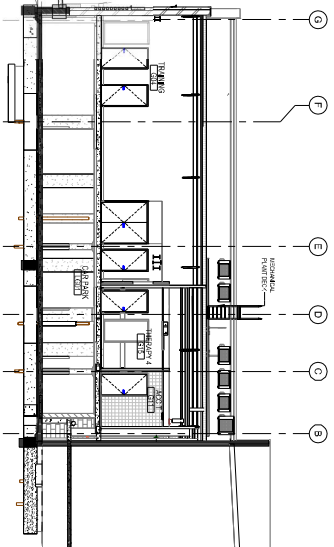
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| REVISION    | C           |          |



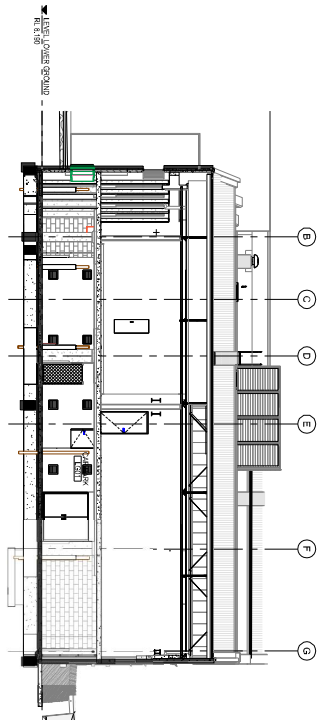




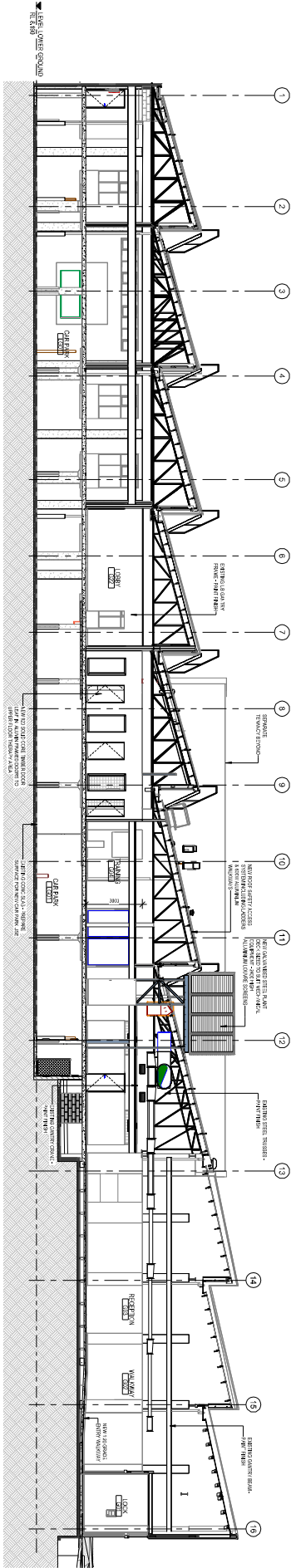
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ARCHITECTS



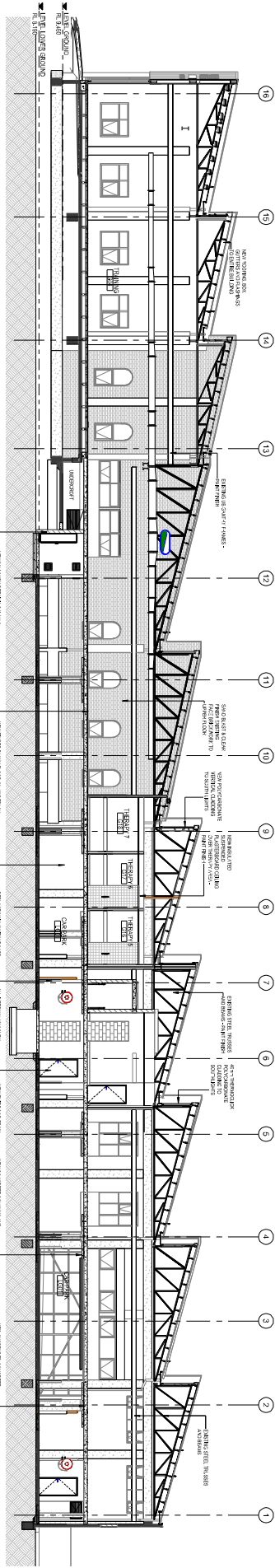
Section 1.DA



Section 2.DA



Section 3.DA



164 BATHURST ST LAUNCESTON

CLINTON  
ARCHITECTS

|                            |  |             |           |
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| BUILDING SECTIONS - DA     |  | DRAWING NO. | DA010     |
| 164 BATHURST ST LAUNCESTON |  | DRAWING NO. | 054.23.10 |
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| 164 BATHURST ST LAUNCESTON |  | DATE        | 2025      |
| 164 BATHURST ST LAUNCESTON |  | DESIGNED BY | C         |



PHILP  
LIGHTON  
ARCHITECTS

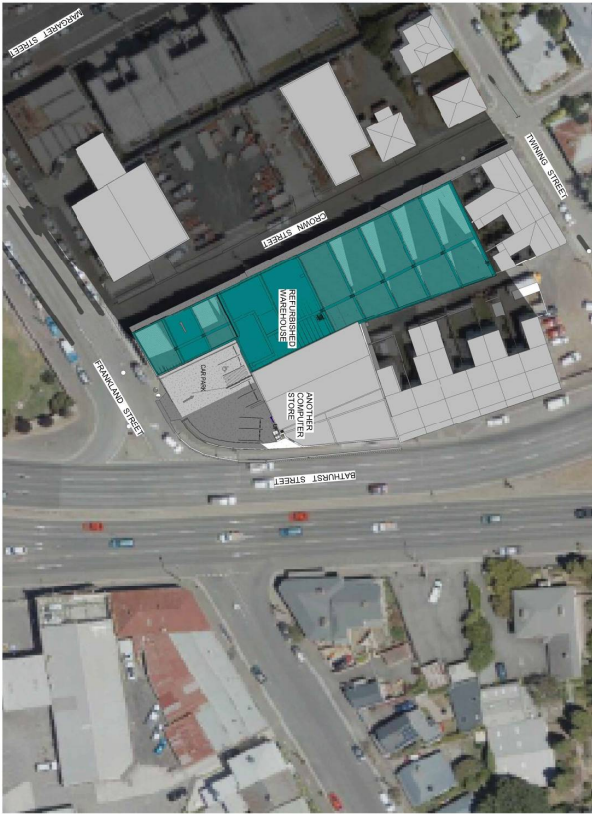


3 SHADOW DIAGRAM - 3:00 pm 21/06/2026

164 BATHURST ST LAUNCESTON

CLIENT: SHAW MANAGEMENT GROUP  
ARCHITECT: PHILP LIGHTON ARCHITECTS  
DRAWING NO: DA011  
DATE: 08/06/2026

| SHADOW DIAGRAMS - WINTER |            |
|--------------------------|------------|
| DRAWING NO:              | DA011      |
| PROJECT NO:              | 054.2310   |
| SCALE:                   | 1:500 (A1) |
| DATE:                    | 2026/06/08 |
| REVISION:                | C          |



1 SHADOW DIAGRAM - 9:00 am 21/06/2026



2 SHADOW DIAGRAM - 12:00 noon 21/06/2026



PHILP  
LIGHTON  
ARCHITECTS



1 SHADOW DIAGRAM - 9:00 am 21 12 2025



2 SHADOW DIAGRAM - 12:00 noon 21 12 2025



3 SHADOW DIAGRAM - 3:00 pm 21 12 2025



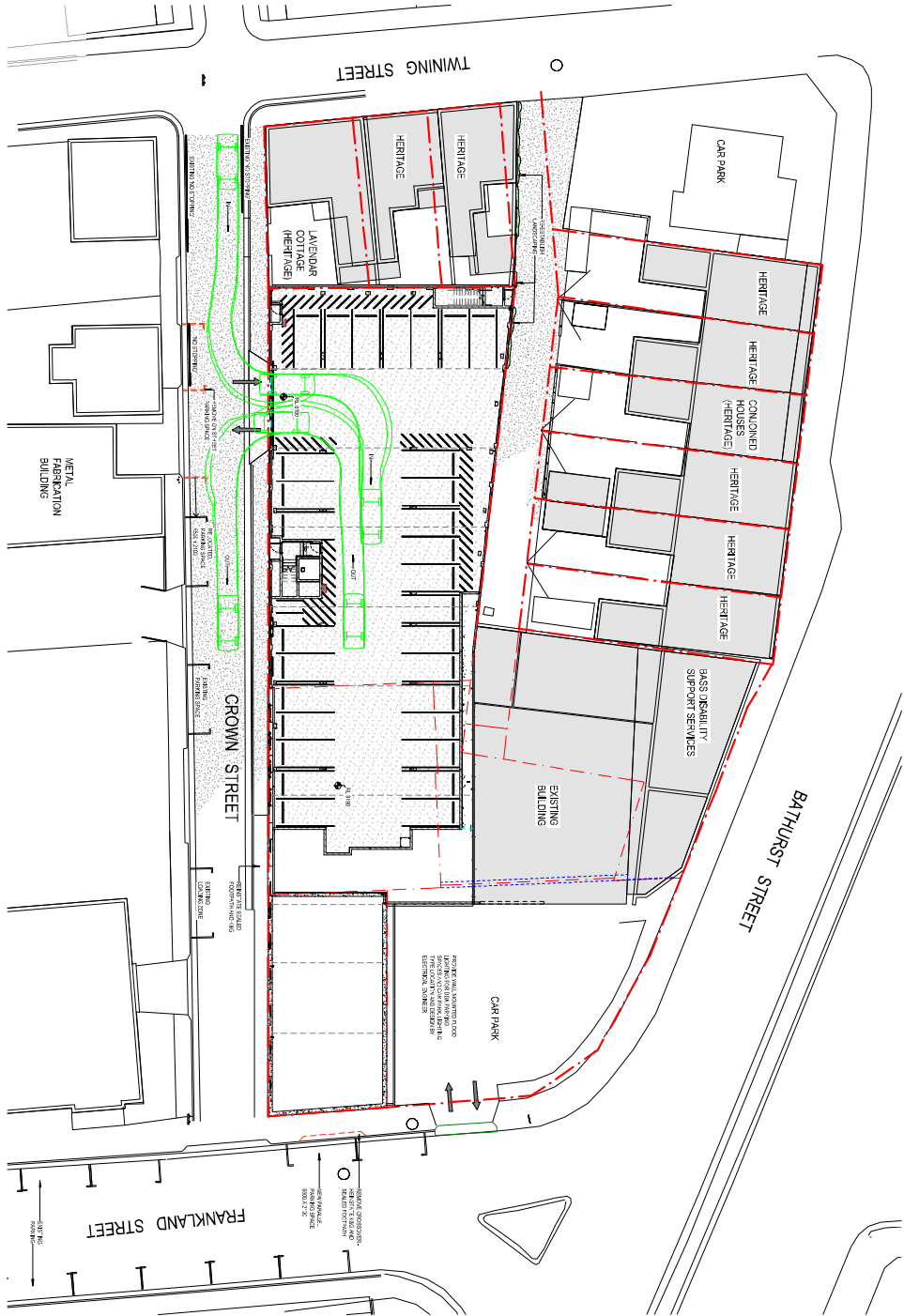
4 SHADOW DIAGRAM - SUMMER



PHILP  
LIGHTON  
ARCHITECTS



1 SITE PLAN PROPOSED - DA



164 BATHURST ST LAUNCESTON

164 BATHURST ST LAUNCESTON

| SITE PLAN PROPOSED - DA             |                  |
|-------------------------------------|------------------|
| DATE: 04/06/2026                    | SCALE: 1:200     |
| PROJECT: 164 BATHURST ST LAUNCESTON | DATE: 04/06/2026 |
| PROJECT: 164 BATHURST ST LAUNCESTON | DATE: 04/06/2026 |





**Kieser**

**164 Bathurst Street, Launceston  
Traffic Impact Assessment**

**May 2026**



CELEBRATING 18 YEARS  
2008 - 2023



Document Set ID: 5378486  
Version: 2, Version Date: 04/06/2026



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## 1. Introduction

### 1.1 Background

Midson Traffic were engaged by Kieser to prepare a traffic impact assessment for a proposed allied health and exercise therapy facility at 164 Bathurst Street, Launceston.

**Figure 1 Proposed Development**



### 1.2 Traffic Impact Assessment (TIA)

A traffic impact assessment (TIA) is a process of compiling and analysing information on the impacts that a specific development proposal is likely to have on the operation of roads and transport networks. A TIA should not only include general impacts relating to traffic management, but should also consider specific impacts on all road users, including on-road public transport, pedestrians, cyclists and heavy vehicles.

This TIA has been prepared in accordance with the Department of State Growth (DSG) publication, *Traffic Impact Assessment Guidelines*, August 2020. This TIA has also been prepared with reference to the Austroads publication, *Guide to Traffic Management*, Part 12: *Integrated Transport Assessments for Developments*, 2020.

Land use developments generate traffic movements as people move to, from and within a development. Without a clear understanding of the type of traffic movements (including cars, pedestrians, trucks, etc), the scale of their movements, timing, duration and location, there is a risk that this traffic movement may contribute to safety issues, unforeseen congestion or other problems where the development connects to the road system or elsewhere on the road network. A TIA attempts to forecast these movements and their impact on the surrounding transport network.

A TIA is not a promotional exercise undertaken on behalf of a developer; a TIA must provide an impartial and objective description of the impacts and traffic effects of a proposed development. A full and detailed





assessment of how vehicle and person movements to and from a development site might affect existing road and pedestrian networks is required. An objective consideration of the traffic impact of a proposal is vital to enable planning decisions to be based upon the principles of sustainable development.

This TIA also addresses the relevant clauses of C2.0, *Parking and Sustainable Parking Code*, and C3.0, *Road and Railway Assets Code*, of the Tasmanian Planning Scheme – Launceston.

### 1.3 Statement of Qualification and Experience

This TIA has been prepared by an experienced and qualified traffic engineer in accordance with the requirements of Council's Planning Scheme and The Department of State Growth's, *Traffic Impact Assessment Guidelines*, August 2020, as well as Council's requirements.

The TIA was prepared by Keith Midson. Keith's experience and qualifications are briefly outlined as follows:

- 30 years professional experience in traffic engineering and transport planning.
- Master of Transport, Monash University, 2006
- Master of Traffic, Monash University, 2004
- Bachelor of Civil Engineering, University of Tasmania, 1995
- Engineers Australia: Fellow (FIEAust); Engineering Executive (EngExec)

### 1.4 Project Scope

The project scope of this TIA is outlined as follows:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network.
- Provision of information on the proposed development with regards to traffic movements and activity.
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity.
- Review of the parking requirements of the proposed development. Assessment of this parking supply with Planning Scheme requirements.
- Traffic implications of the proposal with respect to the external road network in terms of traffic efficiency and road safety.

### 1.5 Subject Site

The subject site is located at 164 Bathurst Street, Launceston. The subject site, including the expanded land parcel, has historically been used for industrial and commercial purposes, comprising warehouse and light industrial activities. These uses typically involve servicing, deliveries and, at times, heavy vehicle access, reflecting the site's former industrial function. The site is currently vacant. The proposed

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development represents a transition away from these historical industrial activities to a lower-intensity, appointment-based allied health use, with traffic limited almost exclusively to light vehicles.

The subject site and surrounding road network is shown in Figure 2.

**Figure 2 Subject Site & Surrounding Road Network**



*Image Source: LIST Map, DNRE*

## 1.6 Reference Resources

The following references were used in the preparation of this TIA:

- Tasmanian Planning Scheme – Launceston, 2021 (Planning Scheme)
- Austroads, *Guide to Traffic Management*, Part 12: *Integrated Transport Assessments for Developments*, 2020
- Austroads, *Guide to Road Design*, Part 4A: Unsignalised and Signalised Intersections, 2023
- Department of State Growth, *Traffic Impact Assessment Guidelines*, 2020
- Transport NSW, *Guide to Traffic Impact Assessment*, 2024 (TfNSW Guide)
- Australian Standards, AS2890.1, *Off-Street Parking*, 2004 (AS2890.1)



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## 2. Existing Conditions

### 2.1 Transport Network

For the purposes of this report, the transport network consists of Bathurst Street, Frankland Street, Crown Street, Twining Street and Margaret Street.

#### 2.1.1 Bathurst Street

Bathurst Street forms the northbound component of the Bathurst Street / Wellington Street one-way couplet through central Launceston and performs a primary arterial function within the city road network. In this role, Bathurst Street accommodates a significant volume of through traffic while also providing access to adjoining commercial and institutional land uses.

In the vicinity of the subject site, Bathurst Street operates as a one-way, northbound carriageway comprising three traffic lanes. The road is designed to prioritise traffic movement through the corridor, with limited direct access and controlled intersection arrangements to manage safety and capacity.

Traffic data provided by the Department of State Growth indicates that Bathurst Street carries approximately 16,000 vehicles per day near the subject site, reflecting its function as a major urban arterial route within the Launceston CBD and city fringe area. Bathurst Street has a posted speed limit of 50-km/h near the subject site.

The subject site is located near the T-junction of Bathurst Street and Frankland Street, where turning movements are restricted. At this junction, only left-in and left-out movements are permitted between Frankland Street and Bathurst Street, with no right-turn or through movements available. This arrangement limits conflict points and supports the efficient operation of Bathurst Street as part of the one-way couplet system.

#### 2.1.2 Frankland Street

Frankland Street connects between High Street at its eastern end, and Hillside Crescent at its western end. It provides a local collector road function for residential, commercial and the Launceston General Hospital to the east of Wellington Street/ Bathurst Street, and residential/ commercial land use to the west of Wellington Street/ Bathurst Street.

In the vicinity of the subject site, Frankland Street operates as a two-way carriageway with a single traffic lane in each direction. Traffic speeds are consistent with an inner urban environment and reflect the street's access function rather than a strategic movement role. On-street parking and property access are present along sections of the street, contributing to variable kerbside activity and lower operating speeds compared with nearby arterial roads.

Frankland Street intersects with Bathurst Street at a four-way junction where turning movements are restricted to left-in and left-out only for both approaches of Frankland Street. The general urban speed limit of 50-km/h is applicable to Frankland Street.

Frankland Street at the Crown Street junction is shown in Figure 3.

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**Figure 3 Frankland Street**



### 2.1.3 Crown Street

Crown Street is a local street within the Launceston CBD fringe area that primarily serves adjacent residential, commercial and service-based land uses. Its function is predominantly access-based, facilitating local vehicle movements rather than carrying through-traffic between major destinations.

Crown Street is approximately 200 metres long and connects between Frankland Street at its southern end and Balfour Street at its northern end. It is two-way between Frankland Street and Twining Street, one-way (northbound flow) between Twining Street and Balfour Street. Observations indicate that traffic flow is dominant in a northerly direction.

Near the subject site, the road width varies between approximately 6.5 metres towards Twining Street and 5.5 metres towards Frankland Street. Footpaths are provided on both sides of the road except for a small section towards Frankland Street, where the eastern footpath terminates approximately 20 metres from the Frankland Street junction.

Crown Street connects with the surrounding road network via intersections with Frankland Street and Twining Street, providing indirect access to the Bathurst Street / Wellington Street one-way couplet. This arrangement limits the direct interaction between local traffic on Crown Street and the higher-volume arterial traffic carried by Bathurst Street.

To the north of Twining Street, Crown Street provides a very low-speed/ low-volume local access road function. Crown Street at the Twining Street junction is shown in Figure 4.







**Figure 4 Crown Street**



#### 2.1.4 Twining Street

Twining Street is a local residential street that connects between Margaret Street and Bathurst Street (approximately 120 metres). It has a 5 tonne load limit and provides access to a number of residential properties along its length.

Between Margaret Street and Crown Street, on-street parking is permitted on the northern side only (with "No Parking" installed on the southern side). Between Crown Street and Bathurst Street, 2-hour residential parking is provided on both sides of the road.

Twining Street is a local street within the Launceston CBD fringe area that primarily provides access to adjacent commercial, light industrial and service-based land uses. Its function is access-oriented, facilitating local circulation rather than accommodating strategic or through traffic movements. It connects between Margaret Street at its western end and Bathurst Street at its eastern end. The general urban speed limit of 50-km/h is applicable to Twining Street.

In the vicinity of the subject site, Twining Street operates as a two-way local carriageway with a single traffic lane in each direction. Traffic volumes are relatively low compared with nearby arterial roads, and operating speeds reflect the street's urban context and access role. On-street parking, driveway access and servicing activity occur along sections of the street, contributing to variable kerbside conditions typical of a local street environment.

Twining Street adjacent to the subject site is shown in Figure 5.



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**Figure 5 Twining Street**



### 2.1.5 Margaret Street

Margaret Street is a major collector road that connects between Frankland Street and Paterson Street, running parallel to and west of Bathurst Street. It provides access to a large commercial and residential catchment area, as well as providing a major through connection between West Tamar Highway and Gorge areas to areas of Launceston west and south of the CBD.

Near the subject site, Margaret Street has a pavement width of approximately 15 metres. It has two-way/two lane configuration, with on-street bicycle lanes and marked parking spaces. Pedestrian footpaths are provided on both sides. Margaret Street has predominantly residential land use near the subject site.

## 2.2 Road Safety Performance

Crash data can provide valuable information on the road safety performance of a road network. Existing road safety deficiencies can be highlighted through the examination of crash data, which can assist in determining whether traffic generation from the proposed development may exacerbate any identified issues.

Crash data was obtained from the Department of State Growth for a five-year period between 1<sup>st</sup> January 2021 and 31<sup>st</sup> December 2025 for Bathurst Street between Frankland Street and Twining Street, Crown Street, Frankland Street between Margaret Street and Bathurst Street, Twining Street and Margaret Street between Twining Street and Frankland Street.



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The findings of the crash data is summarised as follows:

Crown Street

- No crashes were reported in Crown Street.

Twining Street

- No crashes were reported in Twining Street.

Frankland Street

- 1 crash was reported in Frankland Street. The crash occurred at 8:20am on Wednesday 26<sup>th</sup> May 2021 involving a rear-end collision between two vehicles resulting in property damage only.

Bathurst Street

- A total of 18 crashes were reported during this period.
- Severity. 2 crashes involved minor injury; 2 crashes involved first aid at the scene; 14 crashes involved property damage only.
- Time of day. 14 crashes were reported between 8:00am and 4:00pm. Morning crashes were slightly dominant, with a total of 8 crashes reported between 8:00am and midday. 3 crashes were reported between 6:30pm and midnight.
- Day of week. Weekday crashes were dominant. 5 crashes were reported on Mondays; 4 crashes were reported on Tuesdays; 3 crashes were reported on Wednesdays and Fridays; 2 crashes were reported on Sundays; 1 crash was reported on a Thursday and no crashes were reported on Saturdays.
- Crash types. 11 crashes involved 'cross-traffic' collisions; 3 crashes involved 'rear-end' collisions; 2 crashes involved 'side-swipe' collisions; 1 crash involved 'other-on-path' collision.
- Crash locations. 14 crashes were reported at the Bathurst Street/ Balfour Street junction; 4 crashes were reported at midblock locations. The crash locations are shown in Figure 6.
- Vulnerable road users. No crashes involved vulnerable road users (pedestrians, cyclists, motorcyclists).

Margaret Street

- 5 crashes were reported in Margaret Street.
- Severity. 2 crashes involved minor injury; 3 crashes resulted in property damage only.
- Time of day. Morning crashes were dominant, with 4 crashes reported between 7:00am and 10:00am. 1 crash was reported at 5:15pm.
- Day of week. 2 crashes were reported on Sundays; 1 crash was reported on a Tuesday, Wednesday and Friday.
- Crash types. 2 crashes involved 'cross-traffic' collisions; 1 crash involved 'two-right-turning' collision; 1 crash involved a runaway parked car; 1 crash did not have a crash description.

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- Crash locations. 3 crashes were reported at the Margaret Street/ Frankland Street intersection; 1 crash was reported at the Margaret Street/ Twining Street intersection; 1 crash was reported at a midblock location.
- Vulnerable road users. 1 crash involved a bicycle (property damage only); 1 crash involved a motorcycle (minor injury).

Review of five years of reported crash data (January 2021 to December 2025) for the surrounding road network indicates that crash activity is predominantly concentrated on Bathurst Street, which is consistent with its function as a high-volume urban arterial carrying approximately 16,000 vehicles per day. The majority of recorded crashes occurred at the Bathurst Street / Balfour Street junction, with a smaller number occurring at midblock locations. Most crashes were of low severity, with the majority resulting in property damage only and no crashes involving vulnerable road users.

In contrast, the local street network exhibits a strong road safety performance. No crashes were reported on Crown Street or Twining Street during the assessed period, and only a single property-damage-only rear-end crash was recorded on Frankland Street. While Margaret Street recorded a small number of crashes over the same period, these were dispersed across time and location and are typical of a collector road serving a mixed residential and commercial environment.

Overall, the crash history does not indicate any systemic road safety deficiencies within the local street network that would be exacerbated by the modest, appointment-based traffic generation associated with the proposed development.

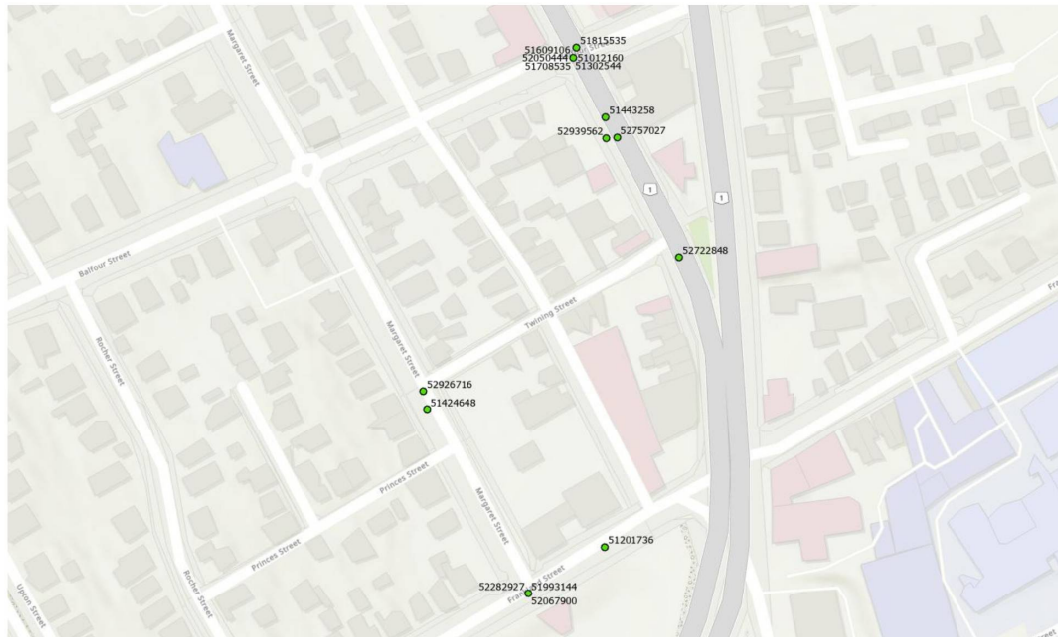


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**Figure 6 Crash Locations**



*Source: Department of State Growth*



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### 3. Proposed Development

#### 3.1 Development Proposal

The proposed development involves the adaptive reuse and refurbishment of an existing commercial building at 164 Bathurst Street, Launceston, to accommodate a Kieser allied health and exercise therapy facility. The development is primarily focused on the establishment of an appointment-based physiotherapy and supervised strength-training centre.

The Kieser facility will operate as an allied health use, providing one-to-one and supervised exercise therapy delivered by physiotherapists, exercise physiologists and exercise scientists. The facility will include treatment rooms, supervised training areas, small group rehabilitation space, reception, staff amenities and associated support areas. Client attendance is managed by appointment, with sessions typically lasting between 30 minutes and one hour.

The development also includes internal staff and administration areas that are ancillary to the Kieser operation. A portion of the building is identified as shell space for potential future tenancy; however, this area is not proposed to be occupied or operational as part of the current application. Traffic generation associated with the shell area has therefore not been assessed. For completeness, Section 5 considers the parking allocation associated with the shell area.

Vehicular access to the site will be provided via the existing access arrangements, with on-site parking accommodated within an undercroft car park. The proposal does not involve any changes to the surrounding road network or access points beyond those already approved.

The proposal includes minor modifications to the surrounding kerbside parking arrangements. One existing on-street parking space in Crown Street, located opposite the proposed car park access, will be removed to maintain safe vehicle manoeuvring and sight lines. This parking space will be effectively offset by the provision of a new on-street parking space in Frankland Street, located adjacent to the main building entrance, resulting in no net loss of on-street parking in the immediate vicinity of the site. In addition, one of the existing vehicle crossings on Crown Street will be removed and reinstated with kerb and channel.

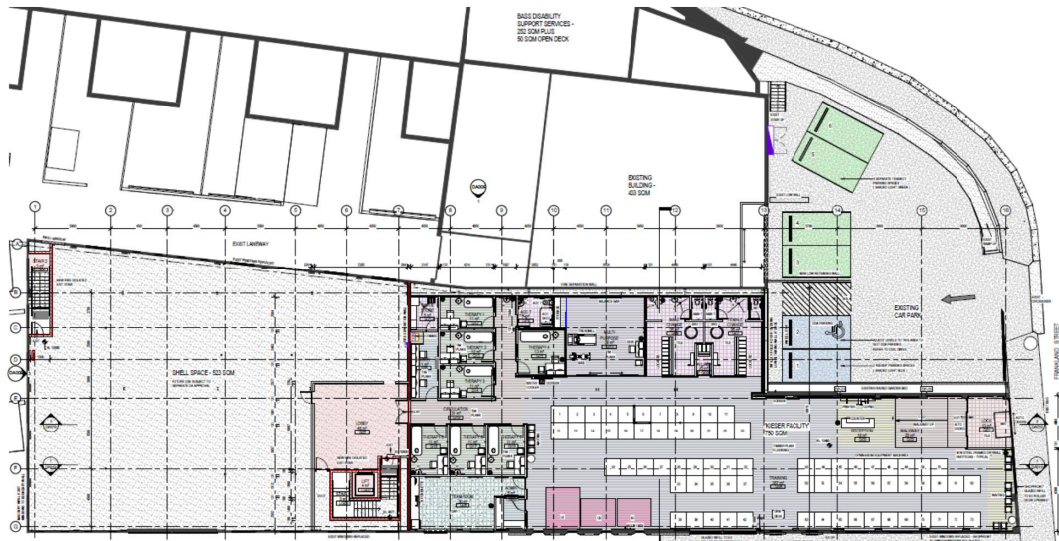
The current site is vacant, therefore from a traffic perspective, the Kieser facility represents the sole traffic-generating component of the development. All traffic generation and parking demand assessments contained within this report relate exclusively to the operation of the Kieser allied health facility.

The proposed development is shown in Figure 7 and Figure 8.

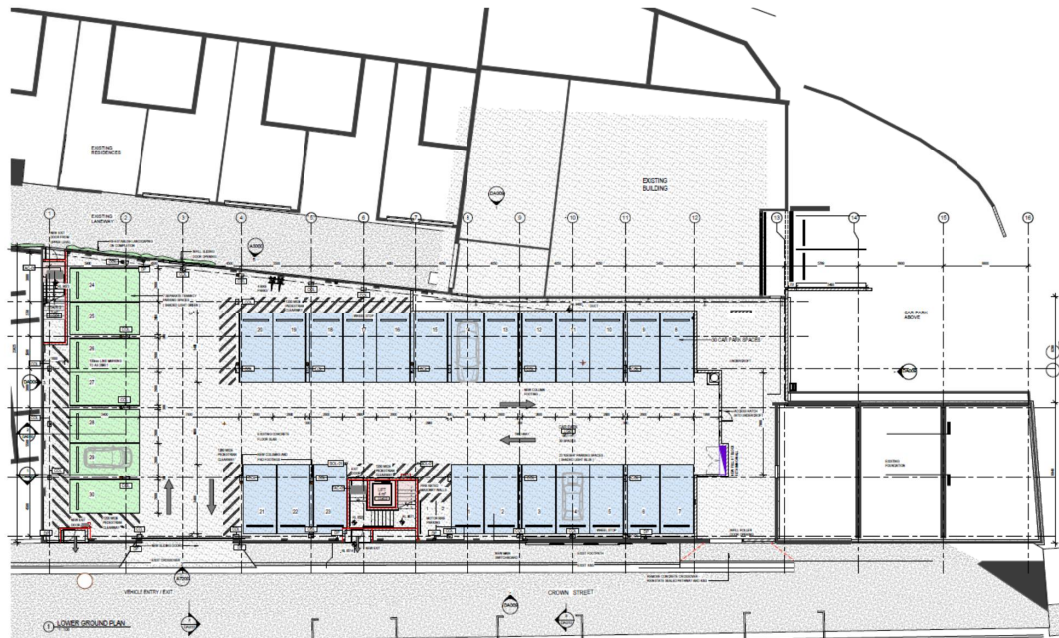




**Figure 7 Proposed Development Site Plans**



**Figure 8 Proposed Development Plans (Car Parking & Access)**



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## 4. Traffic Impacts

### 4.1 Trip Generation

#### 4.1.1 Traffic Generation Methodology and Assumptions

Traffic generation for the proposed Kieser allied health and exercise therapy facility has been estimated using first-principles assessment informed by operator advice and benchmarking from comparable Kieser clinics on the mainland.

The facility will operate between 6:00am and 8:00pm (14 hours per day) and will function as an appointment-based allied health use, with sessions typically lasting between 30 minutes and one hour. Client attendance is managed through a centralised booking system, with no casual or walk-in use.

Kieser advise that typical operating conditions are expected to involve:

- An average of 15–25 clients per hour during busy periods; and
- Approximately 10–15 staff on duty during busy operating periods, comprising physiotherapists, exercise physiologists, exercise scientists and administration staff.

Based on Kieser's experience at other locations, a conservative assumption has been adopted that approximately 80% of clients and staff travel by car, with the balance arriving by walking, cycling or public transport. The provision of end-of-trip facilities and showers supports this assumption.

Staff arrivals and departures will generally occur at the start and end of rostered shifts, rather than generating continuous turnover throughout the day. Traffic generation during operating periods is therefore primarily driven by client appointments, which are scheduled and staggered throughout the day.

#### 4.1.2 Peak Hour Traffic Generation

Applying the above assumptions:

- 15–25 clients per hour, with 80% arriving by car, equates to approximately 12–20 vehicle trips per hour (one-way) during typical busy periods.
- This is equivalent to approximately 24–40 vehicle movements per hour (two-way).

For assessment purposes, a conservative but representative design peak hour traffic generation of 20 vehicle trips per hour (one-way) has been adopted, equivalent to 40 vehicle movements per hour (two-way).

The above assessment is based primarily on client-generated traffic, which represents the dominant source of vehicle turnover during the operating day. Staff traffic will be substantially lower in turnover, as staff remain on site for extended shift periods. Allowing for staff arrivals and departures during shift change







periods, the adopted peak hour traffic generation of 40 vehicle movements per hour remains an appropriate and conservative design estimate.

#### 4.1.3 Daily Traffic Generation

The client-based traffic generation estimate equates to up to 280 client vehicle trips per day, or 560 client vehicle movements per day, under a conservative busy-day scenario.

In addition, the facility may accommodate approximately 10–15 staff on site during busy operating periods. Assuming 80% staff car use, this would equate to approximately 8–12 staff vehicles. Allowing for arrival and departure movements, staff traffic would generate approximately 16–24 vehicle movements per day.

The total daily traffic generation of the proposed Kieser facility is therefore estimated to be in the order of 580 vehicle movements per day under a conservative busy-day scenario.

#### 4.1.4 Traffic Generation Benchmarking and Check

Operational data provided by Kieser from comparable mainland clinics indicates that even at two of their largest facilities (Camberwell and South Melbourne), the busiest recorded day involved approximately 320 total visits, inclusive of training sessions, appointments and staff movements, assuming 100% car travel.

Applying the same conservative 80% car mode share adopted for this assessment equates to approximately 256 vehicle trips per day (one-way) at those larger clinics. This provides confidence that the adopted Launceston assessment figure of 280 vehicle trips per day represents a reasonable and conservative estimate of likely traffic generation.

#### 4.1.5 Summary

For the purposes of this Traffic Impact Assessment, the following traffic generation rates have been adopted for the Kieser facility:

- Peak hour: 20 vehicle trips per hour (one-way) / 40 vehicle movements per hour (two-way)
- Daily: approximately 580 vehicle movements per day (two-way), including allowance for staff movements

These estimates are considered representative of an appointment-based allied health facility and provide a conservative basis for assessing traffic and access impacts associated with the proposed development.

## 4.2 Trip Assignment

Traffic generated by the proposed development is expected to distribute through the surrounding road network in a manner consistent with the functional hierarchy and operating arrangements of nearby streets.

The majority of inbound traffic is expected to approach the site via Bathurst Street, reflecting its role as the northbound component of the Bathurst Street / Wellington Street one-way couplet and its function as





the primary arterial route through this part of Launceston. Access to the site from Bathurst Street will occur indirectly via Frankland Street, where left-in and left-out movements are permitted at the Bathurst Street junction.

Outbound traffic is expected to disperse across the local street network, with exit movements split between Frankland Street and Twining Street, depending on individual trip destinations and time of day. This distribution reflects the local circulation function of these streets and their connections to the surrounding network.

A smaller proportion of traffic is expected to access the site via Margaret Street, particularly for trips originating from or destined to areas west and south-west of the subject site. Overall, traffic distribution is expected to be well dispersed across the surrounding network, with no reliance on any single local street to accommodate development-generated traffic.

#### 4.3 Access Impacts

The proposed development includes the construction of 30 undercroft car parking spaces, accessed via the existing Crown Street vehicle crossing.

The Acceptable Solution A1.4 of Clause C3.5.1 of the Planning Scheme states "*Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than the amounts in Table C3.1*".

Table C3.1 states a maximum increase of 20% or 40 vehicles per day, whichever is greater. The existing traffic generation of the site is effectively zero due to the vacant nature of the site. The proposed development will generate up to 580 vehicles per day, which exceeds the Table C3.1 threshold. The Acceptable Solution A1 of Clause C3.5.1 of the Planning Scheme is therefore not satisfied.

The Performance Criteria P1 of Clause C3.5.1 of the Planning Scheme states:

*"Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:*

- (a) any increase in traffic caused by the use;*
- (b) the nature of the traffic generated by the use;*
- (c) the nature of the road;*
- (d) the speed limit and traffic flow of the road;*
- (e) any alternative access to a road;*
- (f) the need for the use;*
- (g) any traffic impact assessment; and*
- (h) any advice received from the rail or road authority".*



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The following is relevant with respect to the development proposal:

- a. Any increase in traffic caused by the use. The proposed development will generate a modest level of traffic consistent with an appointment-based allied health facility. Peak traffic generation is estimated at approximately 40 vehicle movements per hour (two-way), which equates to an average of one vehicle movement approximately every 1.5 minutes. This level of activity is low in the context of the surrounding road network and can be readily accommodated by the existing site access without adverse effects on safety or efficiency.
- b. The nature of the traffic generated by the use. Traffic generated by the development will predominantly comprise light vehicles, associated with staff and clients attending pre-booked appointments. Traffic arrivals and departures are staggered throughout the day due to appointment scheduling, with no expectation of surge or platoon arrivals. No regular heavy vehicle traffic is associated with the ongoing operation of the use.
- c. The nature of the road. Crown Street is a local access road that has a very low traffic volume. The nature of the road, as an access oriented road, is suitable for the proposed access arrangements associated with the proposed development.
- d. The speed limit and traffic flow of the road. Crown Street has a speed limit of 50-km/h and very low traffic volumes (in the order of 300 vehicles per day). The low volume and low speed environment are suitable for the access arrangements associated with the proposed development.
- e. Alternative access. No alternative access is considered necessary. The proposed access on Crown Street provides the safest location for vehicular movements connecting to the surrounding road network.
- f. The need for the use. The proposed development provides an allied health and exercise therapy facility, contributing to health and wellbeing outcomes for the Launceston community. The site is well located within the urban area and benefits from proximity to the arterial road network, making it suitable for the proposed use from a traffic and access perspective. It is further noted that the proposed development is located within a medical precinct, with the Launceston General Hospital and other healthcare sites situated nearby.
- g. Traffic impact assessment. This Traffic Impact Assessment has demonstrated that traffic generated by the proposed development is low in volume, well within the operational capacity of the existing access and surrounding road network, and will not result in adverse impacts on road safety or traffic efficiency.
- h. Road authority advice. No specific advice or requirements have been issued by the road authority (Council) that would preclude use of the existing site access or indicate the need for access upgrades. The development utilises an existing, established access arrangement that is appropriate for the scale and nature of the proposed traffic generation.

Having regard to the matters set out in (a) to (h) above, it is concluded that vehicular traffic to and from the site will not result in adverse impacts on the safety or efficiency of the surrounding road network. Traffic generation associated with the proposed development is low in volume, comprises predominantly





light vehicles, and is staggered throughout the day due to appointment-based operations. The existing access to Crown Street, which functions as a low-volume, access-oriented local road operating in a low-speed environment, is well suited to accommodate the proposed traffic movements. No alternative access arrangements are required, and no advice has been received from the road authority that would indicate the need for access upgrades. On this basis, the proposed development is considered to satisfy Performance Criterion P1 of Clause C3.5.1 of the Planning Scheme.

#### 4.4 Sight Distance

The available sight distance was assessed at the Crown Street access. Australian Standards, AS2890.1, provide the sight distance requirements for residential driveways. Sight distance requirements are lower for driveways compared to road junctions.

The minimum sight distance requirements for a commercial driveway access in a 50-km/h frontage road is 45 metres. The available sight distance is unobstructed on Crown Street due to the relatively straight horizontal and vertical geometry of the road. The AS2890.1 sight distance requirements are satisfied at the proposed access.

#### 4.5 Pedestrian Impacts

The proposed development is likely to generate a moderate amount of pedestrian activity in the surrounding network. The existing pedestrian infrastructure in the surrounding road network is considered adequate to cater for the likely pedestrian demands associated with the proposed development.

Footpaths are provided in all roads connecting to the subject site.

Within the car park, a series of dedicated footpaths are line marked. These connect from the Crown Street access to key areas within the proposed development.

The Acceptable Solution A1 of Clause C2.6.5 of the Planning Scheme states:

*"Uses that require 10 or more car parking spaces must:*

*(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:*

*(i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or*

*(ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and*

*(b) be signed and line marked at points where pedestrians cross access ways or parking aisles".*

The following is relevant with respect to the development proposal:



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- a. Two clearly defined pedestrian paths are provided through the car parking area. There is no separation between the path and aisles in some locations. No protective devices are proposed.
- b. Crossing locations are clearly defined.

Based on the above assessment, the proposed development does not satisfy the requirements of Acceptable Solution A1 of Clause C2.6.5 of the Planning Scheme.

The Performance Criteria P1 of Clause C2.6.5 of the Planning Scheme states:

*"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".*

The following is relevant with respect to the proposed development:

- a. Characteristics of the site. The design of the internal access will provide a very low speed and very low volume environment. This is consistent with the layout of typical commercial car parking layouts.
- b. Nature of the use. The access will be commercial in nature. The majority of users of the car park are likely to be familiar with its use.
- c. Number of parking spaces. The new car parking facilities associated with the proposed development provides 30 new undercroft parking spaces, contributing to a total site parking supply of 36 spaces.
- d. Frequency of vehicle movements. The peak traffic generation of the proposed development will be up to 40 vehicles per hour within the car park, which equates to an average of 1 vehicle movement every 1.5 minutes. This will result in a safe environment due to low risk exposure.
- e. Needs of persons with a disability. Not applicable.
- f. Location and number of footpath crossings. No footpath crossings are provided within the site. The associated pedestrian/ vehicular risk is therefore very low within the car parking area.



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- g. Vehicle and pedestrian safety. As noted in (d) above, the peak traffic generation of the proposed development will be low. The traffic volume is therefore considered to be very low, resulting in a low risk of vehicle/ pedestrian conflict within the site.
- h. Location of access ways and parking aisles. The layout of the proposed development is relatively simple and small in scale. The layout is logical and easy to interpret for both pedestrians and motorists within the site.
- i. Protective devices. No pedestrian protective devices are included in the design, or considered necessary.

Based on the above assessment, the development meets the requirements of Performance Criteria P1 of Clause C2.6.5 of the Planning Scheme.

#### 4.6 Road Safety Impacts

The potential road safety impacts of the proposed development have been assessed with regard to the existing road environment, reported crash history and the scale and nature of traffic generated by the use.

Review of five years of crash data for the surrounding road network indicates that no crashes have been reported on Crown Street or Twining Street, and only a single property-damage-only rear-end crash has been recorded on Frankland Street. Crash activity within the broader area is predominantly concentrated on Bathurst Street, which is consistent with its function as a high-volume urban arterial carrying approximately 16,000 vehicles per day. The local street network, including Crown Street, exhibits a strong road safety performance and does not display any systemic safety deficiencies.

The proposed development will generate a low volume of traffic, with peak activity of approximately 40 vehicle movements per hour (two-way), equating to an average of one vehicle movement every 1.5 minutes. Traffic will consist almost entirely of light vehicles associated with staff and clients attending pre-booked appointments, resulting in staggered arrivals and departures and avoiding surge conditions. This traffic profile is well suited to the existing access arrangements.

Vehicular access to the site is provided via Crown Street, which functions as a low-speed, low-volume, access-oriented local road. The characteristics of Crown Street, including its operating speed environment and observed traffic volumes, are appropriate for accommodating the modest level of additional traffic associated with the development. Sight distance at the access satisfies the requirements of AS2890.1, further supporting safe ingress and egress.

Having regard to the above, the proposed development is not expected to result in any adverse road safety impacts within the surrounding road network. The scale, nature and distribution of traffic generated by the development will not exacerbate existing crash patterns or introduce new safety risks, and no road safety mitigation measures are considered necessary.





## 5. Parking Assessment

### 5.1 Parking Provision

The site currently contains 6 existing on-site car parking spaces associated with the approved Office and Retail tenancies. These spaces formed part of the original approval for those uses and are therefore considered to be allocated to those tenancies.

The proposed development provides a total of 36 car parking spaces across the site, comprising 30 new undercroft parking spaces and 6 existing on-site spaces.

For the purposes of this assessment, the parking allocation across the site is proposed as follows:

- 25 spaces allocated to the proposed Kieser tenancy, comprising 23 undercroft spaces and 2 existing on-site spaces;
- 5 undercroft spaces allocated to the shell area tenancy; and
- 6 spaces allocated to the existing Office and Retail tenancies, comprising 2 undercroft spaces and 4 existing on-site spaces.

This allocation avoids any overlap or double-counting of parking spaces between tenancies and provides a clear assignment of parking supply across the site.

This arrangement maintains the effective parking provision for the existing Office and Retail tenancies, while providing a dedicated and appropriate allocation of parking for the proposed Kieser facility and future tenancy.

The car parking layout is shown in Figure 8.

### 5.2 Empirical Parking Demand

Parking demand for the proposed Kieser allied health and exercise therapy facility has been assessed using a first-principles, operational approach, informed by the known characteristics of the use, operator advice, and benchmarking from comparable Kieser facilities.

The proposed use operates on an appointment-based model, with sessions typically lasting between 30 minutes and one hour. Client attendance is managed through a centralised booking system, with no casual or walk-in use. As a result, parking demand is governed by concurrent staff and client presence, rather than gross floor area or theoretical maximum occupancy.

Kieser advise that under busy operating conditions, the facility may accommodate approximately 10–15 staff on site, comprising physiotherapists, exercise physiologists, exercise scientists and administrative staff. Client attendance is managed through an appointment-based operating model, resulting in staggered arrivals and departures throughout the day.





Based on operational information provided by Kieser and benchmarking from comparable mainland facilities, typical concurrent parking demand associated with the proposed development is estimated to be in the order of approximately 18–20 vehicles during busy operating periods.

This estimate reflects:

- Staggered appointment scheduling;
- Long operating hours;
- Overlapping staff shifts;
- Lower parking turnover associated with staff vehicles; and
- A proportion of clients and staff arriving by walking, cycling or public transport.

A conservative design peak parking demand of approximately 22 vehicles has been adopted for assessment purposes to allow for occasional overlap between peak client attendance and peak staff presence.

The proposed allocation of 25 parking spaces to the Kieser tenancy therefore provides an appropriate allowance above the expected operational parking demand associated with the use.

This estimate is supported by operational benchmarking from larger mainland Kieser clinics, where observed daily attendance levels are higher than those anticipated for Launceston, yet parking demand remains governed by controlled appointment scheduling and staggered arrival patterns rather than continuous turnover.

Overall, the empirical assessment demonstrates that parking demand generated by the proposed development is modest and predictable, and materially lower than what would be implied by generic floor-area-based parking rates. The assessment confirms that parking demand is constrained by operational factors inherent to the use and is not expected to exceed the provision of on-site parking under typical or busy operating conditions.

### 5.3 Planning Scheme Requirements

The parking assessment has been undertaken based on the proposed Kieser tenancy in isolation. The future tenancy within the shell area does not form part of this application and is not considered in this assessment.

#### 5.3.1 Kieser – Floor Area Assessment

The Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme states:

*"The number of on-site car parking spaces must be no less than the number specified in Table C2.1, 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;*



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- (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”.*

The proposed development provides 25 new on-site parking spaces for the proposed development (23 spaces within the undercroft car park and 2 existing parking spaces).

In accordance with Table C2.1, the parking demand for business and professional services is 1 space per 30 m<sup>2</sup>. Based on a tenancy area of approximately 750 m<sup>2</sup>, the theoretical parking demand is:

$$750 \text{ m}^2 / 30 \text{ m}^2 = 25 \text{ spaces}$$

The proposed allocation of 25 dedicated spaces to the Kieser tenancy therefore satisfies the Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme.

Empirical observations and operational characteristics also indicate a typical demand of approximately 18 - 20 vehicles, with a conservative design demand of 23 vehicles. The provision of 25 spaces allocated to the Kieser component therefore exceeds the likely operational demand. The provision of 25 spaces therefore not only satisfies the theoretical Planning Scheme requirement but also provides a margin above the empirically assessed peak parking demand.

### 5.3.2 Kieser – Practitioner Based Assessment

Notwithstanding the above assessment, it is acknowledged that Council may alternatively assess the parking demand associated with the Kieser facility based on the practitioner rate applicable to medical and consulting services uses under Table C2.1.

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Kieser advise that the facility may accommodate a maximum of 9 practitioners on site at any one time, comprising:

- 7 physiotherapists; and
- 2 exercise physiologists.

Applying the Table C2.1 parking rate of 4 spaces per practitioner results in a theoretical parking demand of:

- 9 practitioners × 4 spaces = 36 spaces

The proposed development allocates 25 parking spaces to the Kieser tenancy. The proposal therefore does not satisfy the numerical requirements of Acceptable Solution A1 if assessed solely on a practitioner basis.

### 5.3.3 Kieser Performance Criteria Assessment

The proposed development allocates 25 dedicated car parking spaces to the Kieser tenancy. While this does not satisfy the numerical requirements of Acceptable Solution A1 if assessed solely on a practitioner basis, the proposal is considered to satisfy the requirements of Performance Criterion P1.1 of Clause C2.5.1 of the Planning Scheme.

The Performance Criteria P1.1 of Clause C2.5.1 of the Planning Scheme states:

*"The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:*

*(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;*

*(b) the ability of multiple users to share spaces because of:*

*(i) variations in car parking demand over time; or*

*(ii) efficiencies gained by consolidation of car parking spaces;*

*(c) the availability and frequency of public transport within reasonable walking distance of the site;*

*(d) the availability and frequency of other transport alternatives;*

*(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;*

*(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;*

*(g) the effect on streetscape; and*

*(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development."*







The following is relevant with respect to the proposed development:

(a) Availability of off-street public parking

The subject site is located on the fringe of the Launceston CBD and within proximity to a range of publicly accessible parking areas associated with the broader commercial and medical precinct. Public parking opportunities are available within reasonable walking distance of the site and provide supplementary parking opportunities where required.

(b) Shared use and parking efficiencies

The operational characteristics of the Kieser facility result in parking demand varying throughout the day, rather than concentrated into short peak periods. Client attendance is managed through appointment scheduling, resulting in staggered arrivals and departures. Parking spaces are therefore efficiently utilised throughout the operating day, with multiple users occupying the same spaces at different times. This operational arrangement significantly reduces the number of spaces required compared with conventional practitioner-based parking assumptions.

(c) Availability and frequency of public transport

The site is located within an established urban area serviced by public transport routes operating along the surrounding arterial road network, including Bathurst Street and Wellington Street. The proximity of the site to the Launceston CBD and hospital precinct provides reasonable access to public transport services within walking distance of the site.

(d) Availability and frequency of other transport alternatives

The site is accessible by walking and cycling from surrounding residential and commercial areas. Bicycle parking and end-of-trip facilities are provided within the development, supporting alternative transport modes for both staff and clients.

(e) Site constraints

The proposed development involves the adaptive reuse of an existing building within a constrained inner urban site. The configuration of the existing building, surrounding road network and retained site features influence the achievable parking layout and access arrangements. Notwithstanding these constraints, the proposal provides a substantial increase in on-site parking compared with the existing site arrangement.

(f) Availability, accessibility and safety of on-street parking



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On-street parking is available within the surrounding road network, including Crown Street, Frankland Street and nearby local streets. The proposal results in a net increase of one on-street parking space in the immediate vicinity of the site through the removal of a redundant driveway crossover in Frankland Street. The surrounding road network is low speed in nature and suitable for accommodating limited on-street parking demand associated with the proposed use.

(g) Effect on streetscape

The proposed parking layout is predominantly accommodated within an undercroft parking area, minimising the visual impact of parking on the surrounding streetscape. The removal of an unnecessary driveway crossover and reinstatement of kerb and channel in Crown Street will also improve streetscape continuity and kerbside presentation.

(h) Assessment of actual parking demand

An empirical parking demand assessment has been undertaken by a suitably qualified traffic engineer having regard to the operational characteristics of the proposed Kieser facility. This assessment demonstrates that actual parking demand associated with the use is materially lower than the theoretical demand generated by practitioner-based parking rates.

The facility operates on an appointment-based model with staggered arrivals and departures throughout a 14-hour operating day. Based on operational information provided by Kieser and benchmarking from comparable mainland facilities, the typical peak parking demand is estimated to be approximately 18 – 20 vehicles, with a conservative design peak demand of approximately 23 vehicles.

Accordingly, the provision of 25 dedicated parking spaces is considered sufficient to accommodate the actual operational parking demand associated with the proposed use.

Based on the above assessment, the proposed development is considered to satisfy the requirements of Performance Criterion P1.1 of Clause C2.5.1 of the Planning Scheme.

**5.3.4 Shell Area Assessment**

A portion of the building is identified as shell area for potential future use. While the future tenancy does not form part of the current application, the site has historically been approved for service industry use within this portion of the building. Any use of the shell area approved by an existing permit is likely to be superseded by the permit for the Kieser Facility, once granted. Nevertheless, we also address the car parking requirements for the shell area for service industry below.

Based on the applicable Table C2.1 parking rate for service industry use and the floor area of the shell tenancy, a theoretical parking demand of approximately 7 spaces is generated.

The proposal allocates 5 dedicated undercroft parking spaces to the shell area tenancy.





Notwithstanding the numerical shortfall relative to the theoretical requirement, it is considered that the allocation is sufficient having regard to:

- The modest scale of the shell tenancy;
- The CBD fringe location of the site;
- The availability of surrounding on-street parking;
- The provision of a net additional on-street parking space in the vicinity of the site; and
- The unknown nature and operational characteristics of any future tenancy.

Any future occupation or intensification of the shell tenancy may require separate planning assessment depending on the nature of the future use.

#### 5.4 On Street Parking

The proposed development will result in some minor changes to the on-street parking arrangements in Frankland Street and Crown Street. These changes are outlined as follows:

- One new on-street parking space provided in Frankland Street. This parking space will replace the existing driveway crossover that is not required for the proposed development.
- One parking space will be removed in Crown Street, located opposite the proposed car park driveway. This space will be relocated a short distance south of its current location, resulting in no loss of parking within Crown Street.

No net change in nearby on-street parking therefore occurs.

#### 5.5 Car Parking Layout

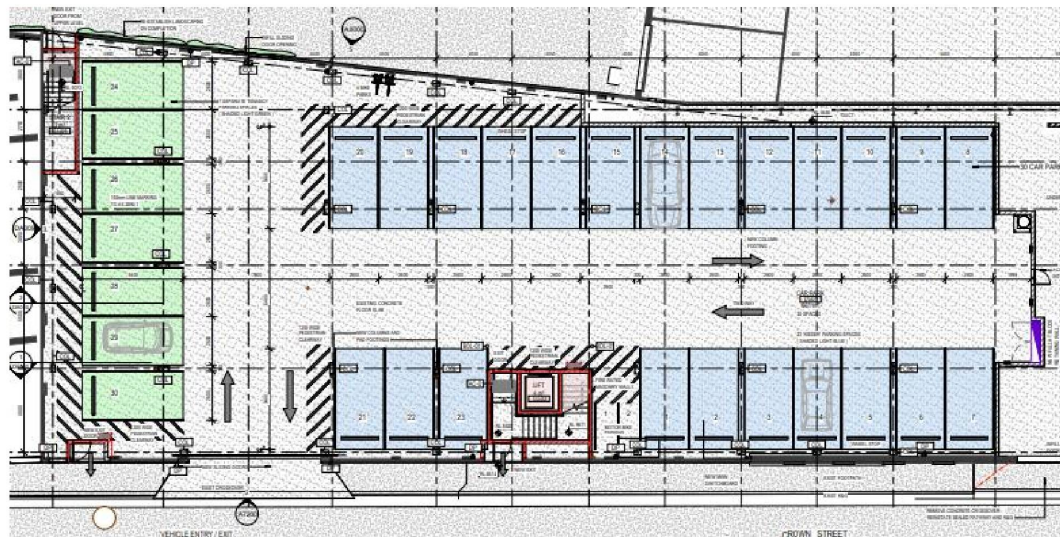
The car parking layout of the proposed development is shown in Figure 9. The existing parking of the site is shown in Figure 10. Note that the parking assigned to the proposed Kieser development are highlighted in blue. The remaining 2 spaces (also highlighted in blue) are shown in Figure 7.



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**Figure 9 Car Parking Layout**





13 14 15 16

EXIST STAIR UP

EXIST LOW WALL

4 SEPARATE TENANCY PARKING SPACES (SHADED LIGHT GREEN)

4 5 6

3 4 5 6

NEW LOW RETAINING WALL

EXIST RAMP UP

EXIST CROSSOVER

EXISTING CAR PARK

ADJUST LEVELS TO THIS AREA TO SUIT DDA PARKING. REFER TO CIVIL DWGS.

2 KIERSE PARKING SPACES (SHADED LIGHT BLUE)

DP-01 EXISTING RAISED GARDEN BED DP-01

SCREEN

MALE RANGE STOP 500

WC

LOCKERS

WHEEL STOP

DDA PARKING

1 2

10m

440

6600

6600

FRANKLAND STREET

1:66

*"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".*

The car parking layout was assessed against the requirements of A1.1(b) of Clause C2.6.2 of the Planning Scheme (Australian Standards, AS2890.1). This assessment is provided in the following sections.

#### 5.5.1 Driveway Grade

Section 2.5.3(b) of AS2890.1 states the following regarding the maximum grade of straight ramps:

- i. Longer than 20 metres – 1 in 5 (20%) maximum.
- ii. Up to 20 metres long – 1 in 4 (25%) maximum. The allowable 20 m maximum length shall include any parts of the grade change transitions at each end that exceed 1 in 5 (20%).

The maximum grade of the access is well below the maximum AS2890.1 requirements.

#### 5.5.2 Parking Grade

Section 2.4.6 of AS2890.1 states that the maximum grades within a car park shall be:

- Measured parallel to the angle of parking 1 in 20 (5%)
- Measured in any other direction 1 in 16 (6.25%)

The grades of the parking spaces are effectively level, thus complying with the AS2890.1 grade requirements.





### 5.5.3 Parking Dimensions

AS2890.1 classifies the parking spaces as User Class 1A (staff) and User Class 3 (visitors). The dimensional requirements are as follows:

- Space width                      2.6 metres – Class 3A  
                                             2.4 metres – Class 1A
- Space length                    5.4 metres
- Aisle width                        5.8 metres

All dimensions comply with or exceed AS2890.1 requirements, noting that the majority of spaces have a width of 2.6 metres, with 2 spaces having a width of 2.5 metres.

### 5.5.4 AS2890.1 Summary

The parking space dimensions generally comply with the requirements of AS2890.1. The Acceptable Solution A1.1(b) of Clause C2.6.2 of the Planning Scheme is satisfied.

### 5.6 Disabled Parking

The Acceptable Solution A1.2 of Clause C2.6.2 of the Planning Scheme states:

*"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".*

The National Construction Code provides the requirements for the number of disabled spaces. The Code classifies the building as a 'Class 5' building. This requires 1 disabled parking space for every 100 car parking spaces. This is a requirement for 1 disabled space (rounded up from 0.36 spaces), which is provided.

The disabled parking space is located as close as practicable to the building entrance of the proposed development, noting that the undercroft parking cannot provide disabled parking due to height limitations. The location of the disabled parking is shown in Figure 10.

The disabled parking provision therefore satisfies the requirements of Acceptable Solution A1 of Clause C2.6.2 of the Planning Scheme.

### 5.7 Bicycle Parking

A bicycle rack is provided within the car parking area for 4 bicycles.



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The Acceptable Solution A1 of Clause C2.5.2 of the Planning Scheme states:

*"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".*

The following is relevant with respect to the development:

- a. A bicycle parking rack for 4 bicycles is provided.
- b. For 'business and professional services', Table C2.1 requires 1 space per 500m<sup>2</sup> floor area. This is a requirement for 2 bicycle spaces. The bicycle parking requirements are satisfied.

The requirements of Acceptable Solution A1 of Clause C2.5.2 of the Planning Scheme is therefore met.

## 5.8 Motorcycle Parking

The Acceptable Solution A1 of Clause C2.5.3 of the Planning Scheme states *"The number of on-site motorcycle parking spaces for all uses must: (a) be no less than the number specified in Table C2.4; and (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained"*.

Table C2.4 requires motorcycle parking to be provided at a rate of 1 motorcycle parking spaces for each 20 car parking spaces after the first 19 spaces. This is a requirement for 1 motorcycle parking space in accordance with Table C2.4.

Two motorcycle parking spaces are provided, thus satisfying the requirements of Acceptable Solution A1 of Clause C2.5.3 of the Planning Scheme.





## 6. Conclusions

The proposed development comprises the establishment of a Kieser training facility within an existing building, supported by a reconfigured undercroft car parking area at 164 Bathurst Street, Launceston.

The development is expected to generate a modest volume of traffic associated with staff and client appointments. These movements will be distributed throughout the day and will not coincide with typical commuter peak periods. Peak traffic generation is estimated at approximately 40 vehicle movements per hour (two-way), with daily traffic generation of approximately 560 vehicle movements per day (two-way). As such, the surrounding road network has sufficient capacity to accommodate the additional traffic without adverse impact on safety or operational performance.

The subject site has historically been used for industrial and commercial purposes that would reasonably have involved servicing activity and occasional heavy vehicle access. The proposed development represents a transition away from these historical activities, with traffic associated almost entirely with light vehicles attending scheduled appointments. When combined with the relatively low traffic generation associated with the use, this represents a reduction in potential traffic intensity and conflict compared with historical site activities.

Access to the site is via an existing vehicular crossover in Crown Street. The proposal includes the rationalisation of existing access arrangements, including the closure of one driveway, which will result in minor changes to on-street parking supply and kerbside functionality. One new on-street parking space will be created in Frankland Street through the removal of an existing redundant driveway crossover, while one existing space in Crown Street opposite the proposed driveway will be relocated a short distance to maintain safe swept paths for vehicles entering and exiting the proposed car park access, and one parking space will be removed. No net change in on-street parking provision will therefore occur.

The characteristics of Crown Street are appropriate for accommodating the modest level of additional traffic associated with the development. Sight distance at the site access satisfies the requirements of AS2890.1, and the proposed development is considered to satisfy Performance Criterion P1 of Clause C3.5.1 of the Planning Scheme.

The internal car parking layout satisfies the requirements of Acceptable Solution A1.1(b) of Clause C2.6.2 of the Planning Scheme. Bicycle parking, motorcycle parking and accessible parking have also been assessed against the relevant provisions of the Planning Scheme and each satisfies the applicable Acceptable Solutions.

The proposed Kieser tenancy is supported by 25 dedicated on-site car parking spaces. The parking provision satisfies the requirements of Acceptable Solution A1 of Clause C2.5.1 when assessed on the basis of business and professional services floor area rates.

An alternative assessment based on practitioner numbers results in a higher theoretical parking demand; however, the operational characteristics of the use, including appointment-based scheduling, staggered arrivals and departures, long operating hours and empirically assessed parking demand, demonstrate that the provision of 25 spaces is sufficient to accommodate the actual operational demand associated with the



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use. On this basis, the proposal is considered to satisfy Performance Criterion P1.1 of Clause C2.5.1 of the Planning Scheme.

The parking provision also exceeds the empirically assessed demand for the use. Based on the operational characteristics of the facility, including appointment-based scheduling, staggered arrivals and departures, and a limited number of staff on site, peak parking demand is estimated to be in the order of 23 vehicles. The provision of 25 spaces therefore provides an appropriate allowance above expected demand.

The parking demand associated with the Kieser tenancy is fully accommodated within the 25 spaces allocated to the use and does not rely on parking provision associated with other tenancies on the site.

This assessment relates to the Kieser tenancy in isolation. A portion of the building is identified as shell space for a future tenancy, which does not form part of the current application. Any future use of this area will be subject to separate assessment of traffic and parking impacts.

Overall, the proposed development is considered acceptable from a traffic, access, road safety and parking perspective. The scale and nature of traffic and parking impacts are modest, well managed, and compatible with the surrounding road network. Accordingly, the proposed development is supported on traffic and transport grounds.



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**Document Status**

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|----------|--------------|-------------------|-----------------|
| 0        | Keith Midson | Zara Kacic-Midson | 2 February 2026 |
| 1        | Keith Midson | Zara Kacic-Midson | 4 March 2026    |
| 2        | Keith Midson | Zara Kacic-Midson | 9 April 2026    |
| 3        | Keith Midson | Zara Kacic-Midson | 20 April 2026   |
| 4        | Keith Midson | Zara Kacic-Midson | 28 April 2026   |
| 5        | Keith Midson | Zara Kacic-Midson | 18 May 2026     |



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## INFRASTRUCTURE REPORT

NOVEMBER 2025

PREPARED FOR

**PHILP LIGHTON ARCHITECTS -  
BATHURST STREET  
REDEVELOPMENT**

251007- DR01 ISSUE 01 VERSION 01



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## DOCUMENT TRANSMITTAL

### RECORD OF ISSUE

| Issue | Reason               | Version | Date       | Prepared By | Approved By |
|-------|----------------------|---------|------------|-------------|-------------|
| 01    | Development Approval | 01      | 20/11/2025 | JTA         | JTA         |

### RECORD OF ISSUE

| Company     | Name & Address                                             | Contact                                                                            |
|-------------|------------------------------------------------------------|------------------------------------------------------------------------------------|
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06/06/2026

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## 1. INTRODUCTION

This infrastructure services report has been prepared to provide supplementary information to the planning authority for the purpose of assessing and approving the planned development.

The proposal is for a mixed used development including a gym, a physio, future development area and a carpark. At the time of this report, it is unclear on the type of development that will be included in the 'shell area', however discussion have been had regarding possibility of residential accommodation. The number of units that could be built within the shell is estimated at 5 two-bedroom units. The development is within the existing building at 164 Bathurst Street (CT: 223249/1, 100993/2, 100993/1, 169096/1).



Figure 1 – location Plan

This report details the demand for water and sewer infrastructure services.



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## 2. WATER INFRASTRUCTURE

### 2.1. Water Introduction

This report should be read in conjunction with the development application drawings prepared by Collective Consulting, project number 251007 (Appendix A).

The site is currently serviced by a DN50 meter located in the alley way off Twining Street. The meter services this development and the neighbouring building (Another Computer Store). It is proposed to provide a new meter off the water main within the alley way and separate it from Another Computer Store.

### 2.2. Demand / Sizing

TasWater's supplement to Water Supply Code of Australia (WSA-03) specifies two methods to determine the required flow rate of a development depending on the number of equivalent tenements.

Appendix A of TasWater's supplement to WSA-03 provides equivalent tenements (ET) for various residential, commercial and industrial developments.

The supplement suggests the following allowances;

- 0.6 ETs per 2 bedroom unit equates to 3 ETs
- 0.4 ETs per room for medical centres which equates to 2.8 ETs.

The design ET for this development is there for **5.8 ET**.

For developments under 100 ET, the Probable Simultaneous Demand (PSD) method, outlined in AS3500.1 Plumbing and Drainage – Part 1: Water Services, can be used.

The probable simultaneous flow rate for varying ET's (or dwellings) can be found in Table 3.2.3 of AS3500.1. For developments of 5.8 ETs, a minimum flow rate of **1.30 L/s** should be used.



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### 3. SEWER INFRASTRUCTURE

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#### 3.1. Sewer Introduction

This report should be read in conjunction with the development application drawings prepared by Collective Consulting, project number 251007 (Appendix A).

The site is currently serviced by a DN2250 sewer line running within the alley way to Twinging Street. Due to internal configurations of the development, it is not achievable to connect to the existing connection and extension to TasWater's main in Crown Street is required.

#### 3.2. Demand

The Water Services Association of Australia – Sewerage Code of Australia (WSA 02) specifies the method to determine average flows.

- The average dry weather flow (ADWF) =  $0.0021 \times EP$  and
- Peak dry weather flow (PDWF) =  $d \times ADWF$

Appendix A of TasWater's supplement to WSA-02 provides equivalent tenements (ET) for various residential, commercial and industrial developments.

The supplement suggests the following allowances;

- 0.75 ETs per 2 bedroom unit equates to 3.75 ETs
- 0.6 ETs per room for medical centres which equates to 4.2 ETs.

The design ET for this development is therefore **7.95 ET**.

From WSA,  $EP = \text{Equivalent population} = ET \times 3.0 = \mathbf{23.85}$

$ADWF = 0.0021 \times 23.85 = \mathbf{0.050 \text{ L/s}}$

$d = \mathbf{6}$

Thus,  $PDWF = \mathbf{0.3 \text{ L/s}}$

Peak day usage (L/day) is based on 450L/day/ET.

Peak day usage =  $450\text{L/day} \times 4.2 = \mathbf{1.9\text{kL/day}}$ .



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#### 4. CONCLUSION

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The above report, in conjunction with the attached development application drawings and calculations, demonstrates that the surrounding infrastructure can accommodate the new development and will not have detrimental effects on the public drainage and water reticulation infrastructure.

The existing sewer drainage and water reticulation lot connections will be utilised for this development.



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## 5. 6. APPENDICES

### 5.1. Appendix A – Collective Consulting Drawings 231038-C



Ref. No: DA 0202/2026  
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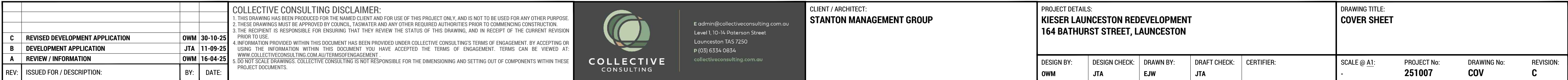
PROJECT DETAILS:

**KIESER LAUNCESTON REDEVELOPMENT**  
**164 BATHURST STREET, LAUNCESTON**

**251007**

# CIVIL

COV - COVER SHEET  
 C001 - CIVIL NOTES  
 C100 - OVERALL SITE PLAN  
 C101 - EXISTING SITE / DEMOLITION PLAN  
 C401 - INFRASTRUCTURE PLAN  
 C501 - CIVIL WORKS PLAN  
 C701 - VEHICLE TURNING MOVEMENTS PLAN - SHEET 1  
 C702 - VEHICLE TURNING MOVEMENTS PLAN - SHEET 2  
 C801 - SECTIONS & DETAILS - SHEET 1  
 C802 - SECTIONS & DETAILS - SHEET 2  
 C803 - SECTIONS & DETAILS - SHEET 3





GENERAL NOTES

- 1/ **GENERAL**
- A. THESE DRAWINGS AND NOTES SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL, LANDSCAPE ARCHITECTS, STRUCTURAL, BUILDING SERVICES AND OTHER DISCIPLINES' DRAWINGS AND SPECIFICATIONS AND WITH ANY WRITTEN ENGINEER'S INSTRUCTIONS ISSUED DURING THE CONTRACT.
- B. THE CONTRACTOR SHALL ENSURE THAT ALL CIVIL WORKS, MATERIALS, INFRASTRUCTURE AND WORKMANSHIP COMPLY WITH PLANNING AND BUILDING PERMITS, THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC), AUSTRALIAN STANDARDS (AS), DEPARTMENT OF STATE GROWTH (DSG), INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA (IPWEA) - TAS DIVISION, LOCAL GOVERNMENT ASSOCIATION TASMANIA (LGAT), WATER SERVICES ASSOCIATION OF AUSTRALIA (WSWA) AND ANY OTHER STATE / TERRITORY / LOCAL GOVERNMENT REGULATIONS.
- C. ALL AUSTRALIAN STANDARDS REFERENCED IN THESE DRAWINGS ARE TO BE NOTED AS THE CURRENT VERSIONS.
- D. ANY DISCREPANCIES ARE TO BE REPORTED TO THE SUPERINTENDENT BEFORE PROCEEDING WITH THE WORK.
- E. THESE GENERAL NOTES DO NOT HAVE PRECEDENCE OVER THE SPECIFICATION OR DRAWING NOTES.
- F. ALL SET OUT DIMENSIONS ON THE DRAWINGS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE COMMENCING WORK.
- G. DO NOT SCALE FOR DIMENSIONS OFF THESE DRAWINGS.
- H. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHOWN ARE IN MILLIMETRES WITH THE EXCEPTION OF SURFACE LEVELS, WHICH ARE IN METRES.
- I. THE CONTRACTOR IS TO ENSURE THAT ANY PROFESSIONALS, TRADESMEN OR SUPPLIERS ENGAGED THROUGHOUT THE DURATION OF THE CONTRACT ARE ACCREDITED AND QUALIFIED FOR THEIR DUTY OF WORK AND CARRY ALL NECESSARY PERMITS REQUIRED BY ANY STATUTORY AUTHORITY.
- J. INSTALL ANY AND ALL PROPRIETARY ITEMS IN ACCORDANCE WITH SPECIFIC MANUFACTURERS REQUIREMENTS, SPECIFICATIONS AND RECOMMENDATIONS.

- 2/ **NOTICE TO CONTRACTOR / TENDERER**
- A. THE CONTRACTOR / TENDERER IS TO MAKE THEMSELVES AWARE OF THE LOCAL COUNCIL AND THE DEPARTMENT OF STATE GROWTH (DSG) STANDARDS FOR CIVIL WORKS TENDERING TO ALLOW FOR THESE STANDARDS DURING PRICING.
- B. CONSTRUCTION IS TO BE CARRIED OUT IN ACCORDANCE WITH THESE STANDARDS THROUGHOUT THE DURATION OF THE CONTRACT.
- C. COPIES OF THESE STANDARDS ARE AVAILABLE UPON REQUEST FROM THE LOCAL COUNCIL AND DSG'S WEBSITE.

- 3/ **DESIGN LEVELS**
- A. CONFIRM / DETERMINE FINISHED FLOOR LEVELS ON SITE TO ACHIEVE DESIGN INTENT. REFER ARCHITECT FOR ANY DISCREPANCIES, ISSUES OR CHANGES TO FLOOR LEVELS. GENERALLY, SURFACES ARE TO BE SLOPED AWAY FROM BUILDINGS.

- 4/ **SCOPE OF WORKS**
- A. THE SCOPE OF WORKS ARE SHOWN IN THESE DOCUMENTS AND THE SPECIFICATION.
- B. THE CONTRACTOR IS EXPECTED TO RESOLVE ALL ISSUES UNCOVERED ON SITE THAT ARE NOT DETAILED IN THESE DOCUMENTS, IN CONJUNCTION WITH THE SUPERINTENDENT / PRINCIPAL.

- 5/ **DISPOSAL OF EXCAVATED MATERIAL**
- A. DISPOSE OF EXCAVATED MATERIAL TO A LICENSED WASTE FACILITY OR APPROVED LAND FILL SITE.

- 6/ **APPROVALS**
- ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING APPROVALS:

- 7/ **LINE/TYPE LEGEND**

|        |                                                             |
|--------|-------------------------------------------------------------|
| —COM   | EXISTING COMMUNICATIONS LINE - CONFIRM EXACT LOCATION       |
| —COM   | PROPOSED COMMUNICATIONS LINE                                |
| —FM    | EXISTING FIRE WATER LINE / MAIN - CONFIRM EXACT LOCATION    |
| —FM    | PROPOSED FIRE WATER LINE / MAIN                             |
| —GAS   | EXISTING GAS LINE / MAIN - CONFIRM EXACT LOCATION           |
| —GAS   | NEW GAS LINE / MAIN                                         |
| —PWR   | EXISTING POWER LINE - CONFIRM EXACT LOCATION                |
| —PWR   | PROPOSED POWER LINE                                         |
| —S     | EXISTING SEWER SERVICE LINE / MAIN - CONFIRM EXACT LOCATION |
| —S     | PROPOSED SEWER SERVICE LINE / MAIN                          |
| —S-RM  | EXISTING SEWER RISING MAIN - CONFIRM EXACT LOCATION         |
| —S-RM  | PROPOSED SEWER RISING MAIN                                  |
| —SW    | EXISTING STORMWATER LINE / MAIN - CONFIRM EXACT LOCATION    |
| —SW    | PROPOSED STORMWATER LINE / MAIN                             |
| —SW-RM | EXISTING STORMWATER RISING MAIN - CONFIRM EXACT LOCATION    |
| —SW-RM | PROPOSED STORMWATER RISING MAIN                             |
| —AG    | EXISTING AGRICULTURAL DRAIN (AG DRAIN)                      |
| —AG    | PROPOSED SLOTTED AGRICULTURAL DRAIN (AG DRAIN)              |
| —W     | EXISTING WATER SERVICE LINE / MAIN - CONFIRM EXACT LOCATION |
| —W     | PROPOSED WATER SERVICE LINE / MAIN                          |
| —W     | PROPOSED VEE DRAIN - REFER SECTIONS AND DETAILS             |
| ---    | EXISTING SERVICE LINE / MAIN TO BE DEMOLISHED               |
| ---    | EXISTING SURFACE / STRUCTURE TO BE DEMOLISHED               |
| ---    | TITLE BOUNDARY                                              |
| ---    | DEMOLITION EASEMENT / RIGHT OF WAY                          |
| ---    | EROSION CONTROL BARRIER                                     |

EXISTING INFRASTRUCTURE

- 1/ **LOCATION OF EXISTING INFRASTRUCTURE**
- A. LOCATE ALL EXISTING UNDERGROUND INFRASTRUCTURE PRIOR TO COMMENCING ANY SITE AND DEMOLITION WORKS WITH THE FOLLOWING METHODS:

- A.1. THE CONTRACTOR IS TO NOTIFY ALL RELEVANT STATUTORY AUTHORITIES PRIOR TO COMMENCING ANY WORK FOR THE POSSIBLE LOCATION OF ANY EXISTING INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, COMMUNICATIONS.
- B. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT VERSION OF AS3798 AND ANY OTHER REQUIRED CODES, STANDARDS AND REGULATIONS ON SITE.

- A.2. THE CONTRACTOR IS TO COMPLETE A BEFORE YOU DIG.
- A.3. THE CONTRACTOR IS TO REVIEW ALL SURVEY AND UNDERGROUND ASSET DATA.
- A.4. THE CONTRACTOR IS TO ARRANGE AND PAY FOR THE ON SITE MARKING AND CONFIRMATION OF DEPTH OF SERVICES LOCATIONS FOR ALL UNDERGROUND INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, COMMUNICATIONS, TASNETWORKS, TASSAS, TASNATWER AND COUNCIL INFRASTRUCTURE (E SEWER, STORMWATER, WATER ETC) IN THE AREA OF NEW WORKS. CONFIRM LOCATIONS USING CABLE LOCATORS, POT HOUND, SUNCTION TRUCK, HAND DIGGING AND UNDERGROUND CCTV CAMERA INSPECTIONS.
- A.5. THE CONTRACTOR IS TO WALK SITE AND IDENTIFY ANY ASSETS THAT MAY HAVE BEEN MISSED AND REPORT TO SUPERINTENDENT.

- 2/ **GENERAL**
- A. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING INSPECTIONS WITH THE SUPERINTENDENT.
- B. ALL EXISTING INFRASTRUCTURE IS TO BE PROTECTED DURING CONSTRUCTION, ANY DAMAGE TO EXISTING INFRASTRUCTURE IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.
- C. TRENCHES WHERE SERVICES ARE REMOVED ARE TO BE FILLED WITH AN APPROVED COMPACTED MATERIAL AND TO ENGINEERS COMPACTION SPECIFICATIONS. MATCH AND MAKE GOOD SURFACES TO MATCH EXISTING SURROUNDINGS.

SAFETY IN DESIGN

- 1/ **GENERAL**
- A. THE SHEET IN DESIGN RISK MITIGATION MEASURES FOR THIS PROJECT DO NOT ACCOUNT FOR ALL DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE AND DEMOLITION ASSESSMENTS.
- B. THEY DO NOT REDUCE OR LIMIT THE OBLIGATIONS OF THE CONTRACTOR, CONTRACTOR, USER, OPERATOR, MAINTAINER OR DEMOLISHER TO PERFORM THEIR OWN SAFETY IN DESIGN RISK ASSESSMENTS.
- C. CONSTRUCTION AND INSTALLATION SAFE WORK METHOD STATEMENTS ARE TO BE REVIEWED BY A QUALIFIED PERSON TO ELIMINATE AND MINIMISE INSTALLATION RISKS.

DEMOLITION WORKS

- A. DEMOLITION WORKS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS' DEMOLITION PLANS. CONTRACTOR TO NOTIFY ARCHITECT AND CONFIRM ANY ISSUES / CONTRADICTIONS WITH ARCHITECT.
- B. CONTRACTOR TO MAKE ALL NECESSARY ALLOWANCES FOR REQUIRED DEMOLITIONS, REMOVALS AND RELOCATIONS TO SATISFY NEW WORKS.
- C. ALL EXISTING INFRASTRUCTURE IS TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING INFRASTRUCTURE IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.
- D. CAP, TERMINATE AND REMOVE REDUNDANT ISSUED DRAINAGE SERVICES TO SATISFACTION OF ENGINEER, LOCAL AUTHORITIES AND IN ACCORDANCE WITH ASS509.
- E. TRENCHES WHERE SERVICES ARE REMOVED ARE TO BE FILLED WITH AN APPROVED COMPACTED MATERIAL AND TO ENGINEERS COMPACTION SPECIFICATIONS. MATCH AND MAKE GOOD SURFACES TO MATCH EXISTING SURROUNDINGS.
- F. CONTRACTOR TO ALLOW TO MAKE GOOD ALL SURFACES AFFECTED BY DEMOLITION WORKS TO SUPERINTENDENT / PRINCIPAL / LOCAL COUNCIL'S SATISFACTION.

EXISTING SURVEY

- 1/ **EXISTING SURVEY DETAILS**
- A. THE FOLLOWING ARE THE SURVEY DETAILS USED AS A BASIS FOR THE DESIGN:
- |                          |                             |
|--------------------------|-----------------------------|
| SURVEYOR:                | WOODCOTT/LAND SERVICES      |
| SURVEY REFERENCE NUMBER: | L250201                     |
| SURVEY DATE:             | 1/10/2025                   |
| SITE LOCATION:           | 164 BATHURST ST, LAUNCESTON |
| COORDINATION SYSTEM:     | MAG2020 AD                  |
| LEVEL DATUM:             | AHD85                       |
| SERVICE MARKER:          | DSM1111-34                  |

SITE SETOUT

- 1/ **GENERAL**
- A. SETOUT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SURVEYOR.
- B. THE CONTRACTOR IS TO ARRANGE AND PAY FOR A REGISTERED SURVEYOR TO SETOUT THE BUILDINGS, CIVIL WORKS AND ANY OTHER COMPONENT.
- C. COLLECTIVE CONSULTING TAKE NO RESPONSIBILITY FOR THE SETOUT OF BUILDINGS, CIVIL WORKS AND ANY OTHER COMPONENT.
- D. AFTER WORKS FOR SETOUT OF ALL BUILDINGS AND RELATED COMPONENTS.
- E. ALL SETOUT DIMENSIONS ON THESE DRAWINGS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE COMMENCING WORK.
- F. DO NOT SCALE FOR DIMENSIONS OFF THESE DRAWINGS.
- G. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHOWN ARE IN MILLIMETRES WITH THE EXCEPTION OF SURFACE LEVELS, WHICH ARE IN METRES.

EARTHWORKS

- 1/ **GENERAL**
- A. LOCAL EARTHWORKS, MATERIAL AND WORKMANSHIP SHALL COMPLY WITH THE SPECIFICATION, THE CURRENT EDITION OF THE SEA CODE FOR EARTHWORKS, AS3798, THE NCC, SAFE WORK AUSTRALIA CODE OF PRACTICE FOR LOCATION WORK, TOGETHER WITH ANY CODES, STANDARDS OR REGULATIONS REFERRED TO THROUGHOUT THESE DRAWINGS.
- B. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT VERSION OF AS3798 AND ANY OTHER REQUIRED CODES, STANDARDS AND REGULATIONS ON SITE.

- 2/ **TESTING & INSPECTIONS**
- A. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ENGAGING AND PAYING ALL COSTS FOR AN APPROVED CONSTRUCTION MATERIALS TESTING COMPANY TO CARRY OUT TESTING OF ALL EARTHWORKS INCLUDING, BUT NOT LIMITED TO:
- | TESTING TYPE                    | TESTING REQUIREMENTS: |
|---------------------------------|-----------------------|
| SUBGRADE                        | LEVEL TESTING         |
| BACKFILLING OF SERVICE TRENCHES | LEVEL TESTING         |
| FILES                           | LEVEL TESTING         |
| PAVEMENTS                       | LEVEL TESTING         |
- CERTIFICATION OF THESE ELEMENTS ARE TO BE PROVIDED PRIOR TO PRACTICAL COMPLETION.

- 3/ **AREAS OF FILL**
- A. STRIP EXISTING TOP SOIL, VEGETATION, HARD SURFACES AND OTHER MATERIAL TO SUBGRADE LEVEL.
- B. PROFILL FILL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
- 90% STANDARD DRY DENSITY UNDER BUILDINGS
  - 90% STANDARD DRY DENSITY UNDER ROADS AND CARPARKS
  - REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE
  - 90% STANDARD DRY DENSITY UNDER ROADS AND CARPARKS
  - REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE
  - CONTAIN TO STANDARD DRY DENSITY AS STATED ABOVE
- C. PLACE FILL AS SPECIFIED AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE.

- 4/ **DISPOSAL OF EXCAVATED MATERIAL**
- A. DISPOSE OF EXCAVATED MATERIAL TO A LICENSED WASTE FACILITY OR APPROVED LAND FILL SITE.

SOIL AND WATER MANAGEMENT

- 1/ **GENERAL**
- A. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH 'SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITES' GUIDELINES AVAILABLE FROM NORTHERN RESOURCE MANAGEMENT (NRM) AND DETAILS SUPPLIED IN THESE DESIGN DRAWINGS.
- B. COMPLY WITH ALL REQUIREMENTS TO LIMIT STORMWATER RUNOFF FROM THE SITE DURING CONSTRUCTION.
- C. IT IS STRONGLY RECOMMENDED THAT THE DEVELOPER RECOVERS ANY DISTURBED AREAS WITH TOPSOIL AS QUICKLY AS POSSIBLE AFTER BULK EARTHWORKS ARE COMPLETED, TO PREVENT SOIL DEGRADATION.
- 2/ **SOIL EROSION CONTROL**
- A. CONTRACTOR TO ALLOW TO:
1. LIMIT DISTURBANCE WHEN EXCAVATING BY PRESERVING VEGETATED AREAS AS MUCH AS POSSIBLE
  2. DIVERT UP-SLOPE WATER WHERE PRACTICAL
  3. INSTALL SEDIMENT FENCES DOWN SLOPE OF ALL DISTURBED LANDS TO FILTER LARGE PARTICLES PRIOR TO STORMWATER SYSTEM
  4. WASH EQUIPMENT IN DESIGNATED AREA THAT DOES NOT DRAIN TO STORMWATER SYSTEM OR NATURAL DRAINAGE LINES
  5. PLACE STOCK PILES AWAY FROM ON-SITE DRAINAGE & UP-SLOPE FROM SEDIMENT FENCES
  6. LEAVE AND MAINTAIN VEGETATED FOOTPATHS
  7. STOCK ALL HARD WASTE AND LITTER IN A DESIGNATED AREA THAT WILL PREVENT IT FROM BEING BLOWN AWAY AND WASHED INTO THE STORMWATER SYSTEMS
  8. RESTRICT VEHICLE MOVEMENT TO A STABILISED ACCESS
- A.2. CONTRACTOR TO COMPLETE ALL WORKS IN ACCORDANCE WITH NRM SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITE USING THE FOLLOWING FOLIO SHEETS:
- |                |                                                                   |
|----------------|-------------------------------------------------------------------|
| FACIT SHEET 1  | SOIL & WATER MANAGEMENT ON LARGE BUILDING & CONSTRUCTION SITES    |
| FACIT SHEET 2  | SOIL & WATER MANAGEMENT ON STANDARD BUILDING & CONSTRUCTION SITES |
| FACIT SHEET 3  | SOIL & WATER MANAGEMENT PLANS                                     |
| FACIT SHEET 4  | DISPERSIVE SOILS - HIGH RISK OF TUNNEL EROSION                    |
| FACIT SHEET 5  | MINOR SOIL DISTURBANCE                                            |
| FACIT SHEET 6  | PRESERVE VEGETATION                                               |
| FACIT SHEET 7  | DIVERT UP-SLOPE WATER                                             |
| FACIT SHEET 8  | EROSION CONTROL MATS & BLANKETS                                   |
| FACIT SHEET 9  | PROTECT SERVICE TRENCHES & STOOPINGS                              |
| FACIT SHEET 10 | EARLY ROOF DRAINAGE CONNECTION                                    |
| FACIT SHEET 11 | SOLAR PROTECTION - STORMWATER PIPE OUTFALLS & CHECK DAMS          |
| FACIT SHEET 12 | STABILISED SITE ACCESS                                            |
| FACIT SHEET 13 | WIND WASH                                                         |
| FACIT SHEET 14 | SEDIMENT FENCES & FIBRE ROLLS                                     |
| FACIT SHEET 15 | PROTECTION OF STORMWATER PITS                                     |
| FACIT SHEET 16 | MANAGE CONCRETE, BRICK & TILE CUTTING                             |
| FACIT SHEET 17 | SEDIMENT BASINS                                                   |
| FACIT SHEET 18 | SOFT CONTROL                                                      |
| FACIT SHEET 19 | SITE REVEGETATION                                                 |

CIVIL WORKS

- 1/ **GENERAL**
- A. THE CONTRACTOR SHALL ENSURE THAT ALL CIVIL WORKS, MATERIALS AND WORKMANSHIP COMPLY WITH PLANNING AND BUILDING PERMITS, THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC), AUSTRALIAN STANDARDS (AS), DEPARTMENT OF STATE GROWTH (DSG), INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA (IPWEA) - TAS DIVISION, LOCAL GOVERNMENT ASSOCIATION TASMANIA (LGAT) AND ANY OTHER STATE / TERRITORY / LOCAL GOVERNMENT REGULATIONS.
- B. ANY DEVIATION FROM THESE STANDARDS AND REGULATIONS REQUIRES THE PRIOR WRITTEN APPROVAL FROM THE SUPERINTENDENT AND THE WORKS SUPERVISOR / INSPECTOR.

- 2/ **INSPECTIONS**
- A. THE FOLLOWING SITE INSPECTIONS ARE REQUIRED DURING CONSTRUCTION / HOLD POINTS, AS A MINIMUM, BEFORE COMMENCEMENT OF FURTHER WORKS:
- |                                     |  |
|-------------------------------------|--|
| REQUIRED SITE INSPECTIONS:          |  |
| PIPEWORK BEGING                     |  |
| INSTALLED PIPE PRIOR TO BACKFILLING |  |
| BACKFILLING                         |  |
- C. THE CONTRACTOR IS TO MAKE THEMSELVES AWARE OF ANY ADDITIONAL INSPECTIONS REQUIRED BY THE LOCAL COUNCIL TO ACHIEVE PRACTICAL COMPLETION AND NOTIFY COLLECTIVE CONSULTING.
- D. COLLECTIVE CONSULTING REQUIRE MIN. 48 HOURS NOTICE PRIOR TO ALL REQUIRED INSPECTIONS.

- 3/ **TESTING**
- A. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ENGAGING AND PAYING ALL COSTS FOR AN APPROVED CONSTRUCTION MATERIALS TESTING COMPANY TO CARRY OUT TESTING OF ALL EARTHWORKS INCLUDING, BUT NOT LIMITED TO, COMMUNICATIONS, TASNETWORKS, TASSAS, TASNATWER AND COUNCIL INFRASTRUCTURE (E SEWER, STORMWATER, WATER ETC) IN THE AREA OF NEW WORKS. CONFIRM LOCATIONS USING CABLE LOCATORS, POT HOUND, SUNCTION TRUCK, HAND DIGGING AND UNDERGROUND CCTV CAMERA INSPECTIONS.
- 4/ **HOTMIX ASPHALT**
- A. ALL HOTMIX ASPHALT IS TO BE BLACK IN COLOUR (U.N.O.) AND IS TO BE PLACED IN ACCORDANCE WITH AND MEET THE REQUIREMENTS OF DSG SPEC. SECTION 407 - HOTMIX ASPHALT.

- 5/ **KERBS AND CHANNELS**
- A. ALL KERBS AND CHANNELS AND ACCESS RAMPS SHOWN ON THE DRAWINGS ARE TO BE IN ACCORDANCE WITH LGAT STANDARD DRAWINGS (AS STATED ABOVE).
- 6/ **FOOTPATHS**
- A. CONTRACT FOOTPATHS (INCLUDING EXPANSION JOINTS, CONTROL JOINTS, WEARDING PLANE, JOINTS, ETC.) IN ACCORDANCE WITH LGAT STANDARD DRAWING TSD-R11-V2.

- 7/ **LANDSCAPE / STREET FURNITURE**
- A. LANDSCAPE AND STREET FURNITURE DESIGN AND DETAIL BY OTHERS.
- 8/ **ROAD RESERVE WORKS**
- A. ALL WORKS IN OR REQUIRING OCCUPATION OF THE ROAD RESERVE MUST BE UNDERTAKEN BY CONTRACTOR REGISTERED WITH COUNCIL'S REGISTERED CONTRACTORS OR AS APPROVED BY COUNCIL.

SIGNAGE AND LINE MARKING

- 1/ **GENERAL**
- A. LINE MARKING AND SIGNAGE SHOWN ON THE DESIGN PLANS ARE FOR INFORMATION ONLY. REFER TO THE ARCHITECTURAL PLANS FOR DETAILS.
- B. CONTRACTOR TO INSTALL ALL SIGNAGE AND LINE MARKING AS PER THE ARCHITECTURAL PLANS.
- C. CAR PARKING SPACES AND LINE MARKING TO BE IN ACCORDANCE WITH AS2390.
- D. ACCESS CAR PARKING SPACES, SIGNAGE, SHARED AREA, BOLLARD AND LINE MARKING TO BE IN ACCORDANCE AS2390.6.
- E. ALL LINE MARKING TO BE WITH DULLY ROAD MARKING (OR EQUIVALENT) U.N.O.
- F. ALL SIGN WORKS AND INSTALLATION TO BE IN ACCORDANCE WITH CURRENT VERSION OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) & AUSTRALIAN ROAD SIGNAGE DETAILS.

INFRASTRUCTURE IN EMBANKMENT FILL

- 1/ **GENERAL**
- A. WHERE THE LOCATION OF SEWER OR STORMWATER INFRASTRUCTURE REQUIRING FILL OR CONSTRUCTION IN AN EMBANKMENT, ALONG THE ROUTE SHOWN IN THE DESIGN DRAWINGS, PROCEED AS FOLLOWS:
1. PREPARE THE FOUNDATION FOR THE FILL BY CLEANING AWAY ALL DEBRIS, VEGETATION, ORGANIC MATERIAL AND TOPSOIL FOR THE FULL WIDTH OF THE FILL AREA.
  2. COMPACT THE CLEARED SOIL SURFACE TO NOT LESS THAN 90% OF ITS STANDARD MAXIMUM DRY DENSITY (AS2798).
  3. PLACE THE FILL IN LAYERS NOT EXCEEDING 300MM THICKNESS AND COMPACT EACH LAYER TO NOT LESS THAN 90% OF ITS STANDARD MAXIMUM DRY DENSITY (AS2798).
  4. BRING THE COMPACTED FILL LEVEL UP TO A HEIGHT OF AT LEAST 300MM ABOVE THE DESIGN LEVEL OF THE TOP OF THE PIPE.
  5. PLACE THE REMAINDER OF THE FILL LAYERS NOT EXCEEDING 300MM THICKNESS AND COMPACT EACH LAYER TO NOT LESS THAN 90% OF ITS STANDARD MAXIMUM DRY DENSITY (AS2798).
- B. NOTE THAT ALL EARTHWORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH AS2798.

CONTRACTOR SPECIFIC WORKS - PLUMBING

- 1/ **GENERAL**
- A. DUE TO THE AGE OF BUILDING AND THE REQUIREMENTS FOR NEW BUILDING WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA (NCC), AUSTRALIAN STANDARDS (AS), DEPARTMENT OF STATE GROWTH (DSG), INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA (IPWEA) - TAS DIVISION, LOCAL GOVERNMENT ASSOCIATION TASMANIA (LGAT), WATER SERVICES ASSOCIATION OF AUSTRALIA (WSWA) TASMANIA FIRE SERVICE REQUIREMENTS AND ANY OTHER STATE / TERRITORY / LOCAL GOVERNMENT REGULATIONS, CONTRACTORS ARE TO COMPLETE ALL NECESSARY CHECKS AND ASSESSMENTS LISTED BELOW TO ENSURE THE BUILDING WORKS ARE READY FOR CERTIFICATE OF OCCUPANCY A CERTIFICATE OF COMPLETION.
- B. NO VARIATION WILL BE PAID FOR LATENT PLUMBING CONDITIONS THAT HAVE NOT BEEN IDENTIFIED DURING THE ON-SITE TESTING / LATENT CONDITIONS REPORT.
- C. THESE WORKS ARE TO BE INCLUDED IN CONTRACTORS TENDER AS AGREED WITH SUPERINTENDENT.
- D. LOCATE EXISTING INFRASTRUCTURE USING CABLE LOCATORS, POT HOUND, SUNCTION TRUCK, HAND DIGGING AND UNDERGROUND CCTV CAMERA INSPECTIONS.

- 2/ **COMPLIANCE WORKS**
- A. CONTRACTORS ARE TO COMPLETE THE FOLLOWING WORK:
1. FLOW TEST ALL EXTERNAL & INTERNAL FIRE HYDRANTS FOR COMPLIANCE WITH AS2419.1. NOTIFY RESULTS TO ENGINEER FOR APPROVAL.
  2. FLOW TEST ALL FIRE HOSE REELS FOR COMPLIANCE WITH AS1819.1. NOTIFY RESULTS TO ENGINEER FOR APPROVAL.
  3. UPGRADE FIRE HOSE REEL & HYDRANTS TO ACHIEVE COMPLIANCE WITH CURRENT STANDARDS TO ALLOW ISSUE OF CERTIFICATE OF OCCUPANCY & COMPLETION.
  4. PRESSURE TEST & DIE TEST EXISTING SEWER SYSTEM PRIOR TO COMMENCING WORKS & CHECK FOR LEAKS OR DEFECTS. NAME GOOD DEFECTIVE AREAS & PROVIDE CERTIFIED RESULTS TO ENGINEER FOR APPROVAL AS PART OF LATENT CONDITIONS REPORT. PREPARED AT FRONT END OF PROJECT. RE-TEST AFTER COMPLETION OF WORKS & PROVIDE RESULTS PRIOR TO HAND OVER.

STORMWATER INFRASTRUCTURE

- 1/ **GENERAL**
- A. ALL STORMWATER INFRASTRUCTURE WORKS TO BE IN ACCORDANCE WITH THE LOCAL COUNCIL AND DSG STANDARDS AND REGULATIONS.
- B. ALL STORMWATER PLUMBING INFRASTRUCTURE AND DRAINAGE TO COMPLY WITH ASS509.
- C. ANY DEVIATION FROM THESE STANDARDS AND REGULATIONS REQUIRES THE PRIOR WRITTEN APPROVAL FROM THE SUPERINTENDENT AND LOCAL COUNCIL'S WORKS SUPERVISOR / INSPECTOR.
- D. ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES WHO HAVE JURISDICTION OVER THE VARIOUS SERVICES.
- E. ANY SECTOR FALING SUCH TESTS SHALL BE REMOVED AND REINSTALLED AT THE CONTRACTOR'S EXPENSE.
- 2/ **TESTING**
- A. ONCE DRAINAGE INFRASTRUCTURE HAS BEEN INSTALLED, CONTRACTORS SHALL CARRY OUT ALL PIPES AND SOBBIT FOOTAGE TO LOCAL COUNCIL FOR APPROVAL.
- 3/ **MANHOLES (MH)**
- A. MANHOLES ARE TO BE 1050 ID (U.N.O.) PRECAST CONCRETE, INSTALLED IN ACCORDANCE WITH WSA STANDARDS.
- B. ALL MANHOLES IN TRAFFICABLE AREAS ARE TO BE FITTED WITH HEAVY DUTY CLASS 0 GATIC COVERS AND SUBROUNDS (U.N.O.).
- C. ALL MANHOLES IN NON TRAFFICABLE AREAS ARE TO BE FITTED WITH MEDIUM DUTY CLASS 0 GATIC COVERS AND SUBROUNDS (U.N.O.).
- D. ALL MANHOLES ARE TO HAVE A 5m LENGTH OF 875mm MIN. AGRICULTURAL DRAIN CONNECTED TO MANHOLE AND LAD IN THE UPSTREAM PIPE TRENCH IMMEDIATELY ADJACENT TO AND AT THE INVERT OF THE LOWEST PIPEWORK.

- 4/ **TRENCHING AND BACKFILLING**
- A. ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THESE DRAWINGS AND LOCAL COUNCIL STANDARDS, INCLUDING ELECTROMAGNETIC METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES.
- 5/ **INSPECTIONS**
- A. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING INSPECTIONS WITH THE SUPERINTENDENT / LGATE WITH LOCAL COUNCIL.
- B. THE FOLLOWING SITE INSPECTIONS ARE REQUIRED DURING CONSTRUCTION / HOLD POINTS, AS A MINIMUM, BEFORE COMMENCEMENT OF FURTHER WORKS:
- |                                     |  |
|-------------------------------------|--|
| REQUIRED SITE INSPECTIONS:          |  |
| PIPEWORK BEGING                     |  |
| INSTALLED PIPE PRIOR TO BACKFILLING |  |
| BACKFILLING                         |  |

- C. THE CONTRACTOR IS TO MAKE THEMSELVES AWARE OF ANY ADDITIONAL INSPECTIONS REQUIRED BY THE LOCAL COUNCIL TO ACHIEVE PRACTICAL COMPLETION AND NOTIFY COLLECTIVE CONSULTING.
- D. COLLECTIVE CONSULTING REQUIRE MIN. 48 HOURS NOTICE PRIOR TO ALL REQUIRED INSPECTIONS.
- 6/ **AS CONSTRUCTED DRAWINGS**
- A. THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING AS INSTALLED DRAWINGS TO THE STANDARD REQUIRED BY THE LOCAL COUNCIL.
- B. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR.
- C. COLLECTIVE CONSULTING CAN PROVIDE THIS SERVICE, AT AN ADDITIONAL FEE. THIS HAS NOT BEEN ALLOWED FOR AS PART OF THESE WORKS / CONTRACT.
- 7/ **REDUNDANT PIPEWORK**
- A. FILL ALL REDUNDANT SECTION OF PIPEWORK WITH 'LIQUIFILL' (GRADE PC1 - 0.5-2.0 MPa) U.N.O.

SEWER INFRASTRUCTURE

- 1/ **GENERAL**
- A. ALL SEWER INFRASTRUCTURE WORKS TO BE IN ACCORDANCE WITH THE WSA S SEWER CODE (02-2014-3.1) GRAVITY SEWERAGE CODE OF AUSTRALIA - MELBOURNE RETAIL WATER AGENCIES INTEGRATED (MRWA) VERSION 2.0 AND AS AMENDED BY THE TASNATWER SUPPLEMENT.
- B. TASNATWER APPROVED PRODUCTS CAN BE FOUND AT THE FOLLOWING WEBSITE: <https://mrwa.com.au/Pages/Product.aspx>
- C. ANY DEVIATION FROM THESE STANDARDS AND REGULATIONS REQUIRES THE PRIOR WRITTEN APPROVAL FROM THE SUPERINTENDENT AND TASNATWER FIELD SERVICES.

- 2/ **TESTING**
- A. ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES WHO HAVE JURISDICTION OVER THE VARIOUS SERVICES.
- B. ANY SECTOR FAILING SUCH TESTS SHALL BE REMOVED AND REINSTALLED AT THE CONTRACTOR'S EXPENSE.
- C. ONCE DRAINAGE INFRASTRUCTURE HAS BEEN INSTALLED, CONTRACTORS SHALL CARRY OUT ALL PIPES AND SOBBIT FOOTAGE TO LOCAL COUNCIL FOR APPROVAL.

- 3/ **SEWER MAIN CONNECTIONS**
- A. ALL NEW 'LIVE' CONNECTIONS TO EXISTING TASNATWER SEWER INFRASTRUCTURE INCLUDING, BUT NOT LIMITED TO, SEWER MAINS AND MANHOLES, ARE TO BE COMPLETED BY TASNATWER (UNLESS PRIOR WRITTEN APPROVAL) AT OWNERS COST.
- B. INSTALL PROPERTY OWNER CONNECTIONS (STANDARD OR SLOPED) WITH A SURFACE INSPECTION OPENING (IO) NOM. 10m WITHIN EACH NEW LOT IN ACCORDANCE WITH SECTION 5 OF WSA SEWER CODE 02-2014-3.1 GRAVITY SEWERAGE CODE OF AUSTRALIA (MELBOURNE RETAIL WATER AGENCIES INTEGRATED (MRWA) VERSION 2.0 AND AS AMENDED BY THE TASNATWER SUPPLEMENT).

- 4/ **MANHOLES (MH)**
- A. MANHOLES ARE TO BE 1050 ID (U.N.O.) PRECAST CONCRETE, INSTALLED IN ACCORDANCE WITH WSA STANDARDS.
- B. CONSTRUCTION AND INSTALLATION OF ALL MANHOLES AND MANHOLE COVERS TO BE IN ACCORDANCE WITH THE WSA SEWER CODE 02-2014-3.1 GRAVITY SEWERAGE CODE OF AUSTRALIA - MELBOURNE RETAIL WATER AGENCIES INTEGRATED (MRWA) VERSION 2.0 AND AS AMENDED BY THE TASNATWER SUPPLEMENT.
- C. ALL MANHOLES IN TRAFFICABLE AREAS ARE TO BE FITTED WITH HEAVY DUTY CLASS 0 GATIC COVERS AND SUBROUNDS (U.N.O.).
- D. ALL MANHOLES IN NON TRAFFICABLE AREAS ARE TO BE FITTED WITH MEDIUM DUTY CLASS 0 GATIC COVERS AND SUBROUNDS (U.N.O.).
- E. BRIDGING TO BE FULL DEPTH OF PIPE DIA. AS PER DETAILS IN WSA SEWER CODE 02-2014-3.1 GRAVITY SEWERAGE CODE OF AUSTRALIA - MELBOURNE RETAIL WATER AGENCIES INTEGRATED (MRWA) VERSION 2.0 AND AS AMENDED BY THE TASNATWER SUPPLEMENT.

- 5/ **TRENCHING AND BACKFILLING**
- A. ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THESE DRAWINGS AND TASNATWER STANDARDS, INCLUDING ELECTROMAGNETIC METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES.
- B. CEMENT STABILISED EMBEEMENT.
- C. FOR SEWER MAINS, IN ACCORDANCE WITH MRWA SEWERAGE STANDARDS DRAWING RWA-S AND AS AMENDED BY THE TASNATWER SUPPLEMENT.

- 6/ **INSPECTIONS**
- A. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING INSPECTIONS WITH THE SUPERINTENDENT / LGATE WITH TASNATWER.
- B. THE FOLLOWING SITE INSPECTIONS ARE REQUIRED DURING CONSTRUCTION / HOLD POINTS, AS A MINIMUM, BEFORE COMMENCEMENT OF FURTHER WORKS:
- |                                     |  |
|-------------------------------------|--|
| REQUIRED SITE INSPECTIONS:          |  |
| PIPEWORK BEGING                     |  |
| INSTALLED PIPE PRIOR TO BACKFILLING |  |
| BACKFILLING                         |  |

- C. THE CONTRACTOR IS TO MAKE THEMSELVES AWARE OF ANY ADDITIONAL INSPECTIONS REQUIRED BY TASNATWER TO ACHIEVE PRACTICAL COMPLETION AND NOTIFY COLLECTIVE CONSULTING.
- D. COLLECTIVE CONSULTING REQUIRE MIN. 48 HOURS NOTICE PRIOR TO ALL REQUIRED INSPECTIONS.

- 7/ **AS CONSTRUCTED DRAWINGS**
- A. THE CONTRACTOR WILL BE RESPONSIBLE FOR PRODUCING AS INSTALLED DRAWINGS TO THE STANDARD REQUIRED BY TASNATWER.
- B. THE DRAWINGS SHALL BE CERTIFIED AS BEING CORRECT BY EITHER A CHARTERED CIVIL ENGINEER OR A REGISTERED SURVEYOR.
- C. COLLECTIVE CONSULTING CAN PROVIDE THIS SERVICE, AT AN ADDITIONAL FEE. THIS HAS NOT BEEN ALLOWED FOR AS PART OF THESE WORKS / CONTRACT.

- 8/ **REDUNDANT PIPEWORK**
- A. FILL ALL REDUNDANT SECTION OF PIPEWORK WITH 'LIQUIFILL' (GRADE PC1 - 0.5-2.0 MPa) U.N.O.

WATER RETICULATION INFRASTRUCTURE

- 1/ **GENERAL**
- A. ALL WATER RETICULATION WORKS TO BE IN ACCORDANCE WITH THE FOLLOWING:
1. WSA WATER SUPPLY CODE 03-2011-3.1 WATER SUPPLY CODE OF AUSTRALIA - MELBOURNE RETAIL WATER AGENCIES INTEGRATED (MRWA) VERSION 2.0 AND AS AMENDED BY THE TASNATWER SUPPLEMENT.
  2. TASNATWER STANDARD DRAWINGS TWS-W-0000 SERIES.
  3. WATER METERING POLICY / METERING GUIDELINES.
  4. TASNATWER'S STANDARD DRAWINGS TWS-W-0000 SERIES - FOR PROPERTY SERVICE CONNECTIONS - CASE FOR WATER METER ASSEMBLY.
  5. BOUNDARY BACKFLOW CONTAMINANT REQUIREMENTS AND ASS500.1.
- B. ANY DEVIATION FROM THESE STANDARDS AND REGULATIONS REQUIRES THE PRIOR WRITTEN APPROVAL FROM THE SUPERINTENDENT AND TASNATWER FIELD SERVICES OFFICER.

- 2/ **TRUST AND ANCHOR BLOCKS**
- A. ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES WHO HAVE JURISDICTION OVER THE VARIOUS SERVICES.
- B. ANY SECTOR FAILING SUCH TESTS SHALL BE REMOVED AND REINSTALLED AT THE CONTRACTOR'S EXPENSE.

- 3/ **FIRE HYDRANTS (FH)**
- A. INSTALLATION, COMMISSIONING AND TESTING OF FIRE HYDRANTS TO BE IN ACCORDANCE WITH AS2419.
- B. FIRE HYDRANTS ARE TO BE AS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO ALLOW TO PLACE STANDARDS MANHOLES AS REQUIRED BY THE LOCAL AUTHORITY.
- C. THRUST AND ANCHOR BLOCKS ARE TO BE PROVIDED AT BENDS, VALVES, HYDRANTS AND LINE ENDS IN ACCORDANCE WITH TASNATWER STANDARDS.

- 4/ **TRENCHING AND BACKFILLING**
- A. ALL TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THESE DRAWINGS AND TASNATWER STANDARDS, INCLUDING ELECTROMAGNETIC METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES.
- B. CEMENT STABILISED EMBEEMENT.
- C. THE LATEST VERSION OF DRAWING MRWA-W-208 (REV 3) INCLUDES TABLE 208.A WITH NOTE 6 INDICATING THAT WHEN TRENCHES OR BULKHEADS ARE USED (POINTS AS A MINIMUM, BUT NOT LESS THAN 5%) CEMENT STABILISED EMBEEMENT MUST BE USED.

- D. FOR PIPES UP TO 100mm DIAMETER TASNATWER WILL ACCEPT THE PREVIOUS REVISION OF MRWA (REV 2). IF PIPES UP TO 100mm DIAMETER DO NOT REQUIRE CEMENT STABILISED EMBEEMENT, THEN THE CONDITIONS OF NOTE 6 APPLY. WHEN SOCKETED MAINS ARE LAD AT <5% SLOPE IN AREAS THAT ARE LIKELY TO HAVE HIGH GROUND WATER, CEMENT STABILISED EMBEEMENT SHALL BE USED.
- E. FOR PIPES AT GRADE GREATER THAN 10% MRWA-W-208 (REV 3) REMAINS VALID.
- F. THE LATEST VERSION OF MRWA-W-203 (REV 2) EMBEEMENT SHALL BE ADOPTED.
- G. THE CONTRACTOR TO BE RESPONSIBLE FOR THE THIRD END POINT FOR TYPE B IN THE NOTES REGARDING TABLE 203.A SHALL BE AMENDED TO READ 'WHERE THE LATEST VERSION OF MRWA-W-203 (REV 2) EMBEEMENT SHALL BE ADOPTED'.

- 5/ **INSPECTIONS**
- A. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ORGANISING INSPECTIONS WITH THE SUPERINTENDENT / LGATE WITH LOCAL COUNCIL.
- B. THE FOLLOWING SITE INSPECTIONS ARE REQUIRED DURING CONSTRUCTION / HOLD POINTS, AS A MINIMUM, BEFORE COMMENCEMENT OF FURTHER WORKS:
- |                                     |  |
|-------------------------------------|--|
| REQUIRED SITE INSPECTIONS:          |  |
| PIPEWORK BEGING                     |  |
| INSTALLED PIPE PRIOR TO BACKFILLING |  |
| BACKFILLING                         |  |

- C. THE CONTRACTOR IS TO MAKE THEMSELVES AWARE OF ANY ADDITIONAL INSPECTIONS REQUIRED BY TASNATWER TO ACHIEVE PRACTICAL COMPLETION AND NOTIFY COLLECTIVE CONSULTING.
- D. COLLECTIVE CONSULTING REQUIRE MIN. 48 HOURS NOTICE PRIOR TO ALL REQUIRED INSPECTIONS.

- 6/





**PLANNING EXHIBITED DOCUMENTS**

Ref No: DA 0202/2026  
Date advised: 06/06/2026

Planning Administration:

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OVERALL SITE PLAN  
SCALE 1:500



| REV: | ISSUED FOR / DESCRIPTION:       | BY: | DATE:    |
|------|---------------------------------|-----|----------|
| C    | REVISED DEVELOPMENT APPLICATION | OWM | 30-10-25 |
| B    | DEVELOPMENT APPLICATION         | JTA | 11-09-25 |
| A    | REVIEW / INFORMATION            | OWM | 16-04-25 |

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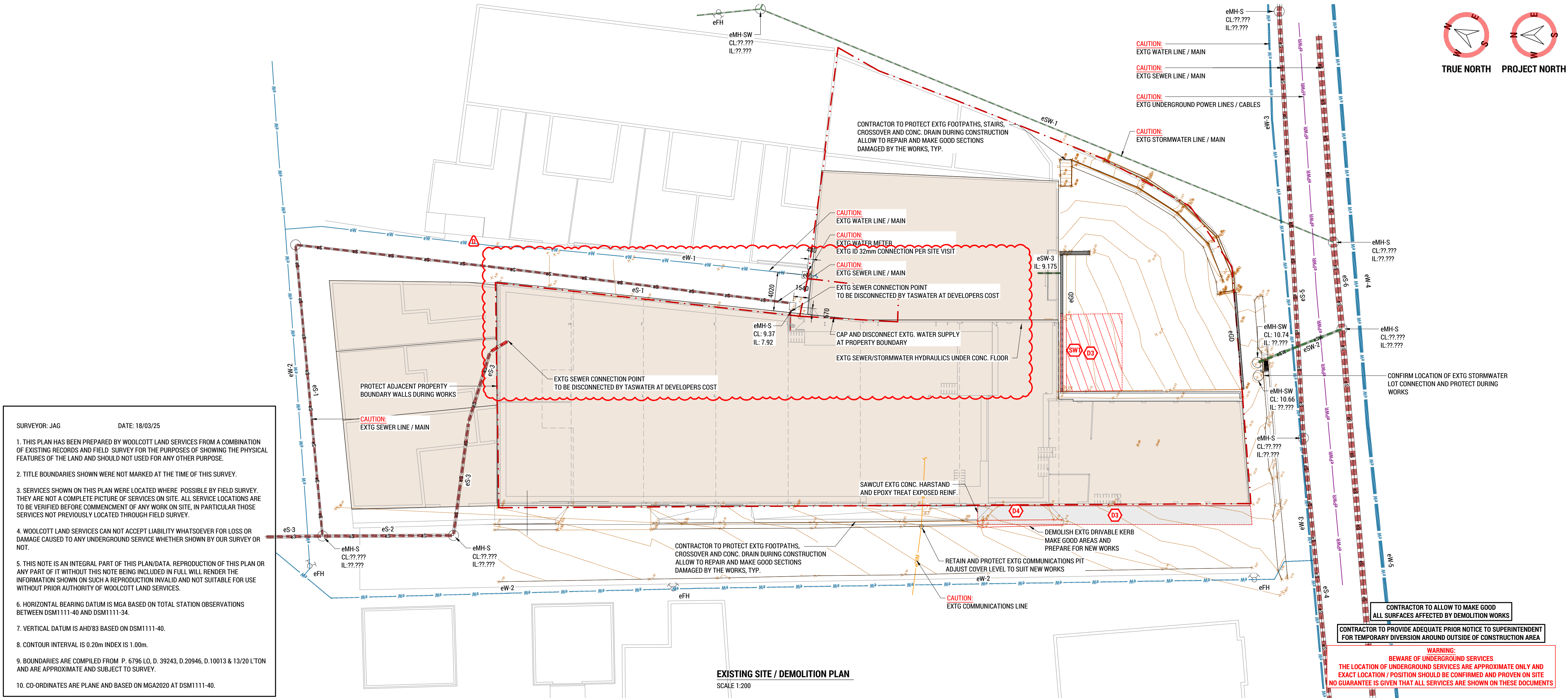
CLIENT / ARCHITECT:  
**STANTON MANAGEMENT GROUP**

PROJECT DETAILS:  
**KIESER LAUNCESTON REDEVELOPMENT  
164 BATHURST STREET, LAUNCESTON**

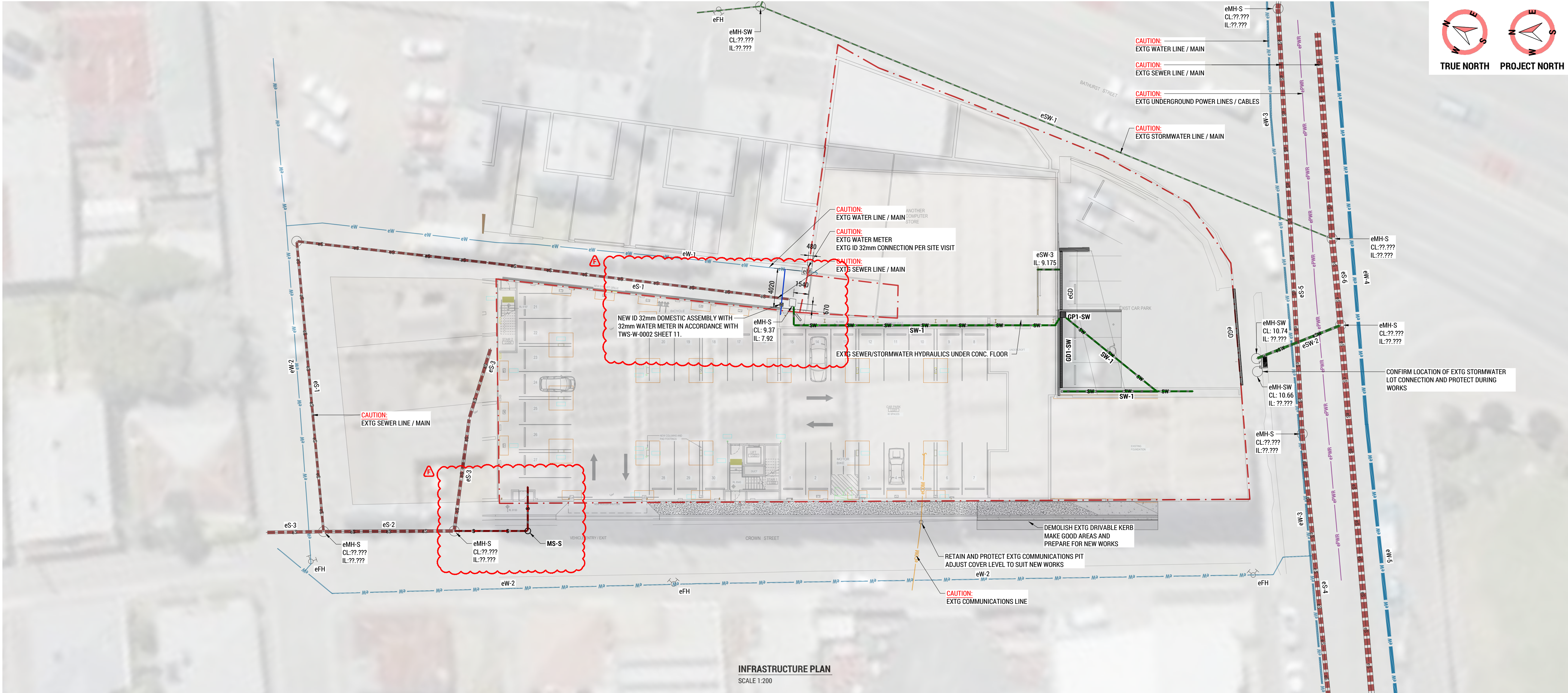
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|------------|---------------|-----------|--------------|------------|
| DESIGN BY: | DESIGN CHECK: | DRAWN BY: | DRAFT CHECK: | CERTIFIER: |
| OWM        | JTA           | EJW       | JTA          |            |

|                                            |                       |                     |                |
|--------------------------------------------|-----------------------|---------------------|----------------|
| DRAWING TITLE:<br><b>OVERALL SITE PLAN</b> |                       |                     |                |
| SCALE @ A1:<br>1:500                       | PROJECT No:<br>251007 | DRAWING No:<br>C100 | REVISION:<br>C |









- INFRASTRUCTURE NOTES:**
1. THE FOLLOWING IS TO BE READ IN CONJUNCTION WITH NOTES ON DRAWING C001.
  2. STORMWATER PIPES SHALL BE INSTALLED WITH MIN. 0.5% GRADE FOR SIZES Ø225 AND ABOVE UNLESS NOTED / SCHEDULED OTHERWISE.
  3. STORMWATER PIPES SHALL BE INSTALLED WITH MIN. 1.0% GRADE FOR PIPE SIZES Ø150 AND BELOW UNLESS NOTED / SCHEDULED OTHERWISE.
  4. SEWER PIPES SHALL BE INSTALLED WITH MIN. 1.0% GRADE FOR PIPE SIZES Ø150 AND ABOVE UNLESS NOTED / SCHEDULED OTHERWISE.
  5. SEWER PIPES SHALL BE INSTALLED WITH MIN. 1.65% GRADE FOR PIPE SIZES Ø100 AND BELOW UNLESS NOTED / SCHEDULED OTHERWISE.
  6. ALL 'DN' SIZES SCHEDULED OR NOTED INDICATE INTERNAL DIAMETER.
  7. REFER SECTIONS AND DETAILS FOR PIPE TRENCHING SPECS.
  8. WATER LINES SHALL GENERALLY BE LAID ABOVE SEWER PIPES WHEREVER POSSIBLE.
  9. ALL PIPES SHALL BE INSTALLED WITH MIN. 750mm COVER (U.N.O.)

- INFRASTRUCTURE LEGEND:**
- |          |                                                                |
|----------|----------------------------------------------------------------|
| CL       | COVER LEVEL                                                    |
| DN       | NOMINAL PIPE DIAMETER - INTERNAL DIAMETER (U.N.O.)             |
| DP       | DOWNPIPE - AS SCHEDULED                                        |
| e / EXTG | EXISTING ITEM / ELEMENT                                        |
| FH       | FIRE HYDRANT - REFER SECTIONS AND DETAILS                      |
| FM       | FIRE WATER SERVICE LINE / MAIN                                 |
| FP       | FIRE PLUG                                                      |
| GO       | GRATED DRAIN - AS SCHEDULED / REFER SECTIONS AND DETAILS       |
| GP       | GRATED / GULLY PIT - AS SCHEDULED / REFER SECTIONS AND DETAILS |
| GVP      | GRATED VEE PIT - AS SCHEDULED / REFER SECTIONS AND DETAILS     |
| HBC      | HOSE BIB COCK                                                  |
| IL       | INVERT LEVEL                                                   |
| IO       | INSPECTION OPENING - FINISHED TO SURFACE LEVEL                 |
| M        | METER                                                          |
| MH       | MANHOLE - AS SCHEDULED / REFER SECTIONS AND DETAILS            |
| MS       | MAINTENANCE SHAFT - AS SCHEDULED                               |
| RL       | REDUCED LEVEL                                                  |
| S        | SEWER                                                          |
| SEP      | SEID ENTRY PIT - AS SCHEDULED / REFER SECTIONS AND DETAILS     |
| SM       | SUB-METER                                                      |
| SV       | STOP / SWITCH VALVE                                            |
| SW       | STORMWATER                                                     |
| VD       | VEE DRAIN - AS SCHEDULED / REFER SECTIONS AND DETAILS          |
| W        | WATER                                                          |

| EXISTING STORMWATER PIPE SCHEDULE |                    |                    |
|-----------------------------------|--------------------|--------------------|
| MARK                              | EXISTING PIPE SIZE | EXISTING PIPE TYPE |
| eSW-1                             | DN300              | RCP                |
| eSW-2                             | DN225              | RCP                |
| eSW-3                             | DN150              | PVC                |

| STORMWATER PIPE SCHEDULE |           |          |         |
|--------------------------|-----------|----------|---------|
| MARK                     | PIPE SIZE | TYPE     | GRADE   |
| SW-1                     | DN150     | SN8 uPVC | MIN. 1% |

| STORMWATER DRAIN / PIT / MANHOLE SCHEDULE |          |               |                      |
|-------------------------------------------|----------|---------------|----------------------|
| MARK                                      | SIZE     | TYPE          | ACCESSORIES          |
| GD1-SW                                    | 150 WIDE | -             | CLASS 'D' GALV GRATE |
| GP1-SW                                    | 600x600  | PRECAST CONC. | CLASS 'D' GALV GRATE |

| EXISTING SEWER PIPE SCHEDULE |                    |                    |
|------------------------------|--------------------|--------------------|
| MARK                         | EXISTING PIPE SIZE | EXISTING PIPE TYPE |
| eS-1                         | DN225              | REINFORCED CONC.   |
| eS-2                         | DN300              | uPVC               |
| eS-3                         | DN300              | VITRIFIED CLAY     |
| eS-4                         | DN450              | REINFORCED CONC.   |
| eS-5                         | DN450              | VITRIFIED CLAY     |
| eS-6                         | DN675              | REINFORCED CONC.   |

| EXISTING WATER MAIN SCHEDULE |                    |                           |
|------------------------------|--------------------|---------------------------|
| MARK                         | EXISTING PIPE SIZE | EXISTING PIPE TYPE        |
| eW-1                         | DN32               | PE100                     |
| eW-2                         | DN100              | CAST IRON CEMENT LINED    |
| eW-3                         | DN225              | DUCTILE IRON CEMENT LINED |
| eW-4                         | DN375              | DUCTILE IRON CEMENT LINED |
| eW-5                         | DN375              | MILD STEEL CEMENT LINED   |

| SEWER PIT / MANHOLE SCHEDULE |      |               |             |
|------------------------------|------|---------------|-------------|
| MARK                         | SIZE | TYPE          | ACCESSORIES |
| MS1-S                        | Ø600 | PRECAST CONC. | CLASS D LID |



|      |                                 |     |          |
|------|---------------------------------|-----|----------|
| F    | REVISED DEVELOPMENT APPLICATION | JTA | 20-11-25 |
| E    | REVISED DEVELOPMENT APPLICATION | OWM | 30-10-25 |
| D    | RESPONSE TO RFI                 | JTA | 08-10-25 |
| C    | DEVELOPMENT APPLICATION         | JTA | 15-09-25 |
| B    | DEVELOPMENT APPLICATION         | JTA | 11-09-25 |
| A    | REVIEW / INFORMATION            | OWM | 16-04-25 |
| REV: | ISSUED FOR / DESCRIPTION:       | BY: | DATE:    |

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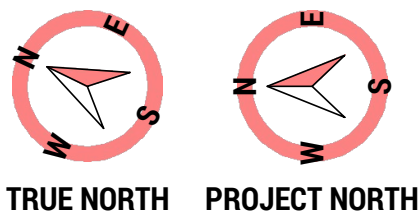
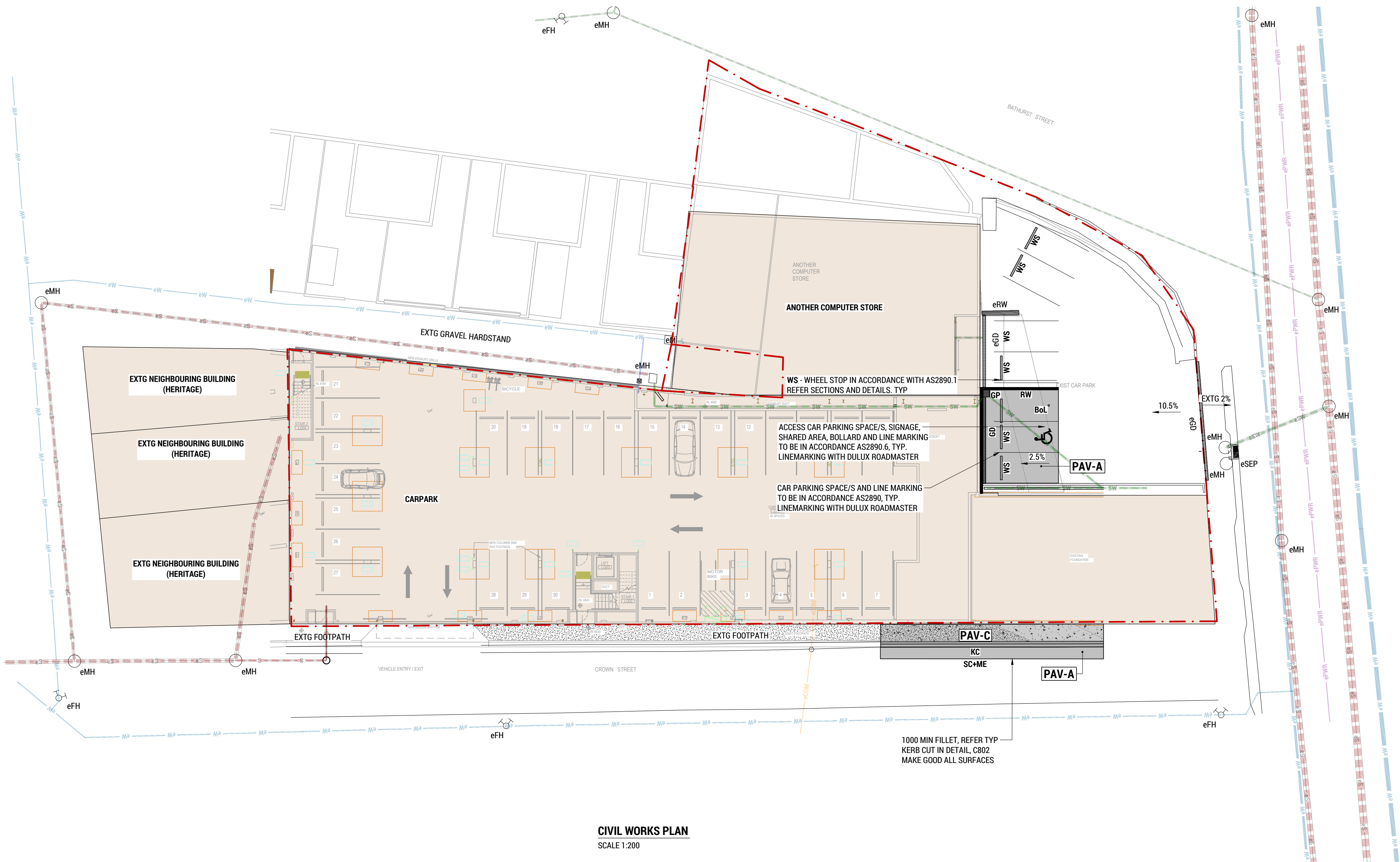
CLIENT / ARCHITECT:  
**STANTON MANAGEMENT GROUP**

PROJECT DETAILS:  
**KIESER LAUNCESTON REDEVELOPMENT  
164 BATHURST STREET, LAUNCESTON**

|            |               |           |              |            |
|------------|---------------|-----------|--------------|------------|
| DESIGN BY: | DESIGN CHECK: | DRAWN BY: | DRAFT CHECK: | CERTIFIER: |
| OWM        | JTA           | EJW       | JTA          |            |

|             |             |             |           |
|-------------|-------------|-------------|-----------|
| SCALE @ A1: | PROJECT No: | DRAWING No: | REVISION: |
| 1:200       | 251007      | C401        | F         |





CIVIL WORKS PLAN  
SCALE 1:200

CIVIL WORKS NOTES:  
1. THE FOLLOWING IS TO BE READ IN CONJUNCTION WITH NOTES ON DRAWING C001.

|  |                                                                                                                                                        |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | PAV-A - HOT MIX - TRAFFICABLE<br>REFER SECTIONS AND DETAILS                                                                                            |
|  | PAV-B - CONCRETE HARDSTAND - TRAFFICABLE<br>REFER SECTIONS AND DETAILS                                                                                 |
|  | PAV-C - CONCRETE HARDSTAND - NON-TRAFFICABLE<br>REFER SECTIONS AND DETAILS                                                                             |
|  | SURF-A - LANDSCAPING / SOFT AREAS<br>200mm MINIMUM GOOD QUALITY TOPSOIL<br>(UNLESS SPECIFIED OTHERWISE BY ARCHITECT / LANDSCAPE ARCHITECT / PRINCIPAL) |

PLANNING EXHIBITED  
DOCUMENTS

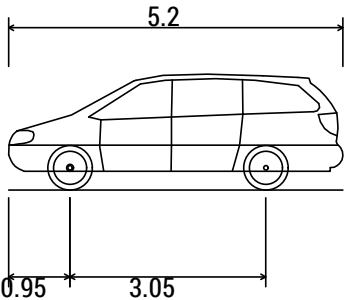
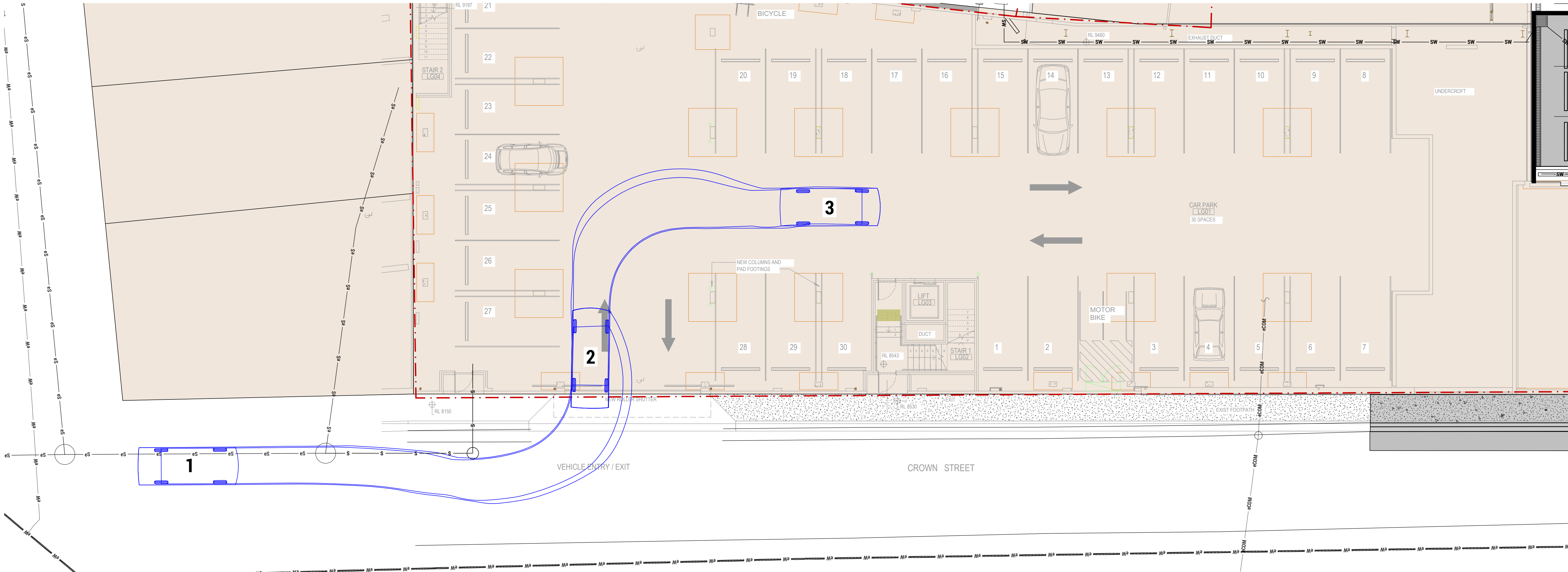
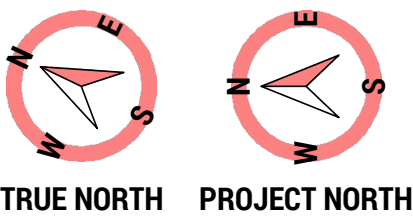
Ref. No: DA 0202/2026  
Date submitted: 06/06/2026  
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|          |                                                                |      |                                                                       |
|----------|----------------------------------------------------------------|------|-----------------------------------------------------------------------|
| BK       | BARRIER KERB - REFER SECTIONS AND DETAILS                      | KCV  | KERB AND CHANNEL - VEHICULAR - REFER SECTIONS AND DETAILS             |
| Bol      | BOLLARD - REFER SECTIONS AND DETAILS                           | M    | WATER METER - AS SCHEDULED / REFER SECTIONS AND DETAILS               |
| CL       | COVER LEVEL                                                    | ME   | MATCH EXISTING / MAKE GOOD TO PRINCIPAL SATISFACTION                  |
| DN       | NOMINAL PIPE DIAMETER - INTERNAL DIAMETER (I.N.D.)             | MH   | MANHOLE - AS SCHEDULED / REFER SECTIONS AND DETAILS                   |
| DP       | DOWNPIPE - AS SCHEDULED                                        | NSL  | NATURAL SURFACE LEVEL                                                 |
| e / EXTG | EXISTING ITEM / ELEMENT                                        | PED  | PEDESTRIAN ACCESS RAMP - REFER SECTIONS AND DETAILS                   |
| FFL      | FINISHED FLOOR LEVEL                                           | PCBC | PRECAST CONC. BOX CULVERT - AS SCHEDULED / REFER SECTIONS AND DETAILS |
| FH       | FIRE HYDRANT - AS SCHEDULED / REFER SECTIONS AND DETAILS       | RL   | REDUCED LEVEL                                                         |
| FK       | FLUSH KERB - REFER SECTIONS AND DETAILS                        | RW   | RETAINING WALL - AS SCHEDULED / REFER SECTIONS AND DETAILS            |
| FM       | FIRE MAIN SERVICE LINE                                         | S    | SEWER                                                                 |
| FP       | FIRE PLUG                                                      | SC   | WORKS TO A SAWCUT EDGE - MAKE GOOD TO PRINCIPAL SATISFACTION          |
| FSL      | FINISHED SURFACE LEVEL                                         | SCJ  | SLAB SAWCUT JOINT - AS SCHEDULED / REFER SECTIONS AND DETAILS         |
| GD       | GRATED DRAIN - AS SCHEDULED / REFER SECTIONS AND DETAILS       | SEP  | SIDE ENTRY PIT - AS SCHEDULED / REFER SECTIONS AND DETAILS            |
| GP       | GRATED / GULLY PIT - AS SCHEDULED / REFER SECTIONS AND DETAILS | SL   | SURFACE LEVEL                                                         |
| GVP      | GRATED VEE PIT - AS SCHEDULED / REFER SECTIONS AND DETAILS     | SV   | STOP / SWITCH VALVE                                                   |
| HBC      | HOSE BIB COCK                                                  | SW   | STORMWATER                                                            |
| HW       | HEADWALL - AS SCHEDULED / REFER SECTIONS AND DETAILS           | TOK  | TOP OF KERB                                                           |
| IL       | INVERT LEVEL                                                   | TOW  | TOP OF WALL                                                           |
| IO       | INSPECTION OPENING                                             | VC   | VEE CHANNEL - REFER SECTIONS AND DETAILS                              |
| KC       | KERB AND CHANNEL - REFER SECTIONS AND DETAILS                  | VD   | VEE DRAIN - AS SCHEDULED / REFER SECTIONS AND DETAILS                 |
| KCM      | KERB AND CHANNEL - MOUNTABLE - REFER SECTIONS AND DETAILS      | W    | WATER                                                                 |
| KCS      | KERB AND CHANNEL - SMALL - REFER SECTIONS AND DETAILS          | WS   | WHEEL STOP - IN ACCORDANCE WITH AS2890.1 - REFER SECTIONS AND DETAILS |

|   |                                 |     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                         |                                                                                                                                                                                                                                                                                                                                                                                  |          |                                                               |                         |                                                                                                             |          |                                                  |                      |     |          |      |                           |     |       |            |     |               |     |           |     |              |     |            |             |       |             |        |             |      |           |   |
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| D | REVISED DEVELOPMENT APPLICATION | OWM | 30-10-25 | C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | DEVELOPMENT APPLICATION | JTA                                                                                                                                                                                                                                                                                                                                                                              | 15-09-25 | B                                                             | DEVELOPMENT APPLICATION | JTA                                                                                                         | 11-09-25 | A                                                | REVIEW / INFORMATION | OWM | 16-04-25 | REV: | ISSUED FOR / DESCRIPTION: | BY: | DATE: | DESIGN BY: | OWM | DESIGN CHECK: | JTA | DRAWN BY: | EJW | DRAFT CHECK: | JTA | CERTIFIER: | SCALE @ A1: | 1:200 | PROJECT No: | 251007 | DRAWING No: | C501 | REVISION: | D |





Passenger vehicle (5.2 m)  
Overall Length 5.200m  
Overall Width 1.940m  
Overall Body Height 1.804m  
Min Body Ground Clearance 0.295m  
Track Width 1.840m  
Lock-to-lock time 4.00s  
Curb to Curb Turning Radius 6.300m

**PLANNING EXHIBITED DOCUMENTS**

Ref. No: DA 0202/2026

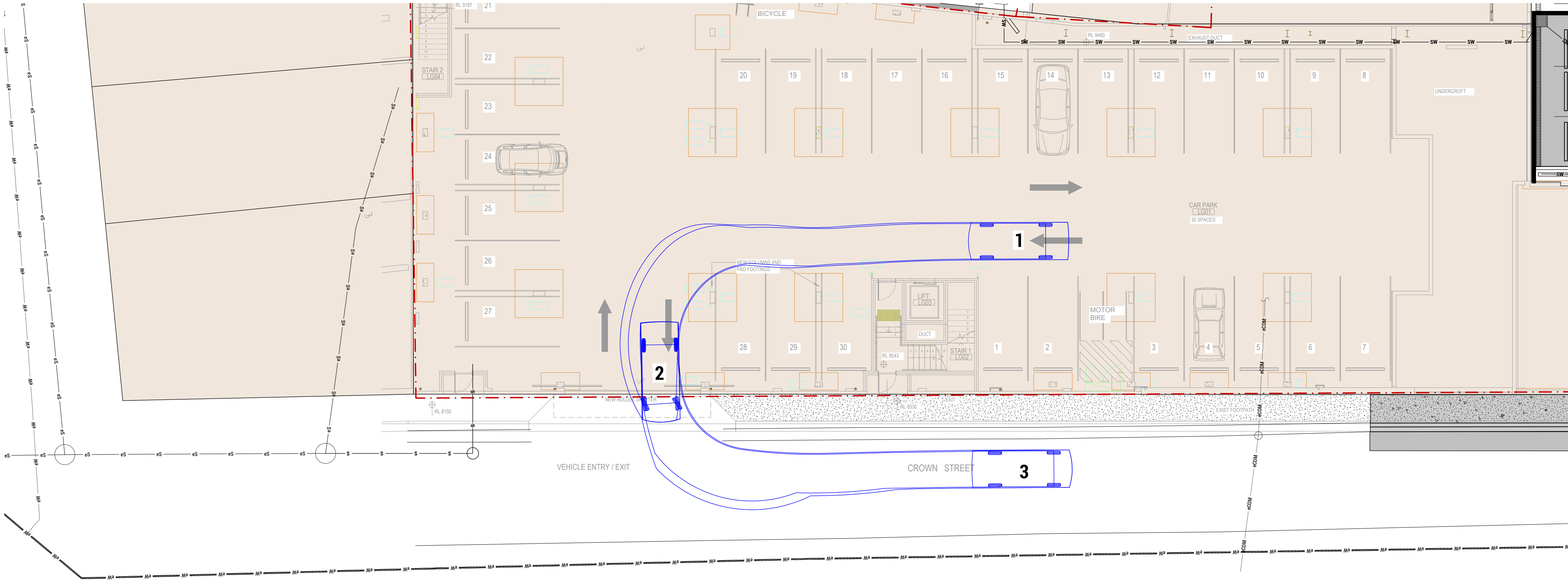
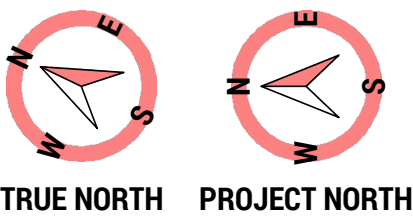
Date advertised: 06/06/2026

Planning Administrator: [Signature]

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| <b>A</b> | <b>REVISED DEVELOPMENT APPLICATION</b> | <b>OWM</b> | <b>30-10-25</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                                             |  |                                                        | DESIGN BY: | DESIGN CHECK:                                                                                  | DRAWN BY: | DRAFT CHECK: | CERTIFIER: | SCALE @ A1:                                                       | PROJECT No: | DRAWING No: | REVISION: |
| REV:     | ISSUED FOR / DESCRIPTION:              | BY:        | DATE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                                                                                                                                             |  |                                                        | OWM        | JTA                                                                                            | EJW       | JTA          |            | 1:100                                                             | 251007      | C701        | A         |



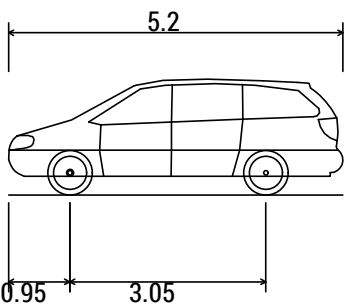


**PLANNING EXHIBITED DOCUMENTS**

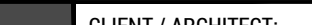
Ref No: DA 0202/2026  
Date advertised: 06/06/2026

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|                             |        |
|-----------------------------|--------|
| Passenger vehicle (5.2 m)   |        |
| Overall Length              | 5.200m |
| Overall Width               | 1.940m |
| Overall Body Height         | 1.804m |
| Min Body Ground Clearance   | 0.295m |
| Track Width                 | 1.840m |
| Lock-to-lock time           | 4.00s  |
| Curb to Curb Turning Radius | 6.300m |

|          |                                        |            |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                                                                                                                                       |  |                                                        |               |                                                                                                |              |                                                                   |             |             |             |           |
|----------|----------------------------------------|------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------|-------------|-------------|-------------|-----------|
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| <b>A</b> | <b>REVISED DEVELOPMENT APPLICATION</b> | <b>OWM</b> | <b>30-10-25</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                                                                                                                                       |  |                                                        |               |                                                                                                |              |                                                                   |             |             |             |           |
| REV:     | ISSUED FOR / DESCRIPTION:              | BY:        | DATE:           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                                                                                                                                       |  | DESIGN BY:                                             | DESIGN CHECK: | DRAWN BY:                                                                                      | DRAFT CHECK: | CERTIFIER:                                                        | SCALE @ A1: | PROJECT No: | DRAWING No: | REVISION: |
|          |                                        |            |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                                                                                                                                       |  | OWM                                                    | JTA           | EJW                                                                                            | JTA          |                                                                   | 1:100       | 251007      | C702        | A         |

Document Set ID: 5378486  
Version: 2, Version Date: 04/06/2026

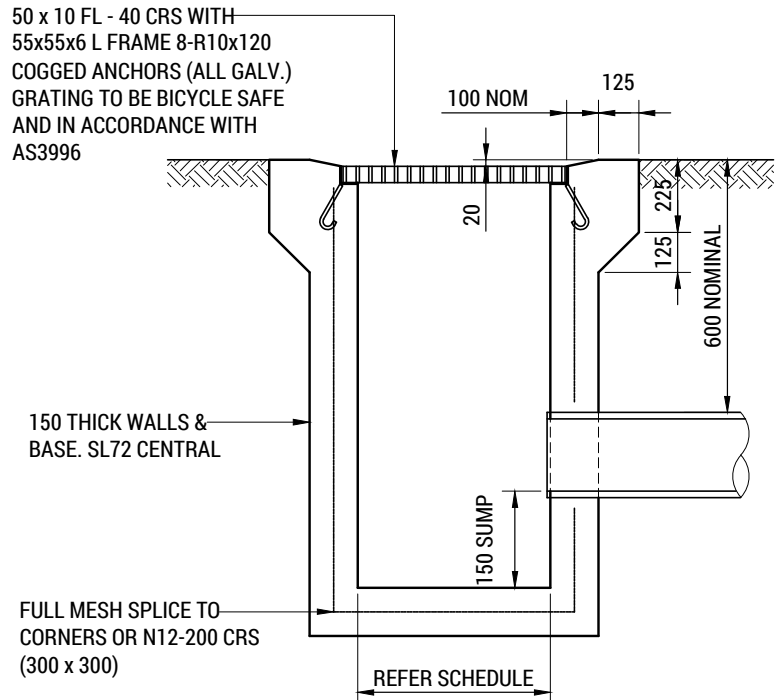








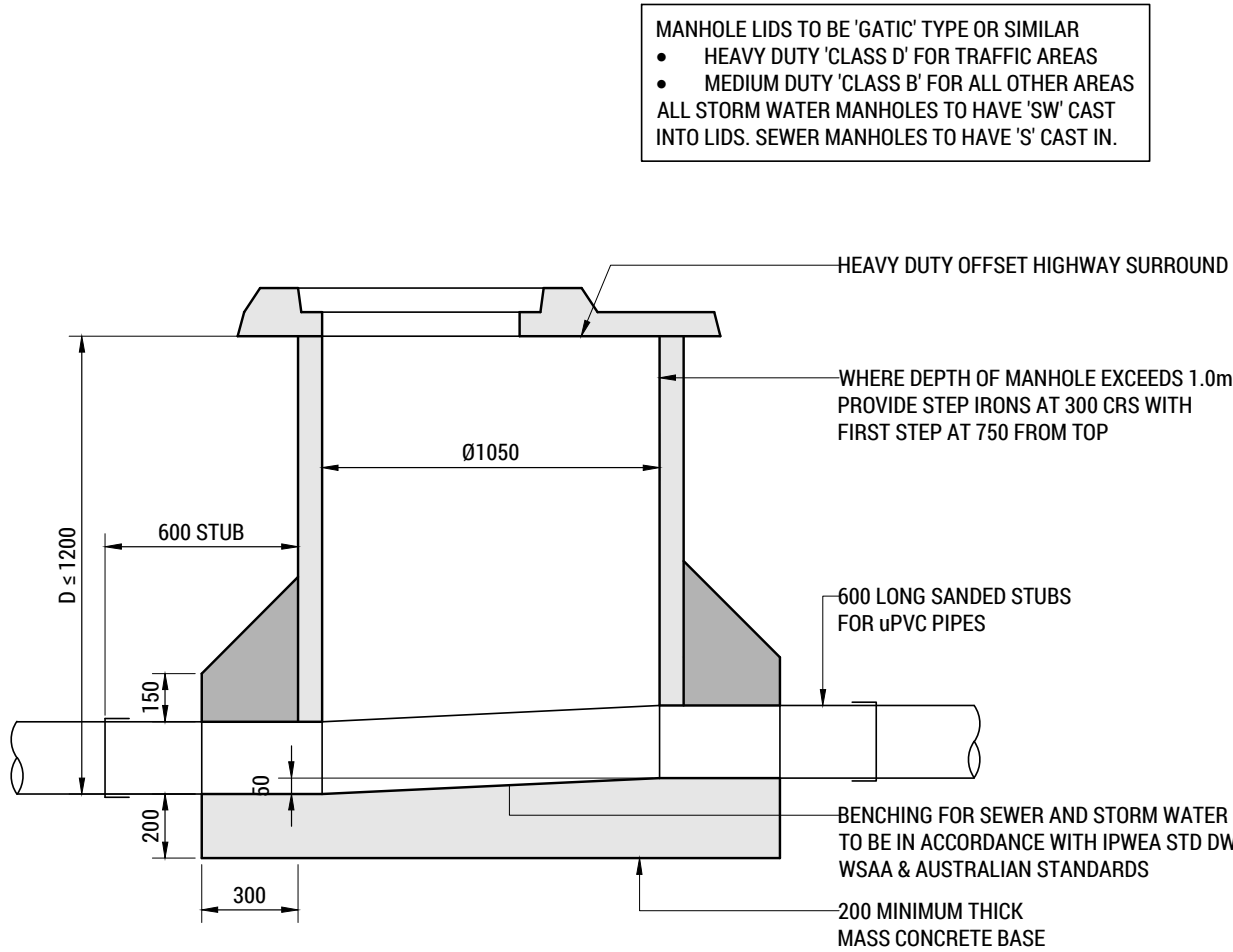




GRADED PIT - TRAFFICABLE

SCALE 1:20

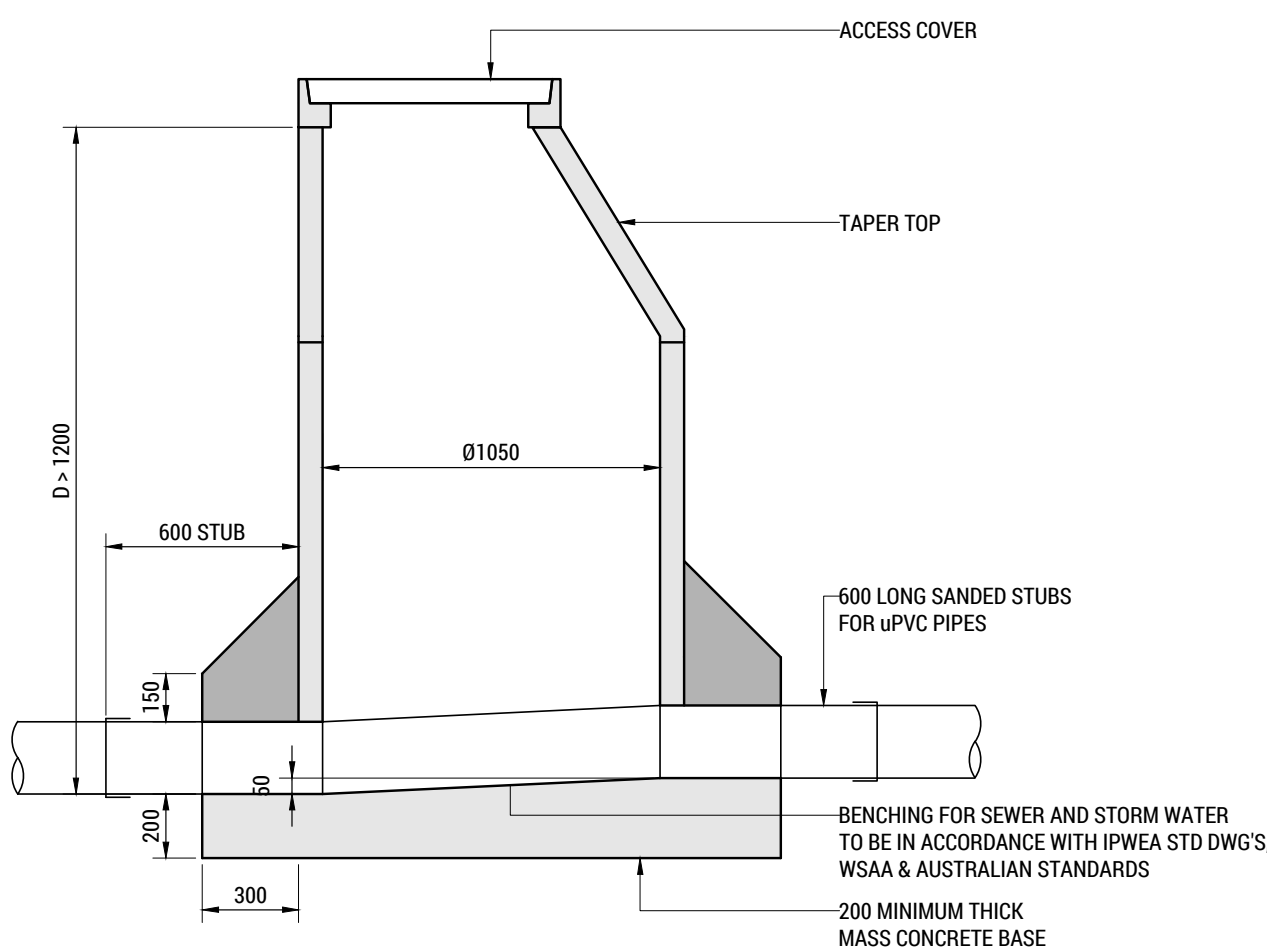
REFER IPWEA STANDARD DRAWINGS FOR ALTERNATE PIT CONSTRUCTION DETAILS.  
APPROVED PRECAST UNIT MAYBE SUBSTITUTED.



MANHOLE DETAIL - D < 1200

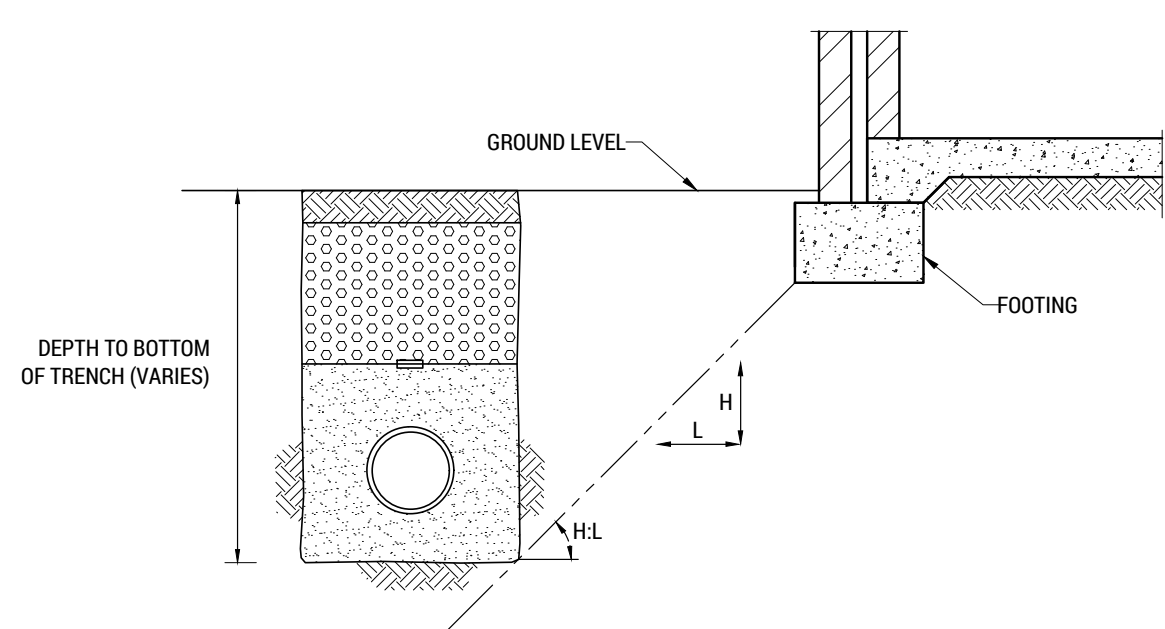
SCALE 1:20

REFER IPWEA STD DWG TSD-SW02-v3  
FOR STORMWATER MANHOLE DETAILS  
REFER WSAA STD DWG'S FOR SEWER  
MANHOLE DETAILS



MANHOLE DETAIL - D > 1200

SCALE 1:20

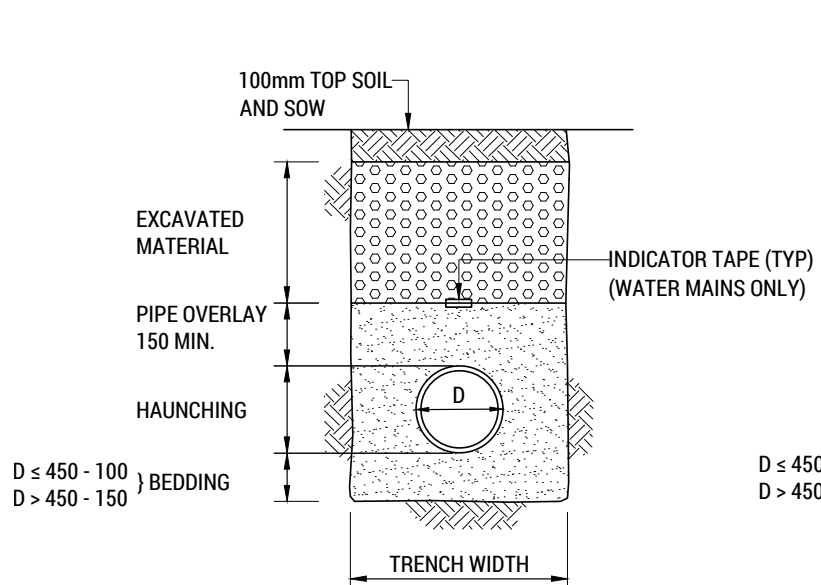


| SOIL TYPE   | SLOPE H:L      |                    |
|-------------|----------------|--------------------|
|             | COMPACTED FILL | UNDISTURBED GROUND |
| STABLE ROCK | 2:3            | 8:1                |
| SAND        | 1:2            | 1:2                |
| SILT        | 1:4            | 1:4                |
| FIRM CLAY   | 1:2            | 1:1                |
| SOFT CLAY   | NOT SUITABLE   | 2:3                |
| SOFT SOILS  | NOT SUITABLE   | NOT SUITABLE       |

(TABLE ADAPTED FROM NCC 2016 BCA - VOLUME TWO)

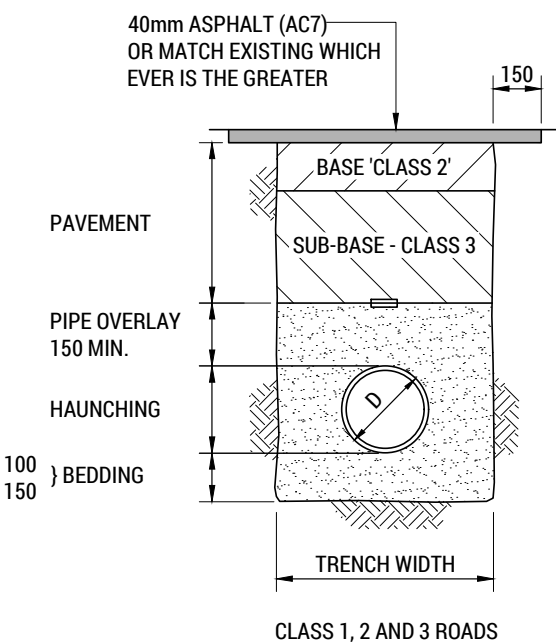
TYPICAL 'ZONE OF INFLUENCE' DETAIL

SCALE 1:20



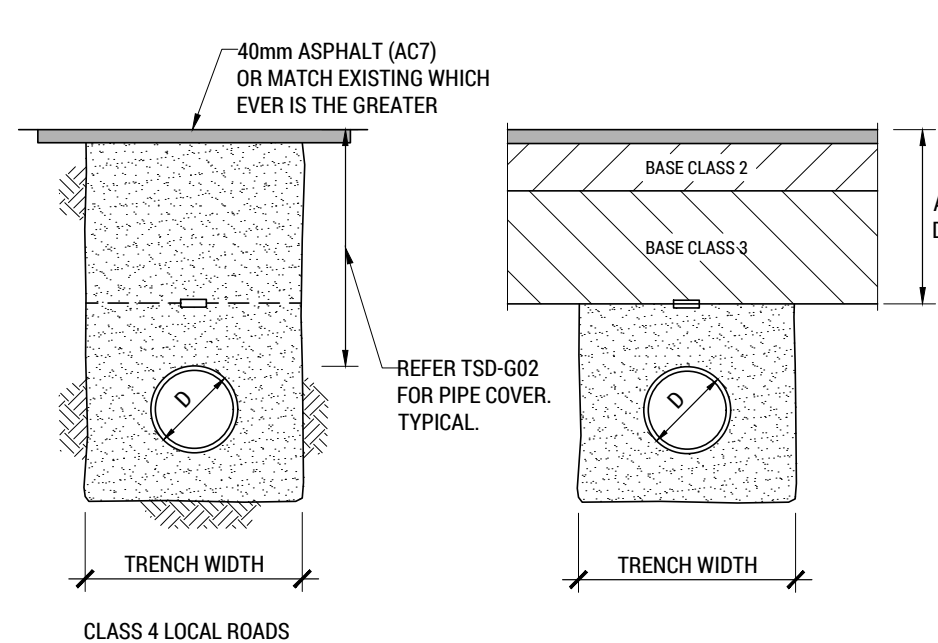
TRENCHES - NON-TRAFFICABLE

SCALE 1:20



TRENCHES - EXISTING ROADS

SCALE 1:20



TRENCHES - NEW ROADS

SCALE 1:20

| TRENCH WIDTH |              |              |
|--------------|--------------|--------------|
| PIPE TYPE    | NOM. DIA (D) | TRENCH WIDTH |
| CONCRETE     | ≤ 1500       | D + 300      |
|              | > 1500       | DESIGN REQ.  |
| OTHER PIPES  | 100          | 300          |
|              | 150          | 450          |
|              | 225-300      | 600          |
|              | 450          | 750          |
|              | 450-1500     | D + 600      |
|              | > 1500       | DESIGN REQ.  |

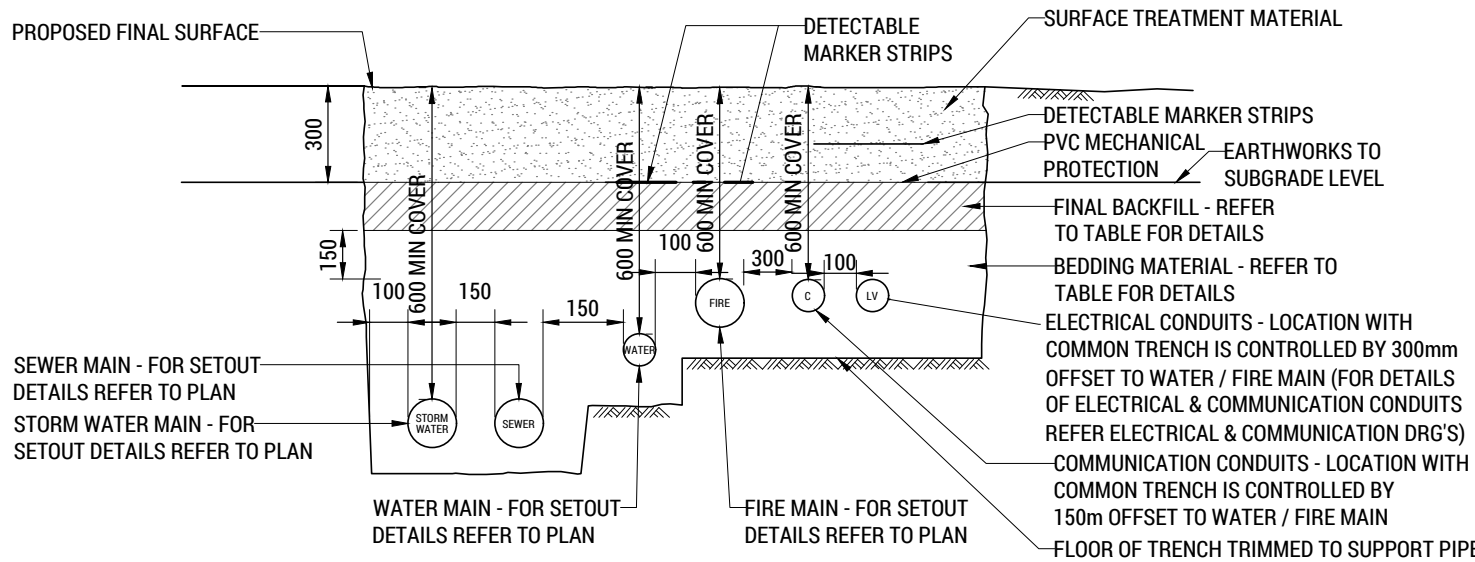
MINIMUM TRENCH WIDTHS MAY BE VARIED ABOVE THE PIPE OVERLAY ZONES  
TO MEET WORKPLACE STANDARDS' REQUIREMENTS  
ie EXCAVATIONS OVER 1.5m MAY REQUIRE RISK ASSESSMENT.

FOR CONCRETE PIPES  
CRUSHED ROCK  
SIEVE APERTURE (mm)  
TO AS1152  
% PASSING (BY MASS)  
100  
70-100  
20-90  
10-60  
0-25  
0-10

BEDDING, HAUNCHING AND OVERLAY MATERIAL  
BEDDING, HAUNCHING AND PIPE OVERLAY MATERIAL SHALL  
CONTAIN NO DELETERIOUS MATERIAL OR CLAY LUMPS AND  
SHALL COMPLY WITH THE FOLLOWING GRADINGS:

FOR uPVC AND DUCTILE IRON PIPES  
SAND OR CRUSHED ROCK (STONE DUST)  
SIEVE APERTURE (mm)  
TO AS1152  
% PASSING (BY MASS)  
100  
70-100  
20-90  
10-60  
0-25  
0-10

ALL MATERIAL SHALL BE PLACED AND COMPACTED IN ACCORDANCE  
WITH AS3725 AND TO THE SATISFACTION OF THE SUPERINTENDENT.



| COMPACTION DETAILS |                          |              |
|--------------------|--------------------------|--------------|
| EXPRESSED AS MMDD  |                          |              |
| MATERIAL           | GENERAL                  | UNDER ROADS* |
| BEDDING MATERIAL   | 90%                      | 90%          |
| INITIAL BACKFILL   | 90%                      | 95%          |
| FINAL BACKFILL     | SAME AS SURROUNDING SOIL | 95%          |

\* OR AS DIRECTED BY SUPERINTENDENT

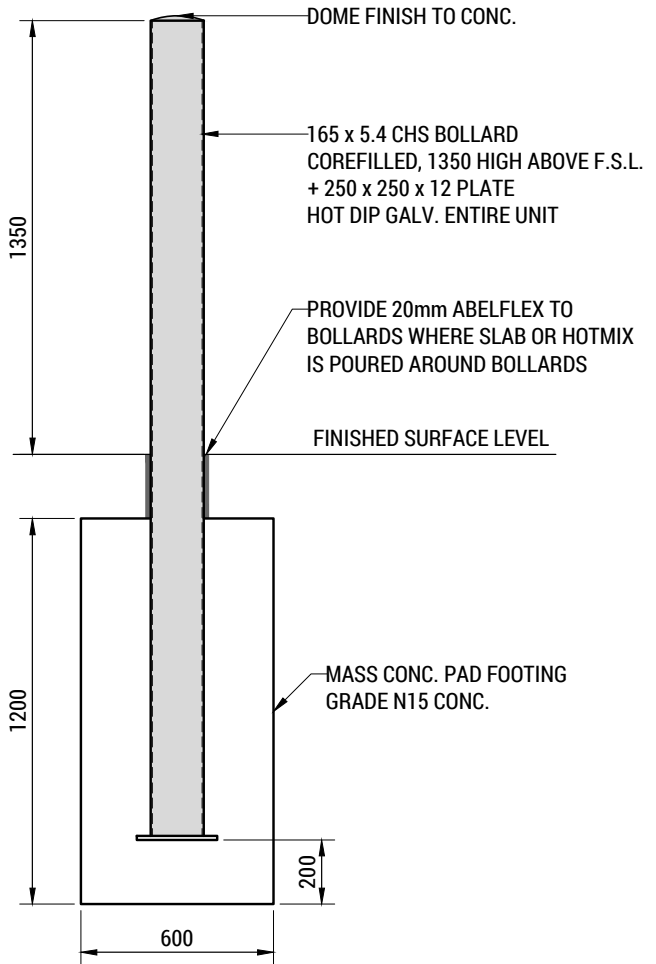
TYPICAL COMBINED TRENCH DETAIL

SCALE 1:10



BOLLARD 'Bol' DETAIL

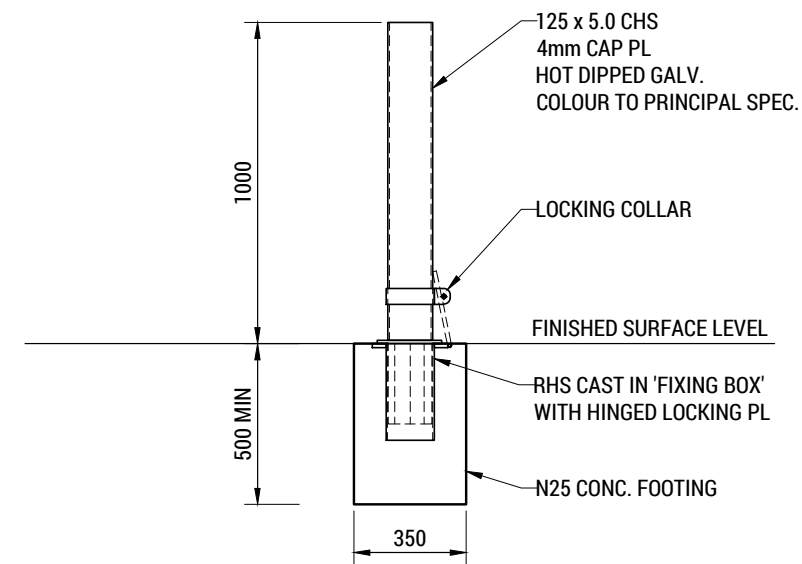
SCALE 1:20



REMOVABLE BOLLARD 'Bol-R' DETAIL

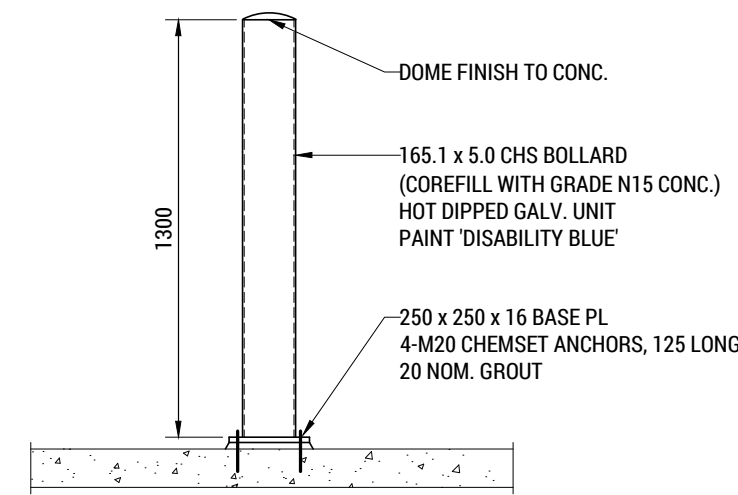
SCALE 1:20

REFER LGAT STD DWG TSD-R31-v3 & TSD-R32-v3  
FOR ADDITIONAL DETAILS



BOLLARD DETAIL 'Bol' - ACCESSABLE PARKING

SCALE 1:20



| REV. | ISSUED FOR / DESCRIPTION:       | BY: | DATE:    |
|------|---------------------------------|-----|----------|
| C    | REVISED DEVELOPMENT APPLICATION | OWM | 30-10-25 |
| B    | DEVELOPMENT APPLICATION         | JTA | 11-09-25 |
| A    | REVIEW / INFORMATION            | OWM | 16-04-25 |

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Launceston TAS 7250  
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CLIENT / ARCHITECT:  
STANTON MANAGEMENT GROUP

PROJECT DETAILS:  
KIESER LAUNCESTON REDEVELOPMENT  
164 BATHURST STREET, LAUNCESTON

DRAWING TITLE:  
SECTIONS & DETAILS - SHEET 3

DESIGN BY: OWM  
DESIGN CHECK: JTA  
DRAWN BY: EJW  
DRAFT CHECK: JTA  
CERTIFIER:

SCALE @ A1: 1:20  
PROJECT No: 251007  
DRAWING No: C803  
REVISION: C





Unit 8, 17 Cadogan St, Marrickville, NSW 2204  
PO Box 230, Bondi Junction NSW 1355  
P 02 9517 3222 F 02 9552 2101  
E sales@bounced.com.au  
www.bounced.com.au

Date: 01/07/2025

To: Cameron Drysdale  
174 Holt Parade  
Thomastown  
VIC 3074

Subject: **KIESER LED ILLUMINATED FABRICATED LETTERS**

Dear Cameron,

I am writing to confirm that the **maximum night-time luminance** for the signage manufactured by **CS&G Signs** will **not exceed 2,000 lux** on the surface of the illuminated area. This specification has been determined based on the photometric performance of the specified luminaires and the optical properties of the substrates outlined in the project brief.

Furthermore, I can confirm the following key compliance and design elements:

**Luminance levels** have been calculated to align with established industry best practices and are fully compliant with **AS 4282: Control of the Obtrusive Effects of Outdoor Lighting**, particularly with respect to light spill and its impact on adjacent properties and public spaces.

The illuminated signage is engineered to operate **without any flashing, pulsating, or flickering** effects, ensuring a stable, non-intrusive visual experience that meets both aesthetic and regulatory requirements.

Should you require any additional technical documentation or clarification, please feel free to contact me directly at **simeon@bounced.com.au** or on **0414 139 467**.

A handwritten signature in black ink, appearing to read "Simeon Krecklenberg".

Simeon Krecklenberg  
Director  
Bounce LED Pty Ltd



Document Set ID: 5378486  
Version: 2, Version Date: 04/06/2026



## Submission to Planning Authority Notice

### Application details

|                             |                     |
|-----------------------------|---------------------|
| Council Planning Permit No. | DA0202/2026         |
| Council notice date         | 22/05/2026          |
| TasWater Reference No.      | TWDA 2026/00556-LCC |
| Date of response            | 01/06/2026          |
| TasWater Contact            | Jake Walley         |
| Phone No.                   | 0467 625 805        |

### Response issued to

|                            |                                                                   |
|----------------------------|-------------------------------------------------------------------|
| Council name               | CITY OF LAUNCESTON                                                |
| Contact details            | Planning.Admin@launceston.tas.gov.au                              |
| Development details        |                                                                   |
| Address                    | 164 BATHURST ST, LAUNCESTON                                       |
| Property ID (PID)          | 7785410                                                           |
| Description of development | Change of use to a medical, physiotherapy consultancy & gymnasium |

### Schedule of drawings/documents

| Prepared by           | Drawing/document No. | Revision No. | Issue date |
|-----------------------|----------------------|--------------|------------|
| Collective Consulting | 251007 All sheets    | F            | 20/11/2025 |

### 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 metered connection(s) 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: TasWater will not accept direct fire boosting from the network unless it can be demonstrated that the periodic testing of the system will not have a significant negative effect on our network and the minimum service requirements of other customers serviced by the network. To this end break tanks may be required with the rate of flow into the break tank controlled so that peak flows to fill the tank do not also cause negative effect on the network.*
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.

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

Page 1 of 4



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(s) for Certifiable Work (Building and/or Plumbing), the developer must physically locate all existing infrastructure to provide sufficient information for accurate design and physical works to be undertaken.
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.
6. Prior to undertaking any works related to water and sewerage, physical markers must be in place that clearly identify where water and/or sewer connections are to be made in accordance with any approved plan to TasWater's satisfaction.

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

7. In the event that a consolidation of titles is occurring under this application, the following will apply. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.  
*Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.*

#### **TRADE WASTE**

8. Prior to the commencement of operation, the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.
9. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.
10. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent.

#### **DEVELOPER CHARGES**

11. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay developer charges to TasWater for water and sewerage infrastructure per TasWater's Developer Charges Policy, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
12. The application for a Certificate(s) for Certifiable Work (Building) and/or (Plumbing) must include the following information:
  - a. The calculations of the number of existing Equivalent Tenements for both Water and Sewerage, generated by the existing development use.
  - b. The calculations of the number of proposed Equivalent Tenements for both Water and Sewerage generated by the proposed development use.

*Note: The engineering design calculations must comply with AS/NZS 3500.0:2003 Plumbing and Drainage and the Sewerage and Water Codes of Australia – Melbourne Retail Water Agencies Integrated Code version(s) published by the Water Services Association of Australia, and as amended by TasWater's Supplements.*



#### DEVELOPMENT ASSESSMENT FEES

13. The applicant or landowner as the case may be, must pay a development assessment fee of \$417.63 and a Consent to Register a Legal Document fee of \$265.98 (applicable should a title consolidation occur) to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

#### 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>

##### 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

For information on Developer Charges please visit the following webpage –

<https://www.taswater.com.au/building-and-development/developer-charges>

##### 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.

##### 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.



PO BOX 8035,  
TREVALLYN 7250  
  
LAUNCESTON  
(03) 6709 8116  
156 GEORGE STREET, 7250  
  
HOBART  
(03) 6227 7968  
REAR STUDIO  
132 DAVEY STREET, 7000  
INFO@NOVALAND.COM.AU  
ABN 60 675 014 356

Our Ref: L260101

Date 30/06/2026

Iain More  
Senior Town Planner  
City of Launceston

Via email: [planning@launceston.tas.gov.au](mailto:planning@launceston.tas.gov.au)

Dear Mr More

**RE: RESPONSE TO REPRESENTATIONS – DAO202/2026 – 164 BATHURST STREET, LAUNCESTON – KIESER FACILITY.**

We appreciate the opportunity to respond to the redacted representations received following the conclusion of advertising. Please find our responses below for your consideration, and we are available to address any further questions from Council or Councillors.

The application for a Kieser facility was previously considered by Council in January 2026 and was subsequently withdrawn and resubmitted with updated documentation, with the intent of addressing concerns raised by representors.

A key amendment to the resubmitted application is the inclusion of a revised Traffic Impact Assessment (TIA) prepared by Keith Midson of Midson Traffic.

Midson Traffic previously prepared the TIA for the Kieser facility in Hobart and is therefore familiar with the operational model and structure of Kieser facilities. In preparing the updated assessment, relevant operational data, including client usage profiles from other Kieser facilities nationally, was provided to inform the analysis.

On this basis, it is considered that the TIA accurately reflects the likely vehicle movements associated with the development, as well as the resulting parking demand in accordance with the relevant provisions of the planning scheme.

We have responded to concerns raised in the representations below:

| Representor Issue                                                       | Response:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Concerns with Traffic Impacts on the surrounding area and local streets | <p>The Traffic Impact assessment has been prepared by a suitably qualified traffic engineer. Section 2 of the TIA provides an analysis of:</p> <ul style="list-style-type: none"> <li>• Bathurst Street</li> <li>• Frankland Street</li> <li>• Crown Street</li> <li>• Twining Street; and</li> <li>• Margaret Street</li> </ul> <p>Crash data for the surrounding areas has been obtained and examined as part of the above analysis.</p> <p>The TIA has confirmed that conservatively, there would be approximately 580 vehicle movements per day (two way, made</p> |

|                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|                                                                                                                                                              | <p>up of clients and staff), which equates to 40 vehicles movements per hour (two way). It was concluded that based on the analysis of the surrounding roads, that there was sufficient capacity to accommodate the additional traffic without adverse impact on safety or operational performance.</p> <p>In calculating traffic generation, the TIA has confirmed that there would be 15-25 clients per hour during busy periods. This includes clients having one on one appointments, and clients undergoing a training/rehabilitation program within the facilities gymnasium.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>Classification of the use. Representations indicate the site will operate as a gym and should be classified into the Sports and Recreation Use class.</p> | <p>The proposed use is operated by Kieser, a health service provider specialising in exercise-based rehabilitation, injury management, strength conditioning and pain management.</p> <p>While the facility incorporates exercise equipment and rehabilitation spaces, these areas are not intended to function as a conventional gymnasium that is available for unrestricted public membership or general recreational use.</p> <p>The primary purpose of the facility is the provision of professional health and rehabilitation services. Clients typically attend the facility as part of structured treatment, rehabilitation or injury management programs, often following referral from a general practitioner, allied health professional, insurer or workplace rehabilitation provider.</p> <p>The exercise equipment and rehabilitation spaces are ancillary components of the professional services provided and are utilised in support of prescribed treatment and rehabilitation outcomes.</p> <p>Unlike a traditional gymnasium, the facility does not operate as a public recreation venue where patrons attend independently for general fitness, sporting or recreational purposes. The exercise areas are integrated into the broader delivery of professional health services and are accessed by clients receiving assessment, treatment, rehabilitation or ongoing clinical support.</p> <p>Accordingly, the dominant purpose of the use is the provision of professional health and rehabilitation services rather than sports, fitness or recreational activities. The proposal has therefore been appropriately classified within the Business and Professional Services use class, with the exercise and rehabilitation facilities representing an ancillary component of that use rather than a standalone gymnasium or sports and recreation facility.</p> <p>The proposal has been correctly characterised and assessed as a Business and Professional Services use.</p> |
| <p>Housing is the most appropriate option for</p>                                                                                                            | <p>The subject site is located within the Commercial Zone under the Tasmanian Planning Scheme – Launceston. The purpose of the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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| <p>the site, and not a commercial facility of this nature.</p>                                                                                           | <p>Commercial Zone is to provide for retailing, business, service industry, storage and warehousing activities, together with a mix of use and development that supports the activity centre hierarchy.</p> <p>The zoning of the land reflects a strategic planning decision that the site is intended to accommodate commercial and employment-generating activities rather than residential development.</p> <p>Importantly, Residential Use is prohibited within the Commercial Zone. Accordingly, the planning scheme does not contemplate or permit the use of the land for residential purposes. As such, suggestions that the site should instead be developed for housing fall outside the scope of the current application and are not a relevant consideration in determining whether the proposed use is appropriate for the site.</p> <p>The proposed Business and Professional Services use is a commercial activity that aligns with the purpose of the zone and is of a type anticipated to occur within commercially zoned land.</p> <p>While some representors may prefer that the site remain undeveloped or be used for residential purposes, the planning scheme expressly identifies the land for commercial development and does not provide for residential use. Consequently, the suitability of a hypothetical residential development is not a matter that can be given significant weight in the assessment of the current proposal.</p> |
| <p>The original application contained 49 Gymnasium equipment stations, whereas the revised application now contains 76 gymnasium equipment stations.</p> | <p>A number of representations have noted that the floor plan submitted as part of the current application identifies 76 exercise stations, whereas the plans associated with the earlier proposal identified 49 exercise stations. While this observation is factually correct, the number of exercise stations shown on the plans is not a matter that materially affects the planning assessment of the application.</p> <p>The planning assessment is concerned with the nature of the use, its operating characteristics, the anticipated number of staff and clients, traffic generation, parking demand, amenity impacts and compliance with the relevant provisions of the planning scheme.</p> <p>The number of individual exercise stations depicted on an internal floor plan does not, in itself, determine the intensity of the use or the number of people who will attend the facility. The exercise stations shown on the plans were included for indicative layout and operational planning purposes and are not intended to represent a maximum patron capacity or a measure of the scale of the use.</p> <p>Since preparation of the original concept plans, the internal layout has been refined through ongoing discussions with Kieser</p>                                                                                                                                                                                                    |



|                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|                                                                                          | <p>regarding the most appropriate arrangement of rehabilitation and treatment spaces within the building.</p> <p>Kieser has subsequently advised that the facility is expected to contain approximately 50 pieces of rehabilitation and exercise equipment, which is generally consistent with the equipment provision shown on the original proposal plans. To avoid any potential confusion, updated plans identifying the anticipated equipment layout can be provided and endorsed if considered necessary by the planning authority.</p> <p>Importantly, the equipment within the facility is not intended for unrestricted public use in the manner of a conventional gymnasium. Rather, the equipment forms part of the delivery of Kieser's rehabilitation, injury management and exercise-based treatment programs.</p> <p>The operation of the facility is driven by client appointments, treatment programs and professional health services rather than by the number of individual exercise stations located within the building.</p> <p>Accordingly, the difference in the number of exercise stations shown on various iterations of the floor plans does not alter the nature of the proposed use, does not result in any change to the planning impacts of the development, and is not considered to be a matter that materially affects the assessment of the application.</p> |
| Concerns about the impacts associated with the vacant tenancy and how this will be used. | <p>Any future occupation or fit-out of the shell tenancy will be subject to a separate assessment process and a future development application. Such an application would be assessed on its own merits, including consideration of parking demand, traffic generation, amenity impacts and compliance with the relevant provisions of the planning scheme.</p> <p>Members of the public would also have the opportunity to make representations where public notification is required.</p> <p>Importantly, five (5) car parking spaces have been specifically allocated to the shell tenancy as part of the proposed development. These spaces are separate from those allocated to the Kieser facility and have been provided to accommodate the future use of the tenancy.</p> <p>Accordingly, the future occupation of the shell tenancy would not rely upon, or reduce, the parking provision allocated to the proposed Kieser use.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Concerns around the impact the facility and associated traffic will                      | <p>The subject site is not listed on the Tasmanian Heritage Register and is not identified as a Local Historic Heritage Place under the Tasmanian Planning Scheme – Launceston.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| <p>have on a Heritage Precinct</p>                                                                                                                     | <p>Furthermore, the site is not located within a Local Historic Heritage Precinct. As a consequence, the Local Historic Heritage Code does not apply to the site and no heritage assessment or referral to Heritage Tasmania was required as part of the application.</p> <p>Accordingly, impacts on heritage values are not a relevant planning consideration in the assessment of the proposal.</p> <p>Notwithstanding the above, the proposal does not involve demolition of the existing building. Rather, it seeks to retain and repurpose the existing structure as part of the redevelopment of the site. The proposal has been designed to work with the existing building and incorporate it into the overall development outcome, thereby retaining the established built form that currently exists on the site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p>Impacts on parking. There is insufficient parking in the surrounding area, and the Kieser facility will increase demand upon on street parking.</p> | <p>The development provides a total of 36 on-site car parking spaces, including approximately 30 new under croft parking spaces.</p> <p>Of these, 25 spaces are allocated to the Kieser facility. The balance of parking is allocated to the other vacant tenancies, including the shell tenancy.</p> <p>A parking demand assessment has been undertaken as part of the TIA, which has taken into account the operational characteristics of the Kieser facility, including the structured nature of visits and the absence of casual walk-in patronage.</p> <p>Based on comparative assessment with similar Kieser facilities and operational data, a parking demand of approximately 22 spaces has been adopted. On this basis, the Traffic Impact Assessment concludes that the development satisfies the requirements of the applicable parking provisions of the Tasmanian Planning Scheme.</p> <p>In addition, the assessment demonstrates that the proposal satisfies the relevant criteria of the Parking and Sustainable Transport Code C2.5.1, whether assessed on the basis of floor area or practitioner-based demand rates.</p> <p>The development is not intended to rely upon on-street parking to meet its operational needs. Sufficient on-site parking is provided to accommodate the anticipated demand generated by the use. Notwithstanding this, the proposal will not result in any net reduction in available on-street parking within the surrounding area.</p> <p>Accordingly, it is stated that the proposed parking provision is adequate to service the development and that the applicable planning scheme requirements are met.</p> |

|                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Noise and Amenity impacts on surrounding residents, impacts of plant equipment, vehicle movements etc</p> | <p>The use is accommodated within an existing building, which is already designed and operated in a commercial context. The nature of a Kieser facility is inherently low-impact compared to many other commercial or industrial uses. It does not involve amplified music, group classes with high noise levels, or activities such as heavy weights being dropped, which are typically associated with higher acoustic impacts in gym environments.</p> <p>Parking is provided within an existing under croft structure, which further assists in managing amenity impacts by containing vehicle movements within the building envelope. The main pedestrian entry is oriented towards Crown Street, opposite an existing commercial business, reinforcing the commercial character of the immediate interface.</p> <p>In terms of traffic and surrounding context, Crown Street is within a commercial area. The proposal is therefore consistent with, and does not materially alter, the existing acoustic or activity profile of the area.</p> <p>Importantly, one of the amendments from the previous application is the inclusion of screening around rooftop mechanical plant, including ventilation and air-conditioning units. This design response ensures that potential noise and visual impacts associated with plant equipment are appropriately mitigated and will not result in any unreasonable impact on adjoining sensitive uses.</p> <p>Operational hours are also reasonable in the context of the locality, with the facility proposed to operate from approximately 6:00am to 8:30pm. These hours do not extend into late-night periods where amenity impacts are more likely to arise.</p> <p>Overall, given the nature of the use, its operation within an existing building, the surrounding commercial context, and the mitigation measures incorporated into the design, the proposal will not result in an unreasonable loss of residential amenity.</p> |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Overall, having regard to the matters raised in the representations, the key issues relate to traffic, parking, and the potential broader impacts on surrounding amenity. These matters have been considered in detail and, on balance, the proposal is consistent with the relevant Zone and Code provisions of the Tasmanian Planning Scheme.

The use is compatible with the commercial context of the area, and with the proposed parking provision and operational characteristics, it is not expected to result in unacceptable traffic or amenity impacts. Accordingly, the proposal is considered to comply with the applicable planning controls and there are no planning grounds that would warrant refusal.

If you have any questions, you are welcome to contact me on the number provided.

Sincerely



James Stewart  
Senior Town Planner  
Nova Land Consulting





**ATTACHMENT 1**  
**Statutory Assessment - Response to Requirements for Local**  
**Provisions Schedule under LUPAA**

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

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

The proposed amendment applies to multiple properties subject to differing zones and codes of the Tasmanian Planning Scheme - Launceston. The proposed planning scheme amendment complies with the SPP requirements for an LPS.

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

This section identifies the technical aspects of an LPS such as inclusion of zone maps and overlays, and what additional local provisions can be included if permitted to do so under the State Planning Provisions (SPPs), to add to or override the SPPs. Section 32(4) identifies that an LPS may only include these additional local provisions where:

- (a) a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*
- (b) the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*

The proposed amendment includes introducing new properties on the local heritage places list including datasheets and the removal of three properties from the list.

As the amendment does not propose a change identified within 32(3), being a PPZ, SAP, or SSQ, no justification against 32(4) is required.

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

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

| <b><i>Part 1 Objectives</i></b>                                                                                                                       | <b><i>Planning Assessment</i></b>                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity</i> | The identified sites are located within a developed urban area, with limited natural values. Where natural values are applicable, C7.0 Natural Assets Code may be applicable. |

|                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>(b) to provide for the fair, orderly and sustainable use and development of air, land and water</i>                                                                        | The sites are identified within the urban area within the Regional Land Use Strategy. The placement of properties onto the heritage list is considered appropriate to protect and maintain the local historic heritage significance of not just the site, but the region overall. The listings will not alter the sustainable use and development of air, land, or water.                                                                                                                    |
| <i>(c) to encourage public involvement in resource management and planning</i>                                                                                                | The public will have the opportunity to comment on this proposal during the exhibition period, which will run for 28 days. The public will have the opportunity to lodge written representations to the application during the exhibition period and they will be considered by the planning authority and referred to the Tasmanian Planning Commission. If any representations are received, the Tasmanian Planning Commission may hold a public hearing to deal with the representations. |
| <i>(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c)</i>                                                        | The addition of the properties will ensure the heritage values of the city are upheld, and will still allow development to occur subject to the requirements of the heritage code. The datasheets will assist in the preservation of these heritage values.                                                                                                                                                                                                                                  |
| <i>(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State</i> | Community, industry and other government agencies will have the opportunity to comment on the proposed planning scheme amendment during the public notification period. The application will be referred to TasWater if initiated.                                                                                                                                                                                                                                                           |
| <b>Part 2 Objectives</b>                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <i>(a) to require sound strategic planning and co-ordinated action by State and local government</i>                                                                          | The amendment is consistent with the objectives of the Northern Tasmania Regional Land Use Strategy and the Scheme                                                                                                                                                                                                                                                                                                                                                                           |

|                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                           |
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| <i>(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land</i>                                          | An application made pursuant to section 40D of the Act must be considered against the objectives of the Act and the planning system of Tasmania more broadly for compliance. The introduction of new properties on the local heritage places list will enable the land to be assessed against the relevant provisions of the Scheme, and the datasheets will assist with this assessment. |
| <i>(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land</i>            | The amendment has considered the effects on the natural values of the subject sites and water resources.                                                                                                                                                                                                                                                                                  |
| <i>(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels</i> | The proposed amendment is consistent with the local, regional and State policies as assessed by this report.                                                                                                                                                                                                                                                                              |
| <i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals</i>                                                 | No combined planning application is included with the proposed planning scheme amendment. The proposed amendment will facilitate a future development application for land use and development of the land in accordance with the Tasmanian Planning Scheme - Launceston.                                                                                                                 |
| <i>(f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation</i>                                    | The amendment will not constrain a safe working and living environment.                                                                                                                                                                                                                                                                                                                   |
| <i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value</i>                                         | Any places within the study area listed as having heritage value will benefit from further provisions protecting their historic significance.                                                                                                                                                                                                                                             |
| <i>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community</i>                              | Not Applicable.                                                                                                                                                                                                                                                                                                                                                                           |

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| (i) <i>to provide a planning framework which fully considers land capability.</i> | Land capability is not a consideration. |
|-----------------------------------------------------------------------------------|-----------------------------------------|

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

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

| State Policy                                                           | Planning Assessment                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><i>State Policy on the Protection of Agricultural Land 2000</i></b> | The proposal does not involve the conversion of prime agricultural land (PAL) to a non-agricultural use.                                                                                 |                                                                                                                                                                                                                                                                                                  |
| <b><i>State Policy on Water Quality Management 1997</i></b>            | The proposed amendment will not result in an increase in sediment transport to surface waters, and does not increase the potential extent of sediment transport from future development. |                                                                                                                                                                                                                                                                                                  |
| <b><i>State Coastal Policy 1996</i></b>                                | Some properties are located within the coastal zone.                                                                                                                                     |                                                                                                                                                                                                                                                                                                  |
|                                                                        | <b><i>Principles</i></b>                                                                                                                                                                 | <b><i>Response</i></b>                                                                                                                                                                                                                                                                           |
|                                                                        | Natural and cultural values of the coast shall be protected.                                                                                                                             | The proposed additions of listed properties will have no significant impacts on the natural and cultural values of the coast, as the sites are existing within a developed urban area. The stormwater provisions and the <i>Urban Drainage Act 2013</i> will continue to apply the subject area. |
|                                                                        | The coast shall be used and developed in a sustainable manner.                                                                                                                           | All sites are located in an existing developed urban area.                                                                                                                                                                                                                                       |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                    |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Integrated management and protection of the coastal zone is a shared responsibility.                                                                                                                                                                                                                                                                                                                                                                                         | The subject sites are located in an existing developed urban area. |
| <p><b>National Environmental Protection Measures</b></p> <p>The National Environment Protection Measures (NEPMs) are automatically adopted as State Policies under Section 12A of the <i>State Policies and Projects Act 1993</i> and are administered by the Environment Protection Authority.</p> <p>The NEPMs relate to:</p> <ul style="list-style-type: none"> <li>• ambient air quality</li> <li>• ambient marine, estuarine and fresh water quality</li> <li>• the protection of amenity in relation to noise (but only if differences in markets for goods and services)</li> <li>• general guidelines for the assessment of site contamination</li> <li>• environmental impacts associated with hazardous wastes</li> <li>• the re-use and recycling of used materials.</li> </ul> <p>Principle 5 of the NEPMs states that planning authorities <i>'that consent to developments, or changes in land use, should ensure a site that is being considered for development or a change in land use, and that the authorities ought reasonably know if it has a history of use that is indicative of potential contamination, is suitable for its intended use'</i>.</p> | <p>There are no known contamination issues associated with the land. Should any contamination issues be discovered in the future, these would be addressed under C14.0 Potentially Contaminated Land Code.</p> <p>In relation to air and water quality, the provisions of the applicable zone which relate to stormwater, the Natural Assets Code and Attenuation Code, the <i>Urban Drainage Act 2013</i> and the <i>Environmental Management and Pollution Control</i></p> |                                                                    |

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

The Tasmanian Planning Policies came into effect on 1 July 2026. There are six implementation principles within the TPP's:

- 1.0 Settlement
- 2.0 Environmental Values

- 3.0 Environmental Hazards
- 4.0 Sustainable Economic Development
- 5.0 Physical Infrastructure
- 6.0 Cultural Heritage

Each principle has sub-objective and subsequent strategies that enforce the policy context of the overall principle. Section 12B(3) of LUPAA, and guidance notes within the TPPs outline how the strategies are assessed in terms of changes to a Local Provisions Schedule. Assessment requires that the amendment Satisfies the relevant criteria in relation to the TPP's. Of the seven principles, only 6.0 Cultural Heritage is relevant for the assessment of this application.

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

|  |                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|  | restore and retain cultural heritage values.                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|  | 6. Support the retention of appropriate surrounding settings and site context that contributes to the significance of the local historic cultural heritage values of buildings, part of buildings, infrastructure, places/features, precincts and landscapes.                                                               | The intent of the proposed amendment is to provide protection of the local historic heritage significance of the properties through the standards of the Local Historic Heritage Code.                                                                                                                                                                                                                                |
|  | 7. Encourage the initiation and implementation of local heritage surveys to proactively identify and manage historic heritage places of local historic cultural heritage significance and to clearly articulate the heritage values of places and precincts listed as having local historic cultural heritage significance. | The proposed amendment is in part based on the investigations in the <i>Launceston Heritage Study 2007</i> and consolidated with further analysis by Council's heritage officers. The detail of the investigations is included in the datasheets as part of the amendment and has been prepared in accordance with requirements of the Tasmanian Planning Scheme and guidelines of the Tasmanian Planning Commission. |
|  | 8. Encourage the preparation and publishing of conservation policies for heritage precincts, as well as development, in-fill, and pre-development assessment guidelines, that will foster understanding and awareness of the importance of historic cultural heritage and                                                   | <p>The proposed amendment includes the datasheets in the Local Provisions Schedule of the Planning Scheme. The datasheets include detail of the historic cultural heritage significance of the properties, consistent with the definitions of the Planning Scheme.</p> <p>Council has raised awareness on the importance of heritage values through initial informal consultation with property owners</p>            |

|  |                                                                                           |                                                 |
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|  | provide greater clarity and consistency in the management of significant heritage values. | that may be impacted by the proposed amendment. |
|--|-------------------------------------------------------------------------------------------|-------------------------------------------------|

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

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



| <i>Specific Policies and Actions</i>                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                    | <i>Planning Assessment</i>                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Policy</i>                                                                                                                                                                                                                                                                         | <i>Action</i>                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Regional Settlement Networks</b>                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Residential Design</b>                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| RSN-P15 In established urban areas where an existing urban or heritage character study has been undertaken and adopted by Council, provide for development that is consistent with that study and reinforces and enhances the strengths and character of the area in which it is set. | RSN-A17 Adopt and/or apply within infill and higher residential density areas any medium density guidelines developed by the State. RSN-A18 Develop and support a master plan for the Launceston CBD (being the CAD and inner city core areas as defined by the Launceston City Council planning scheme) to confirm and position the future strategic planning of the city as the Principal Activity Centre for Northern Tasmania. | The amendment seeks to identify properties that contain historic cultural heritage values, and properties where those values remain unidentified. The addition of new properties on the local heritage register will ensure that the heritage values of individual sites are retained should new development take place within the specific extents. This will ensure that the heritage places within Launceston are recognised and protected. |
| RSN-P16 Achieve high quality design outcomes for all new prominent buildings and public spaces in the Launceston Central Business District, regional activity centres and transit communities.                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| RSN-P17 Provide accessible and high-quality public open space in all new 'Greenfield' and infill development by creating well designed public places                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Social Infrastructure and Community Policy</b>                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Cultural Heritage</b>                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| CH-P01 Recognise, retain and protect                                                                                                                                                                                                                                                  | CH-A01 Investigate planning means to                                                                                                                                                                                                                                                                                                                                                                                               | Whilst the amendment does not encompass any sites of                                                                                                                                                                                                                                                                                                                                                                                           |

|                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                               |
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| <p>cultural heritage values in the region for their character, culture, sense of place, contribution to our understanding of history.</p> <p>CH-P02 Recognise, manage and preserve regional archaeological values</p> | <p>recognise and list places, precincts of heritage significance within planning schemes and spatially define them with associated map overlays.</p> <p>CH-A02 Planning schemes are to require an assessment of impacts on heritage-listed places, precincts and landscapes. CH-A03 Provide for the protection of identified significant cultural heritage and archaeological sites.</p> <p>CH-A04 Ensure that development is undertaken in accordance with an archaeological management plan where soil disturbance within areas of archaeological significance is proposed.</p> | <p>archaeological significance, the review has identified new sites with heritage value. This will ensure the cultural significance of each individual site is protected.</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

The municipal strategic plan is the City of Launceston Corporate Strategic Plan 2025-2035. The plan details three pillars:

- Prosperity
- Place
- People

The proposed draft amendment aligns with all three pillars:

- Launceston is the most populous Local Government Area (2019 - ABS) in Tasmania, and is notable for its heritage listed buildings. The addition of new properties on the local heritage places list will ensure the heritage values of the properties are recognised and protected.
- Any future development over any of the listed properties will be subject to the relevant natural environment codes of the scheme to ensure the properties are protected against the impacts of the natural environment.
- The introduction of new properties and datasheets will be subject to the requirements of the local historic heritage code. The code will ensure development opportunities are able to be realised whilst maintaining the historic cultural values of the properties.
- The introduction of identified properties onto local heritage places list will allow for investment into historically significant sites.
- Informal targeted consultation occurred in April 2023, seeking comment from affected landowners. The current amendment will allow a formal consultation period of 28 days.

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

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

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

The *Gas Pipelines Act 2000* is not applicable to the proposed development.

**Section 32 of LUPAA sets out the Contents of an LPS**

- (3) Without limiting subsection (2) but subject to subsection (4), an LPS may, if permitted to do so by the SPPs, include –**
- (a) a particular purpose zone, being a group of provisions consisting of –**
    - (i) a zone that is particular to an area of land; and**
    - (ii) the provisions that are to apply in relation to that zone; or**
  - (b) a specific area plan, being a plan consisting of –**
    - (i) a map or overlay that delineates a particular area of land; and**
    - (ii) the provisions that are to apply to that land in addition to, in modification of, or in substitution for, a provision, or provisions, of the SPPs; or**

- (c) *a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.*
- (4) *An LPS may only include a provision referred to in subsection (3) in relation to an area of land if –*
  - (a) *a use or development to which the provision relates is of significant social, economic or environmental benefit to the State, a region or a municipal area; or*
  - (b) *the area of land has particular environmental, economic, social or spatial qualities that require provisions, that are unique to the area of land, to apply to the land in substitution for, or in addition to, or modification of, the provisions of the SPPs.*
- (5) *An LPS must be in accordance with the structure, if any, that is indicated, or specified, in the SPPs to be the structure to which an LPS is to conform.*
- (6) *A provision of an LPS must be in the form, if any, that the SPPs indicate a provision of an LPS is to take.*
- (7) *A provision of an LPS in relation to a municipal area is not to be taken to have failed to comply with this section, or to be inconsistent with a provision of the SPPs, by reason only that it is inconsistent with a provision of the SPPs that has not come into effect in relation to the municipal area.*

**Response:**

*Section 32(3) is not applicable to this amendment.*

**Guideline No. 1**

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

The proposed amendment references C6.0 Local Historic Heritage Code. The purpose of the code is:

To recognise and protect the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential and significant trees by regulating development that may impact on their values, features and characteristics.

How the proposed changes to the local listings adheres to the application guidelines is set out below.

| <b>Guideline No. 1 Local Provisions Schedule: Zone and Code Application</b> |                          |
|-----------------------------------------------------------------------------|--------------------------|
| <b>Zone/Code Application Guidelines</b>                                     | <b>Planning Response</b> |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <i>LHHC 1 THR places may be listed as local heritage places in the Code list (Table C6.1).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Not Applicable.                                                                                                                 |
| <i>LHHC 2 If the planning authority has local historic landscape precincts, local heritage precincts, or places or precincts of archaeological potential, within its municipal area, the LPS must include an overlay map showing these places or precincts for the application of the code</i>                                                                                                                                                                                                                                                                                                                                                                                                                                     | An update to the statutory overlay map will include all new listings.                                                           |
| <i>LHHC 3 Each LPS may contain an overlay map showing local heritage places for the application of the Local Historic Heritage Code</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | An update to the statutory overlay map will include all new listings.                                                           |
| <i>LHHC 4 Each LPS may contain an overlay map showing significant trees, for the application of the Local Historic Heritage Code.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Not Applicable.                                                                                                                 |
| <i>LHHC 5 If including a statement of significance in Table C6.1, C6.2 or C6.3 the information included in the right hand column (titled 'Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values') must address the significance of each place and its historic heritage values, as set out in the definition for local historic heritage significance in the code. The statement of local historic heritage significance must incorporate the historic heritage values of the place. The information may be set out in the table or appear in a separate datasheet. All external documents must be listed in the LPS's Applied, Adopted or Incorporated Documents table</i> | Table C6.1 is the only relevant table. Each new listing, and each updated listing will be included within a separate datasheet. |

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

**Amendment PSA-LLP0040**

*Add 35 new properties to the local heritage listings within LAU-Table C6.1 Local Heritage Places*

| #  | Address                                 | Folio & Register |
|----|-----------------------------------------|------------------|
| 1  | 2 Welman Street, Launceston             | CT204164/1       |
| 2  | 6 Welman Street, Launceston             | CT69112/2        |
| 3  | 27 Elizabeth Street, Launceston         | CT126577/1       |
| 4  | 99 Elizabeth Street, Launceston         | CT116243/1       |
| 5  | 101 Elizabeth Street, Launceston        | CT116243/2       |
| 6  | 103 Elizabeth Street, Launceston        | CT125740/1       |
| 7  | 105 Elizabeth Street, Launceston        | CT125740/2       |
| 8  | 107 Elizabeth Street, Launceston        | CT158428/1       |
| 9  | 109 Elizabeth Street, Launceston        | CT158428/2       |
| 10 | 10 Lord Street, Launceston              | CT6638/1         |
| 11 | 70 Frankland Street, Launceston         | CT228900/1       |
| 12 | 94 Frankland Street, Launceston         | CT226608/1       |
| 13 | 109 Frankland Street, Launceston        | CT223283/5       |
| 14 | 106 Margaret Street, Launceston         | CT122076/1       |
| 15 | 115 Margaret Street, Launceston         | CT101769/1       |
| 16 | 120 Margaret Street, Launceston         | CT22804/1        |
| 17 | 122 Margaret Street, Launceston         | CT28075/1        |
| 18 | 4 Sherwins Avenue, Launceston           | CT60715/3        |
| 19 | 6 Sherwins Avenue, Launceston           | CT60715/4        |
| 20 | 28 Percy Street, Launceston             | CT20765/1        |
| 21 | 232 St John Street, Launceston          | CT63890/4        |
| 22 | 86 Bathurst Street, Launceston          | CT125723/1       |
| 23 | 26 Hampden Street, South Launceston     | CT71232/5        |
| 24 | 28 Hampden Street, South Launceston     | CT71232/6        |
| 25 | 30 Hampden Street, South Launceston     | CT71232/7        |
| 26 | 32 Hampden Street, South Launceston     | CT71232/8        |
| 27 | 61 Howick Street, South Launceston      | CT219788/1       |
| 28 | 63 Howick Street, South Launceston      | CT242929/1       |
| 29 | 65 Howick Street, South Launceston      | CT219788/1       |
| 30 | 263 Wellington Street, South Launceston | CT26879/1        |
| 31 | 12 Bell Street, South Launceston        | CT33349/1        |
| 32 | 29A Abbott Street, East Launceston      | CT202655/1       |
| 33 | 44 Abbott Street, East Launceston       | CT204164/1       |
| 34 | 46 Abbott Street, East Launceston       | CT158329/2       |
| 35 | 74 Arthur Street, East Launceston       | CT233049/1       |

*Remove 4 properties to the local heritage listings within LAU-Table C6.1 Local Heritage Places*

| # | Address                       | Folio & Register |
|---|-------------------------------|------------------|
| 1 | 18 Balfour Street, Launceston | CT175794/2       |
| 2 | 202 George Street, Launceston | CT175794/1       |
| 3 | 8 Bedford Street, Launceston  | CT32219/1        |

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

Sam Johnson OAM  
Chief Executive  
Officer

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

Amendment PSA-LLP0040

*Create 35 new datasheets within Appendix A: Local Historic Code Datasheets*

| #  | Address                                 | Folio & Register |
|----|-----------------------------------------|------------------|
| 1  | 2 Welman Street, Launceston             | CT204164/1       |
| 2  | 6 Welman Street, Launceston             | CT69112/2        |
| 3  | 27 Elizabeth Street, Launceston         | CT126577/1       |
| 4  | 99 Elizabeth Street, Launceston         | CT116243/1       |
| 5  | 101 Elizabeth Street, Launceston        | CT116243/2       |
| 6  | 103 Elizabeth Street, Launceston        | CT125740/1       |
| 7  | 105 Elizabeth Street, Launceston        | CT125740/2       |
| 8  | 107 Elizabeth Street, Launceston        | CT158428/1       |
| 9  | 109 Elizabeth Street, Launceston        | CT158428/2       |
| 10 | 10 Lord Street, Launceston              | CT6638/1         |
| 11 | 70 Frankland Street, Launceston         | CT228900/1       |
| 12 | 94 Frankland Street, Launceston         | CT226608/1       |
| 13 | 109 Frankland Street, Launceston        | CT223283/5       |
| 14 | 106 Margaret Street, Launceston         | CT122076/1       |
| 15 | 115 Margaret Street, Launceston         | CT101769/1       |
| 16 | 120 Margaret Street, Launceston         | CT22804/1        |
| 17 | 122 Margaret Street, Launceston         | CT28075/1        |
| 18 | 4 Sherwins Avenue, Launceston           | CT60715/3        |
| 19 | 6 Sherwins Avenue, Launceston           | CT60715/4        |
| 20 | 28 Percy Street, Launceston             | CT20765/1        |
| 21 | 232 St John Street, Launceston          | CT63890/4        |
| 22 | 86 Bathurst Street, Launceston          | CT125723/1       |
| 23 | 26 Hampden Street, South Launceston     | CT71232/5        |
| 24 | 28 Hampden Street, South Launceston     | CT71232/6        |
| 25 | 30 Hampden Street, South Launceston     | CT71232/7        |
| 26 | 32 Hampden Street, South Launceston     | CT71232/8        |
| 27 | 61 Howick Street, South Launceston      | CT219788/1       |
| 28 | 63 Howick Street, South Launceston      | CT242929/1       |
| 29 | 65 Howick Street, South Launceston      | CT219788/1       |
| 30 | 263 Wellington Street, South Launceston | CT26879/1        |
| 31 | 12 Bell Street, South Launceston        | CT33349/1        |
| 32 | 29A Abbott Street, East Launceston      | CT202655/1       |
| 33 | 44 Abbott Street, East Launceston       | CT204164/1       |
| 34 | 46 Abbott Street, East Launceston       | CT158329/2       |
| 35 | 74 Arthur Street, East Launceston       | CT233049/1       |



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

Sam Johnson OAM  
Chief Executive  
Officer

Local Heritage Places Datasheet LAU-C6.1.XXX

|                               |                                                                                                                                   |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b>         | Launceston                                                                                                                        |
| <b>Address:</b>               | 2 Welman Street                                                                                                                   |
| <b>Folio of the Register:</b> | 204164/1                                                                                                                          |
| <b>Description:</b>           | Double Storey, detached, Inter-war era, Inter-War Bungalow style, 1926                                                            |
| <b>Specific Extent:</b>       | Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

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

|     |                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | (i)                                                                                      | local history - Number 2 Welman Street was constructed by W.E Bowen of Bowen Pty Ltd in 1926 for John Peter and Elizabeth Dinah Peter on land originally granted to Robert De Little.<br>Additions were made to the property in c1955 when it was converted into the Presbyterian Aged Peoples Home (Figure 4).<br>The place is highly significant as one of a group of dwellings built during the major phase of development of Launceston.                  |
|     | (ii)                                                                                     | creative or technical achievements - Highly significant for its ability to demonstrate the principal characteristics of an Inter-War style bungalow with sympathetic 1950s extension. Also significant as a 20th Century building form contributing to the character of Launceston inner suburbs.                                                                                                                                                             |
|     | (iii)                                                                                    | a class of building or place - An excellent representative example of an Inter-War Bungalow style domestic building form.                                                                                                                                                                                                                                                                                                                                     |
|     | (iv)                                                                                     | aesthetic characteristics - Aesthetically significant as a double storey detached Inter-War bungalow. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, feature portico entrance, galvanised iron roofs, predominant chimneys, projecting bay with decorative stained-glass windows. It is considered to contribute aesthetically and historically to the surrounding streetscape. |
| (b) | Significance of the local heritage place and its values because of its association with: |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|     | (i)                                                                                      | a particular community or cultural group for social or spiritual reasons - A social assessment has not been undertaken for the property. However, the place is considered to be significant for those associated with the Presbyterian Aged Peoples Home and the wider Launceston Presbyterian community.                                                                                                                                                     |
|     | (ii)                                                                                     | the life or works of a person, or group of persons of importance to the locality or region - The residence is associated with builder W.E Bowen of Bowen Pty Ltd.                                                                                                                                                                                                                                                                                             |

Figures for statements of local heritage significance and heritage values:

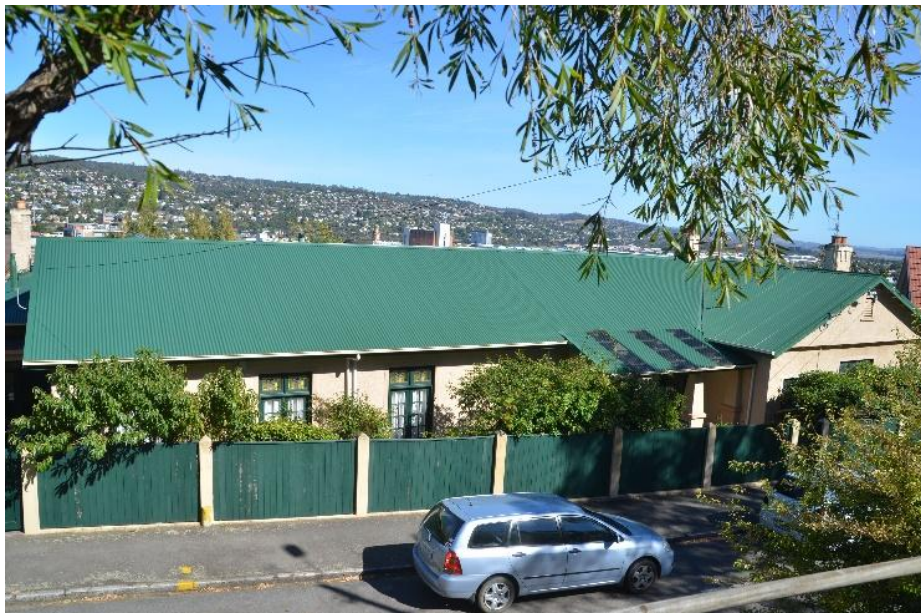


Figure 2 - View of 2 Welman Street



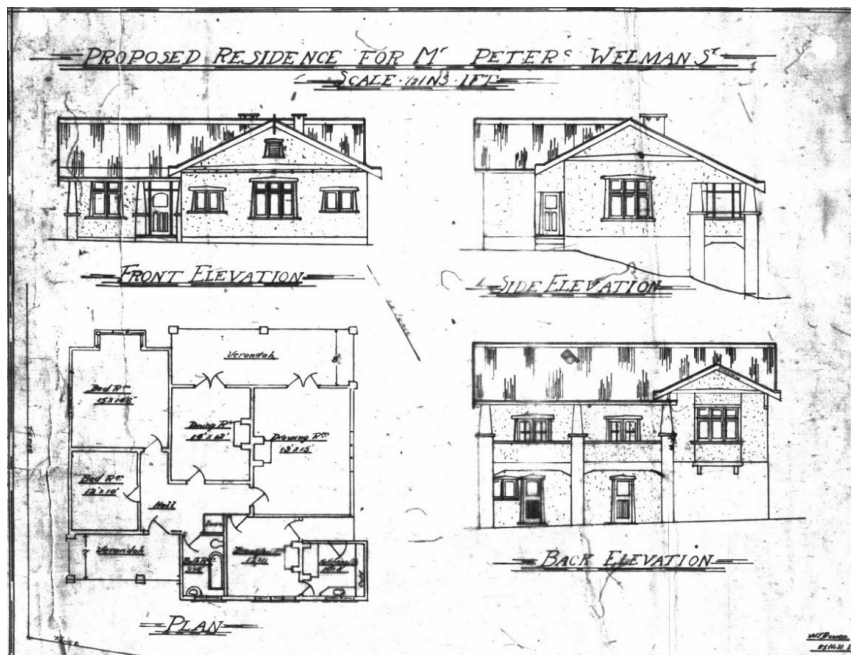


Figure 3 - 1925 architectural plans for 2 Welman Street (Accessed via City of Launceston Records)

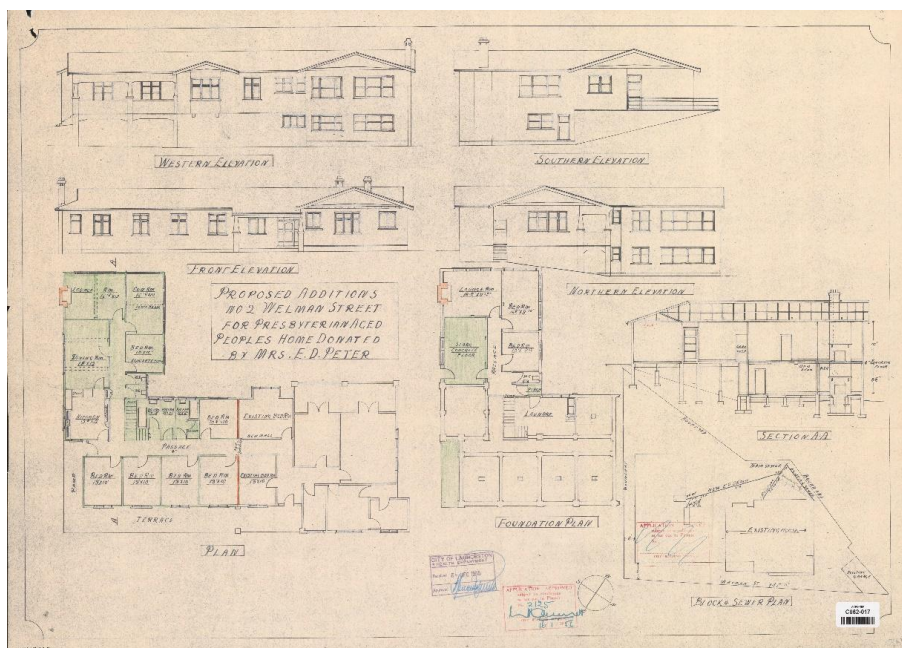


Figure 4 - 1955 architectural plans for proposed additions to 2 Welman Street (Accessed via City of Launceston Records)

Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>Launceston                                                                                                                          |
| <b>Address:</b><br>6 Welman Street                                                                                                                           |
| <b>Folio of the Register:</b><br>69112/2                                                                                                                     |
| <b>Description:</b><br>Double storey semi-detached, Late Victorian era, Victorian Italianate style, c1884                                                    |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                                                                                                                                                     |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:                                                                                                                         |
|     | (i) local history - Number 6 Welman Street was built for Charles Dempster in 1887 on land originally granted to Robert De Little. Early residents include, George Orpwood, Walter W. Scott, Charles Vivian Rose and Carlo W.M Chateau. Prior to 1897, 6 Welman Street was numbered 4 Welman Street. |



|     |                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | (ii)                                                                                     | creative or technical achievements - Highly significant for its ability to demonstrate the principal characteristics of a Victorian Italianate conjoined terrace.                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|     | (iii)                                                                                    | a class of building or place - An excellent representative example of a Victorian Italianate conjoined terrace.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|     | (iv)                                                                                     | aesthetic characteristics - Aesthetically significant as a Victorian Italianate conjoined terrace. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, use of unpainted face brick, galvanised iron roofs, predominant chimneys, bracketed eaves and double hung sash windows. It is considered to contribute aesthetically and historically to the surrounding streetscape. The residence is well established and timeless in appearance.<br>Frontage is visible from the street and not obscured by fencing or other outbuildings. |
| (b) | Significance of the local heritage place and its values because of its 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 - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

**Figures for statements of local heritage significance and heritage values:**



Figure 2 - View of 6 Welman Street, June 2026

Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>Launceston                                                                                                                          |
| <b>Address:</b><br>27 Elizabeth Street                                                                                                                       |
| <b>Folio of the Register:</b><br>126577/1                                                                                                                    |
| <b>Description:</b><br>Double Storey semi-detached, Late Victorian era, Late Victorian/Early Federation transitional style, c1880                            |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



*Figure 1*

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                                                                                                          |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:                                                                              |
|     | (i) local history - Number 27 Elizabeth Street was constructed in c1880 for Henry J. King on land originally granted to T. Feutrill. Early residents included, Catherine M. Clapperton and Helen Kemp who resided in the residence for over forty years. |

|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |       | The place is highly significant as one of a group of dwellings built during the major phase of development of Launceston.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|     | (ii)  | creative or technical achievements - Number 27 Elizabeth St is significant because of its ability to demonstrate the principal characteristics of late Victorian era double storey house with both Victorian and Federation detailing as a transitional form.<br>Also significant as a 19th century building form contributing to the character of Launceston inner suburbs.                                                                                                                                                                                                                                                                                                                                |
|     | (iii) | a class of building or place - A very good representative example of late Victorian domestic form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|     | (iv)  | aesthetic characteristics - Aesthetically significant as a double storey semi-detached late Victorian era house. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding, bluestone foundation wall, galvanised iron roofs, bracketed eaves, predominant chimney, projecting bay, cast-iron balustrade at upper level and narrow double-hung sash windows. The residence is well established and timeless in appearance. Frontage is visible from the street and not obscured by fencing or other outbuildings.<br>It is considered to contribute aesthetically and historically to the surrounding streetscape. |
| (b) |       | Significance of the local heritage place and its values because of its association with:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|     | (i)   | a particular community or cultural group for social or spiritual reasons -<br>No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|     | (ii)  | the life or works of a person, or group of persons of importance to the locality or region - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

Figures for statements of local heritage significance and heritage values:



Figure 2 - View of 27 Elizabeth Street, June 2026



Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>Launceston                                                                                                                          |
| <b>Address:</b><br>99 Elizabeth Street                                                                                                                       |
| <b>Folio of the Register:</b><br>116243/1                                                                                                                    |
| <b>Description:</b><br>Two storey conjoined terrace house, Federation era, Federation style with Victorian elements 1908                                     |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |

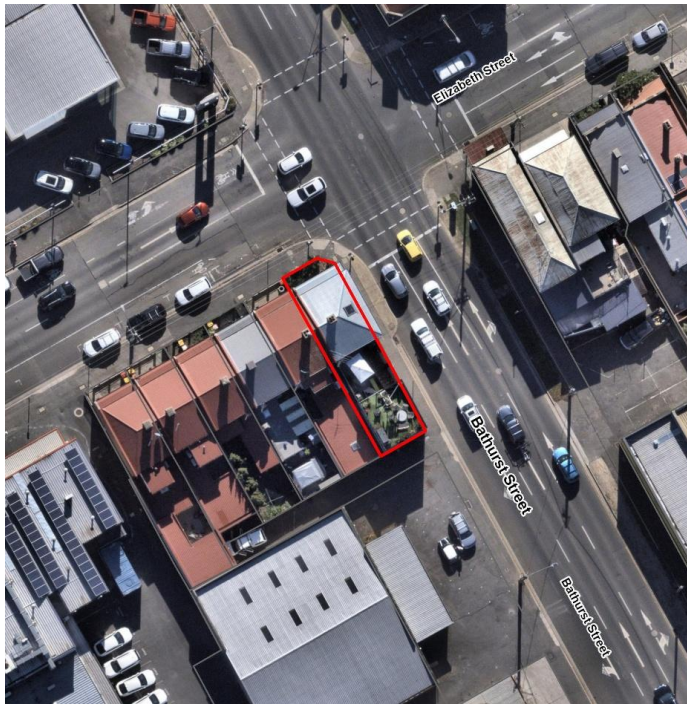


Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

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

|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | (i)   | <p>local history - Number 99 Elizabeth Street is one of row of six terraces houses built in 1908 for James Batten on land originally granted to Joseph Pitcher. According to Assessment Rolls, early owners of the six terraces include, Alfred George Batten, Helen Elizabeth Carey and Richard H. Charlton.</p> <p>Highly significant as one of a rare group of terraces built during the major phase of development and indicative of the varying residential building types that characterised the period around Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.</p>                                                                       |
|     | (ii)  | <p>creative or technical achievements - The place is significant in demonstrating a high degree of technical achievement and compositional balance with the use of timber in attached terraces with brick dividing walls. The row of terraces are similar to earlier Victorian terraces in form and detail.</p>                                                                                                                                                                                                                                                                                                                                                                                                                       |
|     | (iii) | <p>a class of building or place - The place is significant because of its ability to demonstrate the key characteristics of a two-storey Federation terrace building form.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|     | (iv)  | <p>aesthetic characteristics - Number 99 Elizabeth Street is aesthetically significant as a double storey conjoined Federation Terrace with late Victorian style elements. Key characteristic features include, use of face brick (unpainted/unrendered), weatherboard cladding, galvanized iron roof, predominant chimney, ached windows with precision brick detail, double hung sash windows, first storey projecting bay, second storey verandah and bracket eaves. Frontage is visible from the street and not obscured by fencing or other outbuildings.</p> <p>The residence is well established and timeless in appearance. It is considered to contribute aesthetically and historically to the surrounding streetscape.</p> |
| (b) |       | Significance of the local heritage place and its values because of its 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 - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |



Figures for statements of local heritage significance and heritage values:



Figure 2 - 99 Elizabeth Street, June 2026

Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>Launceston                                                                                                                          |
| <b>Address:</b><br>101 Elizabeth Street                                                                                                                      |
| <b>Folio of the Register:</b><br>116243/2                                                                                                                    |
| <b>Description:</b><br>Two storey conjoined terrace house, Federation era, Federation style with Victorian elements, 1908                                    |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |

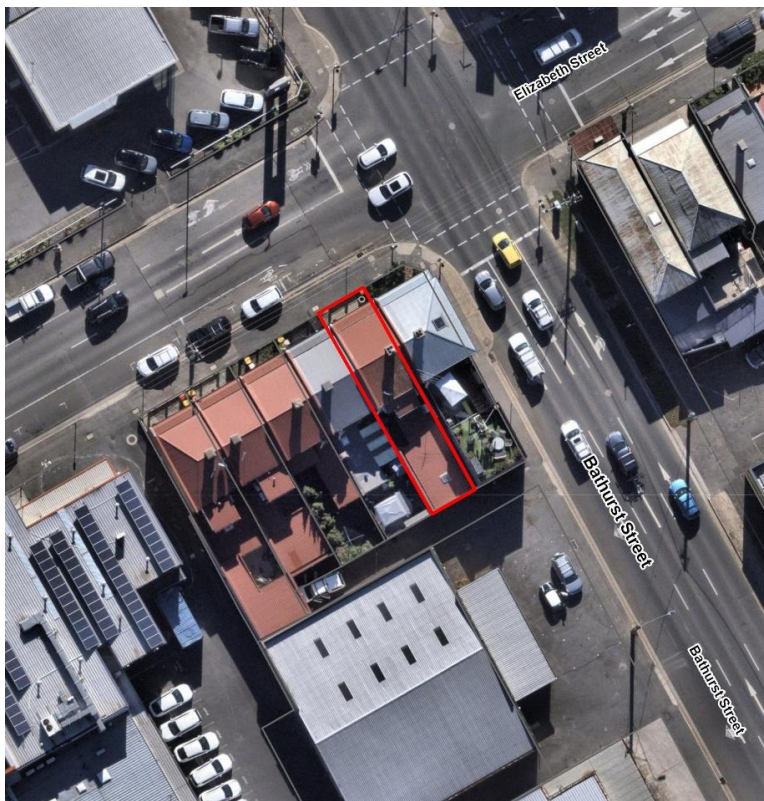


Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|     | (i)                                                                                                                                                                         | <p>local history - Number 101 Elizabeth Street is one of row of six terraces houses built in 1908 for James Batten on land originally granted to Joseph Pitcher. According to Assessment Rolls, early owners of the six terraces include, Alfred George Batten, Helen Elizabeth Carey and Richard H. Charlton.</p> <p>Highly significant as one of a rare group of terraces built during the major phase of development and indicative of the varying residential building types that characterised the period around Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.</p>                                                                                     |
|     | (ii)                                                                                                                                                                        | creative or technical achievements - The place is significant in demonstrating a high degree of technical achievement and compositional balance with the use of timber in attached terraces with brick dividing walls. The row of terraces are similar to earlier Victorian terraces in form and detail.                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|     | (iii)                                                                                                                                                                       | a class of building or place - The place is significant because of its ability to demonstrate the key characteristics of a two-storey Federation terrace building form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|     | (iv)                                                                                                                                                                        | <p>aesthetic characteristics - Number 101 Elizabeth Street is aesthetically significant as a double storey conjoined Federation Terrace with late Victorian style elements. Key characteristic features include, use of face brick (unpainted/unrendered), weatherboard cladding, galvanized iron roof, predominant chimney, double hung sash windows, first storey projecting bay, second storey verandah featuring decorative stained-glass windows, decorative ironwork and bracket eaves. The residence is well established and timeless in appearance. Frontage is visible from the street and not obscured by fencing or other outbuildings. It is considered to contribute aesthetically and historically to the surrounding streetscape.</p> |
| (b) | Significance of the local heritage place and its values because of its 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 - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

Figures for statements of local heritage significance and heritage values:



Figure 2 - 101 Elizabeth Street, June 2026



Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>Launceston                                                                                                                          |
| <b>Address:</b><br>103 Elizabeth Street                                                                                                                      |
| <b>Folio of the Register:</b><br>125740/1                                                                                                                    |
| <b>Description:</b><br>Two storey conjoined terrace house, Federation era, Federation style with Victorian elements, 1908                                    |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |

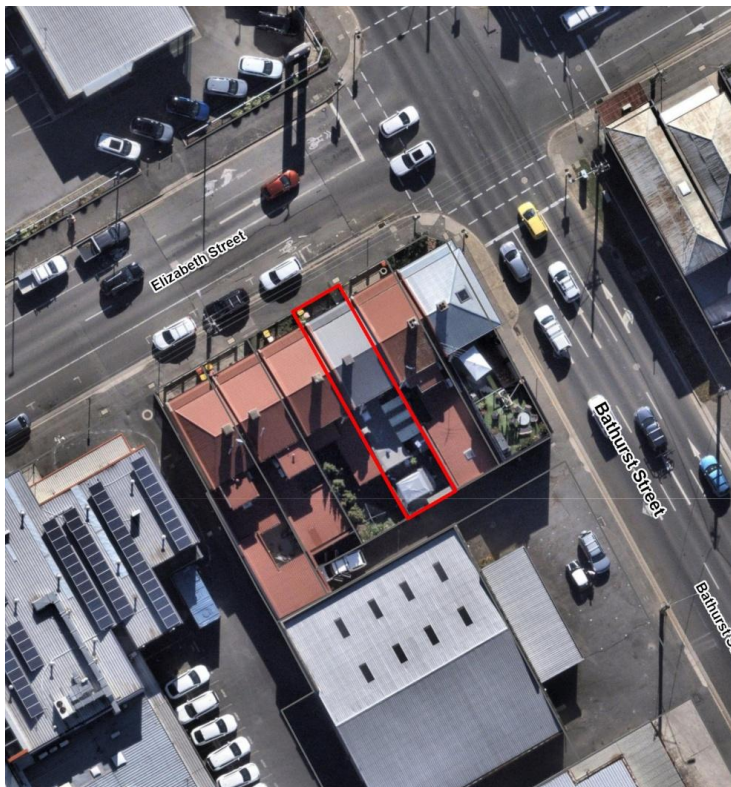


Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**



|     |                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|     | (i)                                                                                                                                                                         | <p>local history - Number 103 Elizabeth Street is one of row of six terraces houses built in 1908 for James Batten on land originally granted to Joseph Pitcher. According to Assessment Rolls, early owners of the six terraces include, Alfred George Batten, Helen Elizabeth Carey and Richard H. Charlton.</p> <p>Highly significant as one of a rare group of terraces built during the major phase of development and indicative of the varying residential building types that characterised the period around Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.</p>                                                                                            |
|     | (ii)                                                                                                                                                                        | creative or technical achievements - The place is significant in demonstrating a high degree of technical achievement and compositional balance with the use of timber in attached terraces with brick dividing walls. The row of terraces are similar to earlier Victorian terraces in form and detail.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|     | (iii)                                                                                                                                                                       | a class of building or place - The place is significant because of its ability to demonstrate the key characteristics of a two-storey Federation terrace building form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|     | (iv)                                                                                                                                                                        | <p>aesthetic characteristics - Number 103 Elizabeth Street is aesthetically significant as a double storey conjoined Federation Terrace with late Victorian style elements. Key characteristic features include, use of face brick (unpainted/unrendered), weatherboard cladding, galvanized iron roof, predominant chimney, double hung sash windows, first storey projecting bay, second storey verandah featuring decorative stained-glass windows, decorative ironwork and bracket eaves.</p> <p>The residence is well established and timeless in appearance. Frontage is visible from the street and not obscured by fencing or other outbuildings. It is considered to contribute aesthetically and historically to the surrounding streetscape.</p> |
| (b) |                                                                                                                                                                             | Significance of the local heritage place and its values because of its 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 - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

Figures for statements of local heritage significance and heritage values:



*Figure 2 - View of 103 Elizabeth Street*

Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>Launceston                                                                                                                          |
| <b>Address:</b><br>105 Elizabeth Street                                                                                                                      |
| <b>Folio of the Register:</b><br>125740/2                                                                                                                    |
| <b>Description:</b><br>Two storey conjoined terrace house, Federation era, Federation style with Victorian elements, 1908                                    |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |

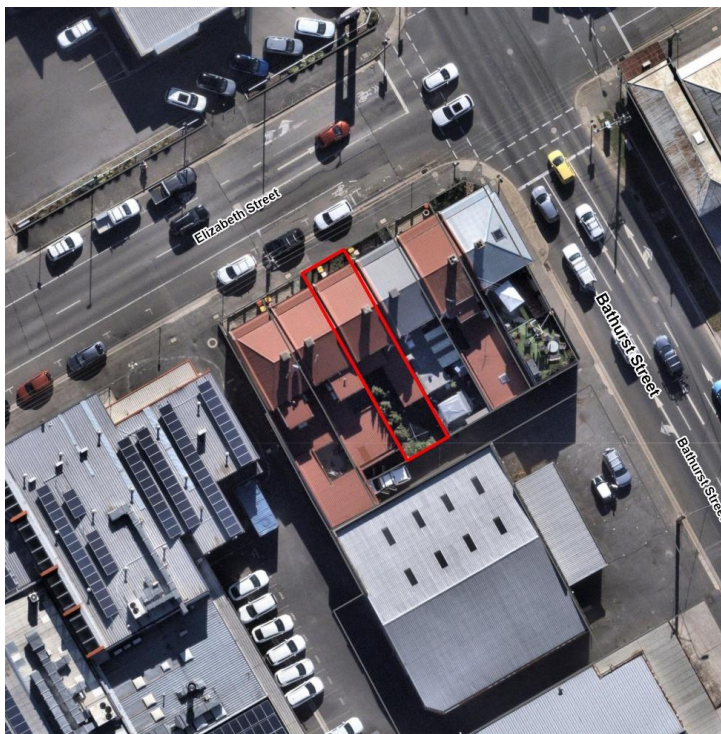


Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                             |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of: |
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|     |                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | (i)                                                                                      | <p>local history - Number 105 Elizabeth Street is one of row of six terraces houses built in 1908 for James Batten on land originally granted to Joseph Pitcher. According to Assessment Rolls, early owners of the six terraces include, Alfred George Batten, Helen Elizabeth Carey and Richard H. Charlton.</p> <p>Highly significant as one of a rare group of terraces built during the major phase of development and indicative of the varying residential building types that characterised the period around Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.</p>                                                                                     |
|     | (ii)                                                                                     | <p>creative or technical achievements - The place is significant in demonstrating a high degree of technical achievement and compositional balance with the use of timber in attached terraces with brick dividing walls. The row of terraces are similar to earlier Victorian terraces in form and detail.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|     | (iii)                                                                                    | <p>a class of building or place - The place is significant because of its ability to demonstrate the key characteristics of a two-storey Federation terrace building form.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|     | (iv)                                                                                     | <p>aesthetic characteristics - Number 105 Elizabeth Street is aesthetically significant as a double storey conjoined Federation Terrace with late Victorian style elements. Key characteristic features include, use of face brick (unpainted/unrendered), weatherboard cladding, galvanized iron roof, predominant chimney, double hung sash windows, first storey projecting bay, second storey verandah featuring decorative stained-glass windows, decorative ironwork and bracket eaves. The residence is well established and timeless in appearance. Frontage is visible from the street and not obscured by fencing or other outbuildings. It is considered to contribute aesthetically and historically to the surrounding streetscape.</p> |
| (b) | Significance of the local heritage place and its values because of its association with: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|     | (i)                                                                                      | <p>a particular community or cultural group for social or spiritual reasons - No Content.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|     | (ii)                                                                                     | <p>the life or works of a person, or group of persons of importance to the locality or region - No Content.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

Figures for statements of local heritage significance and heritage values:



*Figure 2 - View of 105 Elizabeth Street*



Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>Launceston                                                                                                                          |
| <b>Address:</b><br>107 Elizabeth Street                                                                                                                      |
| <b>Folio of the Register:</b><br>158428/1                                                                                                                    |
| <b>Description:</b><br>Two storey conjoined terrace house, Federation era, Federation style with Victorian elements, 1908                                    |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |

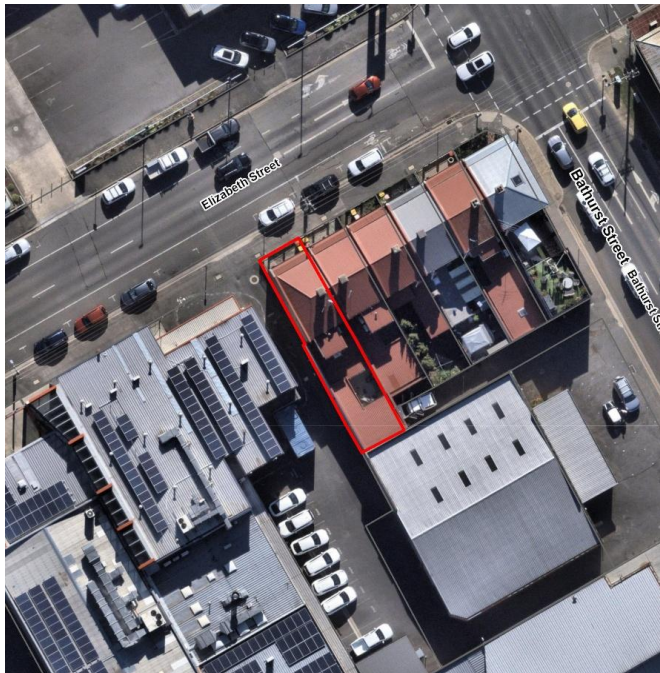


Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

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

|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | (i)   | <p>local history - Number 107 Elizabeth Street is one of row of six terraces houses built in 1908 for James Batten on land originally granted to Joseph Pitcher. According to Assessment Rolls, early owners of the six terraces include, Alfred George Batten, Helen Elizabeth Carey and Richard H. Charlton.</p> <p>Highly significant as one of a rare group of terraces built during the major phase of development and indicative of the varying residential building types that characterised the period around Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.</p>                                                                                            |
|     | (ii)  | <p>creative or technical achievements - The place is significant in demonstrating a high degree of technical achievement and compositional balance with the use of timber in attached terraces with brick dividing walls. The row of terraces are similar to earlier Victorian terraces in form and detail.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|     | (iii) | <p>a class of building or place - The place is significant because of its ability to demonstrate the key characteristics of a two-storey Federation terrace building form.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|     | (iv)  | <p>aesthetic characteristics - Number 107 Elizabeth Street is aesthetically significant as a double storey conjoined Federation Terrace with late Victorian style elements. Key characteristic features include, use of face brick (unpainted/unrendered), weatherboard cladding, galvanized iron roof, predominant chimney, double hung sash windows, first storey projecting bay, second storey verandah featuring decorative stained-glass windows, decorative ironwork and bracket eaves.</p> <p>The residence is well established and timeless in appearance. Frontage is visible from the street and not obscured by fencing or other outbuildings. It is considered to contribute aesthetically and historically to the surrounding streetscape.</p> |
| (b) |       | Significance of the local heritage place and its values because of its 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 - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

Figures for statements of local heritage significance and heritage values:



*Figure 2 - View of 107 Elizabeth Street*

Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b>                                                                                                             |
| Launceston                                                                                                                        |
| <b>Address:</b>                                                                                                                   |
| 109 Elizabeth Street                                                                                                              |
| <b>Folio of the Register:</b>                                                                                                     |
| 158428/2                                                                                                                          |
| <b>Description:</b>                                                                                                               |
| Two storey conjoined terrace house, Federation era, Federation style with Victorian elements, 1908                                |
| <b>Specific Extent:</b>                                                                                                           |
| Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |

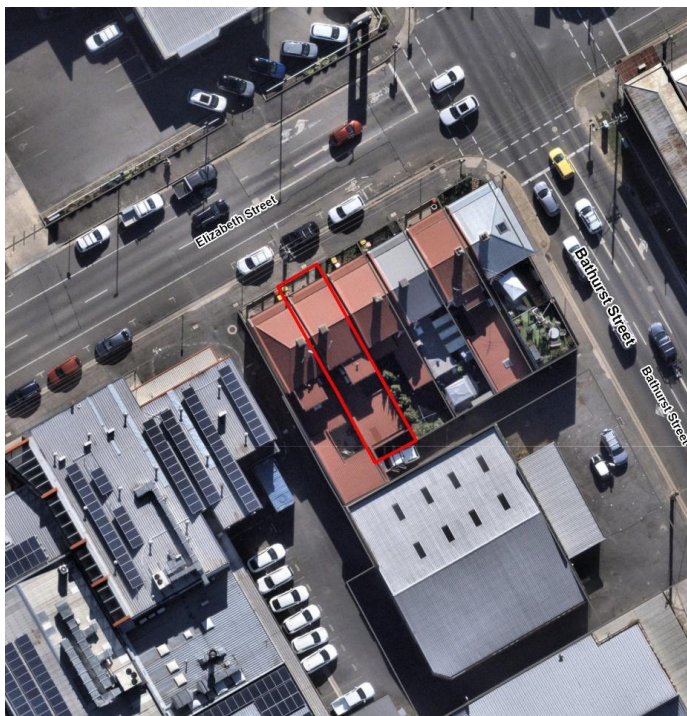


Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                             |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of: |
| (i) | local history - Number 109 Elizabeth Street is one of row of six terraces houses built in 1908 for James Batten on land originally granted to Joseph Pitcher. Early         |

|     |                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                                                          | owners of the six terraces include, Alfred George Batten, Helen Elizabeth Carey and Richard H. Charlton.<br><br>Highly significant as one of a rare group of terraces built during the major phase of development and indicative of the varying residential building types that characterised the period around Launceston. The building is distinctive and adds to the collective value of the streetscape as well as having individual significance.                                                                                                                                                                                                                     |
|     | (ii)                                                                                     | creative or technical achievements - The place is significant in demonstrating a high degree of technical achievement and compositional balance with the use of timber in attached terraces with brick dividing walls. The row of terraces are similar to earlier Victorian terraces in form and detail.                                                                                                                                                                                                                                                                                                                                                                   |
|     | (iii)                                                                                    | a class of building or place - The place is significant because of its ability to demonstrate the key characteristics of a two-storey Federation terrace building form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|     | (iv)                                                                                     | aesthetic characteristics - Number 109 Elizabeth Street is aesthetically significant as a double storey conjoined Federation Terrace with late Victorian style elements. Key characteristic features include, use of face brick (unpainted/unrendered), weatherboard cladding, galvanized iron roof, predominant chimney, double hung sash windows, first storey projecting bay, decorative ironwork and bracket eaves. The residence is well established and timeless in appearance. Frontage is visible from the street and not obscured by fencing or other outbuildings. It is considered to contribute aesthetically and historically to the surrounding streetscape. |
| (b) | Significance of the local heritage place and its values because of its 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 - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |



Figures for statements of local heritage significance and heritage values:



*Figure 2 - View of 109 Elizabeth Street, June 2026*

Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b>                                                                                                             |
| Launceston                                                                                                                        |
| <b>Address:</b>                                                                                                                   |
| 10 Lord Street                                                                                                                    |
| <b>Folio of the Register:</b>                                                                                                     |
| 6638/1                                                                                                                            |
| <b>Description:</b>                                                                                                               |
| One storey detached, Late Victorian Era, Late Victorian style, c1890                                                              |
| <b>Specific Extent:</b>                                                                                                           |
| Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                             |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of: |
| (i) | local history - 10 Lord Street was constructed for Joseph Freakley between 1890 and 1899 on land originally granted to Frank Hart. Early owners include, Arthur             |

|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |       | Abbott, a well-known Launceston watchmaker and jeweller who remained at the residence until his death in 1940.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|     | (ii)  | creative or technical achievements - The place maintains significance in its ability to convey key characteristics of the late Victorian cottage architectural style.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|     | (iii) | a class of building or place - A good representative example of a fine late Victorian cottage in a late Victorian architectural style.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|     | (iv)  | aesthetic characteristics - Number 10 Lord Street is aesthetically significant as a well-designed Late Victorian era cottage. Typical of the late Victorian style, key characteristic features include, weatherboard cladding, galvanised iron roofs, double hung sash windows, decorative ironwork and decorative windows on verandah and predominant chimney. The structure is well established and timeless in appearance. Frontage is visible from the street and not obscured by fencing or other outbuildings. It is considered to contribute aesthetically and historically to the surrounding streetscape. |
| (b) |       | Significance of the local heritage place and its values because of its 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 residence is associated with Launceston watchmaker and jeweller, Arthur Abbott.                                                                                                                                                                                                                                                                                                                                                                                                                                   |

Figures for statements of local heritage significance and heritage values:



Figure 2 - View of 10 Lord Street, June 2026



Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>Launceston                                                                                                                          |
| <b>Address:</b><br>70 Frankland Street                                                                                                                       |
| <b>Folio of the Register:</b><br>228900/1                                                                                                                    |
| <b>Description:</b><br>One storey detached, Late Victorian era, Late Victorian style, c.1870                                                                 |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                             |                                                                                                                                                                                                            |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of: |                                                                                                                                                                                                            |
|     | (i)                                                                                                                                                                         | local history - Number 70 Frankland Street was constructed c.1870 on land originally granted to Elizabeth Bransgrove. Early owners included, Torquil H. Urquhart, Andrew Kennedy and Matilda A. Johnstone. |

|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |       | The place is highly significant as one of a group of dwellings built during the major phase of development of Launceston.                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|     | (ii)  | creative or technical achievements - 70 Frankland Street is significant for its ability to demonstrate the principal characteristics of a simple late Victorian era cottage. Also significant as a 19th Century building form contributing to the character of Launceston inner suburbs.                                                                                                                                                                                                                                                                                         |
|     | (iii) | a class of building or place - A fine representative example of a simple late Victorian domestic building form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|     | (iv)  | aesthetic characteristics - Aesthetically significant as a one storey detached late Victorian cottage. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding, galvanised iron roofs, double hung sash windows and bracket eaves. The residence is well established and timeless in appearance. Frontage is visible from the street and not obscured by fencing or other outbuildings. It is considered to contribute aesthetically and historically to the surrounding streetscape. |
| (b) |       | Significance of the local heritage place and its values because of its 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 - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

Figures for statements of local heritage significance and heritage values:



Figure 2 - View of 70 Frankland Street



Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>Launceston                                                                                                                          |
| <b>Address:</b><br>94 Frankland Street                                                                                                                       |
| <b>Folio of the Register:</b><br>226608/1                                                                                                                    |
| <b>Description:</b><br>Single storey detached, Federation era, Late Victorian style, 1906                                                                    |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|      |                                                                                                                                                                                                                  |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a)  | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:                                      |
| (i)  | local history - Number 94 Frankland Street was built by Joshua H Higgs for William and Florence Jones in 1906 on land they were granted 1899. William and Florence Jones resided in the property into the 1940s. |
| (ii) | creative or technical achievements - Highly significant for its ability to demonstrate the principal characteristics of a quality Federation period brick cottage in the late Victorian style.                   |

|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |       | Also, significant as one of a group of dwellings built during the major phase of development of Launceston.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|     | (iii) | a class of building or place - A fine representative example of a Federation period brick cottage in the late Victorian style.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|     | (iv)  | aesthetic characteristics - Aesthetically significant as a single storey detached Federation cottage. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, unpainted/unrendered face brick, predominant chimneys, verandah with decorative ironwork, double hung sash windows and decorative stained glass front door and windows. It is considered to contribute aesthetically and historically to the surrounding streetscape. The residence is well established and timeless in appearance. Frontage is visible from the street and not obscured by fencing or other outbuildings. |
| (b) |       | Significance of the local heritage place and its values because of its 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 residence is associated with the Launceston builder Joshua Higgs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

**Figures for statements of local heritage significance and heritage values:**



Figure 2 - View of 94 Frankland Street, June 2026

Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>Launceston                                                                                                                          |
| <b>Address:</b><br>109 Frankland Street                                                                                                                      |
| <b>Folio of the Register:</b><br>223283/5                                                                                                                    |
| <b>Description:</b><br>One storey detached - Victorian era, Victorian style, c.1865                                                                          |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                             |                                                                                                                                                                                                                                                       |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of: |                                                                                                                                                                                                                                                       |
|     | (i)                                                                                                                                                                         | local history - Number 109 Frankland Street was constructed c.1865 for James York on land he was originally granted. James York owned the residence into the early 1900s. Richard Smith purchased the property in 1912 and remained there until 1931. |



|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |       | The place is highly significant as one of a group of dwellings built during the major phase of development of Launceston.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|     | (ii)  | creative or technical achievements - Number 109 Frankland Street is significant for its ability to demonstrate the principal characteristics of a simple late Victorian era cottage.<br>Also significant as a 19th Century building form contributing to the character of Launceston inner suburbs.                                                                                                                                                                                                                                                                                                                 |
|     | (iii) | a class of building or place - A fine representative example of a simple late Victorian domestic building form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|     | (iv)  | aesthetic characteristics - Aesthetically significant as a one storey detached late Victorian cottage. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding, galvanised iron roofs, predominant chimneys, double hung sash windows, bracket eaves and verandah. The residence is well established and timeless in appearance.<br>Frontage is visible from the street and not obscured by fencing or other outbuildings. It is considered to contribute aesthetically and historically to the surrounding streetscape. |
| (b) |       | Significance of the local heritage place and its values because of its association with:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|     | (i)   | a particular community or cultural group for social or spiritual reasons -<br>No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|     | (ii)  | the life or works of a person, or group of persons of importance to the locality or region - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

Figures for statements of local heritage significance and heritage values:



Figure 2 - View of 109 Frankland Street, June 2026

Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>Launceston                                                                                                                          |
| <b>Address:</b><br>106 Margaret Street                                                                                                                       |
| <b>Folio of the Register:</b><br>122076/1                                                                                                                    |
| <b>Description:</b><br>Semi-detached single storey, Late Victorian era, Late Victorian style with Federation additions, c.1886                               |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                                                                                                                              |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:                                                                                                  |
|     | (i) local history - Number 106 Margaret Street was built c.1886 for Job Dally on land originally granted to George Pyle. Job Dally remained the owner until 1914 when it was passed to his estate. Early residents include, Julia Walsh, James Madden and Michael P. Doolan. |



|     |                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | (ii)                                                                                     | creative or technical achievements - Highly significant for its ability to demonstrate the principal characteristics of one of a pair of Late Victorian semi-detached cottages.<br>Also, significant as one of a group of dwellings built during the ongoing phases of development of Launceston.                                                                                                                                                                                                                                                                                                       |
|     | (iii)                                                                                    | a class of building or place - A fine representative example of one of a pair of Late Victorian semi-detached cottages.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|     | (iv)                                                                                     | aesthetic characteristics - Aesthetically significant as a single storey, semi-detached Late Victorian cottage. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding, galvanised iron roofs, predominant chimney, verandah with later period timber detailing. It is considered to contribute aesthetically and historically to the surrounding streetscape. The residence is well established and timeless in appearance.<br>Frontage is visible from the street and not obscured by other outbuildings. |
| (b) | Significance of the local heritage place and its values because of its association with: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|     | (i)                                                                                      | a particular community or cultural group for social or spiritual reasons -<br>No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|     | (ii)                                                                                     | the life or works of a person, or group of persons of importance to the locality or region - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

**Figures for statements of local heritage significance and heritage values:**



Figure 2 - View of 106 Margaret Street, June 2026

Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>Launceston                                                                                                                          |
| <b>Address:</b><br>115 Margaret Street                                                                                                                       |
| <b>Folio of the Register:</b><br>101769/1                                                                                                                    |
| <b>Description:</b><br>Single storey detached, Victorian era, Victorian style, c1891                                                                         |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                             |                                                                                                                                                                                                       |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of: |                                                                                                                                                                                                       |
|     | (i)                                                                                                                                                                         | local history - Number 115 Margaret Street was constructed for William little in c.1891 on land originally granted to John Woolrabe. Early residents included, Robert Owen and John Francis Shepherd. |
|     | (ii)                                                                                                                                                                        | creative or technical achievements - Number 115 Margaret St is significant because of its ability to demonstrate the principal characteristics of a late Victorian cottage form.                      |

|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |       | Also significant as a 19th Century building form contributing to the character of Launceston inner suburbs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|     | (iii) | a class of building or place - A good representative example of late Victorian domestic building form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|     | (iv)  | aesthetic characteristics - Aesthetically significant as a single storey detached late Victorian cottage. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding, terracotta tiled hipped roofs, predominant chimneys, bracketed eaves, double hung sash windows and decorative ironwork on verandah. The residence is well established and timeless in appearance.<br>Frontage is visible from the street and not obscured by fencing or other outbuildings.<br>It is considered to contribute aesthetically and historically to the surrounding streetscape. |
| (b) |       | Significance of the local heritage place and its values because of its 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 - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

**Figures for statements of local heritage significance and heritage values:**



Figure 2 - 115 Margaret Street, June 2026



Local Heritage Places Datasheet LAU-C6.1. XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>Launceston                                                                                                                          |
| <b>Address:</b><br>120 Margaret Street                                                                                                                       |
| <b>Folio of the Register:</b><br>22804/1                                                                                                                     |
| <b>Description:</b><br>Single storey Semi-detached, Federation era, Federation style, 1908                                                                   |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                                                                                   |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:                                                       |
| (i) | local history - Number 120 Margaret Street was constructed by builders Purse and Knight for E. E Tucker in 1908 on land originally granted to William Mason. Early residents included, James P. Heavey and Sydney J. L. Mitchell. |

|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | (ii)  | creative or technical achievements - Highly significant for its ability to demonstrate the principal characteristics of a one of a pair of semi-detached Federation style workers' cottages.<br>Also significant as a 20th Century building form contributing to the character of Launceston inner suburbs.                                                                                                                                                                                                                                                                                             |
|     | (iii) | a class of building or place - A very good representative example of a semi-detached Federation style workers' cottage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|     | (iv)  | aesthetic characteristics - Number 120 Margaret Street is aesthetically significant as a single storey semi-detached Federation workers' cottage. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding, galvanised iron roofs, predominant chimneys, projecting bay with decorative front gable and bracketed eaves. The frontage is viable from the street and not obscured by fencing or outbuildings.<br>It is considered to contribute aesthetically and historically to the surrounding streetscape. |
| (b) |       | Significance of the local heritage place and its values because of its association with:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|     | (i)   | a particular community or cultural group for social or spiritual reasons -<br>No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|     | (ii)  | the life or works of a person, or group of persons of importance to the locality or region - The residence is associated with Launceston builders, H. Purse and H. Knight.                                                                                                                                                                                                                                                                                                                                                                                                                              |

Figures for statements of local heritage significance and heritage values:



Figure 2 - View of 120 Margaret Street



Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b>                                                                                                             |
| Launceston                                                                                                                        |
| <b>Address:</b>                                                                                                                   |
| 122 Margaret Street                                                                                                               |
| <b>Folio of the Register:</b>                                                                                                     |
| 28075/1                                                                                                                           |
| <b>Description:</b>                                                                                                               |
| One storey semi-detached Federation era, Federation style, 1908                                                                   |
| <b>Specific Extent:</b>                                                                                                           |
| Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                             |                                                                                                                                                                                                                            |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of: |                                                                                                                                                                                                                            |
|     | (i)                                                                                                                                                                         | local history - Number 122 Margaret Street was constructed by builders Purse and Knight for E. E Tucker in 1908 on land originally granted to William Mason. Early residents included, James O'Reilly and Richard J. Wenn. |
|     | (ii)                                                                                                                                                                        | creative or technical achievements - Highly significant for its ability to demonstrate the principal characteristics of a one of a pair of semi-detached Federation style workers' cottages.                               |

|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |       | Also significant as a 20th Century building form contributing to the character of Launceston inner suburbs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|     | (iii) | a class of building or place - A very good representative example of a semi-detached Federation style workers' cottage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|     | (iv)  | aesthetic characteristics - Number 122 Margaret Street is aesthetically significant as a single storey semi-detached Federation workers' cottage. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding, galvanised iron roofs, predominant chimneys, projecting bay with decorative front gable and bracketed eaves. The frontage is viable from the street and not obscured by fencing or outbuildings.<br>It is considered to contribute aesthetically and historically to the surrounding streetscape. |
| (b) |       | Significance of the local heritage place and its values because of its 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 residence is associated with Launceston builders, H. Purse and H. Knight.                                                                                                                                                                                                                                                                                                                                                                                                                              |

**Figures for statements of local heritage significance and heritage values:**



Figure 2 - 122 Margaret Street, June 2026

Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>Launceston                                                                                                                          |
| <b>Address:</b><br>4 Sherwins Avenue                                                                                                                         |
| <b>Folio of the Register:</b><br>60715/3                                                                                                                     |
| <b>Description:</b><br>Single storey detached, Federation Era, Federation style, c.1910                                                                      |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                                                                                                           |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:                                                                               |
|     | (i) local history - Number 4 Sherwins Avenue was built in c.1910s on land originally granted to Issac Sherwin. Sherwins Avenue was first listed as a street in the Post Office Directories c.1912-1915 and it is likely that numbers 2, 4 and 6 date from |



|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |       | that time. Mr and Mrs J. Bryce and family occupied the house during the early 1940s (Examiner 9 Jan 1943, p. 2).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|     | (ii)  | creative or technical achievements - Significant for its ability to demonstrate the principal characteristics of a Federation era cottage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|     | (iii) | a class of building or place - An excellent representative example of a Federation style domestic building form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|     | (iv)  | aesthetic characteristics - Aesthetically significant as a single storey detached Federation cottage. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding, galvanised iron roofs, predominant chimneys, rectangular projecting bay with bargeboard, decorative gable and finial, bracketed eaves, double hung sash windows and front verandah with decorative ironwork. It is considered to contribute aesthetically and historically to the surrounding streetscape. The residence is well established and timeless in appearance. Frontage is visible from the street and not obscured by high fencing or other outbuildings. |
| (b) |       | Significance of the local heritage place and its values because of its 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 - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

Figures for statements of local heritage significance and heritage values:



Figure 2 - View of 4 Sherwins Ave





*Figure 3 - View of Sherwins Ave, Launceston, 1992 (Accessed via QVMAG online collection QVM:1997:P:3941)*

Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>Launceston                                                                                                                          |
| <b>Address:</b><br>6 Sherwins Avenue                                                                                                                         |
| <b>Folio of the Register:</b><br>60715/4                                                                                                                     |
| <b>Description:</b><br>Single storey detached, Federation era, Federation style, c.1910                                                                      |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                             |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of: |
|     | (i) local history - Number 6 Sherwins Avenue was built in c.1910s on land originally granted to Issac Sherwin. Sherwins Avenue was first listed as a street in the Post     |

|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |       | Office Directories c1912-1915 and it is likely that numbers 2, 4 and 6 date from that time. Harold & Alma Wade owned the residence from 1923 into the 1950s.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|     | (ii)  | creative or technical achievements - Significant for its ability to demonstrate the principal characteristics of a Federation era cottage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|     | (iii) | a class of building or place - An excellent representative example of a Federation style domestic building form with Late Victorian features.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|     | (iv)  | aesthetic characteristics - Aesthetically significant as a single storey detached Federation cottage. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding, galvanised iron roofs, predominant chimneys, double hung sash windows and front verandah with decorative ironwork. It is considered to contribute aesthetically and historically to the surrounding streetscape. The residence is well established and timeless in appearance.<br>Building is visible from the street and not obscured by high fencing or other outbuildings. |
| (b) |       | Significance of the local heritage place and its values because of its 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 - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

Figures for statements of local heritage significance and heritage values:



Figure 2 - View of 6 Sherwins Ave



*Figure 3 - View of Sherwins Ave, Launceston 1992 (Accessed via QVMAG online collection QVM:1997:P:3941)*



Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>Launceston                                                                                                                          |
| <b>Address:</b><br>28 Percy Street                                                                                                                           |
| <b>Folio of the Register:</b><br>20765/1                                                                                                                     |
| <b>Description:</b><br>One storey detached, Late Victorian era, Late Victorian style, c1884                                                                  |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



*Figure 1*

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                             |                                                                                                                                                                                                                              |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of: |                                                                                                                                                                                                                              |
|     | (i)                                                                                                                                                                         | local history - Number 28 Percy Street was constructed in c. 1884 on land originally granted to Charles Alexander Willam Rocher. Early residents included, Henry Arnold, John Arnold, Ruth Arnold and Arthur Norman Andrews. |

|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |       | The place is highly significant as one of a group of dwellings built during the major phase of development of Launceston.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|     | (ii)  | creative or technical achievements - Number 28 Percy Street is significant for its ability to demonstrate the principal characteristics of a simple late Victorian era cottage.<br>Also significant as a 19th Century building form contributing to the character of Launceston inner suburbs.                                                                                                                                                                                                                                                                                         |
|     | (iii) | a class of building or place - An excellent representative example of a simple late Victorian domestic building form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|     | (iv)  | aesthetic characteristics - Aesthetically significant as a one storey detached late Victorian cottage. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding, galvanised iron roofs, double hung sash windows and bracket eaves. The residence is well established and timeless in appearance.<br>Frontage is visible from the street and not obscured by fencing or other outbuildings.<br>It is considered to contribute aesthetically and historically to the surrounding streetscape. |
| (b) |       | Significance of the local heritage place and its values because of its association with:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|     | (i)   | a particular community or cultural group for social or spiritual reasons -<br>No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|     | (ii)  | the life or works of a person, or group of persons of importance to the locality or region - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

**Figures for statements of local heritage significance and heritage values:**



*Figure 2 - View of 28 Percy Street*

Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>Launceston                                                                                                                          |
| <b>Address:</b><br>232 St John Street                                                                                                                        |
| <b>Folio of the Register:</b><br>63890/4                                                                                                                     |
| <b>Description:</b><br>One storey detached, Late Victorian era, Late Victorian and Arts and Crafts style, c.1884                                             |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                             |                                                                                                                                                                                                               |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of: |                                                                                                                                                                                                               |
|     | (i)                                                                                                                                                                         | local history - Number 232 St John Street was built in c.1884 on land originally granted to John A. White. Early owners include, John A. White, Charlotte White, Frank J. White and Arthur and Eliza Langdon. |



|     |                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----|------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | (ii)                                                                                     | creative or technical achievements - Highly significant for its ability to demonstrate the principal characteristics of essential characteristics of a Late Victorian cottage with later Arts and Crafts style additions.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|     | (iii)                                                                                    | a class of building or place - A fine representative example of a Late Victorian domestic building form with Arts and Craft style additions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|     | (iv)                                                                                     | aesthetic characteristics - Aesthetically significant as a single storey detached Late Victorian cottage. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding and double hung sash windows. Later Arts and Crafts additions feature, finials on the gable roofs and decorative woodwork on predominant front verandah. It is considered to contribute aesthetically and historically to the surrounding streetscape. The residence is well established and timeless in appearance. Frontage is visible from the street and not obscured by fencing or other outbuildings. |
| (b) | Significance of the local heritage place and its values because of its 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 - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

**Figures for statements of local heritage significance and heritage values:**



*Figure 2 - View of 232 St John Street*



Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>Launceston                                                                                                                          |
| <b>Address:</b><br>83 Bathurst Street                                                                                                                        |
| <b>Folio of the Register:</b><br>125723/1                                                                                                                    |
| <b>Description:</b><br>One storey detached, Federation era, Federation style, c1903                                                                          |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |

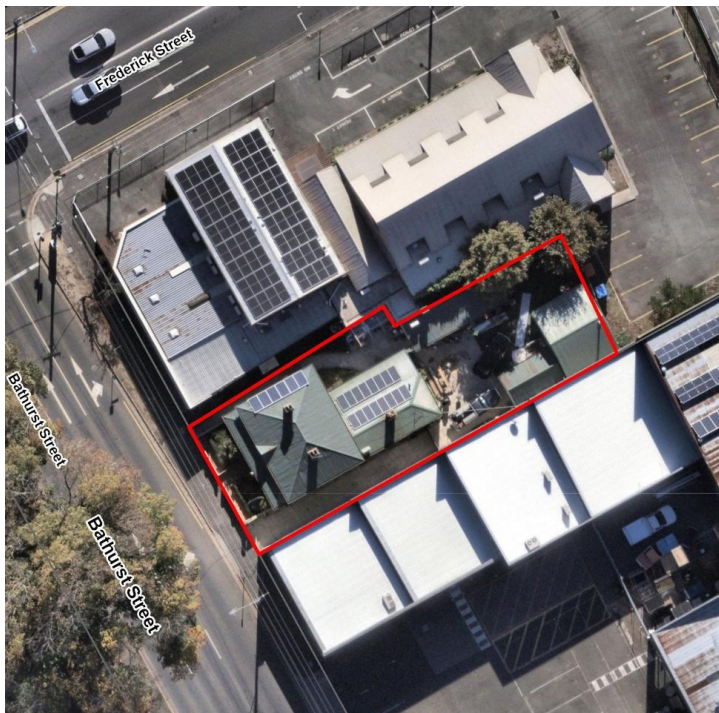


Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                             |                                                                                                                                                                                                                    |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of: |                                                                                                                                                                                                                    |
|     | (i)                                                                                                                                                                         | local history - Number 83 Bathurst Street was constructed in c1903 for Isabella H. Palmer on land originally granted to Henry Reading. Early occupants included, Michael P. Doolan, John White and Elizabeth Wenn. |
|     | (ii)                                                                                                                                                                        | creative or technical achievements - The place is highly significant for its ability to demonstrate the principal characteristics of a fine Federation domestic building form.                                     |

|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |       | The place is also significant as a 20th Century building form contributing to the character of Launceston's inner city.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|     | (iii) | a class of building or place - A excellent representative example of a single storey Federation style domestic building form.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|     | (iv)  | aesthetic characteristics - Number 83 Bathurst Street is aesthetically significant as a single storey detached Federation residence. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, unrendered/unpainted face brick, galvanised iron hipped roofs, predominant chimneys, bracketed eaves and decorative timberwork on verandah. Frontage is visible from the street not obscured by fencing or other outhouses. It is considered to contribute aesthetically and historically to the surrounding streetscape. |
| (b) |       | Significance of the local heritage place and its values because of its 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 - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

**Figures for statements of local heritage significance and heritage values:**



Figure 2 - View of 83 Bathurst Street, June 2026



*Figure 3 - View of 83 Bathurst Street, 1914 (Accessed via Libraries Tasmania (LPIC147-3-212))*

Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>South Launceston                                                                                                                    |
| <b>Address:</b><br>26 Hampden Street                                                                                                                         |
| <b>Folio of the Register:</b><br>71232/5                                                                                                                     |
| <b>Description:</b><br>Single storey detached, Inter-War era, Inter-War style, 1937                                                                          |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                             |                                                                                                                                                                                           |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of: |                                                                                                                                                                                           |
|     | (i)                                                                                                                                                                         | local history - Number 26 Hampden Street was built for M. H Wood in 1937 on land originally granted to Annie Fortune Walker. Early owners include, Jack Ruffin and Derek and Edna Heelan. |
|     | (ii)                                                                                                                                                                        | creative or technical achievements - Highly significant for its ability to demonstrate the principal characteristics of a modest Inter-War period residence.                              |



|     |                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                                                          | Also, highly significant as one of a large group of dwellings built during the major phase of suburban development of Launceston and indicative of the working-class housing that characterised Launceston.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|     | (iii)                                                                                    | a class of building or place - An excellent representative example of an Inter-War style domestic building form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|     | (iv)                                                                                     | aesthetic characteristics - Aesthetically significant as a one of four adjoining detached, single storey Inter-War residences. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding, galvanised iron roofs, predominant chimney, bracketed eaves, decorative gables featuring stucco, timber and shingle designs, casement window with transom and enclosed verandah. It is considered to contribute aesthetically and historically to the surrounding streetscape. The residence is well established and timeless in appearance. Frontage is visible from the street and not obscured by fencing or other outbuildings. |
| (b) | Significance of the local heritage place and its values because of its 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 - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

Figures for statements of local heritage significance and heritage values:



Figure 2 - View of 26 Hampden Street, June 2026

Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>South Launceston                                                                                                                    |
| <b>Address:</b><br>28 Hampden Street                                                                                                                         |
| <b>Folio of the Register:</b><br>71232/6                                                                                                                     |
| <b>Description:</b><br>Single storey detached, Inter-War era, Inter-War style, 1937                                                                          |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                                                          |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:                              |
|     | (i) local history - Number 28 Hampden Street was likely built for M. H Wood in 1937 on land originally granted to Annie Fortune Walker. Early owners include, Major H, Wood and Robert Alexander Wilkes. |

|     |                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | (ii)                                                                                     | creative or technical achievements - Highly significant for its ability to demonstrate the principal characteristics of a modest Inter-War period residence. Also, highly significant as one of a large group of dwellings built during the major phase of suburban development of Launceston and indicative of the working-class housing that characterised Launceston.                                                                                                                                                                                                                                                                                                                                      |
|     | (iii)                                                                                    | a class of building or place - An excellent representative example of an Inter-War style domestic building form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|     | (iv)                                                                                     | aesthetic characteristics - Aesthetically significant as a one of four adjoining detached, single storey Inter-War residences. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding, galvanised iron roofs, predominant chimney, bracketed eaves, decorative gables featuring stucco, timber and shingle designs, casement window with transom and verandah. It is considered to contribute aesthetically and historically to the surrounding streetscape. The residence is well established and timeless in appearance. Frontage is visible from the street and not obscured by fencing or other outbuildings. |
| (b) | Significance of the local heritage place and its values because of its 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 - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

Figures for statements of local heritage significance and heritage values:



Figure 2 - View of 28 Hampden Street



Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>South Launceston                                                                                                                    |
| <b>Address:</b><br>30 Hampden Street                                                                                                                         |
| <b>Folio of the Register:</b><br>71232/7                                                                                                                     |
| <b>Description:</b><br>Single storey detached, Inter-War era, Inter-War style, 1937                                                                          |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                             |                                                                                                                                                                                                      |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of: |                                                                                                                                                                                                      |
|     | (i)                                                                                                                                                                         | local history - Number 30 Hampden Street was likely built for M. H Wood in 1937 on land originally granted to Annie Fortune Walker. Early owners include, Thomas Watson and Robert Alexander Wilkes. |
|     | (ii)                                                                                                                                                                        | creative or technical achievements - Highly significant for its ability to demonstrate the principal characteristics of a modest Inter-War period residence.                                         |



|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |       | Also, highly significant as one of a large group of dwellings built during the major phase of suburban development of Launceston and indicative of the working-class housing that characterised Launceston.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|     | (iii) | a class of building or place - An excellent representative example of an Inter-War style domestic building form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|     | (iv)  | aesthetic characteristics - Aesthetically significant as a one of four adjoining detached, single storey Inter-War residences. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding, galvanised iron roofs, predominant chimney, bracketed eaves, decorative gables featuring stucco, timber and shingle designs, casement window with transom and verandah with simple decorative timberwork. It is considered to contribute aesthetically and historically to the surrounding streetscape. The residence is well established and timeless in appearance.<br>Frontage is visible from the street and not obscured by fencing or other outbuildings. |
| (b) |       | Significance of the local heritage place and its values because of its association with:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|     | (i)   | a particular community or cultural group for social or spiritual reasons -<br>No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|     | (ii)  | the life or works of a person, or group of persons of importance to the locality or region - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

Figures for statements of local heritage significance and heritage values:



Figure 2 - View of 30 Hampden Street, June 2026

Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>South Launceston                                                                                                                    |
| <b>Address:</b><br>32 Hampden Street                                                                                                                         |
| <b>Folio of the Register:</b><br>71232/8                                                                                                                     |
| <b>Description:</b><br>Single storey detached, Inter-War era, Inter-War style, 1937                                                                          |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|      |                                                                                                                                                                                                        |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a)  | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:                            |
| (i)  | local history - Number 32 Hampden Street was likely built for M. H Wood in 1937 on land originally granted to Annie Fortune Walker. Mervyn Hector Cameron owned the property from 1938 into the 1950s. |
| (ii) | creative or technical achievements - Highly significant for its ability to demonstrate the principal characteristics of a modest Inter-War period residence.                                           |

|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |       | Also, highly significant as one of a large group of dwellings built during the major phase of suburban development of Launceston and indicative of the working-class housing that characterised Launceston.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|     | (iii) | a class of building or place - An excellent representative example of an Inter-War style domestic building form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|     | (iv)  | aesthetic characteristics - Aesthetically significant as a one of four adjoining detached, single storey Inter-War residences. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding, galvanised iron roofs, predominant chimney, bracketed eaves, decorative gables featuring stucco, timber and shingle designs, casement window with transom and verandah. It is considered to contribute aesthetically and historically to the surrounding streetscape. The residence is well established and timeless in appearance.<br>Frontage is visible from the street and not obscured by fencing or other outbuildings. |
| (b) |       | Significance of the local heritage place and its values because of its 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 - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

Figures for statements of local heritage significance and heritage values:



Figure 2 - View of 32 Hampden Street



Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>South Launceston                                                                                                                    |
| <b>Address:</b><br>61 Howick Street                                                                                                                          |
| <b>Folio of the Register:</b><br>219788/1                                                                                                                    |
| <b>Description:</b><br>One storey, Victorian era, Late Victorian/Early Federation style, c.1883                                                              |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



*Figure 1*

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                                                                                                                                    |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:                                                                                                        |
|     | (i) local history - Number 61 Howick St was constructed in c.1880 for William Cousins (Cozens) and occupied by George Wilkinson on land originally granted to W.H. Cozens. The addition of a shopfront was constructed c.1883, this later Federation additions in the early 1900s. |



|     |                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                                                          | An earlier residence may have been built on the site in c.1864. Early residents included, George Wilkinson and Rosalind May Fraser. Initially numbered 41 Howick Street, the number changed to 61 in c.1920.                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|     | (ii)                                                                                     | creative or technical achievements - Highly significant for its ability to demonstrate the principal characteristics of one of a group of modest timber workers cottages set in the valley of the South Launceston area. The cottages represent the basic housing stock of much of the area and typify the Victorian housing of workers in close association with their workplace. This corner house features a former shopfront wing to the street, which appears to be an early addition to a house.                                                                                                                                                     |
|     | (iii)                                                                                    | a class of building or place - An excellent representative example of a rare Victorian era residential building form, with late Victorian/early Federation shopfront addition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|     | (iv)                                                                                     | aesthetic characteristics - Aesthetically significant as a single storey, detached Victorian cottage with shopfront. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding, galvanised iron roofs, predominant chimney, double hung sash windows, bracketed eaves, decorative timber fretwork on verandah. The residence is well established and timeless in appearance. Frontage is visible from the street and not obscured by fencing or other outbuildings. It is considered to contribute aesthetically and historically to the surrounding streetscape. |
| (b) | Significance of the local heritage place and its values because of its 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 - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

**Figures for statements of local heritage significance and heritage values:**



Figure 2 - View of 61 Howick Street, June 2026

Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>South Launceston                                                                                                                    |
| <b>Address:</b><br>65 Howick Street                                                                                                                          |
| <b>Folio of the Register:</b><br>219788/1                                                                                                                    |
| <b>Description:</b><br>One storey, late Victorian era, late Victorian style, c.1887                                                                          |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |

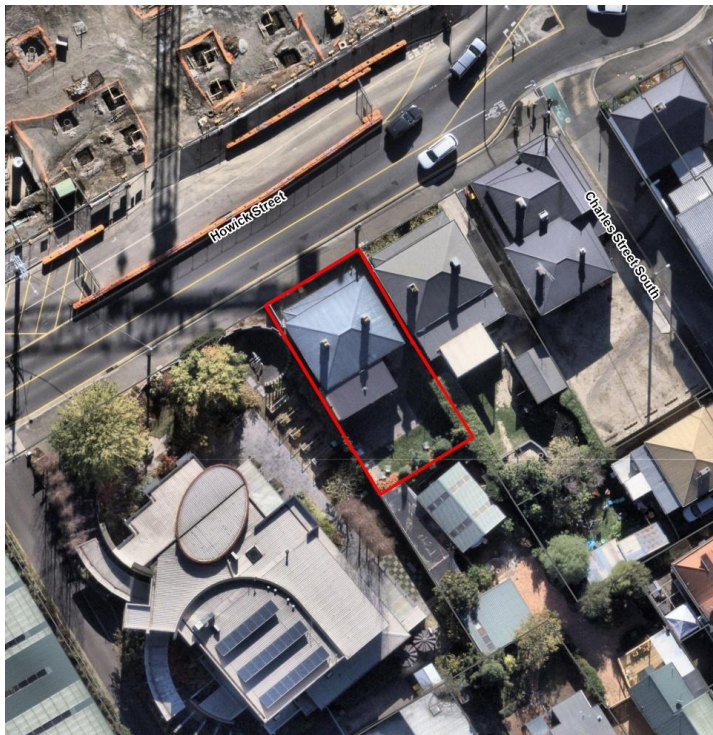


Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                             |                                                                                                                                                                                                                                                       |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of: |                                                                                                                                                                                                                                                       |
|     | (i)                                                                                                                                                                         | local history - 65 Howick St was constructed in 1887 for Charles Joseph Heath on land originally granted to W.H. Cozens. Charles Joseph Heath owned the property until 1835. Initially numbered 45 Howick Street, the number changed to 65 in c.1920. |

|     |                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | (ii)                                                                                     | creative or technical achievements - Highly significant for its ability to demonstrate the principal characteristics of one of a group of modest timber workers cottages set in the valley of the South Launceston area. The cottages represent the basic housing stock of much of the area and typify the Victorian housing of workers in close association with their workplace.                                                                                                                                                                                                                                                                                      |
|     | (iii)                                                                                    | a class of building or place - An excellent representative example of a late Victorian era residential building form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|     | (iv)                                                                                     | aesthetic characteristics - Aesthetically significant as a single storey, detached Victorian cottage with shopfront. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding, unpainted/unrendered face brick, galvanised iron roofs, predominant chimneys, double hung sash windows, bracketed eaves and front verandah. The residence is well established and timeless in appearance. Frontage is visible from the street and not obscured by fencing or other outbuildings. It is considered to contribute aesthetically and historically to the surrounding streetscape. |
| (b) | Significance of the local heritage place and its values because of its 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 - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

**Figures for statements of local heritage significance and heritage values:**



Figure 2 - View of 65 Howick Street



Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>South Launceston                                                                                                                    |
| <b>Address:</b><br>263 Wellington Street                                                                                                                     |
| <b>Folio of the Register:</b><br>26879/1                                                                                                                     |
| <b>Description:</b><br>Single storey detached, early Federation era, Federation style, 1893                                                                  |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |

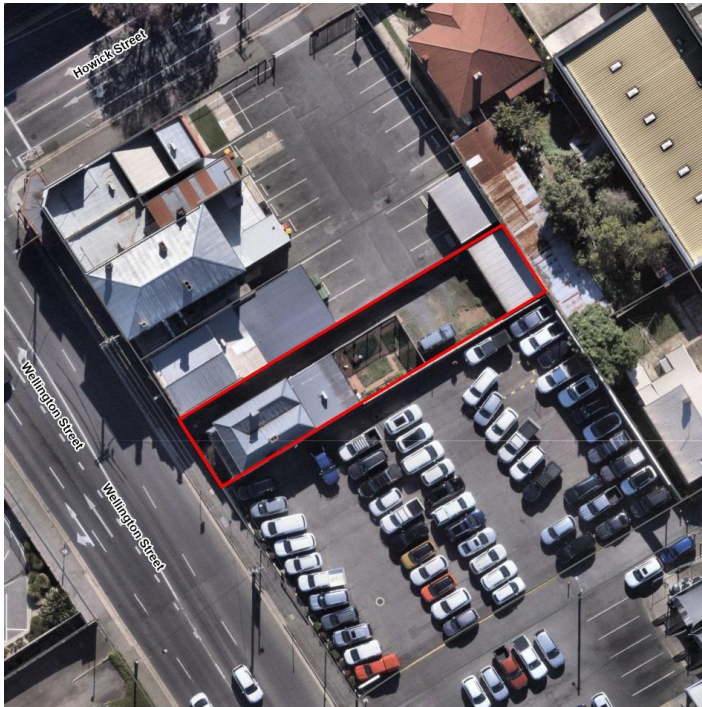


Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|      |                                                                                                                                                                             |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a)  | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of: |
| (i)  | local history - Number 263 Wellington Street was built for Daniel Woodfield in 1893 by builders Wilson and Waugh on land originally granted to John Sinclair.               |
| (ii) | creative or technical achievements - Highly significant for its ability to demonstrate the principal characteristics of early Federation cottage.                           |



|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |       | Also, highly significant as one of a small group of dwellings built during a phase of development of Launceston and indicative of the housing that characterised the period around Launceston.                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|     | (iii) | a class of building or place - A fine representative example of early Federation domestic building form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|     | (iv)  | aesthetic characteristics - Aesthetically significant as a single storey detached early Federation cottage. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, brick construction, galvanised iron roofs, predominant chimneys, double hung sash windows, verandah with multi-pane window. It is considered to contribute aesthetically and historically to the surrounding streetscape. The residence is well established and timeless in appearance.<br>Frontage is visible from the street and not obscured by high fencing or other outbuildings. |
| (b) |       | Significance of the local heritage place and its values because of its association with:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|     | (i)   | a particular community or cultural group for social or spiritual reasons -<br>No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|     | (ii)  | the life or works of a person, or group of persons of importance to the locality or region - The residence is associated with builders, Wilson and Waugh.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

Figures for statements of local heritage significance and heritage values:



Figure 2 - View of 263 Wellington Street

Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>South Launceston                                                                                                                    |
| <b>Address:</b><br>12 Bell Street                                                                                                                            |
| <b>Folio of the Register:</b><br>124619/1                                                                                                                    |
| <b>Description:</b><br>Single storey semi-detached, late Victorian era, Late Victorian style, c.1887                                                         |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                                                                                                                 |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:                                                                                     |
|     | (i) local history - Number 12 Bell Street was built Daniel Leitch (Tinsmith) in c.1887 on land originally located to early pioneer William Effingham Lawrence. Early owners include, Daniel Leitch, Mrs. Leitch, William J. Toomey and Laurence William Bourke. |

|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |       | The place is highly significant as one of a group of dwellings built during the major phase of development of Launceston.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|     | (ii)  | creative or technical achievements Significant for its ability to demonstrate the principal characteristics of a late Victorian semi-detached late Victorian era residence.<br>Also significant as a 19th Century building form contributing to the character of Launceston inner suburbs.                                                                                                                                                                                                                                                                                                                         |
|     | (iii) | a class of building or place - An excellent representative example of a late Victorian semi-detached domestic building form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|     | (iv)  | aesthetic characteristics - Aesthetically significant as a single storey semi-detached late Victorian cottage. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, galvanised iron roofs, predominant chimneys, double hung sash windows, verandah with decorative wooden fretwork. The residence is well established and timeless in appearance. Frontage is visible from the street and not obscured by fencing or other outbuildings.<br>It is considered to contribute aesthetically and historically to the surrounding streetscape. |
| (b) |       | Significance of the local heritage place and its values because of its association with:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|     | (i)   | a particular community or cultural group for social or spiritual reasons -<br>No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|     | (ii)  | the life or works of a person, or group of persons of importance to the locality or region - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

Figures for statements of local heritage significance and heritage values:



Figure 2 - View of 12 Bell Street



Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>East Launceston                                                                                                                     |
| <b>Address:</b><br>29A Abbott Street                                                                                                                         |
| <b>Folio of the Register:</b><br>202655/1                                                                                                                    |
| <b>Description:</b><br>Single storey detached, Federation era, Federation style, c.1911                                                                      |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                             |                                                                                                                                                                                                                                                                 |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of: |                                                                                                                                                                                                                                                                 |
|     | (i)                                                                                                                                                                         | local history - Number 29A Abbott Street was built by Launceston builder Percival James Dell as his own property in 1911, on land originally granted to Robert William Nutt. Early occupiers include, William Branagan, Cyril W. Booney and Colin W. Johnstone. |
|     | (ii)                                                                                                                                                                        | creative or technical achievements - Highly significant for its ability to demonstrate the principal characteristics of a Federation domestic building form.                                                                                                    |



|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |       | Also, significant as one of a group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period around Launceston.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|     | (iii) | a class of building or place - An excellent representative example of a Federation era domestic building form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|     | (iv)  | aesthetic characteristics - Aesthetically significant as a single storey detached Federation residence. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding, galvanised iron roofs, predominant chimneys, double hung sash windows, projecting gable with decorative bargeboard and finial, bracketed eaves and verandah featuring highly decorative timber fretwork. It is considered to contribute aesthetically and historically to the surrounding streetscape. The residence is well established and timeless in appearance. Frontage is visible from the street and not obscured by fencing or other outbuildings. |
| (b) |       | Significance of the local heritage place and its values because of its 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 residence is associated with Launceston builder, Percival James Dell.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

Figures for statements of local heritage significance and heritage values:



Figure 2 - View of 29A Abbott Street, June 2026



Dell's own home at 29a Abbott St. 1911

*Figure 3 - 29A Abbott Street photographed in 'Federation builders in Launceston : domestic architecture 1893-1914' by Miranda Morris-Nunn.'*

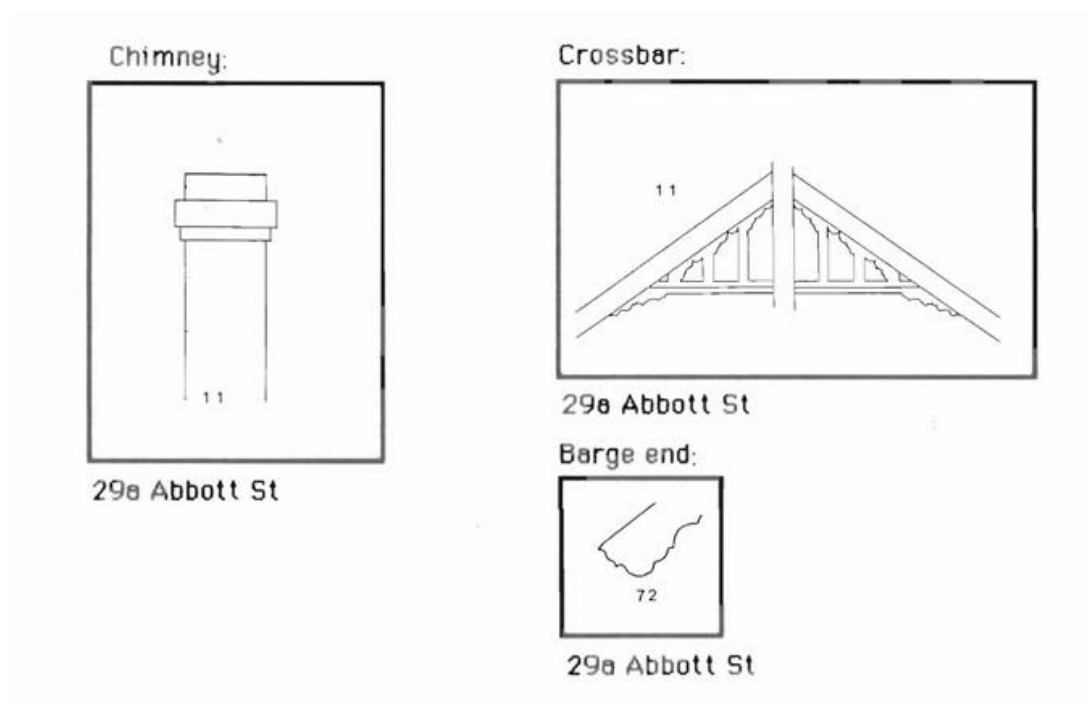


Figure 4 - Details from 29A Abbott Street featured in 'Federation builders in Launceston : domestic architecture 1893-1914' by Miranda Morris-Nunn.

#### References

Morris-Nunn, M. (1987) *Federation Builders in Launceston: Domestic Architecture 1893-1914*. Australia Heritage Commission and Queen Victoria Museum & Art Gallery.

Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>East Launceston                                                                                                                     |
| <b>Address:</b><br>44 Abbott Street                                                                                                                          |
| <b>Folio of the Register:</b><br>204164/1                                                                                                                    |
| <b>Description:</b><br>One storey semi-detached, Late Victorian era, Late Victorian style, c.1886                                                            |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|      |                                                                                                                                                                                                         |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a)  | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:                             |
| (i)  | local history - Number 44 Abbott Street was built for Edward A. Horne in 1886 on land originally granted to St John E Browne. Early owners include, Edward A. Horne, Harriet Hodges and Bella Beaumont. |
| (ii) | creative or technical achievements - Highly significant for its ability to demonstrate the principal characteristics of a Late Victorian semi-detached cottage.                                         |



|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |       | Also, significant as one of a group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period around Launceston.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|     | (iii) | a class of building or place - A fine representative example of a Late Victorian semi-detached cottage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|     | (iv)  | aesthetic characteristics - Aesthetically significant as a single storey semi-detached late Victorian cottage. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding, galvanised iron roofs, predominant chimney, double hung sash windows and verandah with decorative ironwork. It is considered to contribute aesthetically and historically to the surrounding streetscape. The residence is well established and timeless in appearance.<br>Frontage is visible from the street and not obscured by high fencing or other outbuildings. |
| (b) |       | Significance of the local heritage place and its values because of its 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 - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

**Figures for statements of local heritage significance and heritage values:**



*Figure 2 - View of 44 Abbott Street, June 2026*

Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>East Launceston                                                                                                                     |
| <b>Address:</b><br>46 Abbott Street                                                                                                                          |
| <b>Folio of the Register:</b><br>158329/2                                                                                                                    |
| <b>Description:</b><br>One storey semi-detached, Late Victorian era, Late Victorian style, c.1886                                                            |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |



Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                             |                                                                                                                                                                                                         |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of: |                                                                                                                                                                                                         |
|     | (i)                                                                                                                                                                         | local history - Number 46 Abbott Street was built for Edward A. Horne in 1886 on land originally granted to St John E Browne. Early owners include, Edward A. Horne, Harriet Hodges and Bella Beaumont. |
|     | (ii)                                                                                                                                                                        | creative or technical achievements - Highly significant for its ability to demonstrate the principal characteristics of a Late Victorian semi-detached cottage.                                         |

|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |       | Also, significant as one of a group of dwellings built during the major phase of development of Launceston and indicative of the housing that characterised the period around Launceston.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|     | (iii) | a class of building or place - A fine representative example of a Late Victorian semi-detached cottage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|     | (iv)  | aesthetic characteristics - Aesthetically significant as a single storey semi-detached late Victorian cottage. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, weatherboard cladding, galvanised iron roofs, predominant chimney, double hung sash windows and verandah with decorative ironwork. It is considered to contribute aesthetically and historically to the surrounding streetscape. The residence is well established and timeless in appearance.<br>Frontage is particularly visible from the street and not obscured by other outbuildings. |
| (b) |       | Significance of the local heritage place and its values because of its 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 - No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

**Figures for statements of local heritage significance and heritage values:**



Figure 2 - View of 46 Abbott Street, June 2026



Local Heritage Places Datasheet LAU-C6.1.XXX

|                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Town/Locality:</b><br>East Launceston                                                                                                                     |
| <b>Address:</b><br>74 Arthur Street                                                                                                                          |
| <b>Folio of the Register:</b><br>233049/1                                                                                                                    |
| <b>Description:</b><br>Single storey detached, Inter-war era, Late Federation style, 1922                                                                    |
| <b>Specific Extent:</b><br>Figure 1 - The entire site including setting and setback, with facades visible directly from the street being of high importance. |

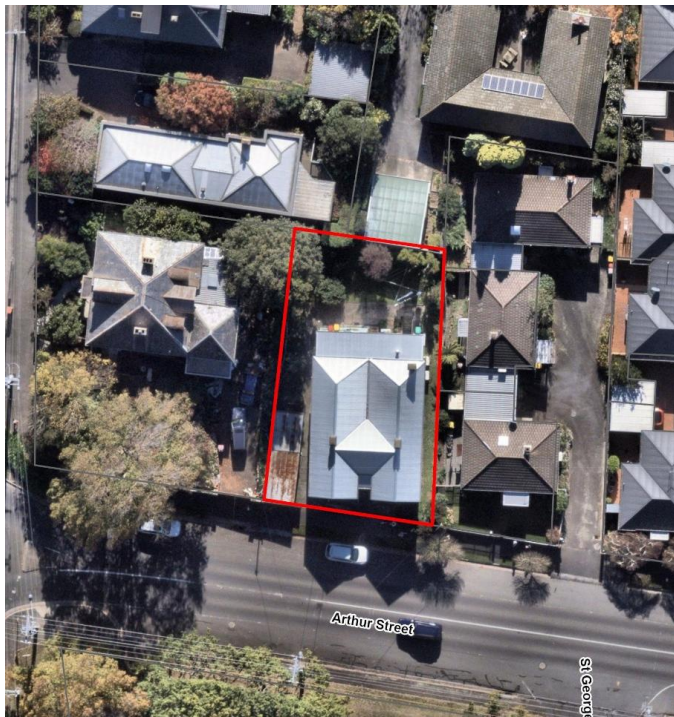


Figure 1

**Figures of specific extent:**

No content.

**Statement of local historic heritage significance and historic heritage values:**

|     |                                                                                                                                                                                                                                                                                                                          |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Significance of the local heritage place and its historic heritage values because of its role in, representation of, or potential for contributing to the understanding of:                                                                                                                                              |
| (i) | local history - Number 74 Arthur Street was constructed in 1922 for Henry Richard Jones on land original granted to Edward Louis Ditham. Edward and Irene Wesley owned the home from 1942 to 2000 where Edward (Ted) taught music lessons. In correspondence with Council regarding the history of the property, a local |



|     |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |       | resident recalled, 'People would often comment as they walked up and down Arthur Street on the pleasure of hearing music coming from the house'.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|     | (ii)  | creative or technical achievements - Number 74 Arthur Street is significant for its ability to demonstrate the principal characteristics of Late Federation style residence. The place is also significant as a 20th Century building form contributing to the character of Launceston inner suburbs.                                                                                                                                                                                                                                                                                                                    |
|     | (iii) | a class of building or place - A very good representative example of a Late Federation style domestic building form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|     | (iv)  | aesthetic characteristics - Number 74 Arthur Street is aesthetically significant as a single storey detached Late Federation style residence. Typical of its type, the structure is homely, embracing natural materials and finishes. Key characteristic features include, galvanised gabled iron roofs, predominant chimneys, double projecting bays with double hung sash windows, decorative brackets and shingled gables. The frontage is visible from the street and not obscured by fencing or other outbuilding.<br>It is considered to contribute aesthetically and historically to the surrounding streetscape. |
| (b) |       | Significance of the local heritage place and its values because of its association with:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|     | (i)   | a particular community or cultural group for social or spiritual reasons -<br>No Content.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|     | (ii)  | the life or works of a person, or group of persons of importance to the locality or region - The residence is associated with Launceston music educator Edward Wesley OAM.                                                                                                                                                                                                                                                                                                                                                                                                                                               |

Figures for statements of local heritage significance and heritage values:



Figure 2 - View of 74 Arthur Street

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

**Amendment PSA-LLP0040**

*Introduce 35 new properties into the local heritage listing place overlay map*

| #  | Address                                 | Folio & Register |
|----|-----------------------------------------|------------------|
| 1  | 2 Welman Street, Launceston             | CT204164/1       |
| 2  | 6 Welman Street, Launceston             | CT69112/2        |
| 3  | 27 Elizabeth Street, Launceston         | CT126577/1       |
| 4  | 99 Elizabeth Street, Launceston         | CT116243/1       |
| 5  | 101 Elizabeth Street, Launceston        | CT116243/2       |
| 6  | 103 Elizabeth Street, Launceston        | CT125740/1       |
| 7  | 105 Elizabeth Street, Launceston        | CT125740/2       |
| 8  | 107 Elizabeth Street, Launceston        | CT158428/1       |
| 9  | 109 Elizabeth Street, Launceston        | CT158428/2       |
| 10 | 10 Lord Street, Launceston              | CT6638/1         |
| 11 | 70 Frankland Street, Launceston         | CT228900/1       |
| 12 | 94 Frankland Street, Launceston         | CT226608/1       |
| 13 | 109 Frankland Street, Launceston        | CT223283/5       |
| 14 | 106 Margaret Street, Launceston         | CT122076/1       |
| 15 | 115 Margaret Street, Launceston         | CT101769/1       |
| 16 | 120 Margaret Street, Launceston         | CT22804/1        |
| 17 | 122 Margaret Street, Launceston         | CT28075/1        |
| 18 | 4 Sherwins Avenue, Launceston           | CT60715/3        |
| 19 | 6 Sherwins Avenue, Launceston           | CT60715/4        |
| 20 | 28 Percy Street, Launceston             | CT20765/1        |
| 21 | 232 St John Street, Launceston          | CT63890/4        |
| 22 | 86 Bathurst Street, Launceston          | CT125723/1       |
| 23 | 26 Hampden Street, South Launceston     | CT71232/5        |
| 24 | 28 Hampden Street, South Launceston     | CT71232/6        |
| 25 | 30 Hampden Street, South Launceston     | CT71232/7        |
| 26 | 32 Hampden Street, South Launceston     | CT71232/8        |
| 27 | 61 Howick Street, South Launceston      | CT219788/1       |
| 28 | 63 Howick Street, South Launceston      | CT242929/1       |
| 29 | 65 Howick Street, South Launceston      | CT219788/1       |
| 30 | 263 Wellington Street, South Launceston | CT26879/1        |
| 31 | 12 Bell Street, South Launceston        | CT33349/1        |
| 32 | 29A Abbott Street, East Launceston      | CT202655/1       |
| 33 | 44 Abbott Street, East Launceston       | CT204164/1       |
| 34 | 46 Abbott Street, East Launceston       | CT158329/2       |
| 35 | 74 Arthur Street, East Launceston       | CT233049/1       |

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

Sam Johnson OAM  
Chief Executive  
Officer

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 6 Welman Street, Launceston

Title: CT69112/2

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

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

Date

Sam Johnson  
Chief Executive Officer



## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 2 Welman Street, Launceston  
Title: CT204164/1

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

THE COMMON SEAL  
of the City of  
Launceston was  
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presences of: -

Date

Sam Johnson  
Chief Executive Officer

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 27 Elizabeth Street, Launceston

Title: CT126577/1

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

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

Date

Sam Johnson  
Chief Executive Officer

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

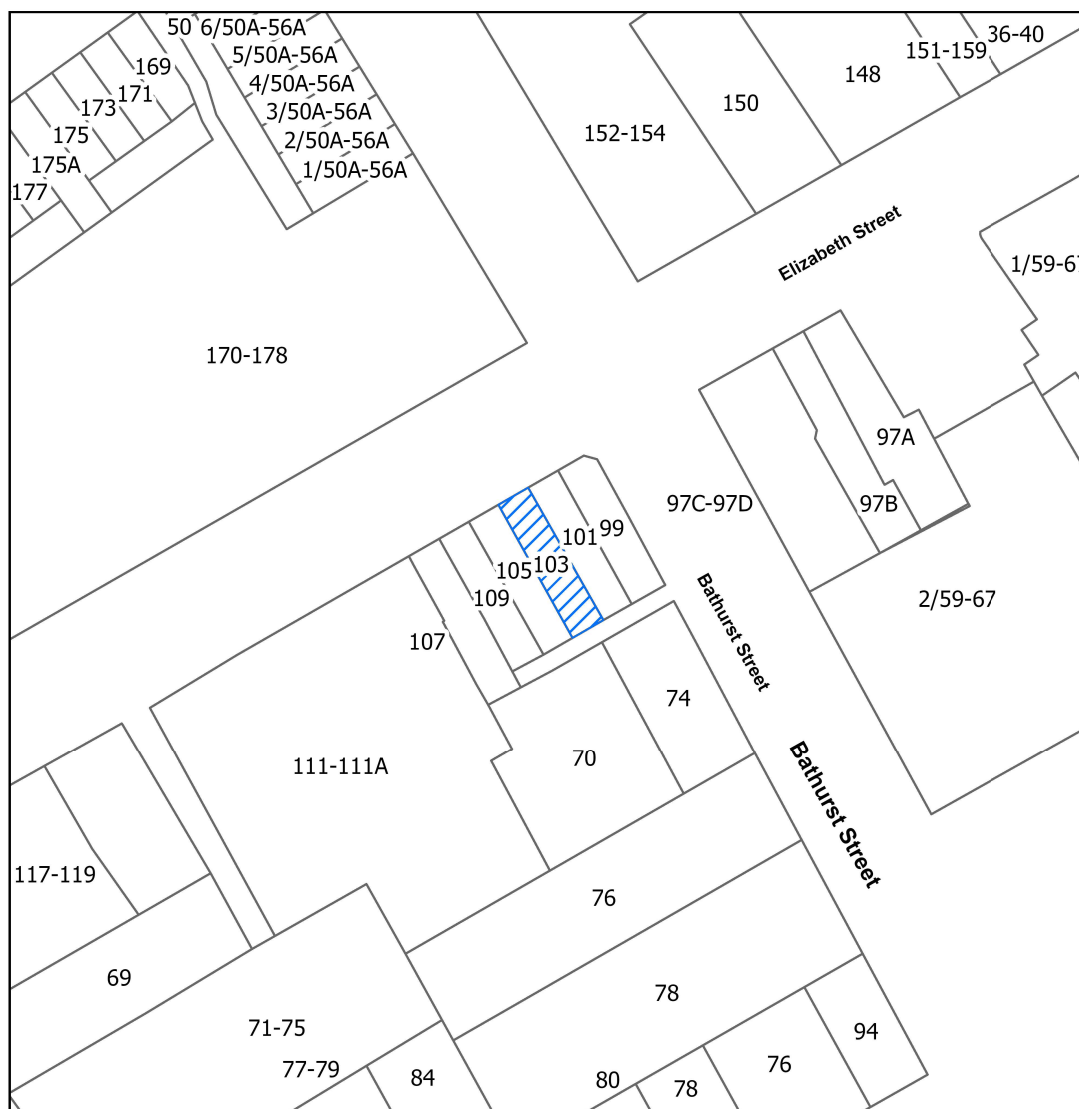
### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 103 Elizabeth Street, Launceston

Title: CT125740/1

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

THE COMMON SEAL  
of the City of  
Launceston was  
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presences of: -

Date

Sam Johnson  
Chief Executive Officer

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 99 Elizabeth Street, Launceston

Title: CT116243/1

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

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

Date

Sam Johnson  
Chief Executive Officer



## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

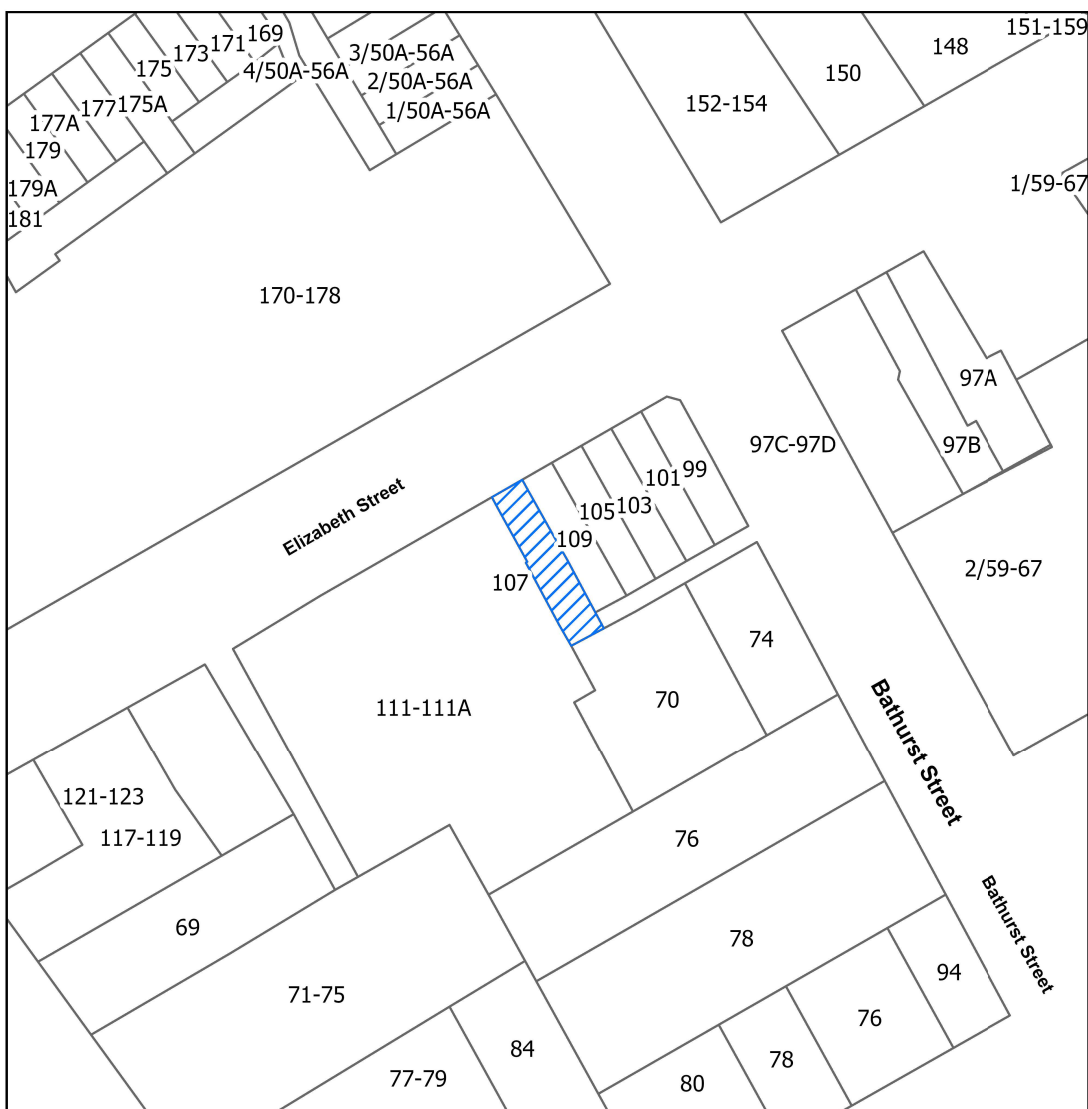
### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 107 Elizabeth Street, Launceston

Title: CT158428/1

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

THE COMMON SEAL  
of the City of  
Launceston was  
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Date

Sam Johnson  
Chief Executive Officer

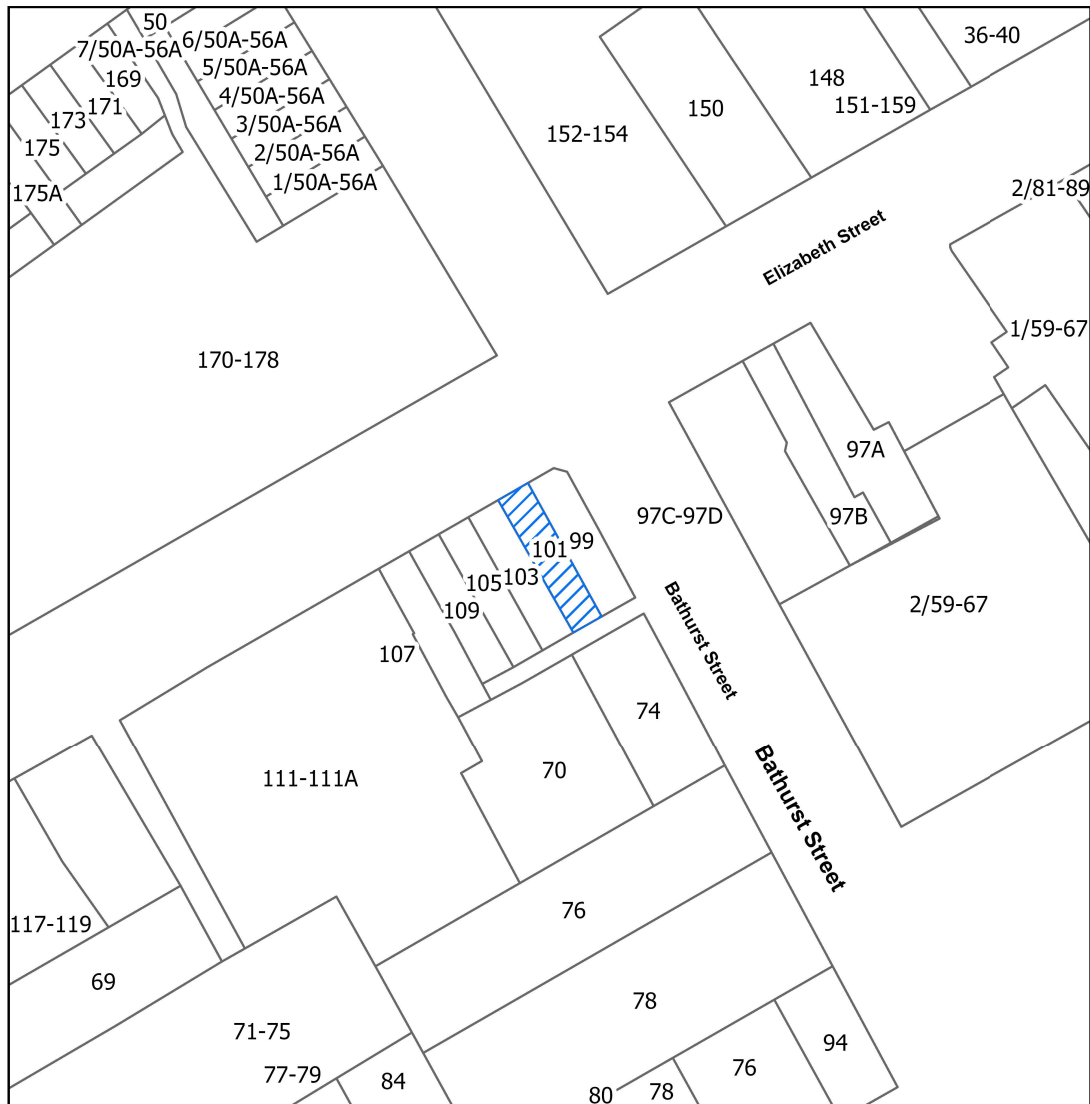
## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 101 Elizabeth Street, Launceston  
Title: CT116243/2

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

THE COMMON SEAL  
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Launceston was  
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Chief Executive Officer

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

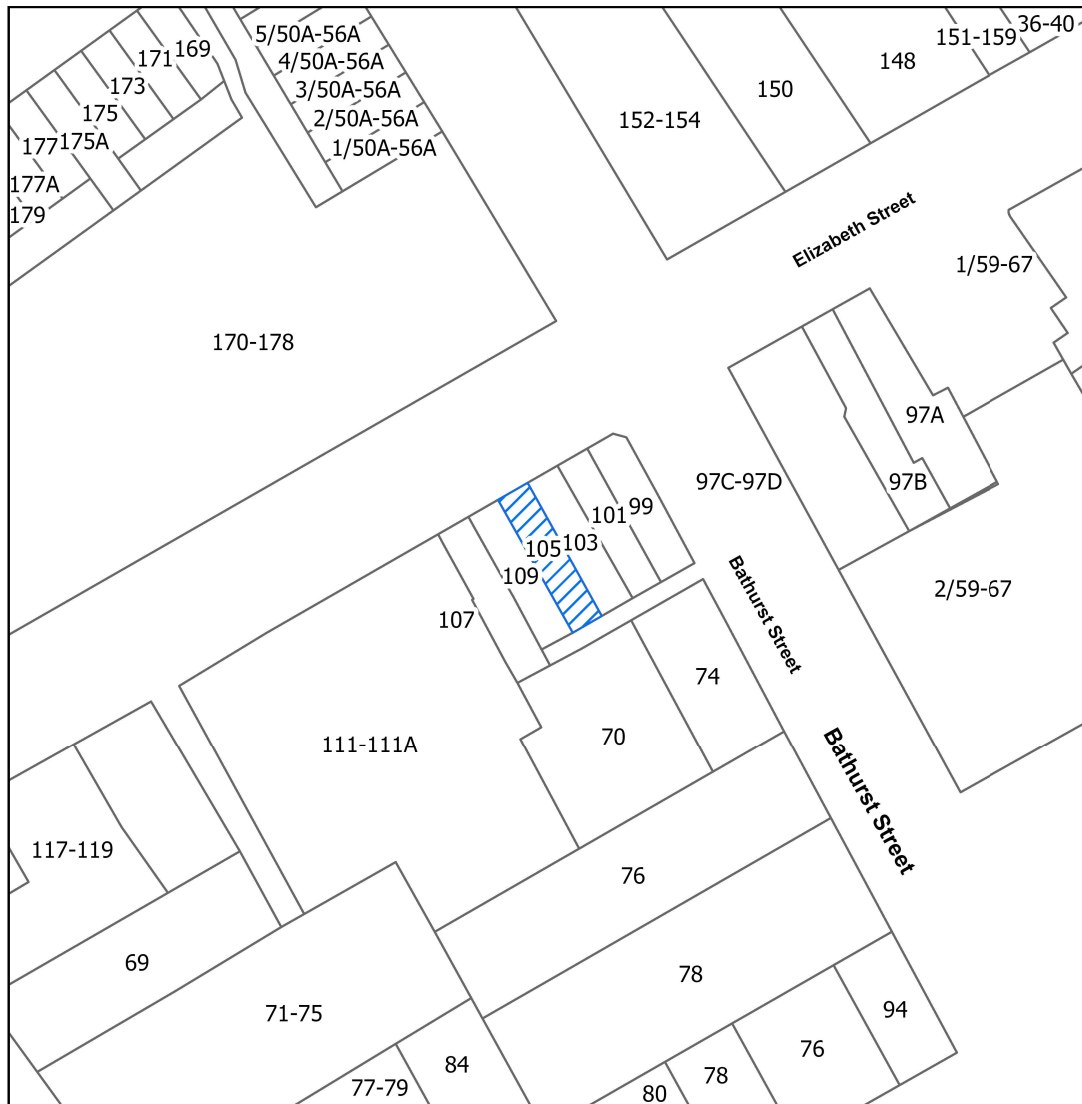
### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 105 Elizabeth Street, Launceston

Title: CT125740/2

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

THE COMMON SEAL  
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Launceston was  
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Sam Johnson  
Chief Executive Officer

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 109 Elizabeth Street, Launceston

Title: CT158428/2

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

THE COMMON SEAL  
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Launceston was  
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**TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE**

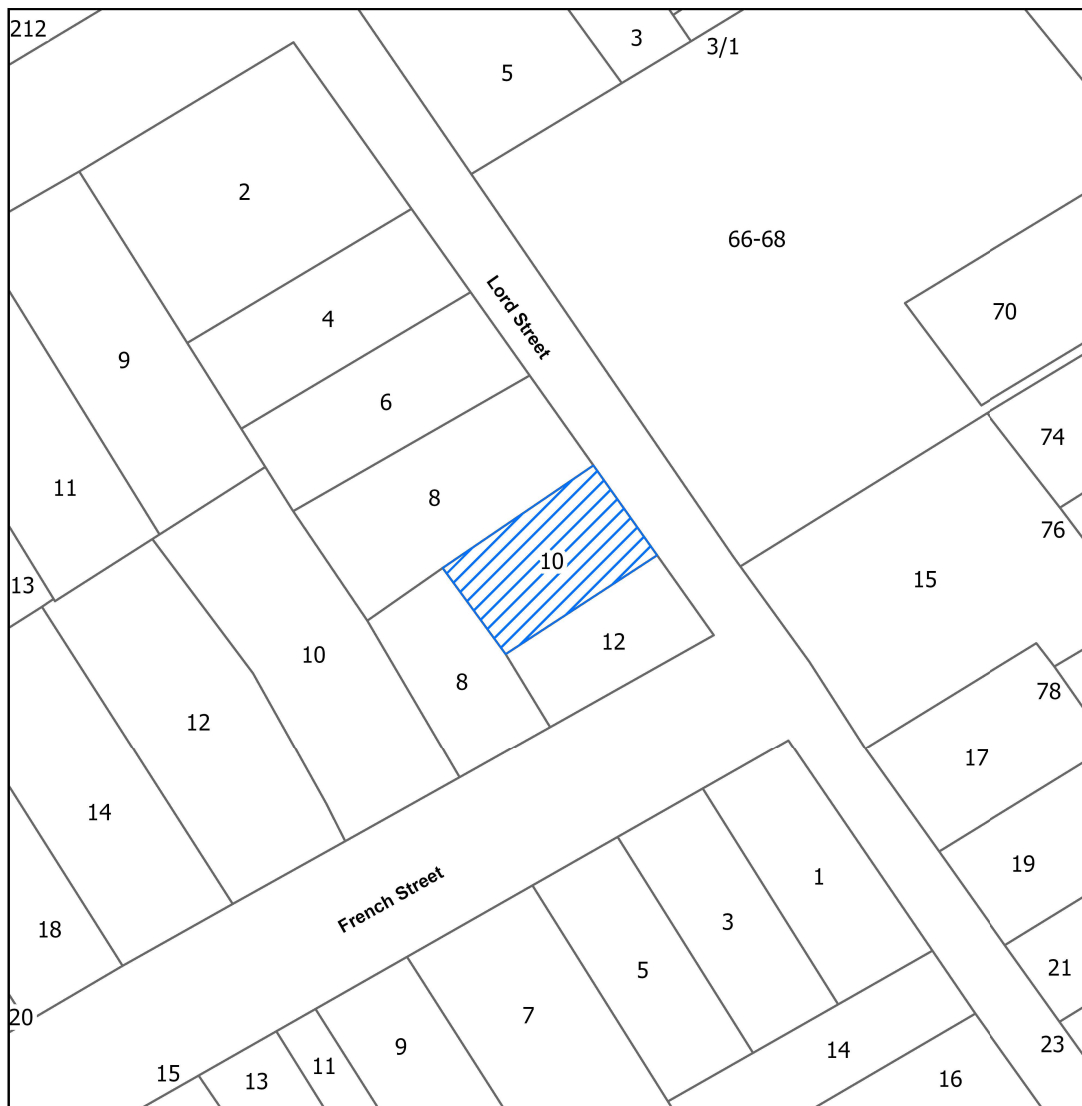
**Amendment PSA-LLP0040**

Apply Heritage Overlay to the following property as shown:

Address: 10 Lord Street, Launceston

Title: CT6638/1

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

THE COMMON SEAL  
of the City of  
Launceston was  
hereunto affixed in the  
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Date

Sam Johnson  
Chief Executive Officer

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 70 Frankland Street, Launceston

Title: CT228900/1

Amend the Tasmanian Local Provisions Schedule maps as below



THE COMMON SEAL  
of the City of  
Launceston was  
hereunto affixed in the  
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Date

Sam Johnson  
Chief Executive Officer

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 94 Frankland Street, Launceston

Title: CT226608/1

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

THE COMMON SEAL  
of the City of  
Launceston was  
hereunto affixed in the  
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Date

Sam Johnson  
Chief Executive Officer

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 109 Frankland Street, Launceston  
Title: CT223283/5

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

THE COMMON SEAL  
of the City of  
Launceston was  
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Date

Sam Johnson  
Chief Executive Officer



## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 115 Margaret Street, Launceston  
Title: CT101769/1

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

THE COMMON SEAL  
of the City of  
Launceston was  
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presences of: -

Date

Sam Johnson  
Chief Executive Officer

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 120 Margaret Street, Launceston  
Title: CT22804/1

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

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

Date

Sam Johnson  
Chief Executive Officer

## Amendment PSA-LLP0040

Address: 106 Margaret Street, Launceston  
Title: CT122076/1

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

Sam Johnson  
Chief Executive Officer

Date

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 122 Margaret Street, Launceston  
Title: CT28075/1

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

THE COMMON SEAL  
of the City of  
Launceston was  
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Date

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Chief Executive Officer



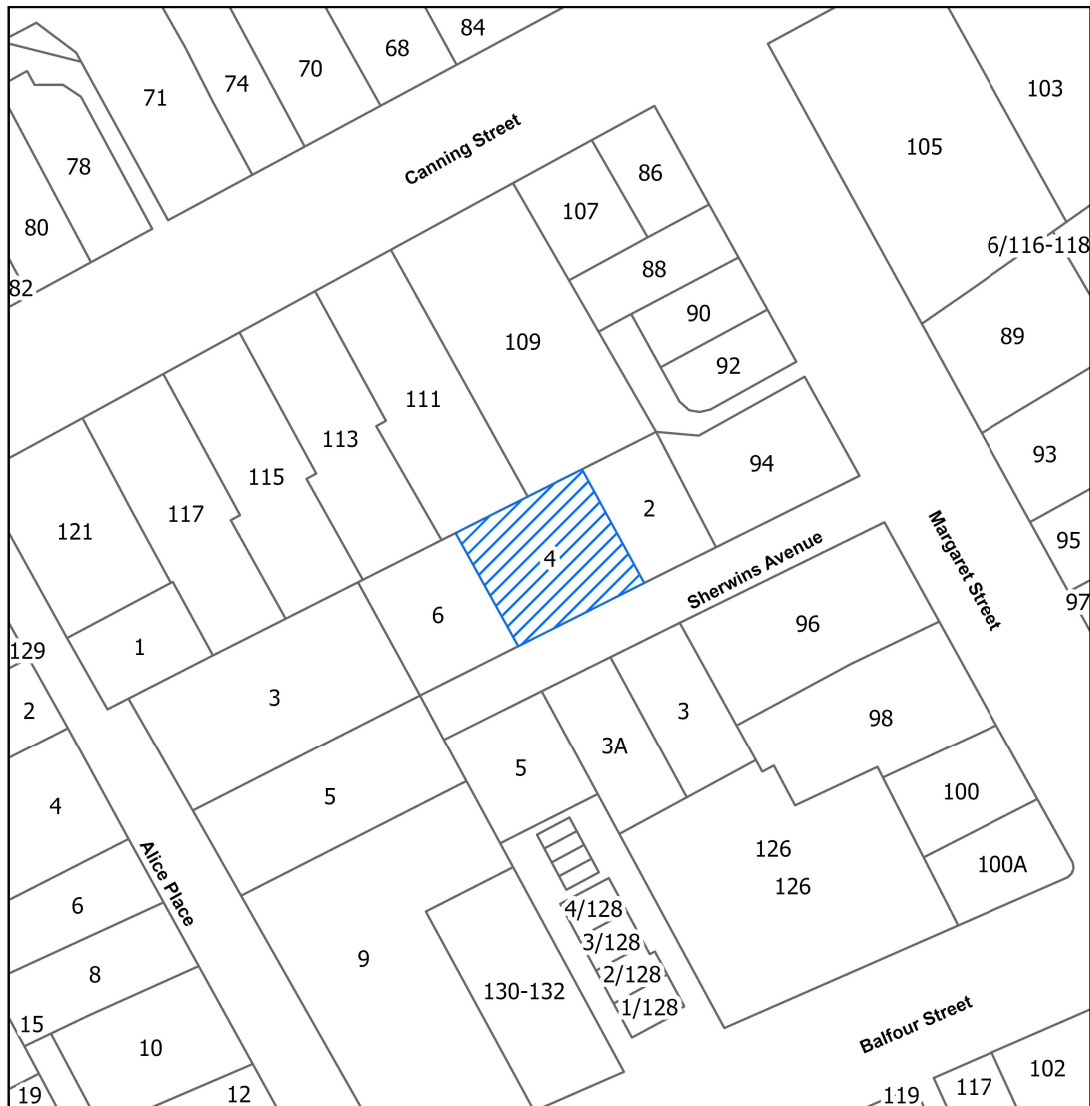
## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 4 Sherwins Avenue, Launceston  
Title: CT60715/3

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

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

Date

Sam Johnson  
Chief Executive Officer

## Amendment PSA-LLP0040

Address: 6 Sherwins Avenue, Launceston  
Title: CT60715/4

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

Sam Johnson  
Chief Executive Officer

Date \_\_\_\_\_

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 28 Percy Street, Launceston  
Title: CT20765/1

Amend the Tasmanian Local Provisions Schedule maps as below



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

Date

Sam Johnson  
Chief Executive Officer

**TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE**

**Amendment PSA-LLP0040**

Apply Heritage Overlay to the following property as shown:

Address: 232 St John Street, Launceston  
Title: CT63890/4

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

THE COMMON SEAL  
of the City of  
Launceston was  
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Chief Executive Officer



**TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE**

**Amendment PSA-LLP0040**

Apply Heritage Overlay to the following property as shown:

Address: 83 Bathurst Street, Launceston  
Title: CT125723/1

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

THE COMMON SEAL  
of the City of  
Launceston was  
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Date

Sam Johnson  
Chief Executive Officer

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 32 Hampden Street, South Launceston

Title: CT71232/8

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

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

Date

Sam Johnson  
Chief Executive Officer

## Amendment PSA-LLP0040

Address: 28 Hampden Street, South Launceston  
Title: CT71232/6

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

Sam Johnson  
Chief Executive Officer

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 30 Hampden Street, South Launceston

Title: CT71232/7

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

THE COMMON SEAL  
of the City of  
Launceston was  
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Date

Sam Johnson  
Chief Executive Officer



## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 26 Hampden Street, South Launceston  
Title: CT71232/5

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

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

Date

Sam Johnson  
Chief Executive Officer

**TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE**

**Amendment PSA-LLP0040**

Apply Heritage Overlay to the following property as shown:

Address: 63 Howick Street, South Launceston  
Title: CT242929/1

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

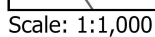
THE COMMON SEAL  
of the City of  
Launceston was  
hereunto affixed in the  
presences of: -

Date

Sam Johnson  
Chief Executive Officer

## Amendment PSA-LLP0040

Amend the Tasmanian Local Provisions Schedule maps as below



Sam Johnson  
Chief Executive Officer

## Amendment PSA-LLP0040

Address: 61 Howick Street, South Launceston  
Title: CT219788/1

[illegible]

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

Sam Johnson  
Chief Executive Officer

Date \_\_\_\_\_



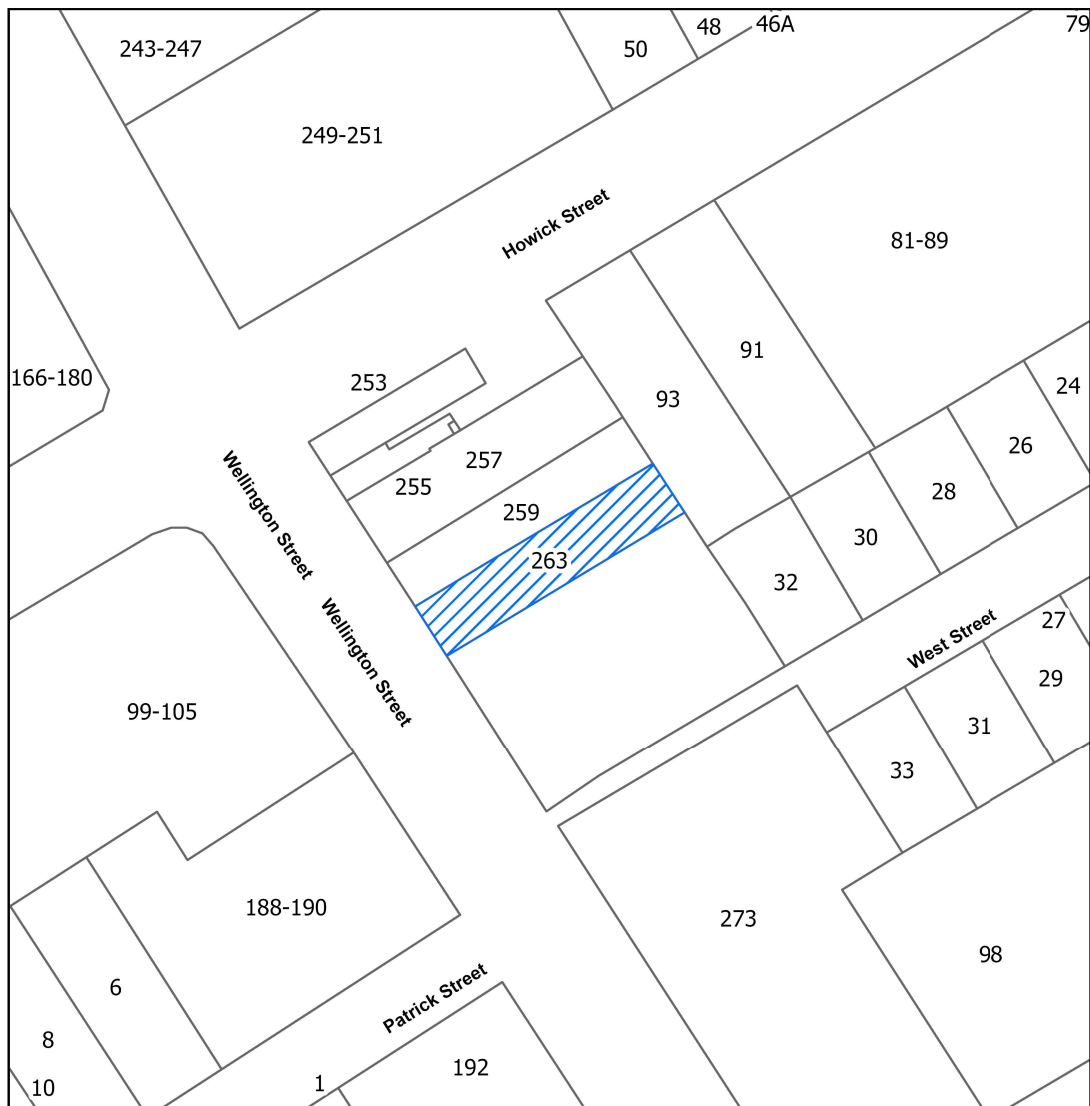
## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 263 Wellington Street, South Launceston  
Title: CT26879/1

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

THE COMMON SEAL  
of the City of  
Launceston was  
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presences of: -

Date

Sam Johnson  
Chief Executive Officer

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 12 Bell Street

Title: CT124619/1

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

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

Date

Sam Johnson  
Chief Executive Officer

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 29A Abbott Street, East Launceston

Title: CT202655/1

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

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

Date

Sam Johnson  
Chief Executive Officer

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 44 Abbott Street, East Launceston  
Title: CT204164/1

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

THE COMMON SEAL  
of the City of  
Launceston was  
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Date

Sam Johnson  
Chief Executive Officer

## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

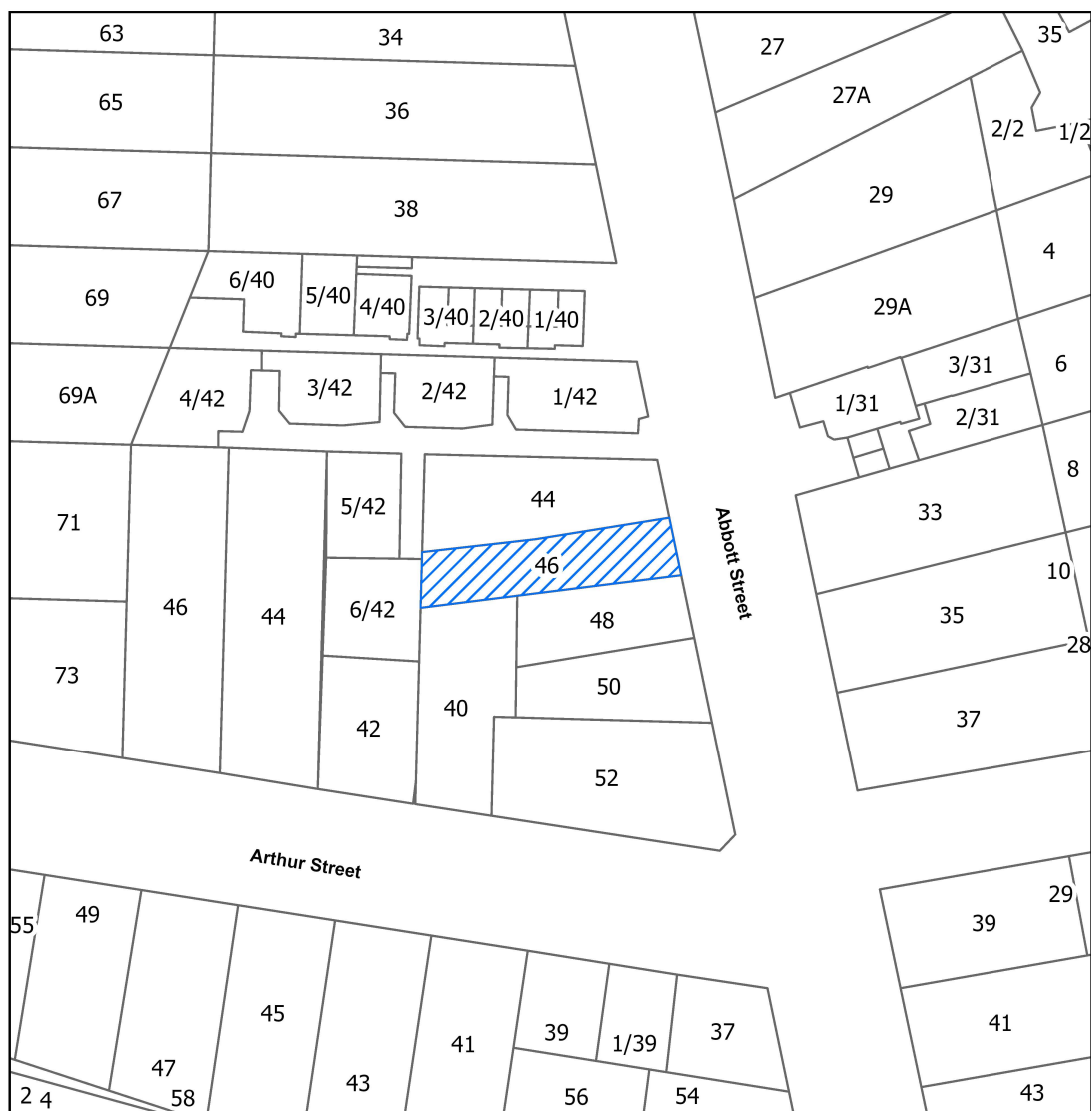
### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 46 Abbott Street, East Launceston

Title: CT158329/2

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

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

Date

Sam Johnson  
Chief Executive Officer



## TASMANIAN PLANNING SCHEME - LAUNCESTON LOCAL PROVISIONS SCHEDULE

### Amendment PSA-LLP0040

Apply Heritage Overlay to the following property as shown:

Address: 74 Arthur Street, East Launceston

Title: CT233049/1

Amend the Tasmanian Local Provisions Schedule maps as below



Scale: 1:1,000

THE COMMON SEAL  
of the City of  
Launceston was  
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presences of: -

Date

Sam Johnson  
Chief Executive Officer

## Mobile Food Vendors in Public Open Spaces Policy

### **PURPOSE:**

The purpose of this Policy is to provide a clear, consistent and enabling framework for the operation of mobile food vendors on land owned or managed by the City of Launceston.

The Policy establishes three categories of mobile food vendor operations and identifies the legislative approvals and Council authorisations that may be required for each category. It also provides a framework for assessing mobile food vending activities to ensure they are undertaken in a manner that is safe, equitable, environmentally responsible and consistent with the primary function of Council-managed land.

Through this Policy, the City of Launceston seeks to:

- support a diverse, resilient and locally focused economy;
- encourage entrepreneurship, innovation and small business growth;
- activate parks, reserves, civic spaces and other public places in a manner that enhances community life;
- support Launceston's identity as a UNESCO City of Gastronomy;
- provide clear, transparent and consistent decision-making for mobile food vending activities;
- ensure equitable access to public spaces for vendors, neighbouring businesses and the broader community; and
- protect public safety, accessibility, amenity and environmental values.

**SCOPE:**

This Policy applies to all mobile food vendors proposing to operate on land owned or managed by the City of Launceston, including:

- public open spaces, including parks, reserves and civic spaces;
- Council-managed roads;
- Council-managed car parks; and
- other land owned, occupied or managed by the City of Launceston.

The Policy establishes the framework for the assessment and management of:

- Level 1 – Short Duration Roadside Vendors;
- Level 2 – Mobile Vendors in Public Open Spaces; and
- Level 3 – Long-Term Occupancy Vendors.

This Policy applies only to the sale of food and non-alcoholic beverages from mobile food vending vehicles or structures.

This Policy does not apply to:

- mobile food vendors operating as part of an event approved by the City of Launceston;
- vendors operating solely on private land, except where referenced in relation to planning approval requirements;
- vendors operating on land owned or managed by another authority;
- businesses operating from permanent buildings or structures;
- activities involving the sale of alcohol; or
- commercial activities that are otherwise authorised by Council through a lease, licence or separate agreement.

**POLICY:**

The City of Launceston supports the operation of mobile food vendors on Council-managed land where the activity:

- contributes positively to the activation and enjoyment of public places;
- aligns with Council's strategic objectives and community outcomes;
- supports local entrepreneurship, innovation and Launceston's food culture;
- provides access to quality food and non-alcoholic beverages in appropriate locations;
- is compatible with the primary purpose and function of the land;
- is temporary or appropriately authorised for longer-term occupation;
- protects public safety, accessibility, amenity and environmental values; and
- complies with all applicable legislative and regulatory requirements.

Mobile food vending will be managed in a manner that:

- provides equitable access to Council-managed land;
- balances the needs of vendors, neighbouring businesses and the broader community;
- protects the recreational, environmental and community values of public open spaces;
- promotes consistent, transparent and equitable decision-making; and
- recognises that different operating models require different levels of assessment and approval.

To support this approach, Council recognises three (3) categories of mobile food vendor operations:

- Level 1 – Short Duration Roadside Vendors
- Level 2 – Mobile Vendors in Public Open Spaces
- Level 3 – Long-Term Occupancy Vendors

The legislative approvals and Council authorisations required for each category are outlined below.

### **CATEGORIES OF MOBILE FOOD VENDORS:**

The City of Launceston recognises that mobile food vending occurs under a range of operating models that differ in their duration, location and level of occupation of Council-managed land.

To provide a consistent and proportionate regulatory framework, mobile food vending activities are categorised into three (3) levels. Each level has specific approval requirements, operating arrangements and assessment criteria that reflect the nature and scale of the proposed activity.

#### **Level 1 – Short Duration Roadside Vendors**

Level 1 vendors operate from public roads and industrial or employment areas for short durations, generally not exceeding fifteen (15) minutes at any one location. Typical examples include coffee vans servicing industrial estates, construction sites and workplaces.

#### **Required Approvals**

Level 1 vendors must obtain the following approvals, where applicable:

- a current Food Business Registration under the Food Act 2003;
- a permit under section 56C of the Vehicle and Traffic Act 1999 when operating from a public road; and
- any planning approvals required under the Land Use Planning and Approvals Act 1993 where operating regularly from private land.

Level 1 vendors are exempt from obtaining a City of Launceston Mobile Food Vendor Permit.

#### **Operating Requirements**

Level 1 vendors must:

- comply with all relevant legislative requirements;
- comply with all applicable food safety requirements;
- comply with all relevant road rules;
- ensure their operation does not create a traffic, parking or public safety hazard; and
- not obstruct access to private property, footpaths or public infrastructure.



## Level 2 – Mobile Vendors in Public Open Spaces

Level 2 vendors operate from approved parks, reserves, civic spaces and other Council-managed land for temporary trading opportunities under the City of Launceston's Mobile Food Vendor Permit system. Typical examples include coffee vans, food trucks and ice cream vendors operating from Council-approved locations.

Trading is generally limited to one (1) trading session per approved location per day, with each trading session not exceeding four (4) hours unless otherwise approved by the City of Launceston.

### Required Approvals

Level 2 vendors must obtain the following approvals, where applicable:

- a current Food Business Registration under the *Food Act 2003*;
- a Vehicle Permit under section 56C of the *Vehicle and Traffic Act 1999* where operating from an approved roadside location identified within the Mobile Food Vendor Guidelines;
- planning approval under the *Land Use Planning and Approvals Act 1993* where proposing to operate from a Council-managed location that is not identified within the Mobile Food Vendor Guidelines; and
- a Mobile Food Vendor Permit issued by the City of Launceston;

### Operating Requirements

Level 2 vendors must:

- operate only from locations approved by the City of Launceston;
- comply with all conditions of their Mobile Food Vendor Permit;
- comply with all applicable food safety, road safety and legislative requirements;
- ensure their operation does not adversely affect public safety, accessibility, amenity or environmental values;
- maintain the primary recreational and community function of the public space; and
- comply with the operational requirements contained within the Mobile Food Vendor Guidelines.

Council may consider applications for locations not identified within the Mobile Food Vendor Guidelines on a case-by-case basis where the proposal:

- is consistent with the objectives of this Policy;
- is compatible with the primary function of the land;
- does not adversely affect public safety, accessibility or amenity;
- does not create unreasonable impacts on neighbouring businesses or surrounding land uses;
- does not compromise environmental values or the ongoing management of the public space; and
- can obtain planning approvals required under the *Land Use Planning and Approvals Act 1993*.

### Level 3 – Long-Term Occupancy Vendors

Level 3 vendors operate from a fixed location on Council-managed land for extended trading periods and form an ongoing commercial presence. Examples may include permanent or semi-permanent food vans operating from civic spaces, major parks, strategic activity centres or other Council-managed land.

Level 3 vendors generally operate for periods exceeding four (4) hours per day or where an ongoing commercial occupation of Council-managed land is proposed.

### Required Approvals

Level 3 vendors must obtain the following approvals, where applicable:

- a current Food Business Registration under the *Food Act 2003*;
- a permit under section 56C of the *Vehicle and Traffic Act 1999* where operating from a public road;
- any planning approvals required under the *Land Use Planning and Approvals Act 1993*;
- a lease or licence agreement with the City of Launceston; and
- any other approvals required under relevant legislation.

Level 3 vendors are not managed through the Mobile Food Vendor Permit system.

### Operating Requirements

Level 3 vendors must:

- comply with all conditions of their lease or licence agreement;
- comply with all applicable food safety, road safety and legislative requirements;
- maintain appropriate public liability insurance for the duration of the occupation;
- ensure their operation does not adversely affect public safety, accessibility, amenity or environmental values; and
- comply with any operational requirements specified by the City of Launceston.

Applications for long-term occupancy will be assessed having regard to:

- community benefit and demonstrated public need;
- the suitability of the proposed location;
- compatibility with the existing use and function of the land;
- impacts on existing businesses and surrounding land uses;
- impacts on public access, recreation and amenity;
- infrastructure servicing requirements; and
- the long-term management and activation of the site.

Where supported, the applicant will be required to enter into a formal lease or licence agreement in accordance with Council's leasing and land management processes.

## **PRINCIPLES**

The administration of this Policy will be guided by the following principles.

### **Activation**

Council supports mobile food vending where it contributes positively to the activation of parks, reserves, civic spaces and other public places, enhancing the experience of residents and visitors.

### **Fairness and Transparency**

Council will administer this Policy in a fair, transparent and consistent manner, ensuring equitable access to public spaces while balancing the interests of vendors, neighbouring businesses and the broader community.

### **Innovation and Economic Development**

Council recognises that mobile food vendors provide innovative and flexible opportunities to support local entrepreneurship, small business growth and Launceston's identity as a UNESCO City of Gastronomy.

### **Protection of Public Places**

Council will ensure that mobile food vending activities are compatible with the primary function of public open spaces and protect public amenity, accessibility, environmental values and community enjoyment.

### **Safety**

Public safety, food safety and accessibility will remain central considerations in the assessment, approval and ongoing management of mobile food vending activities.

**RELATED POLICIES & PROCEDURES:**

Mobile Food Vendors Guidelines (18-Rfx-040)  
Mobile Food Vendors Procedures

**RELATED LEGISLATION:**

*Food Act 2003 (Tas)*  
*Vehicle and Traffic Act 1999 (Tas)*  
*Land Use Planning and Approvals Act 1993 (Tas)*  
*Public Health Act 1997 (Tas)*  
*Local Government Act 1993 (Tas)*  
*Facilities and Highways By-Law No.1 of 2021*

**REFERENCES:**

*City of Launceston Strategic Plan 2025 - 2035*

**DEFINITIONS:**

**Approved event** means an event that has received formal approval from the City of Launceston under its events permitting framework.

**Council-managed land** means land that is owned, leased or otherwise controlled or managed by the City of Launceston, including public open spaces, car parks and associated public infrastructure.

**Food Business Registration** means a registration issued under the *Food Act 2003 (Tas)* authorising the preparation and/or sale of food.

**Mobile food vendor** means a business selling food and/or non-alcoholic beverages from a stationary vehicle or mobile structure. This includes registered vehicles (such as vans, trucks or trailers) and non-registered mobile units (such as carts), where the primary purpose is the preparation and sale of food and non-alcoholic drinks.

**Public open space** means land owned or managed by the City of Launceston that is publicly accessible and intended for recreation, social interaction or community use. This includes parks, reserves, playgrounds, foreshores, civic spaces and similar areas.

**Permit** means a written approval issued by the City of Launceston authorising a mobile food vendor to operate on specified Council-managed land, subject to conditions.

**REVIEW:**



This policy will be reviewed every two (2) years or more frequently, if dictated by operational demands and with Council's approval

DRAFT

## Mobile Food Vendors in Public Open Spaces – Guidelines

### **PURPOSE:**

These Guidelines support the implementation of the Mobile Food Vendors in Public Open Spaces Policy and provide clear, practical guidance for mobile food vendors seeking to operate on public open spaces and other land managed by the City of Launceston.

The Guidelines explain the approval pathways, application processes, operational requirements and compliance responsibilities for the different categories of mobile food vendors. They are intended to ensure mobile food vending:

- contributes positively to the activation and enjoyment of public spaces;
- aligns with Council's strategic objectives and organisational values; and
- is managed in a safe, equitable and environmentally responsible manner.

These Guidelines should be read in conjunction with the Mobile Food Vendors in Public Open Spaces Policy.

### **APPLICATION OF THE GUIDELINES:**

These Guidelines apply to mobile food vendors operating on:

- public open spaces, including parks, reserves and civic spaces;
- Council-managed car parks; and
- Council-managed roads and other land owned or managed by the City of Launceston.

These Guidelines apply only to the sale of food and non-alcoholic beverages.

These Guidelines do not apply to:

- vendors operating as part of an approved event;
- vendors operating on private land or land managed by other authorities;
- activities involving the sale of alcohol; or
- the provision of services other than the sale of food and non-alcoholic beverages.

**DEFINITIONS:**

(To be read in conjunction with the definitions in the Mobile Vendors Policy)

**Approved event** means an event that has received formal approval from the City of Launceston under its events approval framework.

**Approved location** means a site identified by Council as suitable for mobile food vending and listed in Appendix A of these Guidelines.

**Authorised officer** means a person employed by the City of Launceston in the position of General Manager Assets Network, or an Investigations Officer, or another officer authorised by Council to enforce compliance.

**Council** means the City of Launceston.

**Council-managed land** means land owned, leased or otherwise controlled or managed by the City of Launceston, including roads, public open spaces, car parks and associated public infrastructure.

**Established business** means any business that offers products or services to customers face-to-face from a permanent office, shop or building that the business owns or rents.

**Food Business Registration** means a registration issued under the Food Act 2003 (Tas), and administered by Council, that authorises the preparation and sale of food for public consumption.

**Lease** means an agreement granting exclusive occupation of Council-managed land for an agreed period.

**Licence** means an agreement permitting occupation and use of Council-managed land for an agreed purpose without granting exclusive possession.

**Mobile food vendor** means any business selling food and/or non-alcoholic beverages from a stationary vehicle or mobile structure. This includes registered vehicles (such as cars, vans or trailers) and non-registered units (such as carts or tents).

**Mobile Food Vendor Permit** means a permit issued by the City of Launceston under the Facilities and Highways By-law No. 1 of 2021 authorising a Level 2 mobile food vendor to operate on Council-managed land subject to specified conditions.

**Public open space** means land owned or managed by the City of Launceston that is publicly accessible and intended for recreation, social interaction or community use, including parks, reserves and civic spaces.

**Waste bin** means a receptacle provided by the vendor for the disposal of single-use food containers and implements for use by patrons within the licensed area.

**OPERATING CATEGORIES:**

To ensure a proportionate and risk-based approach to mobile food vending, Council recognises three categories of mobile food vendor operations.

Each category has different approval requirements, operating arrangements and operating conditions. The applicable approval pathway is outlined below.

**Level 1 – Short Duration Roadside Vendors**

Level 1 vendors operate from public roads and industrial or employment areas for short durations, generally not exceeding fifteen (15) minutes at any one location.

Examples include coffee vans servicing industrial estates, construction sites and workplaces.

**Level 2 – Mobile Food Vendors in Public Open Spaces**

Level 2 vendors operate from public roads, parks, reserves, civic spaces and other Council-managed land for temporary trading activities, generally not exceeding four (4) hours.

Examples include vendors servicing parks, sporting facilities, neighbourhood activity centres and community recreation areas.

**Level 3 – Long-Term Occupancy Vendors**

Level 3 vendors operate from a fixed location on Council-managed land for extended trading periods and establish an ongoing commercial presence.

Examples include permanent or semi-permanent food vans operating from civic spaces, major parks and strategic activity centres.

Applicants seeking long-term occupancy should contact Council's Community Place team to discuss suitability and approval pathways.

**ELIGIBILITY:**

To operate on Council-managed land, mobile food vendors must, where applicable:

- hold a current Australian Business Number (ABN) or Australian Company Number (ACN);
- hold a current Food Business Registration under the Food Act 2003 (Tas);
- hold a current permit under section 56C of the Vehicle and Traffic Act 1999 when operating from a public road;
- obtain any planning approvals required under the Tasmanian Planning Scheme;
- ensure vehicles are registered and roadworthy;
- hold public liability insurance of not less than \$20 million; and
- agree to indemnify Council against claims arising from their operation.

**APPROVALS AND APPLICATIONS:**

**Level 1 Vendors**

Level 1 vendors are not required to obtain a Mobile Food Vendor Permit.

Depending on the location of operation, Level 1 vendors may require:

- Food Business Registration;
- a permit under section 56C of the Vehicle and Traffic Act 1999; and
- planning approval where regularly operating from private land.

**Level 2 Vendors**

Level 2 vendors must obtain:

- Food Business Registration;
- a Mobile Food Vendor Permit;
- a permit under section 56C of the Vehicle and Traffic Act 1999 where operating from approved roadside locations; and
- planning approval where operating from locations not identified in Appendix A.

Permits may be issued for:

- one day;
- six months; or
- twelve months.

**Level 3 Vendors**

Level 3 vendors generally require:

- Food Business Registration;
- a permit under section 56C of the Vehicle and Traffic Act 1999 where operating from a public road;
- planning approval where required; and
- a lease or licence agreement with Council.

Applications should be directed to the Community Place team. Where supported, a lease or licence agreement may be negotiated in accordance with Council's leasing and land management processes.



**TRADING LOCATIONS:**

The City of Launceston has identified a number of preferred locations that are suitable for mobile food vending. These locations are listed in Appendix A and have been assessed having regard to:

- public safety;
- vehicle access;
- pedestrian accessibility;
- environmental values;
- surrounding land uses; and
- public amenity.

While Appendix A identifies Council's preferred locations for mobile food vending, Council may consider alternative locations on a case-by-case basis where it is satisfied that the proposal will not adversely affect public safety, access, amenity, environmental values or the primary function of the public space.

Bookings for approved locations must be made through Council's booking system Bookable or by contacting Customer Service on 03 6323 3000.

Repeated non-use of booked locations may result in cancellation of bookings or permits.

**Planning Approval**

Locations not identified within Appendix A may require planning approval prior to Council considering the application. Where planning approval is required, operation from the location is not permitted until all relevant approvals have been obtained.

**TIME RESTRICTIONS:**

The City of Launceston seeks to support mobile food vending while ensuring equitable access to public spaces, protecting public amenity and maintaining the primary recreational and community function of parks, reserves and civic spaces.

**Level 1 Vendors**

Level 1 vendors are not subject to Council booking requirements but must not remain at any one location for more than fifteen (15) minutes.

**Level 2 Vendors**

Level 2 vendors may operate from approved locations for a maximum of one trading session per day and no more than two (2) days per calendar week at the same location unless otherwise approved in writing by Council.

Unless otherwise specified, the following trading sessions apply:

- Morning Session – 8:00 am to 2:00 pm
- Evening Session – 4:00 pm to 10:00 pm

Mobile food vendors may access the site up to one (1) hour before and one (1) hour after their booked session to allow for set-up and pack-down activities.

Council may approve alternative trading locations, hours, durations or booking arrangements where it is satisfied that the proposal delivers a community benefit and does not adversely affect public safety, access, amenity or the operation of the public open space.

**Level 3 Vendors**

Level 3 vendors operate in accordance with the conditions and operating hours specified within their lease or licence agreement with Council.

**OPERATING CONDITIONS:**

Mobile food vendors must:

- display a valid permit and relevant registrations while operating;
- trade wholly from within the approved vehicle or mobile unit;
- operate only within approved locations and approved times;
- ensure pedestrian access, including a minimum clear width of 1500mm, is maintained;
- ensure vehicles and equipment are clean, well-presented and maintained in safe condition;
- use low-noise and low-emission power sources where practicable;
- ensure lighting does not create safety hazards or nuisance;
- not use public address systems;
- not erect furniture, signage or shade structures without written Council approval;
- not obstruct footpaths, accessways, parking bays, loading zones or accessibility features;
- not modify or make exclusive use of public infrastructure;
- not receive deliveries while trading;
- not leave vehicles unattended for extended periods beyond approved setup and pack-down times;
- operate only in accordance with any conditions of their permit, planning approval, lease or licence.

**WASTE AND SUSTAINABILITY:**

Mobile food vendors must:

- provide clearly labelled waste and recycling receptacles adjacent to the vehicle;
- ensure the site is kept clean during and after trading;
- remove all waste at the conclusion of each trading period;
- not use Council bins, gardens or drains for disposal of waste or wastewater;
- ensure all wastewater, oils and liquid waste are retained within the vehicle;
- use reusable or compostable alternatives in place of single-use plastic items, including straws, cutlery, plates, cups, lids, stirrers and takeaway containers;
- avoid practices that damage turf, vegetation or public assets.

**COMPLIANCE:**

The operator is responsible for:

- any damage to Council assets or infrastructure; and
- reimbursement of Council costs incurred due to cleaning, repairs or maintenance arising from their activities.

Council may suspend, cancel or refuse to renew permits, licences or approvals where:

- conditions are breached;
- public safety or amenity is compromised; or
- legislative or regulatory requirements are not met.

**RELATED POLICIES & PROCEDURES:**

Mobile Food in Public Open Spaces Policy (26-plx-005)

Mobile Food Vendors Procedures

Facilities and Highways By-Law No.1 of 2021

**RELEVANT LEGISLATION:**

*Food Act 2003 (Tas)*

*Vehicle and Traffic Act 1999 (Tas)*

*Land Use Planning and Approvals Act 1993 (Tas)*

*Public Health Act 1997 (Tas)*

*Local Government Act 1993 (Tas)*

*Facilities and Highways By-Law No.1 of 2021*

**REFERENCES:**

N/A

**REVIEW:**

This policy will be reviewed every five (5) years or more frequently, if dictated by operational demands and with Council's approval.

#### APPENDIX A - PREFERRED LOCATIONS

The locations identified in this Appendix have been assessed by Council as suitable for mobile food vending, having regard to public safety, accessibility, surrounding land uses and the primary function of the land.

Council may consider applications for locations not identified in this Appendix on a case-by-case basis where it is satisfied that the proposal will not adversely affect public safety, accessibility, amenity, environmental values or the primary function of the public space.

##### Riverbend Park, Invermay

A maximum of **four (4) mobile food vendors** may operate at this location at any one time. The **hatched area** on the site plan identifies the approved parking area for mobile food vendors and is subject to availability.

Mobile food vendors are permitted to operate **between 2:00 pm and 10:00 pm**. Vendors may access the site **up to one (1) hour before** and **one (1) hour after** the approved operating period to allow for set-up and pack-down. Vendors must not operate outside these times.

Where access is controlled by a gate, vendors will be issued with an **individual access PIN** at the time of booking. The PIN will be active **only for the approved booking period**.

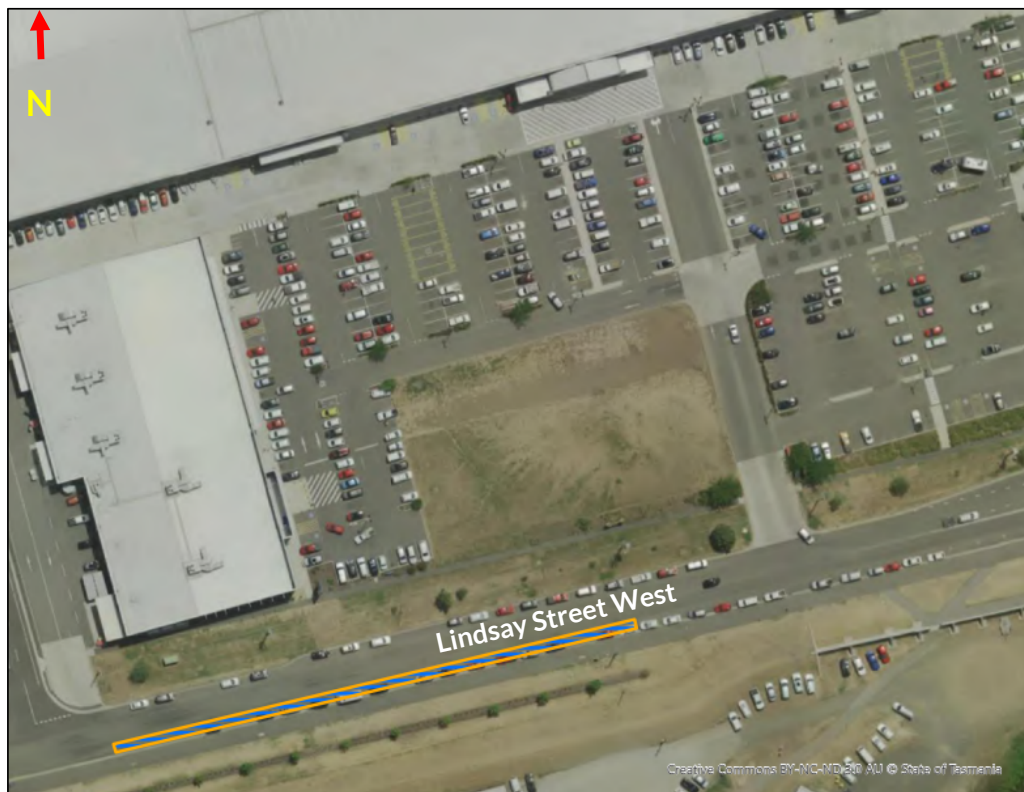




**Lindsay Street West, Invermay** (*vehicle permit required*)

A maximum of **two (2) mobile food vendors** may operate at this location at any one time. The **hatched area** shown on the site plan identifies the area within which mobile food vendors may select a parking position, subject to availability.

Mobile food vendors are permitted to operate **between 2:00 pm and 10:00 pm**. Vendors may access the site **up to one (1) hour before** and **one (1) hour after** the approved operating period to allow for set-up and pack-down. Vendors must not operate outside these times.



### Heritage Forest, Invermay

A maximum of one (1) mobile food vendor may operate at this location at any one time. The **hatched area** shown on the site plan identifies the approved parking area for the mobile food vendor and is subject to availability.



### Community Park, West Launceston

A maximum of one (1) mobile food vendor may operate at this location at any one time. The **hatched area** shown on the site plan identifies the area within which the mobile food vendor may select a parking position, subject to availability.





**High Street, East Launceston** (*vehicle permit required*)

A maximum of **four (4) mobile food vendors** may operate at this location at any one time. The **hatched area** shown on the site plan identifies the approved parking area for mobile food vendors and is subject to availability.

Mobile food vendors are permitted to operate **between 4:00 pm and 9:00 pm**. Vendors may access the site **up to one (1) hour before** and **one (1) hour after** the approved operating period to allow for set-up and pack-down. Vendors must not operate outside these times.



### Picnic Grounds, St Leonards

A maximum of one (1) mobile food vendor may operate at this location at any one time. The **hatched area** shown on the site plan identifies the approved parking area for the mobile food vendor and is subject to availability.





**Ravenswood Skate Park, Ravenswood (vehicle permit required)**

A maximum of **one (1) mobile food vendor** may operate at this location at any one time. The **hatched area** shown on the site plan identifies the area within which the mobile food vendor may select a parking position, subject to availability.



### Machens Reserve, Kings Meadows

A maximum of one (1) mobile food vendor may operate at this location at any one time. The **hatched area** shown on the site plan identifies the area within which the mobile food vendor may select a parking position, subject to availability.



**The Shed, Rocherlea** (*vehicle permit required*)

A maximum of **one (1) mobile food vendor** may operate at this location at any one time. The **hatched area** shown on the site plan identifies the area within which the mobile food vendor may select a parking position, subject to availability.





**Youngtown Regional Park, Youngtown (vehicle permit required)**

A maximum of one (1) mobile food vendor may operate at this location at any one time. The **hatched area** shown on the site plan identifies the approved parking area for the mobile food vendor and is subject to availability.





Wednesday, 11 March 2026

The Northern Tasmanian Cricket Association (NTCA)  
PO Box 1195  
Launceston, Tas 7250  
Attn: David Fry

To David,

Please find below the valuation I conducted for The Northern Tasmanian Cricket Association (NTCA) on Monday, 2 March 2026.

The valuation on these items is based on comparable items sold or auctioned over the preceding 12-month period.

The values are an indication of current market prices and are not a guarantee that these items can be readily sold at these values. No responsibility is accepted to any third party who may use or rely on the whole or any part or the contents of this valuation.

All prices quoted are GST exclusive.

Yours faithfully,

A handwritten signature in blue ink, appearing to read "K Matkovich".

**Kevin Matkovich**  
Nutrien Auctions  
M: 0417 325 936  
E: kevin.matkovich@nutrien.com.au





**Valuation for NTCA - Inspected 2 March 2026**

**Function Room**

| <i>Description</i>                                                                 | <i>Price</i> |
|------------------------------------------------------------------------------------|--------------|
| 13 x round black tables, 2 x table stackers, black vinyl and metal chairs, trolley | \$ 4,000.00  |
| 2 x mobile partitions                                                              | \$ 1,500.00  |
| 2 x electric display cases                                                         | \$ 1,250.00  |
| 12 x black metal stools                                                            | \$ 300.00    |
| 4 x black vinyl stools                                                             | \$ 200.00    |
| Lectern, stage blocks and 3 x projector screens                                    | \$ 250.00    |
| Yamaha portable sound system                                                       | \$ 1,000.00  |
| Security keypad, security sensors and base                                         | \$ 500.00    |
| 12 x window blinds various sizes                                                   | \$ 500.00    |
| Daiken air conditioner unit                                                        | \$ 2,500.00  |

**A1 Kiosk**

|                                                                                                                                                                                                                  |             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Including Laminex and stainless-steel bench, fridge freezer, pie warmer, bain-marie, 2 x chip fryers, microwave, dishwasher, electric oven, crockery, cutlery, pots, pans, containers, cupboards, hotplates, BBQ | \$ 2,835.00 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|

**A2 Kiosk**

|                                                                                                                                                                                                            |             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Including stainless steel benches and trolley, pie warmer, microwave, bain-marie, gas stove/electric oven, fridge, chest freezer, cupboard, drawers, dishwasher, chip fryer, pots, pans, crockery, cutlery | \$ 3,570.00 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|

**Change Rooms 1, 2, 3, 4, 5, 6**

|                                                                   |             |
|-------------------------------------------------------------------|-------------|
| Including 8 x medical benches, fridge freezer, ice machine, table | \$ 650.00   |
| CCTV master unit inc cameras and sensor                           | \$ 2,500.00 |

**Umpires Change & Meeting Rooms**

|                             |           |
|-----------------------------|-----------|
| Including chairs and tables | \$ 210.00 |
|-----------------------------|-----------|

**Indoor Centre**

|                      |             |
|----------------------|-------------|
| Overhead lighting    | \$ 4,500.00 |
| Floor coverings      | \$ 500.00   |
| Netting system frame | \$ 2,500.00 |
| Cricket netting      | \$ 2,500.00 |
| Aluminium ladder     | \$ 200.00   |
| First aid kit        | \$ 50.00    |



**Northern Nets**

|                           |              |
|---------------------------|--------------|
| Netting frame and system  | \$ 25,000.00 |
| Lane and exterior netting | \$ 300.00    |
| Astro carpeting           | \$ 100.00    |

**Southern Nets**

|                          |             |
|--------------------------|-------------|
| Netting frame and system | \$ 4,000.00 |
|--------------------------|-------------|

**NTCA No 1 Ground**

|                     |             |
|---------------------|-------------|
| Football goal posts | \$ 750.00   |
| Coaches boxes x 3   | \$ 1,500.00 |
| SLOG system         | \$ 1,500.00 |
| Sight screens       | \$ 5,000.00 |

**NTCA No 2 Ground**

|                      |             |
|----------------------|-------------|
| Players shelters x 2 | \$ 500.00   |
| Soccer goal sets x 4 | \$ 2,000.00 |
| SLOG system          | \$ 1,500.00 |

**Groundsman's Shed**

|                                                                  |              |
|------------------------------------------------------------------|--------------|
| Pitch Covers                                                     | \$ 300.00    |
| Mowmaster pitch mower                                            | \$ 2,500.00  |
| Mentay 2000 roller, 2023, 573 hours                              | \$ 25,000.00 |
| Mentay 2000 roller, 3723 hours                                   | \$ 7,500.00  |
| Toro Greensmaster 1000 pitch roller Kawasaki FE 120 engine       | \$ 1,250.00  |
| Hand tools on bench and wall                                     | \$ 350.00    |
| Gardening tools                                                  | \$ 200.00    |
| Silvan 200 ltr 12V diesel tank                                   | \$ 300.00    |
| Husqvarna blowers, N/V                                           | \$ -         |
| Aluminium ladder                                                 | \$ 75.00     |
| Ford Ranger 2010 dual cab ute, C64QX, 240,797 kms                | \$ 7,000.00  |
| Vertidrain VD 7215 2016                                          | \$ 15,000.00 |
| Pallet forks, euro hitch                                         | \$ 400.00    |
| Redback trailing grass roller                                    | \$ 2,000.00  |
| Mentay Aqua Whizz x 2                                            | \$ 1,600.00  |
| John Deere LT 180 ride on mower 17 hp engine                     | \$ 1,500.00  |
| Box trailer with ramps Z62FC                                     | \$ 800.00    |
| John Deere 5055E tractor, 2 post ROPS, Challenge FEL, 1360 hours | \$ 22,500.00 |
| John Deere 4310, ROPS, EQ1265, 4541 hours                        | \$ 7,500.00  |
| Silvan 500 3PL spreader                                          | \$ 400.00    |
| Electric air compressor                                          | \$ 50.00     |
| Ground cover                                                     | \$ 500.00    |



|                                         |           |
|-----------------------------------------|-----------|
| Fieldquip 3PL box grader                | \$ 750.00 |
| Karcher electric K4-86 pressure cleaner | \$ 75.00  |
| Leaf vacuum machine B and S engine      | \$ 500.00 |
| Stihl FS brush cutter                   | \$ 100.00 |
| Echo brush cutter                       | \$ 75.00  |
| Red scarifier                           | \$ 250.00 |
| Masport and Victa push mowers           | \$ 100.00 |

**Lamont Street Shed**

|                                          |              |
|------------------------------------------|--------------|
| John Deere 7700 reel mower, 4114 hours   | \$ 27,500.00 |
| Seymour 1500 trailing sand spreader 2022 | \$ 22,500.00 |
| John Deere turf crusher                  | \$ 4,500.00  |
| Lockwood pitch roller                    | \$ 2,000.00  |
| Sitrex SM180P PTO slasher                | \$ 1,500.00  |

**Youngtown Oval**

|                                                   |             |
|---------------------------------------------------|-------------|
| Mentay Hydra Glide walk behind roller, pedestrian | \$ 500.00   |
| Lockwood pitch roller, Honda engine               | \$ 2,000.00 |
| Mentay Aqua Whizz                                 | \$ 800.00   |

**TOTAL \$ 234,040.00**



Tasmanian Valuers & Auctions Pty Ltd

# Confidential Report

## Northern Tasmania Cricket Association

### VALUATION REPORT

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53 – 55 Racecourse Crescent  
Launceston Tasmania

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**Effective date of valuation:** USPAP 8-2 (b) (vi)

20th April 2026

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**Basis of valuation:** USPAP 8-2 (b) (ii)

**Fair Market Value**  
**Forced Liquidation Value**

---

**Client:** USPAP 8-2 (b) (i)

Ben Clark  
Team Leader Community Place  
City of Launceston

**Intended Users:** USPAP 8-2 (b) (i)

Mr. Ben Clark  
Team Leader Community Place  
City of Launceston

---

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Tasmanian Valuers and Auctions Pty Ltd

[www.tva.net.au](http://www.tva.net.au)

Freecall: 1800 808 197



Valuation No.: Val 3248  
Valuer(s): R Thomson  
Date: April 2026

This report has been compiled in accordance with the *Uniform Standards of Professional Appraisal Practice (USPAP)*. USPAP holds several fundamental tenets of practice for the professional valuer to follow. These include ethics of conduct, management, confidentiality and record keeping. USPAP additionally sets standards of competency, methodology and continued professional training.

USPAP is designed to promote and maintain a high level of public trust in valuation practice by establishing minimum requirements for appraisers. Valuers must develop and communicate their analysis, opinions and conclusions to clients and intended users of their services in a manner that is both meaningful and not misleading.

The reader is reminded of the relevant USPAP compliance clauses via superscripts in the report. Superscript references in the title and headings refer to the Appraisal Standards Board USPAP.<sup>1</sup>

However, it should be noted that USPAP rules and conduct do not and cannot supplant local laws and regulations. Departures from USPAP standards are known as "jurisdictional exceptions" and when such exceptions occur they will be clearly stated in this report.

This report is defined as a summary appraisal report. USPAP stipulates that such reports must contain the following information as a minimum.

1. State the identity of the client and any intended users.
2. State the intended use (purpose) of the appraisal.
3. Summarise information sufficient to identify the property involved in the appraisal, including the physical and economic property characteristics relevant to the assignment.
4. State the property interest appraised.
5. State the type and definition of value and cite the source of definition.
6. State the effective date of the appraisal and the date of the report.
7. Summarise the scope of work used to develop the appraisal.
8. Summarise the information analysed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusion; exclusion of the sales approach, cost approach or income approach must be explained.
9. State as appropriate to the class of the property involved, the use of the property existing as of the date of value and the use of the property reflected in the appraisal; and, when an opinion of highest and best use was developed by the appraiser, summarise the support and rationale for that opinion.
10. Clearly and conspicuously state all extraordinary assumptions and hypothetical conditions and state that their use might have affected the assignment results.  
Include a signed certification in accordance with standard rule 8.3.

*Tasmanian Valuers and Auctions .....2*  
*- To Be Read In Conjunction With Report -*



Valuation No.: Val 3248  
Valuer(s): R Thomson  
Date: April 2026



Tasmanian Valuers & Auctions Pty Ltd

**TRANSMITTAL ADVICE**

22nd April 2026  
City of Launceston  
Ben Clark  
Team Leader Community Place  
18 - 28 St John Street  
LAUNCESTON TAS 7250

**A.B.N. 71 096 841 271**

**2 Speedway Drive  
LATROBE TAS 7307**

**PHONE: 1800 808 197**

**[mail@tva.net.au](mailto:mail@tva.net.au) [www.tva.net.au](http://www.tva.net.au)**

Dear Mr. Clark,

Following instructions on 17th April 2026, we submit a USPAP summary valuation appraisal report for the requested assets in matter of Northern Tasmania Cricket Association which were inspected at Racecourse Crescent, Launceston, Tasmania, 7250.

The appraiser has considered all three approaches to value but applied the market approach to the assets assuming **Fair Market Value (FMV) & Forced Liquidation Value (FLV)** as of the effective date 20th April 2026.

It is the undersigned valuers' independent, unbiased and professional opinion, using the valuation approaches and methods and subject to the assumptions and limiting conditions described in this report, that the aggregated estimated Fair Market Value and Forced Liquidation Value of the assets - inclusive of GST- would be:

**Fair Market Value: \$171,070**

**Forced Liquidation Value: \$88,500**

This transmittal letter forms an integral part of the report and must be attached to it. Authorised reports are only printed on the official stationery of the Tasmanian Valuers & Auctions Pty Ltd. Copies not printed on official stationery and/or unsigned are unauthorised and incomplete.

Thank you for the opportunity to be of service in this matter. If you have any questions regarding the method of approach, value concept or indicated values please do not hesitate to contact the undersigned valuers.

Yours Respectfully



Russell E. Thomson ASA M.A.V.A.  
Managing Director & Senior Appraiser  
Tasmanian Valuers & Auctions Pty Ltd

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- To Be Read In Conjunction With Report -*

Valuation No.: Val 3248  
Valuer(s): R Thomson  
Date: April 2026  
USPAP Compliant 2018



Tasmanian Valuers & Auctions Pty Ltd

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### Executive Summary

In this assignment, we were instructed by Mr. Ben Clark for the City of Launceston, to submit a USPAP summary valuation appraisal report for the requested assets in the matter of Northern Tasmania Cricket Association which were inspected at 53 – 55 Racecourse Crescent, Launceston, Tasmania, 7250 on the basis of Fair Market Value and Forced Liquidation Value.

The effective date of the valuation is 20th April 2026.

The purpose of the valuation is to provide the client and intended users with a value estimate to determine the "Fair Value" of assets for inclusion on a company's balance sheet, ensuring compliance with accounting standards and accurately reflecting the company's financial position. based on definition, namely Fair Market Value and Forced Liquidation Value.

The 'Uniform Standards of Professional Appraisal Practice' methodology, ethics and reporting format were employed during this valuation assignment and appropriate methodology was applied to arrive at the opinions of value as stated below.

Note: Values are inclusive of GST.

|                           |                  |
|---------------------------|------------------|
| <b>Fair Market Value:</b> | <b>\$171,070</b> |
|---------------------------|------------------|

|                                  |                 |
|----------------------------------|-----------------|
| <b>Forced Liquidation Value:</b> | <b>\$88,500</b> |
|----------------------------------|-----------------|

The client and intended users are advised to read the entire report to fully comprehend how the opinions of value were determined.

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**Purpose of the valuation** USPAP 8-2 (b) (ii)

The purpose of the valuation is to provide Mr. Ben Clark with a USPAP summary valuation appraisal report for the requested assets in the matter of Northern Tasmania Cricket Association which were inspected at 53 - 55 Racecourse Crescent, Launceston, Tasmania, 7250 on the basis of Fair Market Value and Forced Liquidation Value for the purpose of determining the "Fair Value" of assets for inclusion on a company's balance sheet, ensuring compliance with accounting standards and accurately reflecting the company's financial position.

**Definitions of value** USPAP 8-2 (b) (v)

Mr. Ben Clark has engaged Tasmanian Valuers & Auctions Pty Ltd to undertake a valuation of the requested assets in the matter of Northern Tasmania Cricket Association which were inspected at 53 – 55 Racecourse Crescent, Launceston, Tasmania, 7250 on the basis of Fair Market Value and Forced Liquidation Value.

The following definitions have been used: <sup>3</sup>

***Fair Market Value:*** *An opinion expressed in terms of money, at which the property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of relevant facts, as of a specific date.*

***Forced Liquidation Value:*** *An opinion of the gross amount, expressed in terms of money, that typically could be realized from a properly advertised and conducted public auction, with the seller being compelled to sell with a sense of immediacy on an as-is, where-is basis, as of a specific date.*

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**Limiting Conditions, Hypothetical Conditions & Extraordinary Assumptions** USPAP 8-  
2 (b) (x)

The asset valuation is made subject to the following:

(A) General limiting conditions

1. All facts and data set forth in this report are true and correct to the best of the valuer's knowledge.
2. The determined values are inclusive of Goods and Services Tax.
3. The fee for this valuation report is not contingent upon the values reported.
4. Neither the valuer nor any officer, employee or contractor of Tasmanian Valuers & Auctions Pty Ltd has any financial interest in the property valued.
5. The valuation is made solely for the use of the client and intended users to whom it is addressed and no other. No responsibility to any third party is, or will be, accepted for any part of the valuation.
6. Neither all nor any part of the contents of this report, or copy thereof, shall be reproduced for any purpose other than stated in the report, nor shall it be made available to the media, other valuers or anyone else without the written consent of Tasmanian Valuers & Auctions Pty Ltd.
7. Physical condition in most instances has been determined by observation or indication by others. Any unknown conditions existing at the time of inspection could alter the value.
8. No investigation of legal title to the property, unless explicitly stated otherwise, has been made and the claim to the property has been assumed to be valid.
9. No additional values have been made in regard to such intangibles as patents, trademarks or goodwill.
10. Information, estimates and opinions furnished by the appraiser and contained in this report were obtained from sources considered reliable and believed to be true and correct.
11. Matters of a legal nature or with tax consequences have not necessarily been considered in this report. The reader should consult a competent legal advisor and/or a qualified tax accountant for information and opinions in those areas.

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12. Machinery and equipment appraisers are called on for valuation and verification for equipment from many different fields of business. It is impossible for any appraiser to be an authority in every field of machinery/equipment. Therefore, the appraiser has endeavoured to use basic sound, accepted methodologies in any assignment. When applicable conversations with those dealing daily in a specific field were conducted, and all final evaluations are founded on prudence and best effort on the part of the appraiser. Conclusion is arrived at from many years of experience in the sale and appraisal of aircraft, machinery and equipment. The final form of this report is made possible by omitting many details used in estimating, yet not considered essential to the report. Due to the complexities and variables on the many items of fixed assets, itemised values become the guideline for justification rather than individual summaries for each conclusion.
13. The valuer has endeavoured to use due diligence in all market comparisons. If possible, multiple comparisons of similar items sold within a reasonable and applicable time period usually provide substance for a credible value determination. However, at times it is not possible to find any direct sales comparisons that have actually sold. In these cases, the appraiser has relied heavily on comments and testimony from sources considered reliable (dealers, auctioneers, manufacturers, wholesalers for example) in arriving at the final value estimate.
14. Each item in the valuation has been individually assessed with regard to a total package at sale. The values shown are not intended for the piecemeal selling of separate items. In the event that any item included in this valuation is separately sold or is withdrawn from sale or is to be sold either at a time different to the other items or from a different location then a re-valuation of the remaining items will be necessary.
15. In most cases, equipment is itemised, although certain areas require a group estimate, in which case the listings are shown in the quantity column "Contingence Value Estimate". This is usually applied in nominal value areas that require general descriptions for applications elsewhere, or in areas where difficulty of access for total description would have required additional time not justified by the items being valued
16. It is assumed that all equipment has standard features commensurate with its normal operation. For instance, machinery might include: guards, electrical starters, switch-gear, safety equipment, wiring, conduit/piping and electrical, pneumatic or hydraulic controls systems, or other peripheral items considered standard for operating the indicated model or type of equipment. This type of detailed listing is not described for each machine due to repetition, time, cost, and description length within the listing. An attempt is made, however, to indicate any non-standard features at an appropriate point within the investigation.

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17. Description of items made as part of this report is believed correct to the best ability of the appraiser. Any errors or omissions were unintentional and should not affect the value assignment.
18. The subject equipment may or may not conform to local OHS standards. The sole responsibility for conforming rests with the owner of the subject equipment and may not necessarily affect the final estimate of value reported herein.
19. The valuation has been prepared in good faith on the basis that full disclosure of all information and salient points which may affect the valuation.
20. The valuation is valid only as of the effective date of the report and for the purposes outlined in the section "Purpose of Valuation".
21. The valuation concept used in this report is one accepted by the client.

(B) Extraordinary assumptions specific to the assignment

The assets were not operated, and it was assumed that there were no mechanical defects at any time unless stated.

(C) Hypothetical conditions specific to the assignment

None noted.

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**Identification and Description of property appraised** USPAP 8-2 (b) (iii)

The valuation comprised of site visits to various locations in Launceston, Tasmania so that the subject assets could be sighted, described and digitally photographed. Where possible Serial numbers and other relevant details were recorded.

**Fair (F)** This term describes those items of equipment which because of their condition are being used at some point below their fully specified utilisation because of the effects of age and/or application and which may require general repairs and some replacement of minor elements in the foreseeable future to raise them to become utilised to or near their original condition.

A detailed description of the assets and digital photographs can be found in [Appendix D](#), and further definitions may be found in [Appendix B](#).

**Effective dates of the valuation** USPAP 7-2 (d), USPAP 8-2 (b) (vi)

The effective dates of the valuation is the date at which the valuation opinion applies and only for the stated purpose. Only known or knowable information available as of the effective date of the valuation is to be considered in the development of an opinion of value.

It is important to understand that the effective date may be quite different to the date the report was produced.

This is true for valuations that are retrospectively or prospectively based. For example, a valuation for a house destroyed by fire may be required retrospectively for insurance purposes. Clearly the effective date of the report in that case would be earlier than the actual report date.

For this report the effective date for the valuation is 20th April 2026

The reporting date is 22nd April 2026

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### Methodology and Scope of Work USPAP 7-2, USPAP 8-2 (b) (vii)

In forming an opinion of value for the assets described in this report various investigations and background research was undertaken including the following:

1. *Identification of the problem to be solved.* The basis and purpose of the valuation was determined from communications with the client. In this case, the value for the assets at Fair Market Value and Forced Liquidation Value.
2. *Site visit and data collection:* The valuer visited the location of the assets in Launceston, Tasmania and recorded pertinent information relating to the assets. Digital photographs were captured of the assets.
3. *Application of approaches to value.* In order to determine value by the three accepted methods (see page 14 for a detailed explanation) research was undertaken where appropriate to (a) determine the replacement cost new of the plant and equipment and establish reasonable estimates of applicable depreciation (b) collect valid and recent sales on comparable plant and equipment on an appropriate basis and (c) for applicable plant collect sufficient financial information so that future net incomes could be projected and their current worth be calculated in order to determine the assets value.

In order to produce a credible valuation on the subject asset, information has been gathered from as many sources as practically possible including, where applicable, the original equipment manufacturer, equipment dealers, auction houses, the internet and industry professionals that could help provide meaningful data on the subject assets.

In this assignment, although all methods of valuation were considered, it became clear at an early stage that the best approach was to utilise the Sales Comparison Approach and attention was focused on obtaining as much useful market comparable information as practical.

4. *Calculations, final opinion of value and reporting.* After applying the most applicable method a value was determined or calculated for the property. A report of the final values highlighting any limitations in approach or assumptions made during the process was then completed and submitted.

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#### Approaches to value USPAP 7-4, USPAP 8-2 (b) (viii)

In personal property valuations and appraisals there are three accepted approaches to value. They are:

##### 1. Cost approach

The cost approach is based on the premise that an informed purchaser would pay no more for an asset than the cost of producing a substitute with the same utility as the subject asset.

If the asset is not new, then adjustments must be made to allow for depreciation.

It should be noted that the term depreciation in this case does not equate to the accounting definition but rather to three distinct forms of appraisal depreciation and are preferably known as 'obsolescence' in order to avoid confusion with accounting terminology.

The first type of obsolescence is *physical deterioration* which results from wear and tear on the asset over time. The second, *functional obsolescence* refers to losses due to technological improvements while *economic obsolescence* reflects losses due to external factors such as changes in legislation, markets or general economic impacts such as inflation.

The definition of 'new' also requires further refinement. For the purposes of valuing using the cost approach 'replacement cost new' is a better term and is defined by:

"..... the current cost of a similar new property having the nearest equivalent utility as the property being appraised as of a specific date" <sup>4</sup>

Therefore, in order to determine value using the cost approach, the method -as of the effective date- is:

*Replacement cost new less physical deterioration less functional and less economic obsolescence = value*

The cost approach is a very useful technique if there are no comparable assets on which to draw or if the subject asset is unique.

For smaller assets, for example, office equipment, computers, vehicles and other smaller plant, this method is inefficient and potentially less accurate as there is good comparative market sales data available for all such items. (See point 2 below for further explanation)

##### 1.1 Application of the cost approach

The cost approach, although considered, was not employed in this assignment as the both units have comparable sales and auction markets on which the valuer can draw.



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## 2. Sales Comparison (or Market) Approach.

The sale comparison approach is a very common and useful technique particularly when the subject property has well established markets and recent sales on which the valuer can draw.

More formally the Sales Comparison Approach is defined by:

"..this approach involves the collection of market sales data pertaining to the subject assets being appraised....The primary intent of the sales comparison approach is to determine the desirability of the assets through recent sales or offerings of similar assets currently on the market in order to arrive at the indication of the most probable selling price for the assets being appraised. The appraiser adjusts the prices that have been paid for assets comparable to the asset being appraised, equating the comparables to the subject." <sup>5</sup>

Comparables can be drawn from relative Plant and Equipment brokers, retailers, valuer's data bases etc., when formulating a fair market value

Valuation by market comparison is generally the preferred method in business (and the courts) *provided* reliable, similar and recent comparables are available.

### 2.1 Application of the sales approach

A percentage of the assets valued are continued to be produced. Although some technology has advanced the basic design and requirement for the equipment continues.

The cost and availability of equivalent assets is readily available through internet and specific data bases.

Auction estimates of such assets – if compliant and in good operational condition- may differ greatly however will be lower given the forced liquidation of the asset from fair market value as the limited time frame and demand for the assets.

Many sources were drawn on in order to arrive at the valuations contained within this report. These sources included but were not limited to:

Tasmanian Valuers & Auctions Databases  
Internet Research Sources

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#### Income approach:

The income approach considers value to be represented by the present worth of future benefits derived from ownership, typically represented by the capitalisation of a specific level of income.

The basic premise of the income approach is that a purchaser expects to receive a certain rate of return on the income stream specifically attributable to the asset.

In practice, the valuer would project both income and expense streams for the remaining life of the asset and represent the net income in present day dollars. The adjusted projections would then be summed and if applicable added to the assets residual worth to arrive at an estimate of value. The discount rate applied to the process can be determined by employing accepted economic methods (e.g., WACC) or by using published discounts rates that are specific to the industry or business being analysed. Care must be taken to ensure that the discount rate is applicable and appropriate to the business.

The income approach is useful particularly where there is only one income generating asset whose income and costs can be fairly reliable projected over its economic life and where a reliable discount rate can be calculated or derived from reliable published industry data.

This approach is seldom used for vessels or marine equipment as it is often very difficult to determine exactly what portion of the income stream is specifically attributable to the subject asset. For example, how much income should or could be apportioned to the frames, avionic or engines as part of the business?

#### 3.1 Application of the income approach:

Given that good market comparables are available to the valuer and due to the uncertainty of distributing income amongst the assets the income approach, although considered, was not implemented in this assignment.

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**Explanation and support of the analysis of highest and best use** USPAP 7-3 (a), USPAP 8-2  
(b) (ix)

The highest and best use of an asset is defined by: <sup>5</sup>

"The most probable and legal use of personal property which is physically possible, appropriately supported and financially feasible, and results in the highest value" in the appropriate marketplace.

The appropriate marketplace must be consistent with the concept of value.

In real property valuation the highest and best use can be easily demonstrated. Take for example a hypothetical large block of land with ocean views. Physical considerations might include soil properties (possibly necessitating extensive foundations), access and topography. 'Legally permitted' would include zoning considerations, EPA requirements and local council regulations. 'Financially feasible' depends on supply and demand for any intended development and considerations relating what would generate the highest rate of return. At the end of the analysis the valuer may conclude that a condominium style estate would generate the best returns from this piece of land.

For personal property, the highest and best use is usually described as the assets function as originally designed and manufactured. For example, 'underground fiberglass fuel tanks' have little purpose other than the intent as their name suggests and alternative uses would likely result in significantly diminished value.

As another example, prime movers are usually carefully configured with respect to engine power, gearing, and suspension with specific freighting and haulage constraints in mind (city/ country, mountains/flat, highway/off road, freighting steel/balloons etc) and a prime mover operating outside of its design and intended use may fail the test of highest and best use.

With respect to this assignment all of the equipment is being employed as designed and as the manufacturer intended. Therefore, the valuation was calculated in accordance with highest and best use.

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**Certification** USPAP 8-3

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial and unbiased professional analysis, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved in this assignment.
- The engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The compensation for completing this assignment is not contingent on the development or reporting a predetermined value or directions in value that favours the cause of the client, the amount of the value opinion, the attainment of a stipulated result or the occurrence of a subsequent event directly related to the intended use of this valuation.
- The analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made the inspection of the assets that are the subject of this report.

A handwritten signature in black ink, appearing to read 'R Thomson', with a horizontal line underneath.



Russell E. Thomson ASA M.A.V.A.  
Managing Director & Senior Appraiser  
Tasmanian Valuers & Auctions Pty Ltd

**APPENDICES**

|                                                  |    |
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Valuation No.: Val 3248  
Valuer(s): R Thomson  
Date: April 2026

**From: Ben Clark <Ben.Clark@launceston.tas.gov.au>**  
**Sent: Friday, April 17, 2026 1:15 PM**  
**To: office@tva.net.au <office@tva.net.au>**  
**Subject: RE: TVA Valuation Proposal in the matter of Northern Tasmania Cricket Association**

**Hi Russell,**  
  
**As discussed on phone I am happy to proceed and see you Monday at 9.30.**  
  
**NTCA meeting point as per below map.**



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## B. DEFINITIONS

All definitions except for 'encumbered' and 'unencumbered' extracted from "Valuing Machinery and Equipment: The Fundamentals of Appraising Machinery and Technical Assets", The American Society of Appraisers, Second Edition, 2005, pages 68-70 and 553-595. "Encumbered" and "Unencumbered" are taken from the Farlex Financial Dictionary.

**Encumbered** A property or asset owned by one party on which a second party reserves the right to make a valid claim, e.g., a bank's holding of a mortgage encumbers property.

**Excellent** this term describes those items that are in a well-maintained condition and have had low use.

**Extraordinary Assumption** is an assumption, directly related to the specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions.

The most common extraordinary assumption would be where a piece of machinery or plant is assumed to be in working order but was not actually observed by the valuer to be operating or functioning.

**Fair (F)** This term describes those items of equipment which because of their condition are being used at some point below their fully specified utilization because of the effects of age and/or application and which may require general repairs and some replacement of minor elements in the foreseeable future to raise them to become utilised to or near their original condition.

**Fair Market Value** is the estimated amount, expressed in terms of money that may be reasonably expected for a property in an exchange between a willing buyer and a willing seller, with equity to both, neither under any compulsion to buy or sell, and both fully aware of all relevant facts, as of a specific date.

**Fair Market Value in Continued Use** is the estimated amount, expressed in terms of money, that may reasonably be expected for a property in an exchange between a willing buyer and a willing seller, with equity to both, neither under any compulsion to buy or sell, and both fully aware of all relevant facts, including installation, as of a specific date, and assuming that the earnings support the value reported. (This amount includes all normal direct and indirect costs to make the property fully operational and may not readily pertain to aircraft.)

**Fair Market Value – Installed** is the estimated amount, expressed in terms of money that may reasonably be expected for an installed property in an exchange between a willing buyer and a willing seller, with equity to both, neither under any compulsion to buy or sell, and both fully aware of all relevant facts, including installation, as of a specific date. (This amount includes all normal direct and indirect costs, such as installation and other assemblage costs, to make the property fully operational but does not have to be supported by the business earnings.)

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**Fair Market Value – Removal** is the estimated amount, expressed in terms of money, that may reasonably be expected for a property, between a willing buyer and a willing seller, with equity to both, neither under any compulsion to buy or sell and both fully aware of all relevant facts, as of a specific date, considering the cost of removal of the property to another location.

**Forced Liquidation Value** is the estimated gross amount expressed in terms of money that could be typically realised from a properly advertised and conducted public auction, with the seller being compelled to sell with a sense of immediacy on an as-is, where-is basis, as of a specific date.

**Good (G)** This term describes those items of equipment which are in good operating condition. They may or may not have been modified or repaired and are capable of being used at or near their fully specified utilisation.

**Hypothetical assumption** is an assumption that is contrary to what exists but is supposed for the purpose of analysis.

An example of a hypothetical assumption is where a valuer might, for insurance purposes, be requested to provide an opinion of value for a piece of plant that has been destroyed by fire on the basis that it is still operational.

**Liquidation cost** is the replacement cost new as defined in the insurance policy less the replacement cost new of the items specifically excluded in the policy, if any, as of a specific date.

**Insurance Value Depreciated** is the liquidation cost new less accrued depreciation considered for insurance purposes as defined in the insurance policy or other agreements, as of a specific date.

**Orderly Liquidation Value in place** is the estimated gross amount expressed in terms of money that could typically be realised from a failed facility, assuming that the entire facility would be sold intact within a limited time to complete the sale, as of a specific date.

**New (N)** this term describes new items that have not been used before.

**Orderly Liquidation Value** is the estimated gross amount expressed in terms of money, that could be typically realized from a liquidation sale, given a reasonable period of time to find a purchaser(s) with the seller being compelled to sell on an as-is, where-is basis as of a specific date.

**Poor (P)** term describes those items of equipment which because of their condition can be used only at some point well below their fully specified utilisation, and it is not possible to realise full capacity in their current condition without extensive repairs and/or the replacement of major elements in the near future.

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**Reproduction cost new** is the current cost of reproducing a new replica of a property with the same or closely similar materials.

**Replacement cost new** is the current cost new, of a similar new property having the nearest equivalent utility as the property being appraised.

**Salvage Value (S)** is the estimated amount expressed in terms of money that may be expected for the whole property or a component of the whole property that is retired from service for use elsewhere, as of a specific date.

**Scrap Value (X)** is the estimated amount expressed in terms of money that could be realized for the property if it were sold for its material content, not for a productive use, as of a specific date.

**Unencumbered property or assets** Property that is not subject to any creditor claims or liens.

**Very Good (VG)** This term describes an item of equipment in excellent condition capable of being used to its fully specified utilization for its designed purpose without being modified and without requiring any repairs and abnormal maintenance at the time of inspection or within the foreseeable future.

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## C. CORPORATE PROFILE

### TVA: Corporate Profile

#### TASMANIAN VALUERS & AUCTIONS PTY LTD

Formally trading as

TASMANIAN VALUERS & AUCTIONEERS PTY LTD  
WEBSTER VALUERS & AUCTIONEERS

**Tasmanian Valuers & Auctions Pty Ltd solely owns our Group**

#### THE MISSION STATEMENT

**Offer the highest possible level of service to our customers.**

**Maintain strong ethical links with our clients.**

**Develop the competence and skills of our staff.**

### The Industries

Today, Tasmanian Valuers & Auctions Pty Ltd is an active participant for clients in a variety of industries including:

- Horticulture
- Mining Industry
- Bearings
- Engineering Supplies
- Merchandise
- Heavy Machinery
- Seafood Industry
- Finance
- Tasmanian Meat Industry
- Automotive Industry
- Antiques
- Office and General Furniture

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*- To Be Read In Conjunction With Report -*

Valuation No.: Val 3248  
Valuer(s): R Thomson  
Date: April 2026



Tasmanian Valuers & Auctioneers Pty Ltd

## Company Overview

Tasmanian Valuers & Auctioneers Pty Ltd group formally trading as Tasmanian Valuers & Auctioneers Pty Ltd and Webster Valuers & Auctioneers was established in Tasmania in 1967 to offer a comprehensive range of plant and machinery valuation and disposal service to clients. The group is one of the oldest and one of the largest plant and machinery valuation and auction practices in Tasmania.

Tasmanian Valuers & Auctioneers Pty Ltd is a Corporate Member of the Auctioneers and Valuers Association of Australia, and one of the only plant and machinery valuation firms in Tasmania employing a Certified Valuer of the Auctioneers and Valuers Association of Australia (Plant and Machinery) and a Certified ASA (American Society of Appraisers) Senior Appraiser on its staff.

Tasmanian Valuers & Auctioneers Pty Ltd provide a full range of valuation services for all types of plant and equipment to meet the specific needs of the client. Whether a valuation is required for insurance purposes, to meet accounting standards, company law purposes, financial reporting, capital gains tax, sale, merger or acquisition, mortgage / finance / lease security, or to support a company float. Tasmanian Valuers & Auctioneers Pty Ltd offer the industry recognised qualifications, experience, and back up. These professional qualities and knowledge guarantee accurate and timely reporting to the client.

Our client list includes major and minor private and public companies, leading Chartered and CPA accounting firms, financial institutions, the banking industry, Commonwealth and State Government departments, authorities and local council municipalities.

Tasmanian Valuers & Auctioneers Pty Ltd is a totally independent valuation / online auction practice and is not involved in private brokerages or trade in plant and machinery. This impartiality coupled with the fact that when we are involved in the disposal of plant and machinery we act to ensure no potential conflicts of interest can or will arise.

Tasmanian Valuers & Auctioneers Pty Ltd are Tasmanian representatives for various National Firms.

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## Range of Services

Tasmanian Valuers & Auctioneers Pty Ltd offer the following services:

- Valuations of plant and equipment and inventory;
- Fixed asset stock takes and assistance in the establishment and maintenance of asset registers; and
- Disposal services by way of public online sales, public tender or private treaty sale, at either a client's site or in exceptional circumstances, at our Tasmanian facility located in Latrobe, Tasmania.

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## The TVA Online Sales Service

Online Sales services provide the opportunity for items to be kept onsite at the vendors premises or if circumstances necessitate, at TVA's Latrobe facility in Tasmania. The choice of location for a sale will depend upon a number of factors, including the quality and quantity of items, site security, site/premises layout, labour issues, business interruption concerns, freight and labour costs. We take all these factors into consideration when advising you on the most appropriate location for a sale.

The experience, depth of knowledge and qualifications, as well as the total commitment of all TVA personnel will ensure you the best possible net return.

### ONLINE SALES

Our website [tva.net.au](http://tva.net.au) provides the opportunity to upload details and distribute rapidly to our extensive database. As you would expect our concern with security and the efficient remittance of the proceeds of sale are paramount.

### EXPRESSIONS OF INTEREST PROCESS

Tasmanian Valuers & Auctions Pty Ltd experienced professional personnel will coordinate effective marketing campaigns.

The campaign packages will include overviews and strategies dealing with the issues of valuation, inventories, histories, viability, advertising schedules, business trading accounts, screening of potential purchasers, completing and settling purchase agreements, disbursing funds, closure reports.

### ONLINE SALE PROCESS

In organising a sale, we will outline what is involved and present you with a Marketing Submission and Sales Authority. If you agree to the Terms and Conditions contained in the Marketing Submission you must validate your acceptance by signing the Sales Authority. TVA will then proceed with some or all of the following:- valuation of items; catalogue and number items; provide descriptions for each item; direct target publicity to potential purchasers (through our website newsletter and social media advertising). The sale itself:- either the vendor or TVA personnel will supervise the collection of goods; TVA will handle the collection and accounting for proceeds; calculation, collection and remittance of Goods and Services tax (when applicable); remittance of net proceeds.

Tasmanian Valuers & Auctions Pty Ltd had the foresight to develop an online sales system when they saw the shift in reliance on technology for buying. TVA online sales have a Securepay link that ensures monies are securely acquired at the closing of a sale. Vendors can view the online sales progress as it occurs with instant access to current bids and prices being achieved.

### SALES PROCEEDS

All proceeds realised in an Online Sale are held in TVA Online NAB account via the Securepay/Zebra portal. Funds are remitted to vendors net of costs and commission within a week of the sale closing. Funds are settled by way of Direct Deposit into the vendors nominated Bank Account noted on the Online Sales Authority. The vendor will receive an email with an attached Vendors Report detailing fees and expenses, an itemised list of sold and unsold goods, prices achieved per sold item, and a Bank Payment advice.

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Tasmanian Valuers & Auctions Pty Ltd

## Valuation Qualifications

The ASA (Australia Chapter) was established in 2010

Our Valuer team has an ASA Senior Appraiser accreditation

- ASA-accredited appraisers provide the best valuation expertise available on the market, and their appraisals provide unmatched credibility in all legal proceedings.
- ASA members earn their accreditations only after completing a rigorous evaluation process that requires years of study, dedication and commitment.
- ASA is the oldest and only major appraisal organization representing all of the disciplines of appraisal specialists. The society originated in 1936 and incorporated in 1952.
- ASA along with other leading appraisal societies founded the [Appraisal Foundation](#) to set the generally accepted and recognized standards of professional appraisal practice in the United States. The Appraisal Foundation was recognized by Congress as the source of Appraisal Standards and Appraiser Qualifications.
- ASA Accredited appraisers follow both the professional standards set forth by the Appraisal Foundation and ASA's own stringent [Code of Ethics and Principles of Appraisal Practice](#).

The AVAA was established in 1952

One of Australia's leading professional valuation organisations. Membership is restricted to only those persons who meet annual accredited continuous professional development requirements. As a client of Tasmanian Valuers and Auctions you are protected by a strong code of ethics, designed and enforced by the AVAA and approved by the Trade Practices Commission, which provides disciplinary measures in the event of breaches by members.

Our Valuer has personal accreditation by the AVAA; this and our own internal training coupled with strict quality control procedures ensure the highest levels of professionalism and accuracy of reporting.



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## Experience

We have extensive valuation experience in the following industries to name but a few:

|                                  |                                       |
|----------------------------------|---------------------------------------|
| • Civil Contracting              | • Transport                           |
| • Road                           | • Construction                        |
| • Production Processing          | • Meat Processing                     |
| • Heavy & Light Engineering      | • Chemical & Petrochemical Industries |
| • Mining & Extractive Industries | • Computers                           |
| • Fishing                        | • Food & Beverage Industries          |
| • Agricultural                   | • Hospitality and Nursing Homes       |
| • Hospitality                    | • Railway Rolling Stock               |
| • Timber & Woodworking           | • Antiques                            |

## Basis of Valuation

Valuations can be provided for single items or complete multi-site facilities under each or all of the following bases:

- Insurance Cost New Value;
- Insurance Value Depreciated;
- Fair Market Value;
- Fair Market Value for Removal;
- Fair Market Value In Continued use;
- Fair Market Value Installed;
- Orderly Value;
- Forced Liquidation Value;
- Salvage Value;
- Scrap Value.

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## Reporting

Our valuations are prepared as a sequential, detailed inventory of plant and equipment, divided into individual areas and sub totaled into Departments. Each line item in the valuation has alongside its attendant value dependent upon the basis of the valuation. Where available both model and serial numbers are included allowing for more positive identification.

A valuation report comprises, a title page, letter of report setting out totals, matters effecting the valuation along with comments felt by the valuers to be of importance to you, the basis of valuation. A complete copy of the valuation can also be provided on computer disc when required.

To aide entities in the preparation of sale memorandums, we can also provide complete valuations without figures for incorporation into sales packages.

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## Other Services

The following additional services can be provided:

- Asset Identification Stock Takes;
- Establishment of Review of Asset Registers;
- Asset Disposal and Rationalisation Advice;
- Asset For Sale By Private Treaty and / Or Public Tender;
- Advice to Vendors and Purchasers on Plant and Machinery Transactions;
- Reports For Arbitration
- Quantity Surveying
- Fixing Internet Hire Rates For Plant And Equipment
- Matrimonial and Probate Matters

## Major Valuation & Online Sale Work Completed

|                               |                            |
|-------------------------------|----------------------------|
| • Bridgepro                   | • Sellers Muldoon Benton   |
| • Deloitte Financial Services | • Stornoway                |
| • Paul Cook & Associates      | • BK Hamilton & Associates |
| • Price Waterhouse            | • BDO                      |

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|                                        |                                  |
|----------------------------------------|----------------------------------|
| • Ferrier Hodgson                      | • SV Partners                    |
| • Kazar Slaven                         | • Tenuto Finance                 |
| • Shaw Gidley                          | • Finlease                       |
| • National Australia Bank Ltd          | • Commonwealth Australia Bank    |
| • ANZ Banking Group Ltd                | • Westpac Bank                   |
| • Bendigo & Adelaide Bank              | • Bank of Western Australia      |
| • Esanda Finance                       | • Capitol Corp Finance           |
| • Launceston City Council              | • Burnie City Council            |
| • Hobart City Council                  | • Boral – Industries             |
| • Tasmanian Perpetual Trustees         | • Public Trustees                |
| • Trident Pty Ltd                      | • Weller Engineering             |
| • Tasmania Development & Resources     | • Manettas Seafood               |
| • Insolvency Trustee Service Australia | • Gunns Timber                   |
| • Transend Network Pty Ltd             | • Hazells Pty Ltd                |
| • Savage River Mines                   | • Civil Construction Corporation |
| • Pasminco                             | • Southern Pacific Industries    |
| • Aberfoyle Mines                      | • Orex Finance                   |
| • Coles Myer                           | • Household Financial Services   |
| • CPT Engineering                      | • Sun Pharmaceuticals            |
| • Tas Pallets Sawmill                  | • Page Medical Supplies          |
| • Blue Ribbon                          | • Northern Engineering Pty Ltd   |
| • Rodgers Reidy TAS Pty Ltd            | • Coates & Wreckair Hire         |
| • North West Regional Water Authority  | • Nipper Cleaning Services       |
| • Tassal Group                         | • Tasmanian Medicare Local       |
| • Brambles Industrial Services         | • Blundstone Pty Ltd             |
| • Britton Timbers Pty Ltd              | • Carter Holt Harvey Pty Ltd     |
| • Edgell Birdseye (Simplot)            | • Banjo's Bakeries               |

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|                                        |                               |
|----------------------------------------|-------------------------------|
| • Fletcher Constructions               | • Westland Nurseries          |
| • Motors Pty Ltd                       | • Southern Wholesales Nursery |
| • Richardson's Harley Davidson         | • Tas Technology Centre       |
| • Coopers Lybrand                      | • Devonport High School       |
| • DAS                                  | • Cox Miller & Robinson, etc  |
| • Purchasing Aust.                     | • Forze Pty Ltd               |
| • Institute of TAFE                    | • Carson & McLellan           |
| • University of Tasmania               | • North Forest Products       |
| • Douglas Parker Rehabilitation Centre | • Purity Supermarkets         |
| • Barmenco Pty Ltd                     | • Fosseys (Coles Myer Group)  |
| • Derby Products Pty Ltd               | • Whiteline Timbers Pty Ltd   |
| • Southern Rocycle Pty Ltd             | • GIO Aust.                   |

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## Valuation Projects

One of the important roles in consideration of an online sale is to accurately identify and describe each item to be sold for potential purchasers, and to attribute an estimated market value to each item to enable the department to ascertain accurately how much money they can expect to realise out of the auction sale. Tasmanian Valuers & Auctions Pty Ltd has a Valuer accredited by the ASA and AAVA.

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## Insurances

We can supply a copy of our Workers Compensation Insurance Policy 'Certificate of Currency' from our insurance broker. We further advise that similar certificates relating to public risk and professional indemnity insurance can be included.

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## Final Comment

Tasmanian Valuers and Auctions Pty Ltd are confident of our ability to provide superior service to our clients. Our efforts for the vendor are dedicated to this end.

We look forward to future discussions in relation to this report.

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***D. ASSET LIST AND PHOTOGRAPHS***

| Qty | Description                                                                                                                                                                                                                                                                                                                                                                                   | FMV     | FLV   |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------|
| 1   | <p><b>2006 Toro Greensmaster 1000</b><br/>Toro Greensmaster 1000 walk-behind reel mower. Features a 2.8 kW Kawasaki OHV engine, 21-inch cutting width, and transport wheels. Needs attention and shows typical wear and tear consistent with age and commercial use.<br/>Serial Number: 04052-260002184</p>  | \$1,500 | \$600 |
| 14  | <p><b>Commercial Round Folding Banquet Table</b><br/>Commercial round folding banquet table. Features a dark grey/black laminate or melamine top with black edge banding and black tubular steel folding legs. Estimated diameter 1800mm.</p>                                                              | \$1,400 | \$420 |
| 100 | <p><b>Australian Slimline Trestles Stackable Banquet Chair</b><br/>Black padded stackable banquet/conference chair with a black metal frame. Features a handle cutout on the top of the backrest for easy moving. Upholstered in black vinyl/leatherette.</p>                                              | \$2,000 | \$800 |

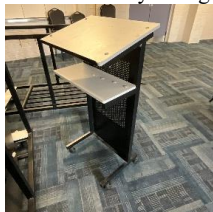
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| Qty | Description                                                                                                                                                                                                                                                                                                                                                                                 | FMV   | FLV   |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|
| 2   | <b>Round Banquet Table Trolleys</b><br>Heavy-duty steel round banquet table trolleys. Black powder-coated finish, equipped with 4 heavy-duty swivel castors. Designed to hold and transport large round folding banquet tables vertically.<br>                                                             | \$600 | \$200 |
| 2   | <b>Mobile Multi Panel Partitions</b><br>Hinged fabric panels with steel frame and castor mounted<br>                                                                                                                                                                                                       | \$500 | \$300 |
| 2   | <b>Aluminium Framed Glass Display Cabinet</b><br>Freestanding luminated aluminium-framed glass display cabinet with sliding glass doors, four adjustable glass shelves, and a clear glass back. Currently used as a trophy cabinet. Note: Trophies shown in images are excluded from this valuation.<br> | \$800 | \$200 |
| 12  | <b>Tolix-Style Metal Stool</b><br>Lot of 12 black metal Tolix-style bar stools. Features a square seat with a central slot, tapered legs, and cross-bracing. Standard counter/bar height.<br>                                                                                                            | \$360 | \$120 |

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| Qty | Description                                                                                                                                                                                                                                                                                                                                   | FMV   | FLV   |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|
| 4   | <b>Black Vinyl Padded Bar Stool</b><br>Black vinyl padded bar stool with a black metal 4-leg frame and integrated footrest.<br>                                                                                                                              | \$100 | \$40  |
| 1   | <b>Mobile Lectern / Presentation Stand and Stage Blocks</b><br>Black metal frame mobile lectern/presentation stand on casters. Features a perforated metal modesty panel, a slanted top shelf with a paper stop lip, and a flat secondary storage shelf.<br> | \$300 | \$150 |
| 3   | <b>Grandview Manual Pull-Down</b><br>Grandview manual pull-down projector screen, ceiling mounted. White casing.<br>                                                                                                                                       | \$120 | \$30  |
| -   | <b>Yamaha STAGEPAS 400i</b><br>Yamaha STAGEPAS 400i Portable PA System. Includes 8-channel powered mixer and two 8-inch passive speakers. Mounted on a tripod stand.<br>Serial Number: EEWL01797<br>                                                       | \$500 | \$200 |
| -   | <b>Security Keypad Sensors and Base</b><br>Fixture, would be part of the real property                                                                                                                                                                                                                                                        | \$0   | \$0   |
| 12  | <b>Window Blinds</b><br>Fixture, would be part of the real property                                                                                                                                                                                                                                                                           | \$0   | \$0   |
| 1   | <b>Daiken Air Conditioner System</b><br>Fixture, would be part of the real property                                                                                                                                                                                                                                                           | \$0   | \$0   |

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| Qty | Description                                                                                                                                                                                                                                                                                                                                                                      | FMV   | FLV   |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|
| 1   | <b>Solid Top Commercial Prep Bench</b><br>Custom commercial prep bench featuring a solid white composite/stone top, black powder-coated metal frame, and a metal undershelf. Approximately 1500mm wide.<br>                                                                                     | \$250 | \$75  |
| 1   | <b>2-Tier Commercial Stainless-Steel Equipment Stand</b><br>Commercial stainless steel 2-tier preparation bench. Features tubular legs, adjustable bullet feet, and solid stainless-steel shelves. Currently used for beverage storage. Estimated dimensions: 900mm W x 600mm D x 900mm H.<br> | \$280 | \$125 |
| 1   | <b>Moffat Blue Seal E84</b><br>Stainless steel commercial countertop pie warmer / hot food display cabinet. Features 4 wire shelves, glass sliding doors, and thermostatic temperature control.<br>                                                                                           | \$350 | \$100 |
| 1   | <b>2015 Roband E23</b><br>Roband E23 straight glass hot food display bar / bain marie. Stainless steel construction, 6 x 1/2 size pan capacity (double row). Includes glass canopy and thermometer.<br>VIN/SN: 16830<br>                                                                      | \$450 | \$150 |

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| Qty | Description                                                                                                                                                                                                                                                                                                                                                         | FMV   | FLV   |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|
| 1   | <b>Roband F28 Dual Bench Top Fryer</b><br>Roband: F Series double pan electric countertop deep fryer. Stainless steel construction, twin vats (estimated 8-litre capacity each), dual independent thermostat controls, and swing-back elements. Includes two frying baskets.       | \$400 | \$150 |
| 1   | <b>2018 Fisher &amp; Paykel DW60FC1W1 Dishwasher</b><br>Fisher & Paykel DW60FC1W1 freestanding dishwasher, white finish. Features 14 place settings, 3.5-star energy rating, and 4.5-star water rating (13.8L per wash). Installed under a commercial stainless steel prep bench.  | \$250 | \$150 |
| 1   | <b>Commercial Cutlery Tray with Assorted Cutlery</b><br>Grey plastic 4-compartment commercial cutlery tray containing a bulk lot of assorted stainless-steel cutlery, including forks, knives, spoons, and teaspoons.                                                            | \$140 | \$60  |
| 1   | <b>Solid Top Commercial Preparation Bench</b><br>Commercial stainless steel prep bench with undershelf.                                                                                                                                                                          | \$450 | \$275 |
| 1   | <b>Estimated 2018 Westinghouse WVE915SCA (Estimated)</b><br>Westinghouse 90cm stainless steel electric built-in multifunction oven. Features 4 control dials, central digital display, and stainless-steel finish.                                                               | \$650 | \$200 |

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| Qty | Description                                                                                                                                                                                                                                                                                                          | FMV   | FLV   |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|
| 1   | <b>Panasonic Micro Wave Oven</b><br>                                                                                                                                                                                                | \$80  | \$40  |
|     | <b>Assorted Commercial Crockery (Plates &amp; Bowls)</b><br>Lot of assorted white commercial ceramic crockery, including approximately 60-80 dinner plates, side plates, and bowls, some stored in an overhead kitchen cabinet.<br> | \$250 | \$125 |
| 1   | <b>Kelvinator Pigeon Pair (Upright Fridge &amp; Freezer)</b><br>White Kelvinator Pigeon Pair consisting of a matching upright refrigerator and upright freezer. Features vertical handles and a 675 kWh/year energy rating.<br>   | \$350 | \$150 |
| 1   | <b>Woodson 510</b><br>Woodson commercial stainless-steel pie warmer / hot food display cabinet. Features 4 internal wire racks, glass sliding doors, and thermostatic control. 240V, 1250W. VIN/SN: 3668<br>                      | \$250 | \$150 |
| 1   | <b>2015 Westinghouse WCM1400WD</b><br>Westinghouse 142L white chest freezer. Features a spring-loaded lid, manual defrost, and R600a refrigerant. Shows signs of general wear and use. VIN/SN: 55000048<br>                       | \$150 | \$40  |

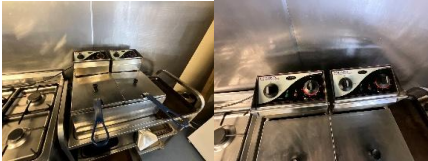
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| Qty | Description                                                                                                                                                                                                                                                                                                                                                                                       | FMV   | FLV   |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|
| 1   | <b>Unknown Assorted/Unbranded Mixed Kitchenware</b><br>Assorted kitchen appliances and cookware lot. Includes 1x Kambrook hot water urn (white), 1x unbranded white electric kettle, 1x unbranded electric double hot plate, 2x stainless steel pots with glass lids, and 1x stainless steel milk frothing jug.  | \$140 | \$70  |
| 1   | <b>CHiQ CSH311NWL3 Freezer</b><br>CHiQ 311L Hybrid Upright Fridge/Freezer, white finish, digital temperature control display on door.                                                                                                                                                                            | \$350 | \$200 |
| 1   | <b>Fisher &amp; Paykel E210L</b><br>White upright freezer, 213L gross volume, right-hand hinge (left handle). VIN/SN: CYB202072                                                                                                                                                                                | \$250 | \$180 |
| 1   | <b>Westinghouse WCM1400WD</b><br>White 142L chest freezer with spring-loaded lid and adjustable thermostat. Energy rating: 3 stars, 230 kWh per year.                                                                                                                                                          | \$250 | \$140 |
| 1   | <b>3-Drawer Mobile Pedestal</b><br>White melamine 3-drawer mobile pedestal with metal bar handles.                                                                                                                                                                                                             | \$30  | \$10  |

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| Qty | Description                                                                                                                                                                                                                                                                                                                                                                                   | FMV     | FLV     |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------|
| 1   | <b>Unknown Starkeys DS215 (Estimated)</b><br>White wall-mounted commercial electric insect killer / bug zapper with metal front grid and dual UV fluorescent tubes.<br>                                                                                                                                      | \$100   | \$45    |
| 1   | <b>2024 SKOPE BCE1200N</b><br>Black exterior, 2-door glass display fridge, Ezi-Core bottom-mount refrigeration, 1030L capacity, LED lighting.<br>VIN/SN: HA240613102<br>                                                                                                                                     | \$2,600 | \$1,100 |
| 1   | <b>Smeg 60cm Freestanding Dish Washer</b><br>Smeg 60cm freestanding dishwasher, stainless steel finish,<br>                                                                                                                                                                                                 | \$280   | \$150   |
| 1   | <b>Omega OF914FX / OF916FX</b><br>Omega 90cm freestanding dual fuel oven/stove. Features 5 gas burners including a central wok burner, heavy-duty cast iron trivets, and a 135L electric multi-function oven. Stainless steel finish with faded control knobs and a digital clock display on the left.<br> | \$500   | \$350   |
| 1   | <b>2021 Roband F28</b><br>Roband: F28 double pan commercial benchtop deep fryer. Stainless steel construction with two 8-litre tanks, dual control dials, and two frying baskets. Mounted on a stainless-steel prep bench.<br>VIN/SN: 9350<br>                                                             | \$400   | \$150   |

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| Qty | Description                                                                                                                                                                                                                                                                                                                                                                               | FMV     | FLV     |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------|
| 1   | <b>2015 ROBAND E23</b><br>Roband: E23 stainless steel hot food display / bain marie. Features straight glass sneeze guard, overhead heat lamps, and accommodates 6 x 1/2 size gastronorm pans.<br>VIN/SN: 13324<br>                                                                                      | \$450   | \$250   |
| 1   | <b>Smeg SA35MX Micro Wave Oven</b><br>Smeg SA35MX 34L stainless steel freestanding microwave oven. 1000W output.<br>VIN/SN: DJ15601135<br>                                                                                                                                                               | \$180   | \$100   |
| 1   | <b>Unknown Unbranded / Assorted Commercial Crockery (Plates &amp; Bowls)</b><br>Large lot of assorted commercial white ceramic plates and bowls. Includes various sizes of dinner plates, side plates, and bowls.<br>                                                                                  | \$250   | \$100   |
| 1   | <b>Unknown Assorted / Unbranded Mixed Glassware &amp; Cutlery Lot</b><br>Assorted lot of commercial glassware including wine glasses and tumblers, along with assorted stainless-steel cutlery housed in three cylindrical stainless-steel holders. Includes some new-in-box 'Anko' brand glasses.<br> | \$150   | \$80    |
| 1   | <b>Unknown Custom / Unbranded Indoor Cricket Training Facility Fit out (Nets &amp; Turf)</b><br>Multi-lane indoor cricket training facility fit out. Includes heavy-duty tensioned/retractable netting dividers, roof netting, and synthetic turf flooring with integrated cricket pitches.<br>       | \$7,000 | \$2,500 |
| -   | <b>Overhead Lighting</b><br>Fixture, would be part of the real property                                                                                                                                                                                                                                                                                                                   | 0       | 0       |

*Tasmanian Valuers and Auctions .....37*  
*- To Be Read In Conjunction With Report -*



Valuation No.: Val 3248  
Valuer(s): R Thomson  
Date: April 2026

| Qty | Description                                                                                                                                                                                                                                                                                                                                                                                                                                       | FMV     | FLV     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------|
| 2   | <b>Unknown Custom / Unbranded AFL Goal Posts (Set of 4)</b><br>Set of 2AFL goal posts (4x main goal posts, 4x behind posts). White powder-coated aluminium construction. Includes white protective padding at the base. Installed on the sports ground.<br>                                                                                                      | \$2,400 | \$1,000 |
| 4   | <b>Soccer Goal Sets</b><br>                                                                                                                                                                                                                                                                                                                                      | 3,000   | 1,600   |
| 1   | <b>Estimated 2015 Custom / Unbranded 4-Lane Cricket Practice Nets</b><br>Custom-built 4-lane outdoor cricket practice net facility. Features heavy-duty steel posts (likely concreted into ground), fully enclosed chain mesh or heavy-duty soft netting, and synthetic turf pitches laid over a concrete base. Fixture, would be part of the real property<br> | 0       | 0       |
| 5   | <b>Galvanized Steel &amp; Canvas Coach's and Player's Shelters</b><br>Custom-fabricated sports team shelter / coach's box. Features a galvanized steel tubular frame, chain-link mesh back and sides, green canvas/PVC canopy cover, and an internal aluminium bench seat. Estimated dimensions: 3m to 4m length.<br>                                          | \$1,800 | \$800   |
| 3   | <b>Heavy Duty Tarp / Pitch Cover</b><br>Large, heavy-duty white canvas or PVC tarp/cover, folded. Features black webbing straps with 'TreHook' branding. Used as a cricket pitch cover or for large equipment protection.<br>                                                                                                                                  | \$1500  | \$900   |

*Tasmanian Valuers and Auctions .....38*  
*- To Be Read In Conjunction With Report -*

Valuation No.: Val 3248  
Valuer(s): R Thomson  
Date: April 2026

| Qty | Description                                                                                                                                                                                                                                                                                                                                      | FMV      | FLV     |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|
| 2   | <b>Slog Cricket Covers System</b><br>                                                                                                                                                                                                                           | 2,000    | 1,000   |
| 2   | <b>Mobile Cricket Sight Screens</b><br>Custom-built mobile cricket sight screens. Features a heavy-duty steel A-frame structure mounted on a 4-wheel bases for mobility. Includes a dark mesh/fabric screen (for coloured balls) and stabilizing chains.<br>    | \$2,400  | \$800   |
| 1   | <b>C2016 Mowmaster DC30W2</b><br>Mowmaster DC30W2 30-inch walk-behind dual clutch cylinder mower. Features a green steel chassis, front and rear rollers. Powered by a petrol engine.<br>VIN/SN: 003739<br>                                                    | \$3,000  | \$1,200 |
| 1   | <b>C2010 Mentay 2000 Roller</b><br>Mentay 2000 ride-on cricket pitch roller. Features a 16HP Vanguard V-Twin petrol engine, dual drums (900mm rear width), power steering, and a yellow sunshade canopy. Finished in green and yellow.<br>ODO: 3753 hours<br> | \$4,500  | \$1,500 |
| 1   | <b>Estimated 2015 Mentay 2000 Roller</b><br>Mentay 2000 ride-on cricket pitch roller. Features twin smooth drums, unleaded petrol engine, hydrostatic drive, operator canopy, and green/yellow livery.<br>ODO: 580 Hours<br>                                 | \$12,500 | \$6,000 |

*Tasmanian Valuers and Auctions .....39*  
*- To Be Read In Conjunction With Report -*

Valuation No.: Val 3248  
Valuer(s): R Thomson  
Date: April 2026

| Qty | Description                                                                                                                                                                                                                                                                                                                 | FMV      | FLV     |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|
| 1   | <b>Assorted Hand Tools &amp; Line Trimmer Lot</b><br>Lot of assorted long-handled ground maintenance tools including square mouth shovels, spades, trenching shovels, rakes, brooms, and a petrol line trimmer.<br>                        | \$650    | \$200   |
| 1   | <b>Selecta (Silvan) 200L Diesel Transfer Tank</b><br>Selecta 200L poly diesel transfer tank. Features a 12V pump, delivery hose, and auto shut-off nozzle. Molded text '200 L / 50 GAL DIESEL ONLY'. Sitting on a yellow spill pallet.<br> | \$400    | \$200   |
| 1   | <b>Aluminium Extension Ladder</b><br>Aluminium 2-section extension ladder, approximately 12 rungs per section. Estimated closed length of 3.7m and extended length of 6.2m. Features D-shaped rungs and slip-resistant feet.<br>         | \$200    | \$150   |
| 1   | <b>2010 Ford Ranger Dual Cab - SOLD</b>                                                                                                                                                                                                                                                                                     | 0        | 0       |
| 1   | <b>2016 Redexim Vertidrain VD7215 Aerator</b><br>Serial Number: A074214<br>                                                                           | \$12,000 | \$8,000 |
| 1   | <b>Euro Hitch Pallet Forks</b><br>Unbranded green tractor pallet forks with Euro hitch connection and adjustable tines.<br>                                                                                                              | \$500    | \$200   |

*Tasmanian Valuers and Auctions .....40*  
*- To Be Read In Conjunction With Report -*

Valuation No.: Val 3248  
Valuer(s): R Thomson  
Date: April 2026

| Qty | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | FMV      | FLV      |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|
| 1   | <b>Estimated 2015 Redback Flat Roller</b><br>Redback tow-behind steel flat roller. Features a red steel frame, pin hitch, and a water-fillable steel drum. Estimated width of 1.8m.<br>                                                                                                                                                                                                                                               | \$800    | \$350    |
| 2   | <b>Mentay Aqua Whizz Rollers</b><br>Black cylindrical steel lawn roller with a galvanized/silver metal push/pull handle. Features a side fill plug for water or sand weight adjustment.<br>                                                                                                                                                                                                                                           | \$1,600  | \$600    |
| 1   | <b>2009 Towpax Single Axle Grey Box Trailer (750kg ATM)</b><br>2009 Towpax single-axle box trailer (approx. 7x5). Features a rear mesh fold-down ramp, front drawbar-mounted toolbox, jockey wheel, and spare tire mount. Unbraked, 750kg ATM. Finished in black with visible surface rust and wear consistent with age and average use.<br>Vin Number: 6ARBCXTYP9FC00706<br>Registration Number: Z562 FC Expiring: 03/12/2026<br> | \$1,400  | \$800    |
| 1   | <b>2016 John Deere 5055E</b><br>John Deere 5055E MFWD Utility Tractor. Features ROPS with sun canopy, Challenge front-end loader with general purpose bucket, VIN/SN: 1PY5055EHEB026939<br>ODO: 1362.8 hours<br>                                                                                                                                                                                                                   | \$35,000 | \$24,000 |
| 1   | <b>2018 Silvan Econopak 600L Sprayer</b><br>Silvan Econopak 600L 3-point linkage boom sprayer. Features a 600-litre UV-stabilized Polytuff red tank, galvanized steel frame, PTO-driven BP60/20 diaphragm pump, and a 6-meter folding boom.<br>VIN/SN: 241815<br>                                                                                                                                                                   | \$3,000  | \$1,500  |

*Tasmanian Valuers and Auctions .....41*  
*- To Be Read In Conjunction With Report -*



Valuation No.: Val 3248  
Valuer(s): R Thomson  
Date: April 2026

| Qty | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | FMV      | FLV     |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|
| 1   | <b>2003 John Deere LT180</b><br>John Deere LT180 Automatic ride-on lawn mower. Features a 17HP Kawasaki V-Twin engine and hydrostatic transmission. Green and yellow livery.<br>VIN/SN: M0L180J043958<br>                                                                                                                                                                                                                           | \$1,000  | \$650   |
| 1   | <b>2002 John Deere 4310 Tractor</b><br>John Deere 4310 Compact Utility Tractor. Features a green and yellow color scheme, enclosed aftermarket cab/ROPS with glass, turf tires, rear PTO, and 3-point linkage. Shows signs of wear including rust on the cab frame and a cracked left rear plastic fender.<br>VIN/SN: *LV4310H138505*<br>Engine Number: CH30150057288<br>REG: EQ 1265 Expiring 19/01/2027<br>ODO: 4556.1 hours<br> | \$12,500 | \$7,250 |
| 1   | <b>Black Ridge 2.5HP 40L Direct Drive (Estimated)</b><br>Black Ridge 2.5HP 40L direct drive portable air compressor. Features a red horizontal tank, black plastic motor shroud, pressure switch, and wheels.<br>                                                                                                                                                                                                                 | \$80     | \$50    |
| 1   | <b>2010 Karcher K 4.86</b><br>Yellow and black Karcher K 4.86 electric pressure washer with integrated translucent detergent tank. Includes power cord and high-pressure hose wrapped around the unit. Needs Attention<br>                                                                                                                                                                                                        | \$20     | \$10    |

*Tasmanian Valuers and Auctions .....42*  
*- To Be Read In Conjunction With Report -*



Valuation No.: Val 3248

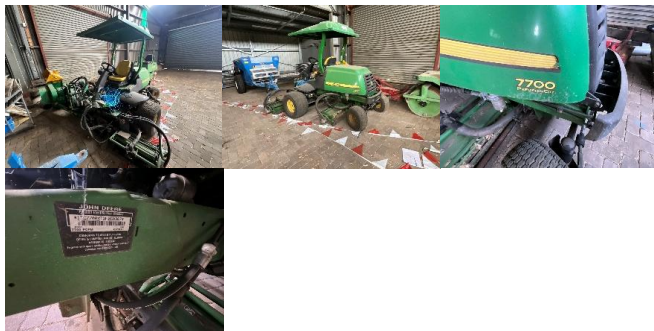
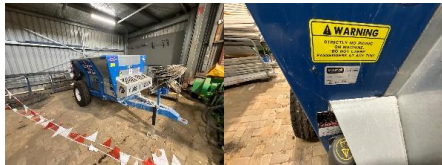
Valuer(s): R Thomson

Date: April 2026

| Qty | Description                                                                                                                                                                                                                                                                                                                                                                                                      | FMV   | FLV   |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|
| 1   | <b>Fieldquip BBX60-03</b><br>Fieldquip 1.5m (5ft) 3-point linkage box blade / box scraper. Features 5 height-adjustable ripper tines and front/rear cutting edges. Green powder coat finish.<br>                                                                                                                                | \$850 | \$450 |
| 1   | <b>2005 Little Wonder 5.5 HP Walk-Behind Blower</b><br>Walk-behind leaf/debris blower featuring a red steel housing, grey tubular steel handle, pneumatic rear tires, and powered by a Briggs & Stratton Intek 206 5.5 HP gasoline engine. Shows signs of wear, dust, and surface rust consistent with age and average use.<br> | \$350 | \$100 |
| 1   | <b>Lawn Mowers</b><br>Rover 2N1 470 walk-behind push lawn mowers. Features a 4-stroke engine, 18-inch (470mm) cutting deck, and 2-in-1 functionality (catch and mulch). Includes black plastic grass catcher. Needs Attention<br>                                                                                             | \$100 | \$40  |
| 1   | <b>Assorted (Stihl, Echo, Briggs &amp; Stratton) FS 85 R / SRM Series</b><br>Lot of assorted ground maintenance equipment including 1x Stihl FS 85 R straight shaft line trimmer, 1x Echo straight shaft line trimmer, and 1x push mower with Briggs & Stratton engine. Items need attention.<br>                             | \$100 | \$40  |
| 1   | <b>2015 Three Point Linkage Spiked Pasture Aerator</b><br>Green painted steel frame 3-point linkage spiked pasture aerator / roller. Single gang of spiked wheels on a central axle. Surface rust visible on spikes and frame wear consistent with average agricultural use. Approximately 1.8m working width.<br>            | \$950 | \$350 |

*Tasmanian Valuers and Auctions .....43*  
*- To Be Read In Conjunction With Report -*

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| Qty | Description                                                                                                                                                                                                                                                                                                                                                         | FMV      | FLV     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|
| 1   | <b>2013 John Deere 7700 Precision Cut Reel Mower</b><br>John Deere 7700 Precision Cut ride-on fairway mower. Features a green canopy, operator seat, steering wheel, and multiple cutting units.<br>VIN/SN: 1TC7700XTDF060367<br>ODO: 4114 Hours <div>  </div>                    | \$13,500 | \$6,000 |
| 1   | <b>Mentay Turf Crusher</b><br>Single Axle Trailer Mounted 13 surface hardened, helical cutter blades, low noise operation, Dust Extractor chute <div>  </div>                                                                                                                    | \$6,500  | 2,500   |
| 1   | <b>2018 Seymour Rural Equipment 1500</b><br>Seymour 1500 trailed agricultural spreader. Features a blue painted hopper, galvanised chassis, single axle with pneumatic tyres, hydraulic drive, and cleated belt. Capacity is approximately 1.5 Ton.<br>VIN/SN: 360 <div>  </div> | \$11,000 | \$6,000 |
| 1   | <b>Lockwood Rolleromatic</b><br>Lockwood ride-on double drum turf/cricket pitch roller. Green painted finish, side-mounted petrol engine, hydrostatic drive.<br>Needs Attention <div>  </div>                                                                                    | \$1,500  | \$500   |
| 1   | <b>Estimated 2005 Lockwood Rolleromatic</b><br>Lockwood Rolleromatic ride-on turf and cricket pitch roller. Green steel housing with single visible front drum. Features hydrostatic drive.<br>Needs Attention                                                                                                                                                      | \$1,500  | \$500   |

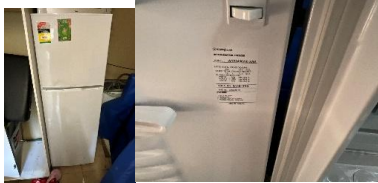
*Tasmanian Valuers and Auctions .....44*  
*- To Be Read In Conjunction With Report -*

Valuation No.: Val 3248  
Valuer(s): R Thomson  
Date: April 2026

| Qty | Description                                                                                                                                                                                                                                                                                                                    | FMV     | FLV     |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------|
| 1   | <b>Estimated 2015 Sitrex SM 180 P</b><br>Sitrex SM 180 P 1.8m (72-inch) 3-point linkage finishing mower. Features a red steel deck, PTO driven gearbox, belt drive to 3 cutting blades, and 4 adjustable caster wheels.<br>VIN/SN: 254953<br> | \$1,200 | \$800   |
| 1   | <b>Estimated 2010 Mentay Hydra-Glide</b><br>Mentay Hydra-Glide walk-behind cricket pitch roller. Features a single smooth drum, petrol engine, hydraulic drive with forward/reverse control. Green painted frame with Mentay decals.<br>      | \$2,500 | \$1,000 |
| 1   | <b>2005 Mentay (Estimated) 2000 (Estimated)</b><br>Ride-on cricket pitch roller, yellow frame, green rollers, Honda GX series petrol engine, water ballast tank, torn white seat.<br>Needs Attention<br>                                    | \$1,500 | \$500   |
| 1   | <b>Unknown Hikvision DS-7616NI-12/16P</b><br>Hikvision 16-Channel Network Video Recorder (NVR) with 16 PoE ports. Black and silver front fascia. Includes 1x 3TB HDD.<br>VIN/SN: 158794704<br>                                              | \$450   | \$150   |
| 2   | <b>Fixed Height Wooden Treatment Tables</b><br>Basic fixed-height treatment/massage table with a black painted wooden frame and red padded vinyl top. Includes blue interlocking foam mats on top.<br>                                      | \$100   | \$30    |

*Tasmanian Valuers and Auctions .....45*  
*- To Be Read In Conjunction With Report -*

Valuation No.: Val 3248  
Valuer(s): R Thomson  
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| Qty | Description                                                                                                                                                                                                                                                                                        | FMV   | FLV   |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|
| 1   | <b>Examination Couches</b><br>Unbranded/Generic manual examination couch. Features a tubular metal frame, grey vinyl upholstered padded top with an adjustable backrest section.                                 | \$500 | \$200 |
| 20  | <b>Unknown Unbranded / Generic Plastic Stackable Chair</b><br>Lot of 20 unbranded molded plastic stackable chairs. Mixed beige and white colours.                                                                | \$100 | \$40  |
| 1   | <b>2019 Westinghouse WTB3400WB-XAU</b><br>Westinghouse 340L top mount refrigerator/freezer, white finish. Features multi-air flow, humidity control crisper, and flexible shelves.<br>VIN/SN: 91401720          | \$150 | \$50  |
| 1   | <b>2005 Carotti Ice CB55A</b><br>Stainless steel commercial undercounter ice maker. Features a 500W compressor, R404A refrigerant, and an estimated 50-55kg/24hr production capacity.<br>VIN/SN: 2005100288241  | \$350 | \$150 |

*Tasmanian Valuers and Auctions* .....46  
 - To Be Read In Conjunction With Report -



Valuation No.: Val 3248  
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| Qty          | Description                                                                                                                                                                                                                                                                                                 | FMV     | FLV    |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------|
| 1            | <b>Unknown Unbranded / Generic Rectangular Folding Banquet Table</b><br>Rectangular folding banquet table featuring a wood-grain laminate top and black metal folding legs.<br>                                            | \$50    | \$15   |
| 1            | <b>Estimated 2005 Westinghouse RJ412M-L</b><br>White top-mount refrigerator, 410L gross volume. Features plastic handles with visible yellowing due to age.<br>VIN/SN: 446 31820<br>                                       | \$100   | \$25   |
| 1            | <b>2022 Ryobi RVC-1530IPT-G</b><br>Ryobi 1500W 30L Wet & Dry Vacuum Cleaner. Features a green and black plastic casing with a stainless steel lower drum. Includes attached hose and power cord.<br>VIN/SN: 223101089<br> | \$60    | \$25   |
| <b>TOTAL</b> |                                                                                                                                                                                                                                                                                                             | 171,070 | 88,500 |

*Tasmanian Valuers and Auctions .....47*  
*- To Be Read In Conjunction With Report -*



Valuation No.: Val 3248  
Valuer(s): R Thomson  
Date: April 2026

The Auctioneers & Valuers  
Association of Australia  
is pleased to declare that  
**Russell Thomson CVAu**  
has been admitted to the  
membership as an  
**Certified Valuer**  
for the membership year ending  
31 December 2026

Membership No:

**10296**

Given under the seal of the  
Auctioneers and Valuers  
Association of Australia



  
Tim Slattery  
AVAA National President

  
Troy R Williams  
AVAA Chief Executive

This certificate is issued subject to the memorandum and articles of association and remains the property of the association.



Established 1952  
ABN 21 000 109 544

*Tasmanian Valuers and Auctions* .....48  
- To Be Read In Conjunction With Report -

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Tasmanian Valuers and Auctions .....49

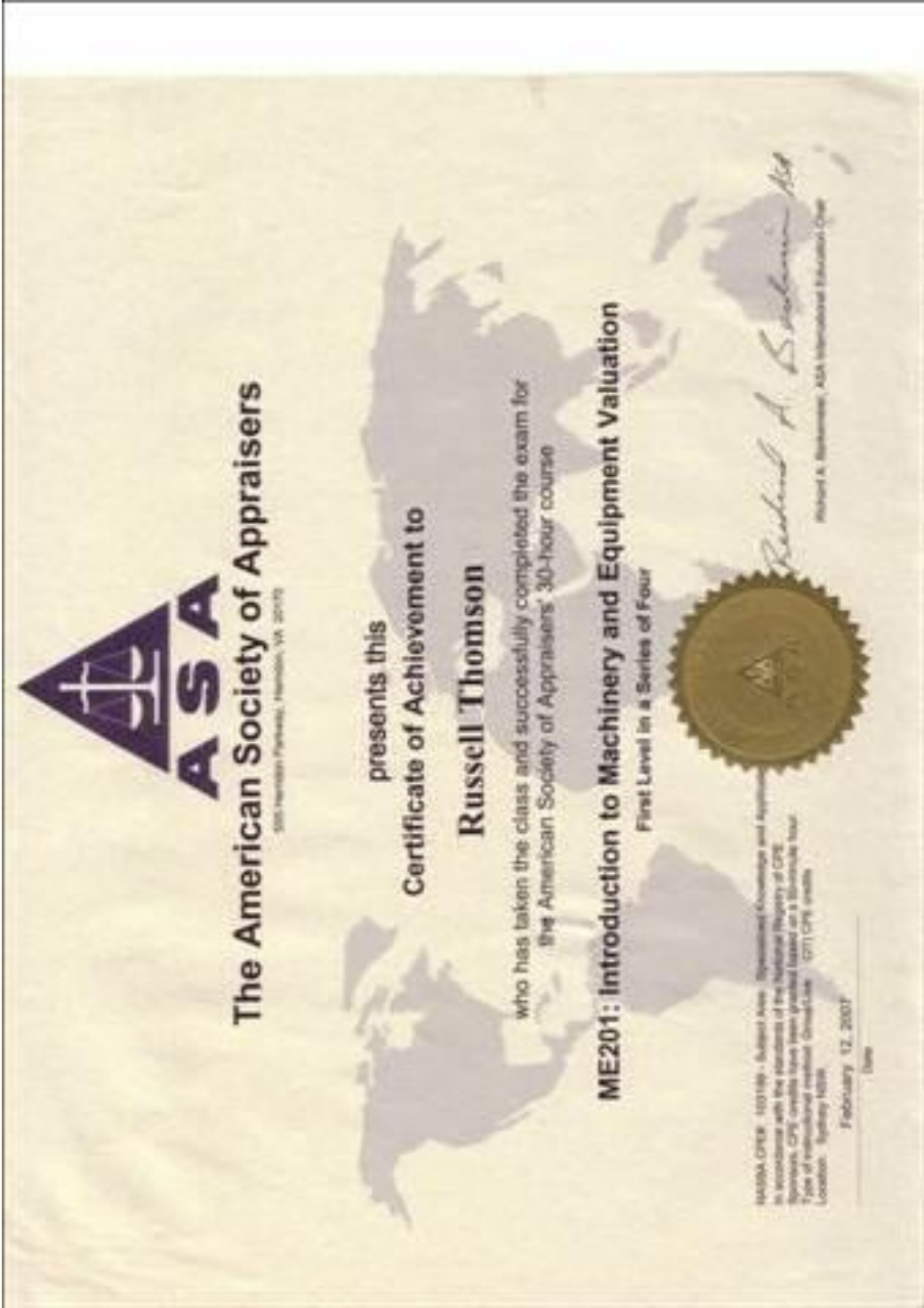
- To Be Read In Conjunction With Report -

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Tasmanian Valuers and Auctions .....50  
- To Be Read In Conjunction With Report -

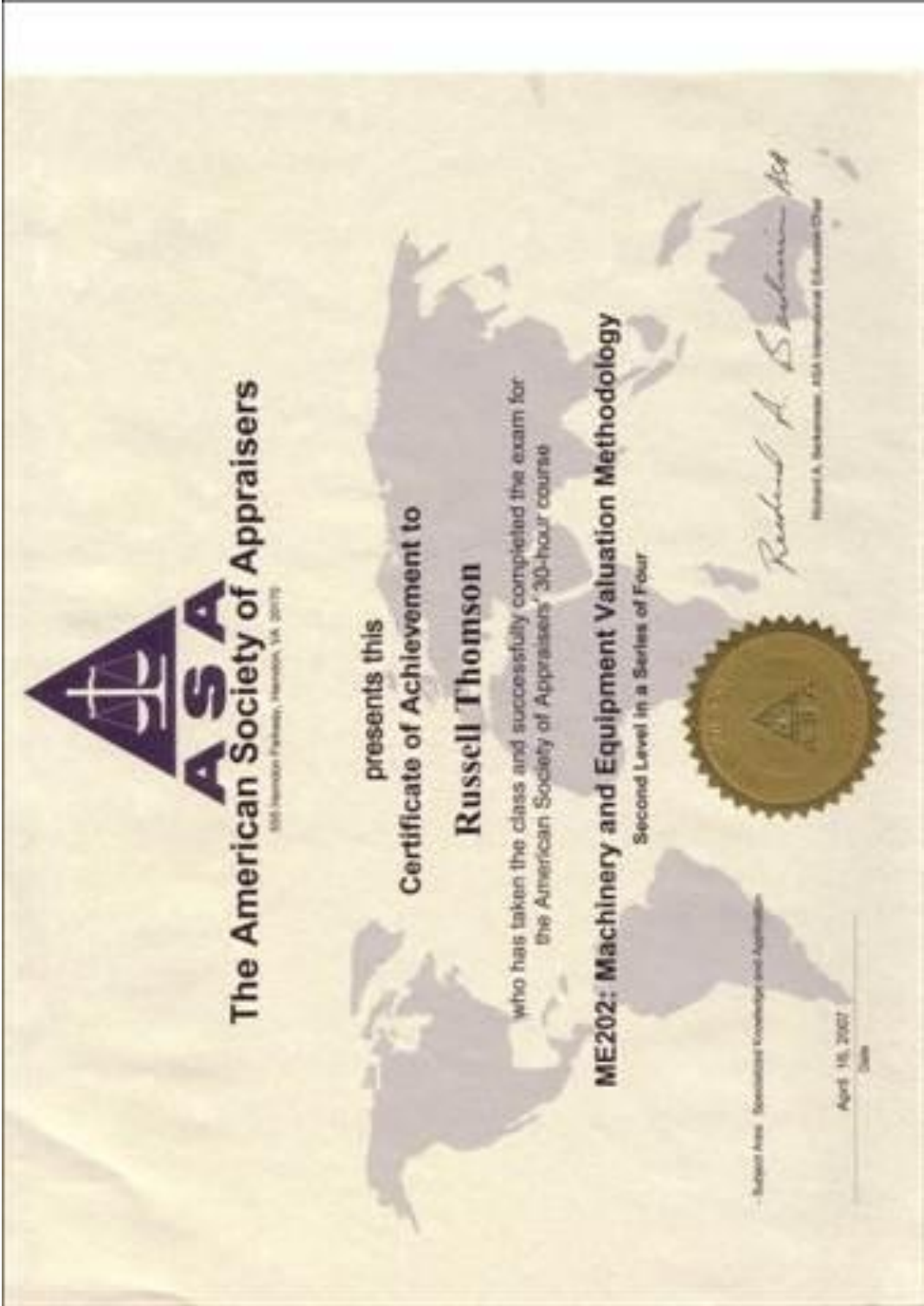
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Tasmanian Valuers and Auctions .....51  
- To Be Read In Conjunction With Report -



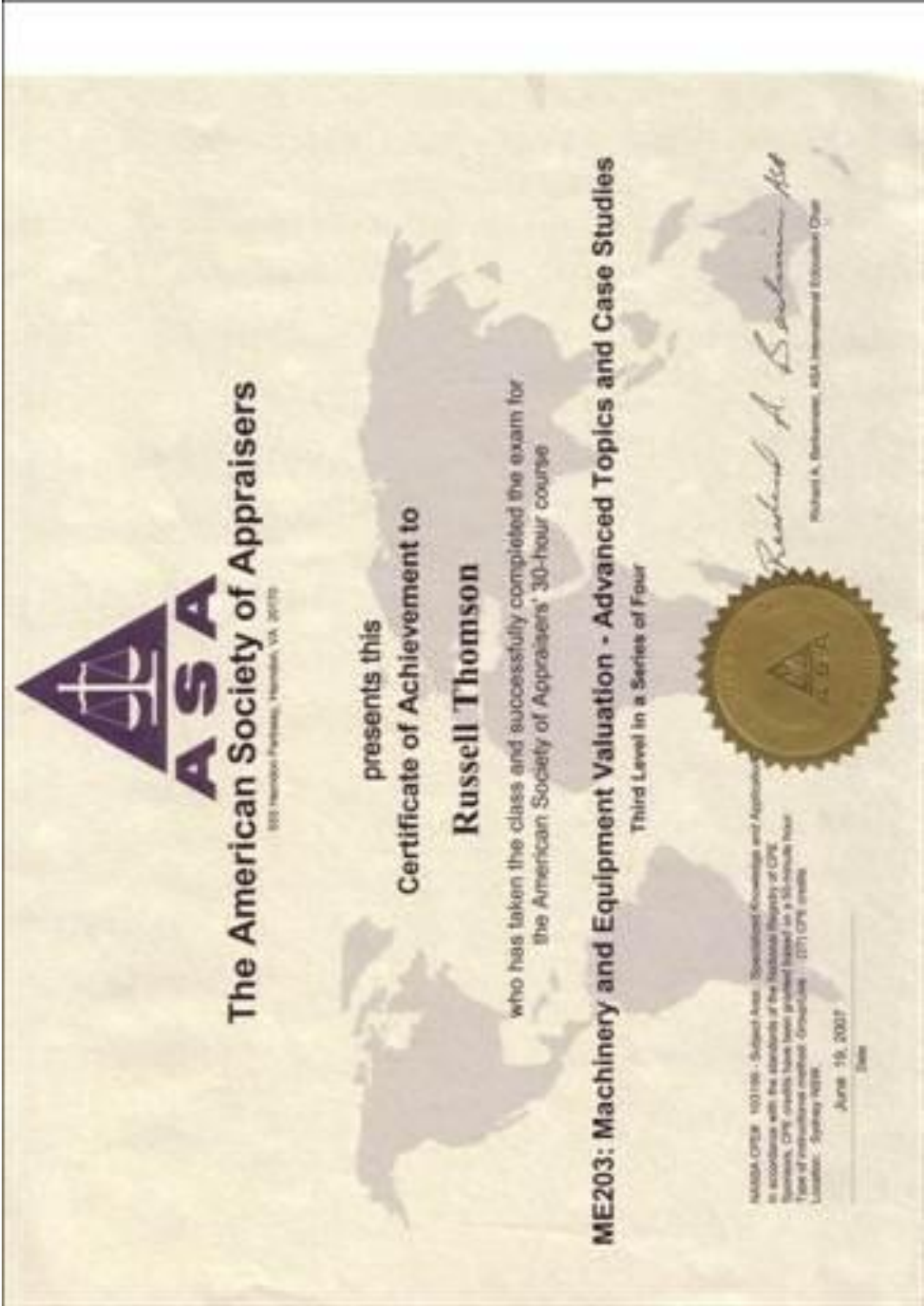
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Valuation No.: Val 3248  
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Tasmanian Valuers and Auctions .....53  
- To Be Read In Conjunction With Report -

  
**The American Society of Appraisers**  
525 Hamilton Parkway, Herndon, VA 20149

presents this  
**Certificate of Achievement to**  
**Russell Thomson**

who has taken the class and successfully completed the exam for  
the American Society of Appraisers' 30-hour course

**ME204: Machinery and Equipment Valuation - Advanced Topics and Report Writing**  
Fourth Level in a Series of Four



NAMBA CPE: 10/20/06 - Subject Area: Specialized Knowledge and Application  
in accordance with the standards of the National Society of CPE  
Sponsors, CPE credits have been granted based on a 50-minute hour.  
Type of instructional method: Simulation (77) CPE credits  
Location: Spring 1996

*Bruce B. Bingham*  
Bruce B. Bingham, FASA, International Education Dept.

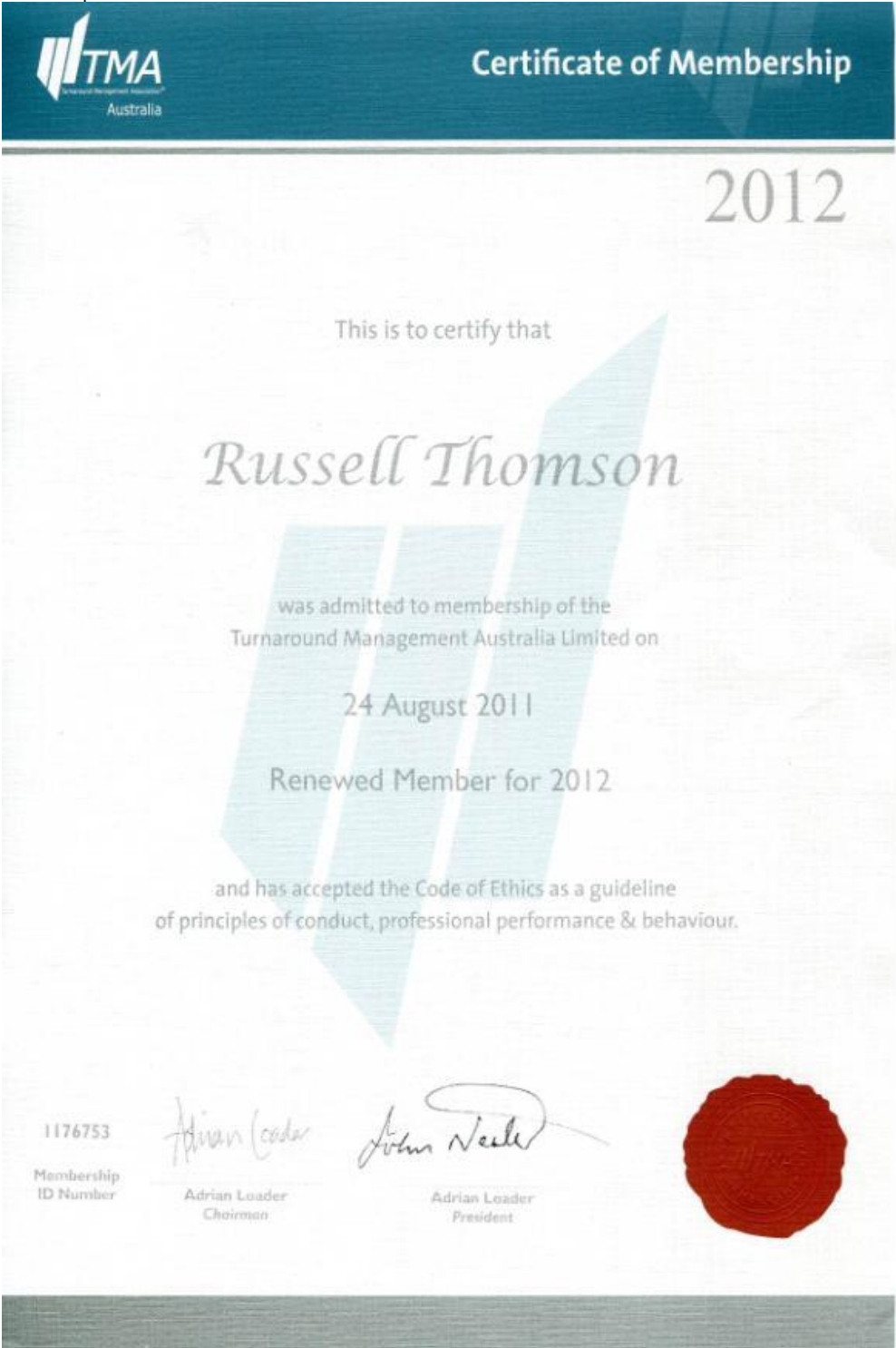
August 21, 2007  
Date

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Valuation No.: Val 3248  
Valuer(s): R Thomson  
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Tasmanian Valuers and Auctions .....56  
- To Be Read In Conjunction With Report -

| Valuation for NTCA                                                                                                           |                   |                                                                                            |                                         |                                                                           |
|------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------------------------------------------------------------------------|-----------------------------------------|---------------------------------------------------------------------------|
| Identified as required by the City of Launceston                                                                             | Option 1          | Option 2                                                                                   | Option 3                                | Option 4                                                                  |
| Identified as a fixture.                                                                                                     |                   |                                                                                            |                                         |                                                                           |
| Sold                                                                                                                         |                   |                                                                                            |                                         |                                                                           |
| To sell                                                                                                                      |                   |                                                                                            |                                         |                                                                           |
| Function Room                                                                                                                |                   |                                                                                            |                                         |                                                                           |
| Description                                                                                                                  |                   |                                                                                            |                                         |                                                                           |
|                                                                                                                              | Nutrien Valuation | Tasmanian Valuers and Auctions (TVA) - Fair Market Value                                   | Median Value between the two valuations | Equipment required by CoL at TVA Fair Market Value                        |
| 13/14 x round black tables, 2 x table stackers, black vinyl and metal chairs, trolley                                        | \$4,000.00        | \$ 1,400.00 Tables<br>\$ 2,000.00 Chairs<br>\$ 600.00 table trolleys                       | Median Value                            | \$ 1,400.00 Tables<br>\$ 2,000.00 Chairs<br>\$ 600.00 table trolleys      |
| 2 x mobile partitions                                                                                                        | \$1,500.00        | \$500.00                                                                                   | Median Value                            | \$500.00                                                                  |
| 2 x electric display cases                                                                                                   | \$1,250.00        | \$800.00                                                                                   | Median Value                            | \$800.00                                                                  |
| 12 x black metal stools                                                                                                      | \$300.00          | \$360.00                                                                                   | Median Value                            | \$360.00                                                                  |
| 4 x black vinyl stools                                                                                                       | \$200.00          | \$100.00                                                                                   | Median Value                            | \$100.00                                                                  |
| Lectern, stage blocks and 3 x projector screens                                                                              | \$250.00          | \$ 300.00 Lectern<br><br>\$ 120.00 projector                                               | Median Value                            | \$ 300.00 Lectern<br><br>\$ 120.00 projector                              |
| Yamaha portable sound system                                                                                                 | \$1,000.00        | \$500.00                                                                                   | Median Value                            | \$500.00                                                                  |
| Security keypad, security sensors and base                                                                                   | \$500.00          | \$ 0 Fixture, would be part of the real property                                           | Median Value                            | \$ 0 Fixture, would be part of the real property                          |
| 12 x window blinds various sizes                                                                                             | \$500.00          | \$ 0 Fixture, would be part of the real property                                           | Median Value                            | \$ 0 Fixture, would be part of the real property                          |
| Daiken air conditioner unit                                                                                                  | \$2,500.00        | \$ 0 Fixture, would be part of the real property                                           | Median Value                            | \$ 0 Fixture, would be part of the real property                          |
| A1 Kiosk                                                                                                                     |                   |                                                                                            |                                         |                                                                           |
| Including Laminex and stainless-steel bench, fridge freezer, pie warmer, bain-marie, 2 x chip fryers, microwave, dishwasher, | \$2,835.00        | \$ 10,230.00. This is an overall cost for both Kiosks. A detailed list of individual items | Median Value                            | \$ 10,230.00. This is an overall cost for both Kiosks. A detailed list of |
| A2 Kiosk                                                                                                                     |                   |                                                                                            |                                         |                                                                           |
| Including stainless steel benches and trolley, pie warmer, microwave, bain- marie, gas stove/electric oven, fridge, chest    | \$3,570.00        | \$ Listed above                                                                            | Median Value                            | \$ Listed above                                                           |
| Change Rooms 1, 2, 3, 4, 5, 6                                                                                                |                   |                                                                                            |                                         |                                                                           |
| Including 8 x medical benches, fridge freezer, ice machine, table                                                            | \$650.00          | \$1,410.00                                                                                 | Median Value                            | \$1,410.00                                                                |
| CCTV master unit inc cameras and sensor                                                                                      | \$2,500.00        | \$450.00                                                                                   | Median Value                            | \$450.00                                                                  |
| Umpires Change & Meeting Rooms                                                                                               |                   |                                                                                            |                                         |                                                                           |
| Including chairs and tables                                                                                                  | \$210.00          | \$ Price included in above.                                                                | Median Value                            | \$ Price included in above.                                               |



|                                                            |             |                                                 |              |                                                 |
|------------------------------------------------------------|-------------|-------------------------------------------------|--------------|-------------------------------------------------|
| <b>Indoor Centre</b>                                       |             |                                                 |              |                                                 |
| Overhead lighting                                          | \$4,500.00  | \$0 Fixture, would be part of the real property | Median Value | \$0 Fixture, would be part of the real property |
| Floor coverings                                            | \$500.00    | \$7,000.00                                      | Median Value | \$7,000.00                                      |
| Netting system frame                                       | \$2,500.00  | \$ Included in above price                      | Median Value | \$ Included in above price                      |
| Cricket netting                                            | \$2,500.00  | \$ Included in above price                      | Median Value | \$ Included in above price                      |
| Aluminium ladder                                           | \$200.00    | \$ not priced                                   | Median Value | \$ not priced                                   |
| First aid kit                                              | \$50.00     | \$ not priced                                   | Median Value | \$ not priced                                   |
| <b>Northern Nets</b>                                       |             |                                                 |              |                                                 |
| Netting frame and system                                   | \$25,000.00 | \$0 Fixture, would be part of the real property | Median Value | \$0 Fixture, would be part of the real property |
| Lane and exterior netting                                  | \$300.00    | \$0 Fixture, would be part of the real property | Median Value | \$0 Fixture, would be part of the real property |
| Astro carpeting                                            | \$100.00    | \$0 Fixture, would be part of the real property | Median Value | \$0 Fixture, would be part of the real property |
| <b>Southern Nets</b>                                       |             |                                                 |              |                                                 |
| Netting frame and system                                   | \$4,000.00  | \$0 Fixture, would be part of the real property | Median Value | \$0 Fixture, would be part of the real property |
| <b>NTCA No 1 Ground</b>                                    |             |                                                 |              |                                                 |
| Football goal posts                                        | \$750.00    | \$2,400.00                                      | Median Value | \$2,400.00                                      |
| Coaches boxes x 3                                          | \$1,500.00  | \$1,800.00                                      | Median Value | \$1,800.00                                      |
| SLOG system                                                | \$1,500.00  | \$2,000.00                                      | Median Value | \$2,000.00                                      |
| Sight screens                                              | \$5,000.00  | \$2,400.00                                      | Median Value | \$2,400.00                                      |
| <b>NTCA No 2 Ground</b>                                    |             |                                                 |              |                                                 |
| Players shelters x 2                                       | \$500.00    | \$ priced with coaches boxes                    | Median Value | \$ priced with coaches boxes                    |
| Soccer goal sets x 4                                       | \$2,000.00  | \$3,000.00                                      | Median Value | \$3,000.00                                      |
| SLOG system                                                | \$1,500.00  | \$ costed with other slog                       | Median Value | \$ costed with other slog                       |
| <b>Groundsman's Shed</b>                                   |             |                                                 |              |                                                 |
| Pitch Covers                                               | \$300.00    | \$1,500.00                                      | Median Value | \$1,500.00                                      |
| Mowmaster pitch mower                                      | \$2,500.00  | \$3,000.00                                      | Median Value | \$3,000.00                                      |
| Mentay 2000 roller, 2023, 573 hours                        | \$25,000.00 | \$12,500.00                                     | Median Value | \$12,500.00                                     |
| Mentay 2000 roller, 3723 hours                             | \$7,500.00  | \$4,500.00                                      | Median Value | \$4,500.00                                      |
| Toro Greensmaster 1000 pitch roller Kawasaki FE 120 engine | \$1,250.00  | \$1,500.00                                      | Median Value | \$1,500.00                                      |
| Hand tools on bench and wall                               | \$350.00    | \$650.00                                        | Median Value |                                                 |
| Gardening tools                                            | \$200.00    | \$ priced with above                            | Median Value |                                                 |
| Silvan 200 ltr 12V diesel tank                             | \$300.00    | \$400.00                                        | Median Value | \$400.00                                        |
| Husqvarna blowers, N/V                                     | \$0         | \$0                                             | Median Value |                                                 |
| Aluminium ladder                                           | \$75.00     | \$200.00                                        | Median Value |                                                 |
| Ford Ranger 2010 dual cab ute, C64QX, 240,797 kms          | \$0         | \$0                                             | Median Value | \$0                                             |

|                                                                  |                                     |                                   |                     |                                   |
|------------------------------------------------------------------|-------------------------------------|-----------------------------------|---------------------|-----------------------------------|
| Vertidrain VD 7215 2016                                          | \$15,000.00                         | \$12,000.00                       | Median Value        | \$12,000.00                       |
| Pallet forks, euro hitch                                         | \$400.00                            | \$500.00                          | Median Value        | \$500.00                          |
| Redback trailing grass roller                                    | \$ 2,00.00                          | \$800.00                          | Median Value        | \$800.00                          |
| Mentay Aqua Whizz x 2                                            | \$1,600.00                          | \$1,600.00                        | Median Value        | \$1,600.00                        |
| John Deere LT 180 ride on mower 17 hp engine                     | \$1,500.00                          | \$1,000.00                        | Median Value        |                                   |
| Box trailer with ramps Z62FC                                     | \$800.00                            | \$1,400.00                        | Median Value        | \$1,400.00                        |
| John Deere 5055E tractor, 2 post ROPS, Challenge FEL, 1360 hours | \$22,500.00                         | \$35,000.00                       | Median Value        |                                   |
| John Deere 4310, ROPS, EQ1265, 4541 hours                        | \$7,500.00                          | \$12,500.00                       | Median Value        |                                   |
| Silvan 500 3PL spreader                                          | \$400.00                            | \$3,000.00                        | Median Value        |                                   |
| Electric air compressor                                          | \$50.00                             | \$80.00                           | Median Value        | \$80.00                           |
| Ground cover                                                     | \$500.00                            | \$ listed with pitch covers       | Median Value        | \$ listed with pitch covers       |
| Fieldquip 3PL box grader                                         | \$750.00                            | \$850.00                          | Median Value        | \$850.00                          |
| Karcher electric K4-86 pressure cleaner                          | \$75.00                             | \$20.00                           | Median Value        |                                   |
| Leaf vacuum machine B and S engine                               | \$500.00                            | \$350.00                          | Median Value        |                                   |
| Stihl FS brush cutter                                            | \$100.00                            | \$100.00                          | Median Value        |                                   |
| Echo brush cutter                                                | \$75.00                             | \$ listed with above              | Median Value        |                                   |
| Red scarifier                                                    | \$250.00                            | \$ 950.00 (aerator)               | Median Value        |                                   |
| Masport and Victa push mowers                                    | \$100.00                            | \$100.00                          | Median Value        |                                   |
| <b>Lamont Street Shed</b>                                        |                                     |                                   |                     |                                   |
| John Deere 7700 reel mower, 4114 hours                           | \$27,500.00                         | \$13,500.00                       | Median Value        |                                   |
| Seymour 1500 trailing sand spreader 2022                         | \$22,500.00                         | \$11,000.00                       | Median Value        |                                   |
| Mentay turf crusher                                              | \$4,500.00                          | \$6,500.00                        | Median Value        |                                   |
| Lockwood pitch roller                                            | \$2,000.00                          | \$1,500.00                        | Median Value        |                                   |
| Sitrex SM180P PTO slasher                                        | \$1,500.00                          | \$1,200.00                        | Median Value        |                                   |
| <b>Youngtown Oval</b>                                            |                                     |                                   |                     |                                   |
| Mentay Hydra Glide walk behind roller, pedestrian                | \$500.00                            | \$2,500.00                        | Median Value        | \$2,500.00                        |
| Lockwood pitch roller, Honda engine                              | \$2,000.00                          | \$1,500.00                        | Median Value        |                                   |
| Mentay Aqua Whizz                                                | \$800.00                            | \$ listed with other Aqua Whizz's | Median Value        | \$ listed with other Aqua Whizz's |
| <b>TOTAL</b>                                                     | <b>\$ 227,040 (Ute removed)</b>     | <b>\$171,070</b>                  | <b>\$180,355.00</b> | <b>\$80,500.00</b>                |
|                                                                  | <b>\$189,640 (Fixtures removed)</b> |                                   |                     |                                   |
| Estimated Resale value of equipment listed for disposal          | \$93,625                            | \$89,070                          |                     |                                   |

|                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Valuation for NTCA</b>                                                                                                                                                                                        |
| Identified as required by the City of Launceston                                                                                                                                                                 |
| Identified as a fixture.                                                                                                                                                                                         |
| Sold                                                                                                                                                                                                             |
| To sell                                                                                                                                                                                                          |
| <b>Function Room</b>                                                                                                                                                                                             |
| <b>Description</b>                                                                                                                                                                                               |
| 13/14 x round black tables, 2 x table stackers, black vinyl and metal chairs, trolley                                                                                                                            |
| 2 x mobile partitions                                                                                                                                                                                            |
| 2 x electric display cases                                                                                                                                                                                       |
| 12 x black metal stools                                                                                                                                                                                          |
| 4 x black vinyl stools                                                                                                                                                                                           |
| Lectern, stage blocks and 3 x projector screens                                                                                                                                                                  |
| Yamaha portable sound system                                                                                                                                                                                     |
| Security keypad, security sensors and base                                                                                                                                                                       |
| 12 x window blinds various sizes                                                                                                                                                                                 |
| Daiken air conditioner unit                                                                                                                                                                                      |
| <b>A1 Kiosk</b>                                                                                                                                                                                                  |
| Including Laminex and stainless-steel bench, fridge freezer, pie warmer, bain-marie, 2 x chip fryers, microwave, dishwasher, electric oven, crockery, cutlery, pots, pans, containers, cupboards, hotplates, BBQ |
| <b>A2 Kiosk</b>                                                                                                                                                                                                  |
| Including stainless steel benches and trolley, pie warmer, microwave, bain- marie, gas stove/electric oven, fridge, chest freezer, cupboard, drawers, dishwasher, chip                                           |
| <b>Change Rooms 1, 2, 3, 4, 5, 6</b>                                                                                                                                                                             |
| Including 8 x medical benches, fridge freezer, ice machine, table                                                                                                                                                |
| CCTV master unit inc cameras and sensor                                                                                                                                                                          |

|                                                                  |
|------------------------------------------------------------------|
| <b>Umpires Change &amp; Meeting Rooms</b>                        |
| Including chairs and tables                                      |
| <b>Indoor Centre</b>                                             |
| Overhead lighting                                                |
| Floor coverings                                                  |
| Netting system frame                                             |
| Cricket netting                                                  |
| Aluminium ladder                                                 |
| First aid kit                                                    |
| <b>Northern Nets</b>                                             |
| Netting frame and system                                         |
| Lane and exterior netting                                        |
| Astro carpeting                                                  |
| <b>Southern Nets</b>                                             |
| Netting frame and system                                         |
| <b>NTCA No 1 Ground</b>                                          |
| Football goal posts                                              |
| Coaches boxes x 3                                                |
| SLOG system                                                      |
| Sight screens                                                    |
| <b>NTCA No 2 Ground</b>                                          |
| Players shelters x 2                                             |
| Soccer goal sets x 4                                             |
| SLOG system                                                      |
| <b>Groundsman's Shed</b>                                         |
| Pitch Covers                                                     |
| Mowmaster pitch mower                                            |
| Mentay 2000 roller, 2023, 573 hours                              |
| Mentay 2000 roller, 3723 hours                                   |
| Toro Greensmaster 1000 pitch roller Kawasaki FE 120 engine       |
| Hand tools on bench and wall                                     |
| Gardening tools                                                  |
| Silvan 200 ltr 12V diesel tank                                   |
| Husqvarna blowers, N/V                                           |
| Aluminium ladder                                                 |
| Ford Ranger 2010 dual cab ute, C64QX, 240,797 kms                |
| Vertidrain VD 7215 2016                                          |
| Pallet forks, euro hitch                                         |
| Redback trailing grass roller                                    |
| Mentay Aqua Whizz x 2                                            |
| John Deere LT 180 ride on mower 17 hp engine                     |
| Box trailer with ramps Z62FC                                     |
| John Deere 5055E tractor, 2 post ROPS, Challenge FEL, 1360 hours |

|                                                   |
|---------------------------------------------------|
| John Deere 4310, ROPS, EQ1265, 4541 hours         |
| Silvan 500 3PL spreader                           |
| Electric air compressor                           |
| Ground cover                                      |
| Fieldquip 3PL box grader                          |
| Karcher electric K4-86 pressure cleaner           |
| Leaf vacuum machine B and S engine                |
| Stihl FS brush cutter                             |
| Echo brush cutter                                 |
| Red scarifier                                     |
| Masport and Victa push mowers                     |
| <b>Lamont Street Shed</b>                         |
| John Deere 7700 reel mower, 4114 hours            |
| Seymour 1500 trailing sand spreader 2022          |
| Mentay turf crusher                               |
| Lockwood pitch roller                             |
| Sitrex SM180P PTO slasher                         |
| <b>Youngtown Oval</b>                             |
| Mentay Hydra Glide walk behind roller, pedestrian |
| Lockwood pitch roller, Honda engine               |
| Mentay Aqua Whizz                                 |
| <b>TOTAL</b>                                      |
|                                                   |



| Option 1                 | Identifier | Total Cost |
|--------------------------|------------|------------|
| <b>Nutrien Valuation</b> |            |            |
| \$ 4,000.00              | 3 \$       | 4,000.00   |
| \$ 1,500.00              | 3 \$       | 1,500.00   |
| \$ 1,250.00              | 3 \$       | 1,250.00   |
| \$ 300.00                | 3 \$       | 300.00     |
| \$ 200.00                | 3 \$       | 200.00     |
| \$ 250.00                | 2 \$       | 250.00     |
| \$ 1,000.00              | 2 \$       | 1,000.00   |
| \$ 500.00                | 3 \$       | 500.00     |
| \$ 500.00                | 3 \$       | 500.00     |
| \$ 2,500.00              | 3 \$       | 2,500.00   |
| \$ 2,835.00              | 3 \$       | 2,835.00   |
| \$ 3,570.00              | 3 \$       | 3,570.00   |
| \$ 650.00                | 3 \$       | 650.00     |
| \$ 2,500.00              | 4 \$       | 2,500.00   |

|              |      |           |
|--------------|------|-----------|
| \$ 210.00    | 3 \$ | 210.00    |
|              |      |           |
| \$ 4,500.00  | 3 \$ | 4,500.00  |
| \$ 500.00    | 3 \$ | 500.00    |
| \$ 2,500.00  | 5 \$ | 2,500.00  |
| \$ 2,500.00  | 5 \$ | 2,500.00  |
| \$ 200.00    | 3 \$ | 200.00    |
| \$ 50.00     | 3 \$ | 50.00     |
|              |      |           |
| \$ 25,000.00 | 5 \$ | 25,000.00 |
| \$ 300.00    | 5 \$ | 300.00    |
| \$ 100.00    | 1 \$ | 100.00    |
|              |      |           |
| \$ 4,000.00  | 5 \$ | 4,000.00  |
|              |      |           |
| \$ 750.00    | 5 \$ | 750.00    |
| \$ 1,500.00  | 5 \$ | 1,500.00  |
| \$ 1,500.00  | 3 \$ | 1,500.00  |
| \$ 5,000.00  | 5 \$ | 5,000.00  |
|              |      |           |
| \$ 500.00    | 5 \$ | 500.00    |
| \$ 2,000.00  | 5 \$ | 2,000.00  |
| \$ 1,500.00  | 3 \$ | 1,500.00  |
|              |      |           |
| \$ 300.00    | 3 \$ | 300.00    |
| \$ 2,500.00  | 6 \$ | 2,500.00  |
| \$ 25,000.00 | 6 \$ | 25,000.00 |
| \$ 7,500.00  | 6 \$ | 7,500.00  |
| \$ 1,250.00  | 6 \$ | 1,250.00  |
| \$ 350.00    | 3 \$ | 350.00    |
| \$ 200.00    | 3 \$ | 200.00    |
| \$ 300.00    | 3 \$ | 300.00    |
| \$ -         | \$   | -         |
| \$ 75.00     | 3 \$ | 75.00     |
| \$ -         | \$   | -         |
| \$ 15,000.00 | 6 \$ | 15,000.00 |
| \$ 400.00    | 3 \$ | 400.00    |
| \$ 2,000.00  | 6 \$ | 2,000.00  |
| \$ 1,600.00  | 3 \$ | 1,600.00  |
| \$ 1,500.00  | 6 \$ | 1,500.00  |
| \$ 800.00    | 6 \$ | 800.00    |
| \$ 22,500.00 | 6 \$ | 22,500.00 |

|                                     |           |    |    |            |
|-------------------------------------|-----------|----|----|------------|
| \$                                  | 7,500.00  | 6  | \$ | 7,500.00   |
| \$                                  | 400.00    | 3  | \$ | 400.00     |
| \$                                  | 50.00     | 3  | \$ | 50.00      |
| \$                                  | 500.00    | 3  | \$ | 500.00     |
| \$                                  | 750.00    | 3  | \$ | 750.00     |
| \$                                  | 75.00     | 3  | \$ | 75.00      |
| \$                                  | 500.00    | 3  | \$ | 500.00     |
| \$                                  | 100.00    | 3  | \$ | 100.00     |
| \$                                  | 75.00     | 3  | \$ | 75.00      |
| \$                                  | 250.00    | 3  | \$ | 250.00     |
| \$                                  | 100.00    | 3  | \$ | 100.00     |
|                                     |           |    |    |            |
| \$                                  | 27,500.00 | 6  | \$ | 27,500.00  |
| \$                                  | 22,500.00 | 6  | \$ | 22,500.00  |
| \$                                  | 4,500.00  | 6  | \$ | 4,500.00   |
| \$                                  | 2,000.00  | 6  | \$ | 2,000.00   |
| \$                                  | 1,500.00  | 6  | \$ | 1,500.00   |
|                                     |           |    |    |            |
| \$                                  | 500.00    | 3  | \$ | 500.00     |
| \$                                  | 2,000.00  | 6  | \$ | 2,000.00   |
| \$                                  | 800.00    | 3  | \$ | 800.00     |
| <b>\$ 227,040 (Ute removed)</b>     |           |    |    |            |
| <b>\$189,640 (Fixtures removed)</b> |           |    |    |            |
|                                     |           | \$ |    | 188,250.00 |
|                                     |           | \$ |    | 38,790.00  |
|                                     |           | \$ |    | 227,040.00 |

| Capital Exp/Operation Exp | Note |
|---------------------------|------|
|---------------------------|------|

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**Operational**

**Taken as one Facility**

| <b>Asset Category</b>               | <b>Threshold</b>                                                                                                                                                                                                            |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Furniture &amp; Fittings</b>     | All furniture and fittings in parks, reserves and sports fields. Includes barbeques, bins, tables, seats etc. Total per facility >\$10,000                                                                                  |
| <b>Audio Visual Device</b>          | Display and Audio systems. Examples include Data Projectors and equipment associated with video conferencing systems. Does not include PA and recording systems categorised as office equipment. Individual asset > \$1,000 |
| <b>Office and General equipment</b> | General equipment contained within a building or other facility Individual assets > \$1,000                                                                                                                                 |
| <b>CCTV Systems</b>                 | Various equipment making up the CBD surveillance system Individual assets > \$1,000                                                                                                                                         |
| <b>Structures</b>                   | Minor structures which are exempt from building code regulations. All retaining walls are also included. Each structure >\$5,000                                                                                            |
| <b>Minor Plant</b>                  | Chiefly small trailers and small plant powered by internal combustion engines, eg mowers, brushcutters, chainsaws, etc Each major plant asset                                                                               |





Identifier

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| Valuation for NTCA                                                                                                                                                                                               |                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Identified as required by the City of Launceston                                                                                                                                                                 | Option 2                                                                                                                              |
| Identified as a fixture.                                                                                                                                                                                         |                                                                                                                                       |
| Sold                                                                                                                                                                                                             |                                                                                                                                       |
| To sell                                                                                                                                                                                                          |                                                                                                                                       |
| Function Room                                                                                                                                                                                                    |                                                                                                                                       |
| Description                                                                                                                                                                                                      |                                                                                                                                       |
|                                                                                                                                                                                                                  | Tasmanian Valuers and Auctions (TVA) -<br>Fair Market Value                                                                           |
| 13/14 x round black tables, 2 x table stackers, black vinyl and metal chairs, trolley                                                                                                                            | \$ 1,400.00 Tables<br><br>\$ 2,000.00 Chairs<br>\$ 600.00 table trolleys                                                              |
| 2 x mobile partitions                                                                                                                                                                                            | \$500.00                                                                                                                              |
| 2 x electric display cases                                                                                                                                                                                       | \$800.00                                                                                                                              |
| 12 x black metal stools                                                                                                                                                                                          | \$360.00                                                                                                                              |
| 4 x black vinyl stools                                                                                                                                                                                           | \$100.00                                                                                                                              |
| Lectern, stage blocks and 3 x projector screens                                                                                                                                                                  | \$ 300.00 Lectern<br>\$ 120.00 projector                                                                                              |
| Yamaha portable sound system                                                                                                                                                                                     | \$500.00                                                                                                                              |
| Security keypad, security sensors and base                                                                                                                                                                       | \$ 0 Fixture, would be part of the real property                                                                                      |
| 12 x window blinds various sizes                                                                                                                                                                                 | \$ 0 Fixture, would be part of the real property                                                                                      |
| Daiken air conditioner unit                                                                                                                                                                                      | \$ 0 Fixture, would be part of the real property                                                                                      |
| A1 Kiosk                                                                                                                                                                                                         |                                                                                                                                       |
| Including Laminex and stainless-steel bench, fridge freezer, pie warmer, bain-marie, 2 x chip fryers, microwave, dishwasher, electric oven, crockery, cutlery, pots, pans, containers, cupboards, hotplates, BBQ | \$ 10,230.00. This is an overall cost for both Kiosks. A detailed list of individual items broken down as per attached TVA valuation. |
| A2 Kiosk                                                                                                                                                                                                         |                                                                                                                                       |
| Including stainless steel benches and trolley, pie warmer, microwave, bain- marie, gas stove/electric oven, fridge, chest                                                                                        | \$ Listed above                                                                                                                       |
| Change Rooms 1, 2, 3, 4, 5, 6                                                                                                                                                                                    |                                                                                                                                       |

|                                                                   |                                                 |
|-------------------------------------------------------------------|-------------------------------------------------|
| Including 8 x medical benches, fridge freezer, ice machine, table | \$1,410.00                                      |
| CCTV master unit inc cameras and sensor                           | \$450.00                                        |
| <b>Umpires Change &amp; Meeting Rooms</b>                         |                                                 |
| Including chairs and tables                                       | \$ Price included in above.                     |
| <b>Indoor Centre</b>                                              |                                                 |
| Overhead lighting                                                 | \$0 Fixture, would be part of the real property |
| Floor coverings                                                   | \$7,000.00                                      |
| Netting system frame                                              | \$ Included in above price                      |
| Cricket netting                                                   | \$ Included in above price                      |
| Aluminium ladder                                                  | \$ not priced                                   |
| First aid kit                                                     | \$ not priced                                   |
| <b>Northern Nets</b>                                              |                                                 |
| Netting frame and system                                          | \$0 Fixture, would be part of the real property |
| Lane and exterior netting                                         | \$0 Fixture, would be part of the real property |
| Astro carpeting                                                   | \$0 Fixture, would be part of the real property |
| <b>Southern Nets</b>                                              |                                                 |
| Netting frame and system                                          | \$0 Fixture, would be part of the real property |
| <b>NTCA No 1 Ground</b>                                           |                                                 |
| Football goal posts                                               | \$2,400.00                                      |
| Coaches boxes x 3                                                 | \$1,800.00                                      |
| SLOG system                                                       | \$2,000.00                                      |
| Sight screens                                                     | \$2,400.00                                      |
| <b>NTCA No 2 Ground</b>                                           |                                                 |
| Players shelters x 2                                              | \$ priced with coaches boxes                    |
| Soccer goal sets x 4                                              | \$3,000.00                                      |
| SLOG system                                                       | \$ costed with other slog                       |
| <b>Groundsman's Shed</b>                                          |                                                 |
| Pitch Covers                                                      | \$1,500.00                                      |
| Mowmaster pitch mower                                             | \$3,000.00                                      |
| Mentay 2000 roller, 2023, 573 hours                               | \$12,500.00                                     |
| Mentay 2000 roller, 3723 hours                                    | \$4,500.00                                      |
| Toro Greensmaster 1000 pitch roller Kawasaki FE 120 engine        | \$1,500.00                                      |
| Hand tools on bench and wall                                      | \$650.00                                        |

|                                                                  |                                   |
|------------------------------------------------------------------|-----------------------------------|
| Gardening tools                                                  | \$ priced with above              |
| Silvan 200 ltr 12V diesel tank                                   | \$400.00                          |
| Husqvarna blowers, N/V                                           | \$0                               |
| Aluminium ladder                                                 | \$200.00                          |
| Ford Ranger 2010 dual cab ute, C64QX, 240,797 kms                | \$0                               |
| Vertidrain VD 7215 2016                                          | \$12,000.00                       |
| Pallet forks, euro hitch                                         | \$500.00                          |
| Redback trailing grass roller                                    | \$800.00                          |
| Mentay Aqua Whizz x 2                                            | \$1,600.00                        |
| John Deere LT 180 ride on mower 17 hp engine                     | \$1,000.00                        |
| Box trailer with ramps Z62FC                                     | \$1,400.00                        |
| John Deere 5055E tractor, 2 post ROPS, Challenge FEL, 1360 hours | \$35,000.00                       |
| John Deere 4310, ROPS, EQ1265, 4541 hours                        | \$12,500.00                       |
| Silvan 500 3PL spreader                                          | \$3,000.00                        |
| Electric air compressor                                          | \$80.00                           |
| Ground cover                                                     | \$ listed with pitch covers       |
| Fieldquip 3PL box grader                                         | \$850.00                          |
| Karcher electric K4-86 pressure cleaner                          | \$20.00                           |
| Leaf vacuum machine B and S engine                               | \$350.00                          |
| Stihl FS brush cutter                                            | \$100.00                          |
| Echo brush cutter                                                | \$ listed with above              |
| Red scarifier                                                    | \$ 950.00 (aerator)               |
| Masport and Victa push mowers                                    | \$100.00                          |
| <b>Lamont Street Shed</b>                                        |                                   |
| John Deere 7700 reel mower, 4114 hours                           | \$13,500.00                       |
| Seymour 1500 trailing sand spreader 2022                         | \$11,000.00                       |
| Mentay turf crusher                                              | \$6,500.00                        |
| Lockwood pitch roller                                            | \$1,500.00                        |
| Sitrex SM180P PTO slasher                                        | \$1,200.00                        |
| <b>Youngtown Oval</b>                                            |                                   |
| Mentay Hydra Glide walk behind roller, pedestrian                | \$2,500.00                        |
| Lockwood pitch roller, Honda engine                              | \$1,500.00                        |
| Mentay Aqua Whizz                                                | \$ listed with other Aqua Whizz's |
| <b>TOTAL</b>                                                     | <b>\$171,070</b>                  |
|                                                                  |                                   |
| Estimated Resale value of equipment listed for disposal          | \$89,070                          |

| Identifier | Total Cost | Capital Exp/Operation<br>Exp | Note |
|------------|------------|------------------------------|------|
|------------|------------|------------------------------|------|

|      |          |             |                                                                                              |
|------|----------|-------------|----------------------------------------------------------------------------------------------|
|      |          |             | Based on the description, individual assets average cost would be less than \$1000 per unit. |
| 3 \$ | 1,400.00 | Operational |                                                                                              |
| 3 \$ | 2,000.00 | Operational |                                                                                              |
| 3 \$ | 600.00   | Operational |                                                                                              |
| 3 \$ | 500.00   | Operational |                                                                                              |
| 3 \$ | 800.00   | Operational |                                                                                              |
| 3 \$ | 360.00   | Operational |                                                                                              |
| 3 \$ | 100.00   | Operational |                                                                                              |
| 3 \$ | 300.00   | Operational |                                                                                              |
| 2 \$ | 120.00   | Operational |                                                                                              |
| 2 \$ | 500.00   | Operational |                                                                                              |

|      |           |             |                                                                                              |
|------|-----------|-------------|----------------------------------------------------------------------------------------------|
|      |           |             | Based on the description, individual assets average cost would be less than \$1000 per unit. |
| 3 \$ | 11,730.00 | Operational |                                                                                              |

|   |    |           |             |                                                                                                                                                                                                    |
|---|----|-----------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3 | \$ | 1,410.00  | Operational |                                                                                                                                                                                                    |
| 4 | \$ | 450.00    | Operational |                                                                                                                                                                                                    |
| 3 | \$ | 7,000.00  | Capital     | This item is difficult to assess, as the valuation includes different asset categories. As per the framework, I have taken it as per threshold for equipment which is capitalisable above \$1,000. |
| 5 |    |           |             |                                                                                                                                                                                                    |
| 5 |    |           |             |                                                                                                                                                                                                    |
| 3 |    |           |             |                                                                                                                                                                                                    |
| 3 |    |           |             |                                                                                                                                                                                                    |
| 5 |    |           |             |                                                                                                                                                                                                    |
| 5 |    |           |             |                                                                                                                                                                                                    |
| 1 |    |           |             |                                                                                                                                                                                                    |
| 5 | \$ | 2,400.00  | Operational |                                                                                                                                                                                                    |
| 5 | \$ | 1,800.00  | Operational |                                                                                                                                                                                                    |
| 3 | \$ | 2,000.00  | Capital     |                                                                                                                                                                                                    |
| 5 | \$ | 2,400.00  | Operational |                                                                                                                                                                                                    |
| 5 |    |           |             |                                                                                                                                                                                                    |
| 5 | \$ | 3,000.00  | Operational |                                                                                                                                                                                                    |
| 3 |    |           |             |                                                                                                                                                                                                    |
| 3 | \$ | 1,500.00  | Capital     |                                                                                                                                                                                                    |
| 6 | \$ | 3,000.00  | Capital     |                                                                                                                                                                                                    |
| 6 | \$ | 12,500.00 | Capital     |                                                                                                                                                                                                    |
| 6 | \$ | 4,500.00  | Capital     |                                                                                                                                                                                                    |
| 6 | \$ | 1,500.00  | Capital     |                                                                                                                                                                                                    |
| 3 | \$ | 650.00    | Operational |                                                                                                                                                                                                    |



|      |            |                    |
|------|------------|--------------------|
| 3    |            |                    |
| 3 \$ | 400.00     | Operational        |
| 3 \$ | 200.00     | Operational        |
| 6 \$ | 12,000.00  | Capital            |
| 3 \$ | 500.00     | Operational        |
| 6 \$ | 800.00     | Operational        |
| 3 \$ | 1,600.00   | Capital            |
| 6 \$ | 1,000.00   | Capital            |
| 6 \$ | 1,400.00   | Capital            |
| 6 \$ | 35,000.00  | Capital            |
| 6 \$ | 12,500.00  | Capital            |
| 3 \$ | 3,000.00   | Capital            |
| 3 \$ | 80.00      | Operational        |
| 3    |            |                    |
| 3 \$ | 850.00     | Operational        |
| 3 \$ | 20.00      | Operational        |
| 3 \$ | 350.00     | Operational        |
| 3 \$ | 100.00     | Operational        |
| 3    |            |                    |
| 3 \$ | 950.00     | Operational        |
| 3 \$ | 100.00     | Operational        |
| 6 \$ | 13,500.00  | Capital            |
| 6 \$ | 11,000.00  | Capital            |
| 6 \$ | 6,500.00   | Capital            |
| 6 \$ | 1,500.00   | Capital            |
| 6 \$ | 1,200.00   | Capital            |
| 3 \$ | 2,500.00   | Capital            |
| 6 \$ | 1,500.00   | Capital            |
| 3    |            |                    |
| \$   | 171,070.00 |                    |
| \$   | 136,200.00 | <b>Capital</b>     |
| \$   | 34,870.00  | <b>Operational</b> |

**Taken as one Facility**

| <b>Asset Category</b>               | <b>Threshold</b>                                                                                                                                                                                                                          |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Furniture &amp; Fittings</b>     | All furniture and fittings in parks, reserves and sports fields. Includes barbeques, bins, tables, seats etc. Total per facility >\$10,000                                                                                                |
| <b>Audio Visual Device</b>          | Display and Audio systems. Examples include Data Projectors and equipment associated with video conferencing systems. Does not include PA and General equipment contained within a building or other facility Individual assets > \$1,000 |
| <b>Office and General equipment</b> |                                                                                                                                                                                                                                           |
| <b>CCTV Systems</b>                 | Various equipment making up the CBD surveillance system Individual assets > \$1,000                                                                                                                                                       |
| <b>Structures</b>                   | Minor structures which are exempt from building code regulations. All retaining walls are also included. Each structure >\$5,000                                                                                                          |
| <b>Minor Plant</b>                  | Chiefly small trailers and small plant powered by internal combustion engines, eg mowers, brushcutters, chainsaws, etc Each major plant asset                                                                                             |





Identifier

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| Valuation for NTCA                                                                                                           |                                                                           |
|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| Identified as required by the City of Launceston                                                                             | Option 4                                                                  |
| Identified as a fixture.                                                                                                     |                                                                           |
| Sold                                                                                                                         |                                                                           |
| To sell                                                                                                                      |                                                                           |
| Function Room                                                                                                                |                                                                           |
| <b>Description</b>                                                                                                           |                                                                           |
|                                                                                                                              | <b>Equipment required by CoL at<br/>TVA Fair Market Value</b>             |
| 13/14 x round black tables, 2 x table stackers, black vinyl and metal chairs, trolley                                        | \$ 1,400.00 Tables<br>\$ 2,000.00 Chairs<br>\$ 600.00 table trolleys      |
| 2 x mobile partitions                                                                                                        | \$500.00                                                                  |
| 2 x electric display cases                                                                                                   | \$800.00                                                                  |
| 12 x black metal stools                                                                                                      | \$360.00                                                                  |
| 4 x black vinyl stools                                                                                                       | \$100.00                                                                  |
| Lectern, stage blocks and 3 x projector screens                                                                              | \$ 300.00 Lectern<br>\$ 120.00 projector                                  |
| Yamaha portable sound system                                                                                                 | \$500.00                                                                  |
| Security keypad, security sensors and base                                                                                   | \$ 0 Fixture, would be part of the real property                          |
| 12 x window blinds various sizes                                                                                             | \$ 0 Fixture, would be part of the real property                          |
| Daiken air conditioner unit                                                                                                  | \$ 0 Fixture, would be part of the real property                          |
| <b>A1 Kiosk</b>                                                                                                              |                                                                           |
| Including Laminex and stainless-steel bench, fridge freezer, pie warmer, bain-marie, 2 x chip fryers, microwave, dishwasher, | \$ 10,230.00. This is an overall cost for both Kiosks. A detailed list of |
| <b>A2 Kiosk</b>                                                                                                              |                                                                           |
| Including stainless steel benches and trolley, pie warmer, microwave, bain- marie, gas stove/electric oven, fridge, chest    | \$ Listed above                                                           |
| <b>Change Rooms 1, 2, 3, 4, 5, 6</b>                                                                                         |                                                                           |
| Including 8 x medical benches, fridge freezer, ice machine, table                                                            | \$1,410.00                                                                |
| CCTV master unit inc cameras and sensor                                                                                      | \$450.00                                                                  |
| <b>Umpires Change &amp; Meeting Rooms</b>                                                                                    |                                                                           |
| Including chairs and tables                                                                                                  | \$ Price included in above.                                               |

|                                                            |                                                 |
|------------------------------------------------------------|-------------------------------------------------|
| <b>Indoor Centre</b>                                       |                                                 |
| Overhead lighting                                          | \$0 Fixture, would be part of the real property |
| Floor coverings                                            | \$7,000.00                                      |
| Netting system frame                                       | \$ Included in above price                      |
| Cricket netting                                            | \$ Included in above price                      |
| Aluminium ladder                                           | \$ not priced                                   |
| First aid kit                                              | \$ not priced                                   |
| <b>Northern Nets</b>                                       |                                                 |
| Netting frame and system                                   | \$0 Fixture, would be part of the real property |
| Lane and exterior netting                                  | \$0 Fixture, would be part of the real property |
| Astro carpeting                                            | \$0 Fixture, would be part of the real property |
| <b>Southern Nets</b>                                       |                                                 |
| Netting frame and system                                   | \$0 Fixture, would be part of the real property |
| <b>NTCA No 1 Ground</b>                                    |                                                 |
| Football goal posts                                        | \$2,400.00                                      |
| Coaches boxes x 3                                          | \$1,800.00                                      |
| SLOG system                                                | \$2,000.00                                      |
| Sight screens                                              | \$2,400.00                                      |
| <b>NTCA No 2 Ground</b>                                    |                                                 |
| Players shelters x 2                                       | \$ priced with coaches boxes                    |
| Soccer goal sets x 4                                       | \$3,000.00                                      |
| SLOG system                                                | \$ costed with other slog                       |
| <b>Groundsman's Shed</b>                                   |                                                 |
| Pitch Covers                                               | \$1,500.00                                      |
| Mowmaster pitch mower                                      | \$3,000.00                                      |
| Mentay 2000 roller, 2023, 573 hours                        | \$12,500.00                                     |
| Mentay 2000 roller, 3723 hours                             | \$4,500.00                                      |
| Toro Greensmaster 1000 pitch roller Kawasaki FE 120 engine | \$1,500.00                                      |
| Hand tools on bench and wall                               |                                                 |
| Gardening tools                                            |                                                 |
| Silvan 200 ltr 12V diesel tank                             | \$400.00                                        |
| Husqvarna blowers, N/V                                     |                                                 |
| Aluminium ladder                                           |                                                 |
| Ford Ranger 2010 dual cab ute, C64QX, 240,797 kms          | \$0                                             |
| Vertidrain VD 7215 2016                                    | \$12,000.00                                     |
| Pallet forks, euro hitch                                   | \$500.00                                        |
| Redback trailing grass roller                              | \$800.00                                        |
| Mentay Aqua Whizz x 2                                      | \$1,600.00                                      |

|                                                                  |                                   |
|------------------------------------------------------------------|-----------------------------------|
| John Deere LT 180 ride on mower 17 hp engine                     |                                   |
| Box trailer with ramps Z62FC                                     | \$1,400.00                        |
| John Deere 5055E tractor, 2 post ROPS, Challenge FEL, 1360 hours |                                   |
| John Deere 4310, ROPS, EQ1265, 4541 hours                        |                                   |
| Silvan 500 3PL spreader                                          |                                   |
| Electric air compressor                                          | \$80.00                           |
| Ground cover                                                     | \$ listed with pitch covers       |
| Fieldquip 3PL box grader                                         | \$850.00                          |
| Karcher electric K4-86 pressure cleaner                          |                                   |
| Leaf vacuum machine B and S engine                               |                                   |
| Stihl FS brush cutter                                            |                                   |
| Echo brush cutter                                                |                                   |
| Red scarifier                                                    |                                   |
| Masport and Victa push mowers                                    |                                   |
| <b>Lamont Street Shed</b>                                        |                                   |
| John Deere 7700 reel mower, 4114 hours                           |                                   |
| Seymour 1500 trailing sand spreader 2022                         |                                   |
| Mentay turf crusher                                              |                                   |
| Lockwood pitch roller                                            |                                   |
| Sitrex SM180P PTO slasher                                        |                                   |
| <b>Youngtown Oval</b>                                            |                                   |
| Mentay Hydra Glide walk behind roller, pedestrian                | \$2,500.00                        |
| Lockwood pitch roller, Honda engine                              |                                   |
| Mentay Aqua Whizz                                                | \$ listed with other Aqua Whizz's |
| <b>TOTAL</b>                                                     | <b>\$80,500.00</b>                |
|                                                                  |                                   |
| Estimated Resale value of equipment listed for disposal          |                                   |

| Identifier | Total Cost | Capital Exp/Operation<br>Exp | Note |
|------------|------------|------------------------------|------|
|------------|------------|------------------------------|------|

|   |    |          |             |
|---|----|----------|-------------|
| 3 | \$ | 1,400.00 | Operational |
| 3 | \$ | 2,000.00 | Operational |
| 3 | \$ | 600.00   | Operational |
| 3 | \$ | 500.00   | Operational |
| 3 | \$ | 800.00   | Operational |
| 3 | \$ | 360.00   | Operational |
| 3 | \$ | 100.00   | Operational |
| 3 | \$ | 300.00   | Operational |
| 2 | \$ | 120.00   | Operational |
| 2 | \$ | 500.00   | Operational |

|   |    |           |             |
|---|----|-----------|-------------|
| 3 | \$ | 10,230.00 | Operational |
|---|----|-----------|-------------|

|   |    |          |             |
|---|----|----------|-------------|
| 3 | \$ | 1,410.00 | Operational |
| 4 | \$ | 450.00   | Operational |

|   |    |           |             |
|---|----|-----------|-------------|
| 3 | \$ | 7,000.00  | Capital     |
| 5 |    |           |             |
| 5 |    |           |             |
| 3 |    |           |             |
| 3 |    |           |             |
| 5 |    |           |             |
| 5 |    |           |             |
| 1 |    |           |             |
| 5 | \$ | 2,400.00  | Operational |
| 5 | \$ | 1,800.00  | Operational |
| 3 | \$ | 2,000.00  | Capital     |
| 5 | \$ | 2,400.00  | Operational |
| 5 |    |           |             |
| 5 | \$ | 3,000.00  | Operational |
| 3 |    |           |             |
| 3 | \$ | 1,500.00  | Capital     |
| 6 | \$ | 3,000.00  | Capital     |
| 6 | \$ | 12,500.00 | Capital     |
| 6 | \$ | 4,500.00  | Capital     |
| 6 | \$ | 1,500.00  | Capital     |
| 3 |    |           |             |
| 3 |    |           |             |
| 3 | \$ | 400.00    | Operational |
| 3 |    |           |             |
| 6 | \$ | 12,000.00 | Capital     |
| 3 | \$ | 500.00    | Operational |
| 6 | \$ | 800.00    | Operational |
| 3 | \$ | 1,600.00  | Operational |



|   |    |                       |
|---|----|-----------------------|
| 6 |    |                       |
| 6 | \$ | 1,400.00 Capital      |
| 6 |    |                       |
| 6 |    |                       |
| 3 |    |                       |
| 3 | \$ | 80.00 Operational     |
| 3 |    |                       |
| 3 | \$ | 850.00 Operational    |
| 3 |    |                       |
| 3 |    |                       |
| 3 |    |                       |
| 3 |    |                       |
| 3 |    |                       |
| 3 |    |                       |
| 6 |    |                       |
| 6 |    |                       |
| 6 |    |                       |
| 6 |    |                       |
| 6 |    |                       |
| 3 | \$ | 2,500.00 Capital      |
| 6 |    |                       |
| 3 |    |                       |
|   | \$ | 80,500.00             |
|   | \$ | 46,400.00 Capital     |
|   | \$ | 34,100.00 Operational |

**Taken as one Facility**

| <b>Asset Category</b>               | <b>Threshold</b>                                                                                                                              |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Furniture &amp; Fittings</b>     | All furniture and fittings in parks, reserves and sports fields. Includes barbeques, bins, tables, seats etc. Total per facility >\$10,000    |
| <b>Audio Visual Device</b>          | Display and Audio systems. Examples include Data Projectors and equipment associated with video conferencing systems. Does not include PA and |
| <b>Office and General equipment</b> | General equipment contained within a building or other facility Individual assets > \$1,000                                                   |
| <b>CCTV Systems</b>                 | Various equipment making up the CBD surveillance system Individual assets > \$1,000                                                           |
| <b>Structures</b>                   | Minor structures which are exempt from building code regulations. All retaining                                                               |
| <b>Minor Plant</b>                  | Chiefly small trailers and small plant powered by internal combustion engines, eg mowers, brushcutters, chainsaws, etc Each major plant asset |





Identifier

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| Ref  | Sport                                               | Recommendation                                                                                                                                                                                                                                     | LGA    | Priority (from Sports Facility Plan) | Priority (For CoL) | Responsibility                                                     | Indicative cost | Year      | Comments                                                                                                                                                                                                                                                                                       | Status                                                                |
|------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------------------------------------|--------------------|--------------------------------------------------------------------|-----------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| 2.1  | AFL, Basketball, Tennis, Cricket, Football, Netball | Continue to pursue strategic investment opportunities including acquisitions, that deliver on the recommendations of the Plan, particularly those that build on and expand existing AFL facilities, indoor courts and other sports                 | All    | High                                 | Med                | Councils and project team                                          | Nil             | Ongoing   | Opportunity identified as part of the St Leonards / Neighbourhood Plan for additional sports fields and open spaces. Another opportunity exists in the Alanvale subdevelopment for an informal sports field.                                                                                   | Ongoing and included in broader Council planning processes (SAP's)    |
| 2.2  | AFL                                                 | Develop training areas to support existing one-oval facilities where possible, including Bridgenorth Recreation Ground, Rocherlea Recreation Ground and Longford Recreation Ground                                                                 | All    | High                                 | Low                | WT, CoL and NM                                                     | Nil             | N/A       | RE: Rocherlea. It is not a priority of the club as the ground holds up well during the season. The proposed site for a training area is not flat and would require significant development. West Launceston, Charlton Street and Newstead reserve have been flagged for future training areas. | Ongoing and included in broader Council planning processes (inc ROSP) |
| 2.6  | AFL                                                 | Lilydale Recreation Ground requires an upgrade to the entrance road and installation of spectator shade                                                                                                                                            | CoL    | Low                                  | Low                | CoL                                                                | \$50,000        | N/A       | Significant investment in the Clubrooms and facilities between 2023 and 2026.                                                                                                                                                                                                                  | Incorporated into broader Council planning processes                  |
| 2.7  | AFL, Cricket, Football                              | City of Launceston to complete the master planning process for the NTCA precinct with the NTCA Facilities Management Group                                                                                                                         | CoL    | High                                 | High               | CoL and NTCA                                                       | \$80,000        | 24/25     | NTCA Masterplan underway                                                                                                                                                                                                                                                                       | Underway as strategic project.                                        |
| 3.2  | Hockey, Athletics, BMX and Croquet                  | Undertake a master plan of the St Leonards Sports Complex to determine the future needs of all users (athletics, hockey, BMX and croquet), including potential upgrade of the building, toilets and in-field area                                  | CoL    | High                                 | Med                | CoL, Hockey, Athletics, Croquet, BMX                               | \$80,000        | 24/25     | Budget for 24/25 to undertake a facility audit and masterplan.                                                                                                                                                                                                                                 | Incorporated into broader Council planning processes (ROSP)           |
| 3.4  | Athletics                                           | Promote the availability of the centre of St Leonards track for use by winter sport to train                                                                                                                                                       | CoL    | Med                                  | Low                | CoL and Northern Athletics Centre                                  | Nil             | N/A       | Lease limits the ability for other users on the site. There are identified drainage issues with the internal surface that would require work. Rec and Open Space Plan recommends CoL undertake a masterplan of the site.                                                                       | No longer relevant.                                                   |
| 5.1  | Baseball/Softball                                   | Work with Baseball and Softball to improve shared use of the facility                                                                                                                                                                              | CoL    | High                                 | complete           | CoL                                                                | Nil             | 2024      | Action complete                                                                                                                                                                                                                                                                                | Completed/progressed                                                  |
| 5.2  | Baseball/Softball                                   | Install shaded seating for spectators                                                                                                                                                                                                              | CoL    | High                                 | Low                | CoL and Launceston Baseball League                                 | \$70,000        | N/A       | CoL can offer support through assistance with grant application by Clubs or a potential budget bid.                                                                                                                                                                                            | Ongoing and included in broader Council planning processes.           |
| 6.1  | Basketball and Netball                              | Support the progression of the Northern Suburbs Community Recreation Hub concept plans in providing indoor courts                                                                                                                                  | CoL    | High                                 | High               | CoL and working group                                              | Nil             | 2023-2025 | Project complete                                                                                                                                                                                                                                                                               | Completed/progressed                                                  |
| 6.3  | Basketball                                          | Identify a suitable location for the development of a future multi-court indoor facility to meet the growing needs of basketball                                                                                                                   | All    | High                                 | Low                | Councils and working group                                         | Nil             | N/A       | With the development of the Northern Hub and Elphin Works the focus should shift to other LGA's to provide additional courts                                                                                                                                                                   | Completed/progressed                                                  |
| 7.2  | BMX                                                 | Consider ancillary facility upgrades for the Launceston BMX Club including the provision of spectator viewing and improved lighting                                                                                                                | CoL    | Med                                  | Low                | CoL and Launceston BMX Club                                        | \$110,000       | 2024      | Lighting complete and facility upgrades included as recommendations of the ROSP                                                                                                                                                                                                                | Completed/progressed                                                  |
| 7.3  | BMX                                                 | Monitor the demand for additional BMX facilities in line with population growth                                                                                                                                                                    | All    | Low                                  | low                | Councils and working group                                         | Nil             | 2024-2030 | CoL Recreation Team to monitor demand and facility requirements.                                                                                                                                                                                                                               | Incorporated into broader Council planning processes (ROSP)           |
| 7.4  | BMX                                                 | Consider the development of pump tracks within the Northern Midlands and City of Launceston to enhance the provision of active recreation across the study area                                                                                    | CoL NM | Med                                  | Complete           | CoL NM                                                             | Nil             | 24/25     | Pump Track at Riverbend complete                                                                                                                                                                                                                                                               | Completed/progressed                                                  |
| 8.4  | Cricket                                             | Formalise the use of Dover Reserve, Newstead Reserve and Charlton Reserve for training to take the pressure off other venues                                                                                                                       | CoL    | Med                                  | Med                | CoL                                                                | \$60,000        | 24/25     | Recommendation absorbed into ROSP. Comment: CoL currently does not receive requests from cricket clubs for access to training venues. Dover Reserve has been identified for community use.                                                                                                     | Incorporated into broader Council planning processes (ROSP)           |
| 8.7  | Cricket, Tennis and Lawn Bowls                      | Undertake a Master Plan and Facility Management Review of Trevallyn Park (cricket, tennis and lawn bowls) including car parking and circulation                                                                                                    | CoL    | Low                                  | low                | CoL                                                                | \$45,000        | 2024-2030 | CoL to investigate as future action                                                                                                                                                                                                                                                            | Incorporated into broader Council planning processes (ROSP)           |
| 9.1  | Croquet and Lawn Bowls                              | The East Launceston Croquet Club and City of Launceston to work together in undertaking an accessibility audit and developing a preferred site layout for the future of the facility, which includes the needs of the East Launceston Bowling Club | CoL    | Med                                  | Med                | CoL, East Launceston Bowling Club and East Launceston Croquet Club | \$15,000        | 24/25     | Croquet succesful with grant for accesible toilet.                                                                                                                                                                                                                                             | Completed                                                             |
| 9.2  | Croquet and Lawn Bowls                              | Investigate the feasibility of converting the disused tennis courts at East Launceston Croquet Club to a shared facility between croquet and bowls                                                                                                 | CoL    | Low                                  | low                | CoL and East Launceston Croquet Club                               | Not costed      | Post 2025 | Recommendation in the ROSP to convert the courts into public open space for growth sports eg pickleball.                                                                                                                                                                                       | Incorporated into broader Council planning processes (ROSP)           |
| 11.1 | Equestrian                                          | Investigate the demand for cricket at the Lebrina and Karoola Recreation Grounds. If there is no demand for cricket, there is the potential for equestrian uses to expand                                                                          | CoL    | Med                                  | Complete           | CoL                                                                | Nil             | N/A       | Karoola is now an equestrain facilty only and Lebrina does not have an adequate facility for the use of cricket and the rec ground is bookable with the Hall.                                                                                                                                  | No longer relevant.                                                   |

|      |                       |                                                                                                                                                                                                                                                                                                     |        |      |          |                                              |                                 |             |                                                                                                                                                                    |                                                                   |
|------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------|----------|----------------------------------------------|---------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| 12.2 | Football              | Investigate suitable land for the development of a new multi-field facility for football within the study area. There is potential for this facility to be located within the growth area near to St Leonards or Legana. The development of a synthetic pitch should be considered at this location | CoL WT | High | Med      | CoL, WT, working group and Football Tasmania | Nil                             | N/A         | Included in the St Leonards / Waverley Neighbourhood Plan.                                                                                                         | Incorporated into broader Council planning processes              |
| 12.4 | Tennis and Basketball | Master plan the greater NTCA/Elphin Indoor Sports/Tennis World precinct to improve car parking, access, circulation, rationalise some uses and provide opportunities to expand uses where practical                                                                                                 | CoL    | High | High     | CoL and Elphin                               | Nil                             | 2023 - 2025 | NTCA Masterplan underway, Elphin Sports upgrades sit with Active Tasmania and Tennis World have a new building facility and upgrades to lighting.                  | Incorporated into broader Council planning processes              |
| 12.5 | Football              | Upgrade the West Launceston Community Park to provide an additional training facility for Football. Lighting and field upgrade would be required in the first instance, with future upgrades to the existing public toilets                                                                         | CoL    | Low  | med      | CoL                                          | \$130,000                       | 25/26       | Soccer Goals will be installed in 2025 as the first step. Included as a recommendation in ROSP.                                                                    | Incorporated into broader Council planning processes (ROSP)       |
| 13.2 | Gymnastics            | Monitor demand for gymnastics within the study area and support clubs in seeking access to existing indoor venues where appropriate                                                                                                                                                                 | All    | Low  | low      | Councils and working group                   | Nil                             | 2024-2030   | Completion of the Northern Recreation Hub significantly improves gymnastics in the region.                                                                         | Completed/progressed                                              |
| 14.2 | Hockey                | In line with the outcomes of the master planning process, prioritise the facility upgrades at the northern Hockey Centre                                                                                                                                                                            | CoL    | Med  | Complete | CoL and Hockey Tasmania                      | To be costed by the master plan | N/A         | Upgrades to Hockey in 24/25 include new synthetic pitch (no.2) and lighting upgrades                                                                               | Completed/progressed and Masterplan action absorbed into the ROSP |
| 15.1 | Lawn Bowls            | Undertake a Lawn Bowls rationalisation strategy across the study area (particularly focussing on the City of Launceston) to determine the viability of the existing clubs and determine a future program of upgrades, consolidation and potential divestment                                        | All    | High | Med      | Councils and working group                   | \$50,000                        | 25/26       | Included as recommendation in the ROSP.                                                                                                                            | Incorporated into broader Council planning processes (ROSP)       |
| 17.2 | Netball               | Continue to advocate for the provision of four dedicated indoor netball courts as part of the Northern Suburbs Community Hub development                                                                                                                                                            | All    | High | complete | Councils, working group and NTDC             | Nil                             | N/A         | Complete                                                                                                                                                           | Completed/progressed                                              |
| 17.3 | Netball               | Following the completion of the Northern Suburbs Community Hub and the provision of four dedicated indoor courts for netball, there is a need to undertake further analysis into the demand for additional indoor courts                                                                            | All    | Med  | low      | Councils, working group and NTDC             | Nil                             | N/A         | Significant investment in additional netball courts as part of the Northern Rec Hub.                                                                               | Incorporated into broader Council planning processes (ROSP)       |
| 17.5 | Netball               | Undertake court re-surfacing and expansion to meet run-off requirements at Northern Tasmania Netball Centre                                                                                                                                                                                         | CoL    | High | High     | CoL and NTNA                                 | \$300,000                       | 24/25       | Stage 1 or project complete and stage 2, further court work to commence in FY26/27.                                                                                | Completed/progressed                                              |
| 17.6 | Netball               | Develop a shared clubhouse facility at the Northern Tasmania Netball Centre to allow club access for meetings and functions                                                                                                                                                                         | CoL    | Med  | Med      | CoL and NTNA                                 | \$1,500,000                     | N/A         | Recommendation in ROSP includes Uplift toilets and change facilities for the venue to allow for inclusive access as well as current DDA and ambulant requirements. | Incorporated into broader Council planning processes (ROSP)       |
| 18.1 | Roller Derby          | Investigate the use of the former Launceston PCYC for training                                                                                                                                                                                                                                      | CoL    | Med  | Low      | CoL and Roller Derby                         | Nil                             | N/A         | Formenr PCYC is not a CoL asset.                                                                                                                                   | No longer relevant.                                               |
| 19.1 | Rugby                 | Support the plans for the upgrade of the Launceston Rugby Union change rooms                                                                                                                                                                                                                        | CoL    | Med  | Complete | CoL and Launceston Rugby Union Club          | complete                        | N/A         | Budget of 100,000 for FY23/24 used to install storage shed as negotiated with Rugby as the priority. Masterplan of the site is a recommendation in the ROSP.       | Incorporated into broader Council planning processes (ROSP)       |
| 19.2 | Rugby                 | Consider the need for a warm-up area at Royal Park adjoining the existing field, should the tennis courts be rationalised                                                                                                                                                                           | CoL    | Med  | Low      | CoL and Launceston Rugby Union Club          | \$60,000                        | 25/26       | CoL preference is to keep the tennis courts and redevelop the courts for public use.                                                                               | Incorporated into broader Council planning processes (ROSP)       |
| 26.3 | Tennis                | Rationalise the Karoola Tennis court due to its poor condition and lack of use                                                                                                                                                                                                                      | CoL    | High | Low      | CoL                                          | \$5,000                         | 24/25       | CoL to investigate / monitor use through QR code.                                                                                                                  | Incorporated into broader Council planning processes (ROSP)       |
| 26.4 | Tennis                | Rationalise the Royal Park tennis courts given their poor condition and close proximity to Tennis World                                                                                                                                                                                             | CoL    | Med  | low      | CoL                                          | \$60,000                        | 2025        | CoL preference is to keep the tennis courts and redevelop the courts for public use.                                                                               | Incorporated into broader Council planning processes (ROSP)       |
| 26.5 | Tennis                | Divest Bluegum Park court (CoL) and discourage future use for community safety                                                                                                                                                                                                                      | CoL    | High | Low      | CoL                                          | \$5,000                         | 24/25       | CoL to investigate / monitor use through QR code. CoL to investigate resealing the court.                                                                          | Incorporated into broader Council planning processes (ROSP)       |



## Council Meeting and Workshop Schedule 2026

| DAY                                                        | DATE   | MEETING         | TIME   |
|------------------------------------------------------------|--------|-----------------|--------|
| Council in recess from 11 December 2025 to 14 January 2026 |        |                 |        |
| <b>JANUARY</b>                                             |        |                 |        |
| Thursday                                                   | 15-Jan | Workshop        | 9.30am |
| Thursday                                                   | 22-Jan | Council Meeting | 1.00pm |
| Thursday                                                   | 29-Jan | Workshop        | 9.30am |
| <b>FEBRUARY</b>                                            |        |                 |        |
| Thursday                                                   | 5-Feb  | Council Meeting | 1.00pm |
| Thursday                                                   | 12-Feb | Workshop        | 9.30am |
| Thursday                                                   | 19-Feb | Council Meeting | 1.00pm |
| Thursday                                                   | 26-Feb | Workshop        | 9.30am |
| <b>MARCH</b>                                               |        |                 |        |
| Thursday                                                   | 5-Mar  | Council Meeting | 1.00pm |
| Thursday                                                   | 12-Mar | Workshop        | 9.30am |
| Thursday                                                   | 19-Mar | Council Meeting | 1.00pm |
| Thursday                                                   | 26-Mar | Workshop        | 9.30am |
| <b>APRIL</b>                                               |        |                 |        |
| Thursday                                                   | 2-Apr  | Council Meeting | 1.00pm |
| Thursday                                                   | 9-Apr  | Workshop        | 9.30am |
| Thursday                                                   | 16-Apr | Council Meeting | 1.00pm |
| Thursday                                                   | 23-Apr | Workshop        | 9.30am |
| Thursday                                                   | 30-Apr | Council Meeting | 1.00pm |
| <b>MAY</b>                                                 |        |                 |        |
| Thursday                                                   | 7-May  | Workshop        | 9.30am |
| Thursday                                                   | 14-May | Council Meeting | 1.00pm |
| Thursday                                                   | 21-May | Workshop        | 9.30am |
| Thursday                                                   | 28-May | Council Meeting | 1.00pm |
| <b>JUNE</b>                                                |        |                 |        |
| Thursday                                                   | 4-Jun  | Workshop        | 9.30am |
| Thursday                                                   | 11-Jun | Council Meeting | 1.00pm |
| Thursday                                                   | 18-Jun | Workshop        | 9.30am |
| Thursday                                                   | 25-Jun | Council Meeting | 1.00pm |
| <b>JULY</b>                                                |        |                 |        |
| Thursday                                                   | 2-Jul  | Workshop        | 9.30am |
| Thursday                                                   | 9-Jul  | Council Meeting | 1.00pm |
| Thursday                                                   | 16-Jul | Workshop        | 9.30am |
| Thursday                                                   | 23-Jul | Council Meeting | 1.00pm |
| Thursday                                                   | 30-Jul | Workshop        | 9.30am |

| DAY              | DATE   | MEETING                | TIME   |
|------------------|--------|------------------------|--------|
| <b>AUGUST</b>    |        |                        |        |
| Thursday         | 6-Aug  | Council Meeting        | 1.00pm |
| Thursday         | 13-Aug | Workshop               | 9.30am |
| Thursday         | 20-Aug | Council Meeting        | 1.00pm |
| Thursday         | 27-Aug | Workshop               | 9.30am |
| <b>SEPTEMBER</b> |        |                        |        |
| Thursday         | 3-Sep  | Council Meeting        | 1.00pm |
| Thursday         | 10-Sep | Workshop               | 9.30am |
| Thursday         | 17-Sep | Council Meeting        | 1.00pm |
| Thursday         | 24-Sep | Workshop               | 9.30am |
| <b>OCTOBER</b>   |        |                        |        |
| Thursday         | 1-Oct  | Council Meeting        | 1.00pm |
| Thursday         | 8-Oct  | Show Holiday           | -      |
| Thursday         | 15-Oct | Council Meeting        | 1.00pm |
| Thursday         | 22-Oct | Workshop               | 9.30am |
| Thursday         | 29-Oct | Council Meeting        | 1.00pm |
| <b>NOVEMBER</b>  |        |                        |        |
| Thursday         | 5-Nov  | Workshop               | 9.30am |
| Thursday         | 12-Nov | Council Meeting        | 1.00pm |
| Thursday         | 19-Nov | Workshop               | 9.30am |
| Thursday         | 26-Nov | Council Meeting        | 1.00pm |
| <b>DECEMBER</b>  |        |                        |        |
| Thursday         | 3-Dec  | Workshop               | 9.30am |
| Thursday         | 3-Dec  | Annual General Meeting | 5.30pm |
| Thursday         | 10-Dec | Council Meeting        | 1.00pm |

The 2026 Council Meeting Schedule is prepared with reference to the Council Meetings Policy (Frequency and Commencement Time) 14-Plx-001 that was adopted by Council on 11 December 2025.

**PURPOSE:**

Provision of a ready reference for Council Meeting dates.

**SCOPE:**

Applies to ordinary Council Meetings, and the Annual General Meeting.

**RELATED POLICIES AND PROCEDURES:**

[14-Plx-001 - Council Meetings Policy \(Frequency and Commencement Time\)](#)



CITY OF LAUNCESTON - Council Meeting Schedule 2026

**DOCUMENT INFORMATION:**

|                                                                                              |                                                  |
|----------------------------------------------------------------------------------------------|--------------------------------------------------|
| <b>Reference number</b>                                                                      | 14-Rfx-009                                       |
| <b>Version</b>                                                                               | 11/12/2025                                       |
| <b>Review</b>                                                                                | 30/10/2026                                       |
| <b>Key function</b>                                                                          | Governance                                       |
| <b>Document Type</b>                                                                         | Reference                                        |
| <b>Responsible Network</b>                                                                   | Delivery and Performance                         |
| <b>Approved by</b>                                                                           | Council                                          |
| <b>Action Officer</b>                                                                        | Team Leader Governance                           |
| <b>Text search key words</b>                                                                 | 2026 council meeting schedule annual general AGM |
| <b>To be communicated to</b><br>(To be identified by Approver)<br>(Insert ✓ in relevant row) | Department/Area only                             |
|                                                                                              | Network via General Managers and Managers        |
|                                                                                              | Specific Areas:<br>•                             |
|                                                                                              | ✓ Organisation-wide                              |
|                                                                                              | ✓ Website                                        |
|                                                                                              | ✓ Intranet (via a link)                          |
| <b>Hard copy distribution</b>                                                                | n/a                                              |

**NOTE:** Always check to ensure you have the latest version of the document.  
Printed: 16/12/2025

Document Information Page 1 of 1

Attachment 1 - Concessional Entry Proposal 26/27

| Proposed Concessional Entry To LWC 2026/2027    |                                      |                                      |                                            |         |                      |                                       |                                        |                                                      |
|-------------------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------------|---------|----------------------|---------------------------------------|----------------------------------------|------------------------------------------------------|
| Proposed Concessional Entry To LWC 2025/2026    | Value Spent of approved budget 25/26 | Total Value Spent 25/26 (19/05/2026) | Tonnes sent to landfill 25/26 (15/06/2026) | % Spent | Value Sought 2026/27 | 80% of tonnes * new fee 26/27 (\$240) | A - Deduct 20% off Everyone (min \$50) | B - Keep to Budget (35% off all) - but keep min \$50 |
| Launnie Connections Op Shop                     | \$274.80                             | \$337.92                             | 1.2                                        | 122.97% | \$350.00             | \$230.40                              | \$184.32                               | \$149.76                                             |
| Door of Hope Christian Church                   | \$1,743.66                           | \$2,053.48                           | 10.8                                       | 117.77% | \$2,000.00           | \$2,073.60                            | \$1,658.88                             | \$1,347.84                                           |
| Launceston Benevolent Society Inc.              | \$0.00                               | \$392.64                             | 0.94                                       | 0.00%   | \$400.00             | \$180.48                              | \$144.38                               | \$117.31                                             |
| Launceston City Mission                         | \$37,349.21                          | \$46,333.59                          | 238.02                                     | 124.06% | \$40,000.00          | \$45,699.84                           | \$36,559.87                            | \$29,704.90                                          |
| Lions Club of Kings Meadows                     | \$121.95                             | \$121.95                             | 0.64                                       | 87.12%  | \$300.00             | \$122.88                              | \$98.30                                | \$79.87                                              |
| New Horizons Club Inc.                          | \$42.02                              | \$45.67                              | 0.2                                        | 108.69% | \$150.00             | \$38.40                               | \$50.00                                | \$50.00                                              |
| Northern Occupational Support Service - Bluegum | \$715.58                             | \$2,474.33                           | 12.3                                       | 345.78% | \$1,500.00           | \$2,361.60                            | \$1,889.28                             | \$1,535.04                                           |
| PCYC                                            | \$179.20                             | \$340.89                             | 1.7                                        | 190.23% | \$336.00             | \$326.40                              | \$261.12                               | \$212.16                                             |
| SelfHelp Workplace                              | \$7,825.93                           | \$7,825.93                           | 41.94                                      | 91.41%  | \$10,000.00          | \$8,052.48                            | \$6,441.98                             | \$5,234.11                                           |
| Veterans Support Group                          | \$259.94                             | \$670.04                             | 2.66                                       | 257.77% | \$600.00             | \$510.72                              | \$408.58                               | \$331.97                                             |
| Kings Meadows Community Mens Shed               | \$0.00                               | \$278.54                             | 0.79                                       | 0.00%   | \$800.00             | \$151.68                              | \$121.34                               | \$98.59                                              |
| Starting Point Neighbourhood House              | \$86.95                              | \$411.10                             | 2                                          | 472.82% | \$350.00             | \$384.00                              | \$307.20                               | \$249.60                                             |
| Worldview                                       | \$64.64                              | \$106.14                             | 0.24                                       | 164.20% | \$250.00             | \$46.08                               | \$50.00                                | \$50.00                                              |
| Just Cats Tasmania                              | \$71.30                              | \$71.30                              | 0.32                                       | 95.91%  | \$150.00             | \$61.44                               | \$50.00                                | \$50.00                                              |
| Community Housing Limited                       | \$6,783.97                           | \$23,234.67                          | 108.9                                      | 342.49% | \$17,229.60          | \$20,908.80                           | \$16,727.04                            | \$13,590.72                                          |
| Community Care Tasmania                         | \$420.49                             | \$1,085.03                           | 5.7                                        | 258.04% | \$5,000.00           | \$1,094.40                            | \$875.52                               | \$711.36                                             |
| Punchbowl Community Garden                      | \$0.00                               | \$0.00                               | 0                                          | 0.00%   | \$189.00             | \$0.00                                | \$50.00                                | \$50.00                                              |
| Karinya Young Women's Service                   | \$719.48                             | \$930.23                             | 4.28                                       | 129.29% | \$800.00             | \$821.76                              | \$657.41                               | \$534.14                                             |
| Launceston VFC Services Inc.                    | \$205.40                             | \$205.40                             | 1.22                                       | 56.79%  | \$240.00             | \$234.24                              | \$187.39                               | \$152.26                                             |
| Litter Free Launnie                             | \$19.39                              | \$31.24                              | 0.08                                       | 161.11% | \$150.00             | \$15.36                               | \$50.00                                | \$50.00                                              |
| Launceston Players Society                      | \$29.38                              | \$29.38                              | 0.16                                       | 23.50%  | \$125.00             | \$30.72                               | \$50.00                                | \$50.00                                              |
| GroWaverly                                      | \$15.45                              | \$15.45                              | 0.06                                       | 18.65%  | \$300.00             | \$11.52                               | \$50.00                                | \$50.00                                              |
| Friends of the Library Launceston               | \$223.60                             | \$445.78                             | 2.2                                        | 199.36% | \$360.00             | \$422.40                              | \$337.92                               | \$274.56                                             |
| Salvos Store                                    | \$1,267.06                           | \$1,832.43                           | 8.36                                       | 144.62% | \$1,616.00           | \$1,605.12                            | \$1,284.10                             | \$1,043.33                                           |
| St Michaels Association                         | \$36.30                              | \$36.30                              | 0.2                                        | 24.20%  | \$800.00             | \$38.40                               | \$50.00                                | \$50.00                                              |
| Life Without Barriers                           | \$106.51                             | \$106.51                             | 0.58                                       | 71.01%  | \$300.00             | \$111.36                              | \$89.09                                | \$72.38                                              |
| Launceston Bowls & Community Club Inc.          | \$0.00                               | \$0.00                               | 0                                          | 0.00%   | \$150.00             | \$0.00                                | \$50.00                                | \$50.00                                              |
| Teen Challenge Tasmania Inc.                    | \$74.34                              | \$108.92                             | 0.74                                       | 146.52% | \$100.00             | \$142.08                              | \$113.66                               | \$92.35                                              |
| JCP Youth Pty                                   | \$33.81                              | \$33.81                              | 0.1                                        | 22.54%  | \$100.00             | \$19.20                               | \$50.00                                | \$50.00                                              |
| kanamaluka Wildlife Rehab Centre                | \$0.00                               | \$0.00                               | 0                                          | 0.00%   | \$280.00             | \$0.00                                | \$150.00                               | \$150.00                                             |
| Summerhill Scout Group                          | \$0.00                               | \$0.00                               | 0                                          | 0.00%   | \$400.00             | \$0.00                                | \$150.00                               | \$150.00                                             |
| TOTAL                                           | \$60,393.26                          | \$91,364.87                          | 454.45                                     |         | \$85,325.60          | \$87,254.40                           | \$69,147.39                            | \$56,332.26                                          |
| BUDGET                                          |                                      | 57,309.00                            |                                            |         |                      | 57,309.00                             | 57,309.00                              | 57,309.00                                            |
| TOTAL VALUE SPENT OF BUDGET                     |                                      | \$61,209.09                          |                                            |         |                      |                                       | -\$11,838.39                           | \$976.74                                             |
| REMAINING BALANCE                               |                                      | -\$3,900.09                          |                                            |         |                      |                                       |                                        |                                                      |
|                                                 |                                      |                                      |                                            |         |                      |                                       |                                        |                                                      |